



Land Reuse Agencies
Presentation to Committee
of the Whole

June 26th, 2018



Land Bank

- **Land Bank:** A public authority that specializes in the acquisition, redevelopment and sale or lease of neglected properties for more productive use.



Photo courtesy: Cuyahoga County Land Reutilization Corporation



Charleston Urban Renewal Authority
 815 Quarrier St
 Suite 244
 Charleston, WV 25301

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www.curawv.org



Listings		Map		Sort by: <select one> ▼	
<input type="checkbox"/> Select All		<input type="checkbox"/> Email Selected		<input type="checkbox"/> Print Selected	
<input type="checkbox"/>	 <u>609 Capitol Street</u> Vacant land Kanawha County Charleston, WV 25301 Land	For Sale \$230,000 -	 GET MORE INFORMATION  INQUIRE ABOUT PROPERTY		
<input type="checkbox"/>	 <u>1-6 Chamberlain Court</u> Multi-Family Kanawha County Charleston, WV 25311 Multi-Family	For Sale	 GET MORE INFORMATION  INQUIRE ABOUT PROPERTY		
<input type="checkbox"/>	 <u>1002-1018 Quarrier Street</u> Vacant Land Kanawha County Charleston, WV 25301 Land	For Sale \$990,000 -	 GET MORE INFORMATION  INQUIRE ABOUT PROPERTY		
<input type="checkbox"/>	 <u>1315 Washington Street E</u> Vacant Land Kanawha County Charleston, WV 25301-1916 Land	For Sale \$525,000 -	 GET MORE INFORMATION  INQUIRE ABOUT PROPERTY		
<input type="checkbox"/>	 <u>1590 Washington Street E</u> Multi-Family	For Sale \$250,000	 GET MORE INFORMATION		



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Detail

Map

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1601 Washington Street W, Charleston, WV

Forward to a Colleague Print Property

1601 Washington Street W

Charleston, WV 25387-2330 - Greater Charleston Submarket

Property Type:	Retail	For Sale Price:	For Sale
Sub Type:	Storefront	Price/SF:	-
	Retail/Residential	Cap Rate:	-
Status:	Existing , Renov 2009		
Year Built:	1939		
Building Size:	5,026 SF		
Land Area:	.09 AC (4,064 SF)		
Portfolio:	This property is for sale as part of a portfolio of 3 properties.		
Parking:	Free Surface spaces are available; Ratio of 1.39/1,000 SF		



[CLICK HERE TO CONTACT THE SALES BROKER](#)

This property has 6 apartment units on the second floor. This also has a finished basement of 2400 SF. This are included in the sale of the property. Building is up to city and Fire codes. City is matching up to 5000 dollars to redo outside of building.



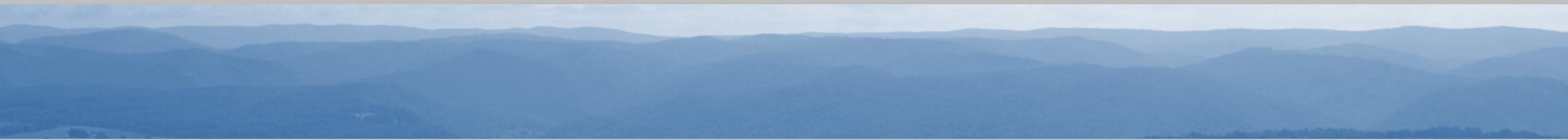
Charleston Urban Renewal Authority

James Edwards
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LRAs & URAs

- West Virginia Land Reuse Agency Authorization Act (2014) §31-18E-1 et seq.
- Urban Renewal Authority Law (1951) §16-18-1 et seq.
 - Charleston
 - Clarksburg
 - Fairmont
 - Fayette County
 - Huntington
 - Nutter Fort
 - Wellsburg
 - Parkersburg

URA	LRA
To purchase, lease, acquire by gift & devise	To acquire by any means the LRA considers proper
To hold, improve, clear or prepare for redevelopment	To design, develop, construct, demolish, reconstruct, deconstruct, rehabilitate, renovate, relocate
To sell, lease, assign, mortgage	To convey, exchange, sell, transfer, lease, grant or mortgage
To enter into contracts	To enter into contracts
To borrow money and issue bonds	To borrow money and issue bonds
To sue & be sued	To sue & be sued



URA: §16-18-8. Eminent domain.

