

**Woodburn School Redevelopment Commission  
(WSRC)  
Annual Report and Summary of Progress to Council  
Y2014 (January 2014-January 2015)**

**Established by Ordinance Article 162**

WSRC By-Laws Article II. OBJECTIVE. The objective of the Woodburn School Redevelopment Commission shall be to watch over and advise the City Manager and City Council regarding *present and future development of the Woodburn School property, including programming, financing of Woodburn School property projects, and operations of the Woodburn School property as a whole.*

**WSRC Members:**

Chair-Chris Haddox  
Vice Chair-Kerry Lilly  
Secretary-Christina "Nikki" Byrne-Hoffman  
City Council Representative-Deputy Mayor Marti Shamberger  
Mary Angel Blount  
Mark Furfari  
Tim Mashburn  
Bonnie Witmyer

City Manager-Jeff Mikorski

**Programming**

- Participated in Chamber of Commerce's "Business After Hours" event
- Received presentations from several commission members regarding prospective reuse opportunities and ideas
- External presentations from B&G Club, Girls on the Run, PAWV, WVRC, United Way, Non-Profit Centers Network, and others regarding renovation and programming ideas for the property, as well as funding opportunities
- Commissioned a "Welcome to Woodburn" video documenting the history of the Woodburn Redevelopment Project and WSRC to give community and stakeholders an update on progress
- Assisted B&G Club in operations of First Annual Arts and Music Festival (May 2014)
- Worked with B&G Club to develop a suitable garden and curricula plan for their gardening and nutrition program
- Attended the WV Brownfields Conference in October 2014 and presented the Woodburn Reuse approach as a workshop session
- Instituted and hosted a monthly "First Fridays at Woodburn" community arts, music, and food event.
- Currently investigating installation of an "inclusive play" area and community garden space in the current Woodburn Playground and hillside green space.
- Gaining community traction and advertisement of Woodburn events with social media (websites, Facebook, email, other communication tools)

**Financing**

- Applied for funding and partnership with PAWV (not awarded this cycle) and WVRC (Phase I awarded; Phase II funding application pending)
- Investigating grant options for funding of current mortgage/maintenance costs

- Accepting donations through the City Finance Office and First Fridays at Woodburn from the community
- Met with City Manager Mikorski and Mel Burch from BOPARC regarding green space opportunities for redevelopment.
- Researching grant options and designs for revitalization of the green space and playground area. If recommendation is accepted by Council, will work with City Manager Mikorski and Mel Burch from BOPARC to finalize development and implementation of plans.
- City Manager and BOPARC developed a short-term rental agreement for BOPARC to manage short-term/daily rentals of the multipurpose building and additional areas of the property for community and other events.
- Currently developing a marketing and advertisement plan for leasing of space.
- City Manager working with potential longer-term lessors
  - PopShop Owner Chris Russell interested in possibly leasing the school building/multipurpose building. This will contribute to the possible Arts/Music/Education theme of the building and will fit in with B&G Club activities, as well.
  - A personal trainer had expressed interest in the property, but was not interesting in longer term leasing.
  - A karate studio owner had approached City Manager Mikorski regarding rental of the 2<sup>nd</sup> floor or multipurpose building space.
  - Working with B&G Club and Girls on the Run to determine their long-term goals and plans for leasing space.
  - Chair Haddox and City Manager Mikorski have hosted multiple tours of the facilities to potential renters of varying demographics.

#### **Operations of the Woodburn School Property**

- Toured school buildings with structural engineer to note layout, repairs needed, structural issues and constraints, pros/cons, accessibility concerns, etc.
- MOU with BOPARC for green space maintenance, including playground certification
- Met with City leaders regarding vision for 2015 Comprehensive Plan
- Feasibility studies being conducted for establishment of a non-profit consortium in building spaces
- Development of “Divide and Conquer” committees for redevelopment:
  - Arts and Music Center: Tim Mashburn and Mary Angel Blount
  - Green Space/Playground: Kerry Lilly and Nikki Byrne-Hoffman; Community input from Susan Eason
  - Multitenant Non-Profit Center: Chair Chris Haddox and Deputy Mayor Marti Shamberger; assistance from Pat Kirby at WVRC
  - Advertisement and Marketing: Mark Furfari and Bonnie Witmyer

#### **Recommendations to Council for Y2015**

- Approve a budget to sustain and maintain the Woodburn Property. Community traction is sustained and growing at an exponential rate. Residents of the City of Morgantown and surrounding areas want to see the City keep this space and use it for the benefit of our neighbors.
- Support on-going fundraising and grant efforts for funding of the property
- Examine leasing opportunities of lessors that fit into arts and music, education, or non-profit categories to support an overall theme of the property and allow for better grant funding opportunities.

- Support the First Fridays at Woodburn and other community events for community awareness and engagement in the property
- Encourage community daily/short-term leasing of the property through BOPARC
- Once a plan is recommended, approve the plan and budget for green space and playground renovation into a safe, accessible, eco-friendly, usable, and fun inclusive play and community gardening space for all of Morgantown to enjoy.
- Re-evaluate leasing terms of current tenants to reflect use of space and adjust terms if necessary
- Promote leasing and use of the Woodburn property amongst various interest groups