

FEBRAURY 11TH, 2020 MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF
NITRO LAND REUSE AUTHORITY

The meeting was called to order by President Chuck Boggs at 8:30am. The previous month's meeting minutes were reviewed and passed unanimously. The financials were reviewed and approved unanimously. Exec. Dir. Reed gave an update on the city reimbursing the LRA for the money spent on the Right of First Refusal tax sales in Kanawha and Putnam Counties. Also, City Treasurer is working on getting the monthly service fee waived at Huntington Bank. The validity of the survey of the Antiques on the Avenue was raised by M. Sanders. The board requested an update from the surveyor and a copy of the deed. Jimmy Calhoun will be contacted to confirm and correct. Rita Cox and John Young will be asked about the copy of the deed. Mark Sanders made a motion to obtain deed and get corrected if need be, the motion was seconded by John Montgomery. AJ Hill was unavailable to attend meeting due to an asbestos training class. Building Inspector Jonathan Atkins provided the board with an update on the asbestos abatement and demolition of the building. Exec. Dir., Reed will collaborate with Rita Cox on Class II advertisement for request to bid. There will be 2 bids- 1) full demo, including foundation + asbestos abatement & 2) just asbestos abatement. Exec. Dir. Reed went over the different types of financial programs available through the WV EDA. There will be a meeting on Friday March 14th, 2020 at 9:00am with loan officer, Joey Browning. The Board discussed the different banks we could solicit for rates, once deed transfers have been complete, giving the LRA collateral for a loan. The best use and occupancy for the Antiques on the Avenue property was discussed. Retail and Office rental units were debated. The Zoning requirements were discussed. The current zoning for 2207 1st Ave is B1-Business. Zoning overlays were discussed and the merits of expanding Bank St and reinforcing our retail investments. Other opportunities to purchase 1st Ave business district were brought to the board for discussion. The redemption of the \$22K tax parcel was discussed. The facts in this instance, remain unclear. Mark Sanders made a motion to adjourn the meeting at 9:21am, seconded by John Montgomery. The next meeting will be held on Tuesday, March 10th at 8:30am.