(a) An authority shall have the right to acquire by the exercise of the power of eminent domain.

LRA: §31-18E-8. Eminent domain.

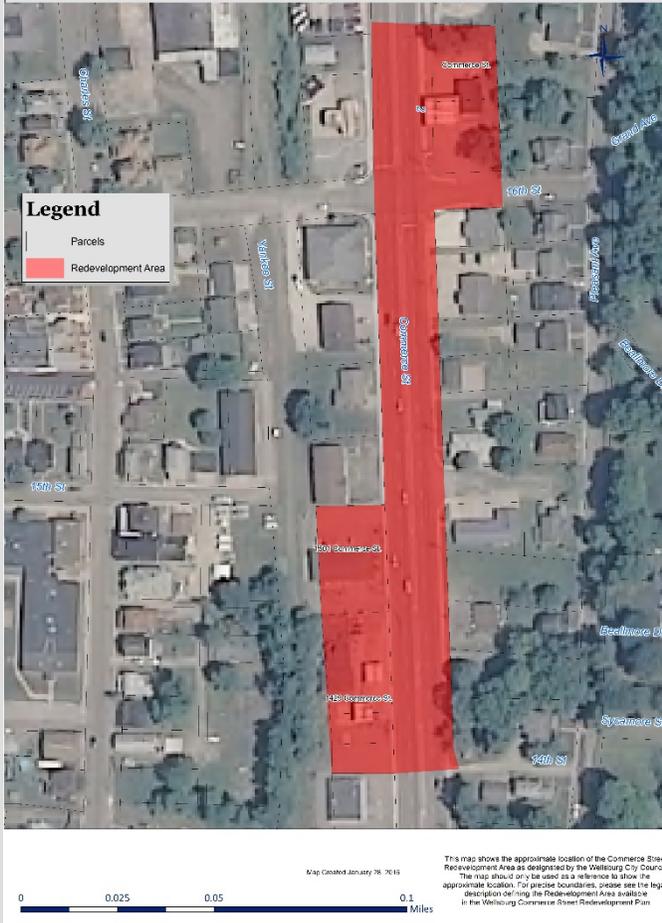
A land reuse agency does not possess the power of eminent domain.

Location of Properties

URA	LRA
Specific "Area of Operation" of URA	Jurisdiction of LRA
Consistent with a General Plan (Must have a Comprehensive Plan)	Coordinate with Existing Land Use Plans (If the community has duly adopted plans)
Designated Slum or Blighted Area (Must Designate a Slum or Blighted Area)	
Consistent with a Redevelopment Plan (Must have a Redevelopment Plan)	



Wellsburg Urban Renewal Authority
Commerce Street Redevelopment Area



Right of First Refusal

- LRAs or municipal land banks shall have the right of first refusal to purchase any tax-delinquent property which is within municipal limits, and has an assessed value of \$25,000 or less or has been condemned [§31-18E-9](#).

ARTICLE 18E. WEST VIRGINIA LAND REUSE
AGENCY AUTHORIZATION ACT.

The following priorities are as permissible:

- (A) Purely public spaces and places;
- (B) Affordable housing;
- (C) Conservation areas; and
- (D) Retail, commercial and industrial activities.

147.07. Resident Input.

- Provide public notice pursuant to the West Virginia Open Governmental Proceedings Act.
- Offer a public portion at each regular meeting which residents may speak.
- Request input from other public bodies when those bodies will be affected.