

MARCH 10th, 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. In attendance were Mr.(s) Boggs, Sanders, Montgomery, Dawson, Casebolt, Atkins, AJ Hill and Director Reed. The previous month's meeting minutes were reviewed and passed unanimously. The financials were reviewed and approved unanimously. Exec. Dir. Reed gave a budget update from City Council meeting. The breakdown from monthly utilities to demolition budget were reviewed. The budget of \$225,050 was made available to all board members and stored in their binder. Director also gave an update on the WV Bill allowing Right of First Refusal legislation to extend thru July 2025. The main change is the cap from \$25K to \$50K. Councilman Montgomery questioned the liability insurance. Until the properties have been deeded over the LRA cannot attain a proper quote. All avenues, including insuring under the City, will be explored. Adjacent property owner letters were sent in December and will be due in April. Sealed bids were recommended by the Ethics Commission as the best practice, considering we have board members that have adjacent properties. The sealed bids will be reviewed at April's meeting. E.D. Reed went over the meeting with Joey Browning from WVEDA. This meeting was called to discuss obtaining funding to develop the property at 2215 1<sup>st</sup> Ave in Nitro. The loan program has many requirements to determine eligibility for a large loan, with a 2.66% interest rate. M. Sanders said that the loan officers at Wesbanco would be interested in coming to a future meeting to discuss our options. City National Bank has also expressed interest in the project. Another attempt will be made to obtain the corrected survey from Jimmy Calhoun, removing the dental office from the map. Jonathan Atkins emailed him and told him the dimensions that were needed. We also need to get a copy of the deed and closing docs. The opening of sealed bids for the demolition of 2215 1<sup>st</sup> Ave were opened. There were 6 sealed bids, with CSI (not fixed bid) (WV State Contract for abatement and surveying) being the lowest bid at \$86,097.00 for total abatement and demolition. The second lowest bid was WV Demolition (fixed bid) \$115,970.00 for total abatement & demo. City will establish performance contract and establish a vetting process, contingent on City Council approval. Funding needs to be secured prior to accepting the demo bid. There was a motion to use money budgeted for LRA to fund the demolition project unanimously passed by the board. The meeting was adjourned at 10:06am.