CHARLESTON URBAN RENEWAL AUTHORITY  
Annual Report  
January 25, 2019

HISTORY  
The Charleston Urban Renewal Authority (CURA) was founded in 1952 pursuant to West Virginia State Code Chapter 16 Article 18. CURA is managed by a Board of nine Commissioners two of whom are required to be current members of City Council.

VISION  
To be a catalyst for encouraging continual growth, development and enhancement for the revitalization of the City of Charleston.

MISSION  
To provide the leadership and resources, within the area over which CURA has jurisdiction, that facilitate an environment that stimulates private investment - where demand exceeds supply for residential and business development.

CURA OPERATING PLANS  
1. East End Community Renewal Plan — established in December 2005
2. Strategic Urban Renewal Plan for Downtown Charleston, Near East End, and Near West Side a consolidation of several plans — established November 2016
3. West Side Community Renewal Plan — established June 2008 (currently being updated)

FUNDING  
CURA is unique compared to most urban renewal authorities in that it receives no general tax dollars. The majority of its funding comes from ground leases and space leases. CURA receives ground rent from the parking structures surrounding the Charleston Town Center Mall, several contractual payments from the Mall itself and ground rent from the Marriott Hotel. In addition, CURA is the landlord for several restaurants on Summers Street where CURA enticed the restaurants to move into an undesirable area roughly 15 years ago. Unfortunately the Town Center Mall has defaulted on a loan and is currently in receivership. As such, there have not been any payments to CURA from either the Mall or the parking garages since January 2017.

CURA is not releasing its financial position publicly at this time because of on-going negotiations with the parking garage bond holders and the mall lender pursuant to ownership and use of the Town Center Parking Garages. Public disclosure at this time is believed to be counterproductive.

CURA ACTIVITIES and PROGRAMS  
1. Project West Invest (PWI)  
a. This program is funded by the Greater Kanawha Valley Foundation (GKVF) and CURA and is administered through MOECD. The purpose of the program is to encourage up to
four police officers to purchase and rehabilitate a home within the WSCRIP. The officers
are provided with loans that can be forgiven over a 10-year period provided certain
requirements are met. Goals of this program include: increased neighborhood safety
and peace of mind by having a police officer/cruiser on the street, improved
interpersonal relationships between police officers and local residents, improvement of
local housing stock and increased numbers of people living on the West Side.
b. As part of Project West Invest, an additional $100,000 (not from either GKV or CURA)
has been secured with the assistance of the Charleston Area Alliance. These funds are
being utilized for rehabilitation work on houses in the vicinity of the police officers.

2. West Side Neighborhood Living
   a. This program is an effort to expand on the concept pilot in Project West Invest. CURA
      committed an additional $150,000 to provide the opportunity for two teachers at Mary
      C. Snow Elementary and one additional police officer to purchase homes — again with a
      potentially forgivable 10-year loan. Goals of this program include: reducing the turn-
      over rate among teachers at the school, increasing the opportunity for children at MCS
      to observe their teachers (positive role models) living and functioning in their own
      neighborhood, and increasing interpersonal relationships between teachers and
      students/their families.

3. West Side Neighborhood Renewal Plan update & amendment
   a. This plan is currently under review and a completed update is anticipated in late spring
      of 2019.

4. Dilapidated Structure Demolition
   a. CURA provided funding for the demolition of abandoned homes in the Urban Renewal
      Districts. The demolition was administered through the City’s Building Commissioner,
      Tony Harmon, resulting in 65+ units demolished. Of those demolished, the majority were
      on the West Side.
   b. 1601 Washington East was a very dilapidated structure on the premium East End corner
      of Elizabeth and Washington Streets. The structure was demolished and this property is
      now a potential development site.

5. West Side Home Ownership program
   a. CURA has allocated $250,000 toward this program; however, the program has not yet
      been officially launched.
   b. The primary goal of this program is to stimulate homeownership within the Home
      Ownership Zone on the West Side. Potentially forgivable loans of up to $20,000 will be
      available to owners of homes with an appraised value of at least $40,000.

6. West Side Home Rehabilitation program
   a. CURA has allocated $250,000 toward this program; however, the program has not yet
      been officially launched.
   b. The primary goal of this program is to assist homeowners with much needed repairs to
      their homes; and thereby, reverse the steady deterioration which can eventually lead to
      the need for demolition. Potentially forgivable loans of up to $20,000 will be available to
      homeowners in the Homeownership Zone of the West Side.

7. WV-Reentry
   a. CURA provided funding for the acquisition of ten lots in the 1400 block of 1st Avenue.
      The goal is to remove the dilapidated homes and provide an opportunity to build new
      homes within one block of Mary C. Snow School and to demonstrate focused high
      impact within one block.
8. Façade Grants
   a. CURA has historically provided a program offering a 50/50 match for up to $20,000 for commercial properties to renovate their exterior façade. Many of these commitments were completed and closed out during the past year and unfortunately, this program has been suspended due to CURA's current revenue uncertainty.

9. West Side Community Park
   a. CURA has committed to donating property it owns in the 1200 Block of Washington Street West for a community park. There is a community group consisting of West Side 360, Kiwanis Club, Charleston Police Department, ZMM Architects, the National Guard and others working on the design and fundraising for the project.

10. Urban Garden training
    a. CURA is collaborating with West Virginia State University, the National Guard, KISRA and a local group to utilize CURA's property at 6th & Rebecca as an urban garden training center.

11. Bridge Valley facilitation
    a. CURA committed a short term loan to Bridge Valley Community and Technical College in an effort to help facilitate their relocation to the Staats Building on the West Side. CURA feels that having a technical college located in close proximity to a community where many individuals haven't had opportunities for post-secondary education could bring a significant positive impact to the West Side. In addition, Bridge Valley brings with it many jobs and spending that would also have an immediate positive impact on the West Side.

12. Low Interest Rate Secured Loans
    a. Staats Hospital — a low interest rate loan was provided to assist a private developer in purchasing the property thereby saving this historically significant structure from demolition.
    b. 313 Tennessee & 211 Washington — low interest rate loans were provided for the acquisition and rehabilitation of two historic properties providing both commercial and residential opportunities.
    c. Christo Building — a low interest rate loan was provided for renovation of an historic property and a commercial opportunity

    a. 18 units were donated to CURA in December 2017 and CURA is now working through the issues of residential rehabilitation with the goal of providing comfortable and safe housing on the West Side.

14. Community Involvement
    a. Atlas Lofts — assisting with legal structure and parking
    b. Downtown housing study — currently planning/organizing
    c. Opportunity Zone — assisted with planning and ongoing promotion of Charleston
    d. Business Improvement Districts — collaborative planning
    e. Charleston Main Street — close collaboration, sit on Board & several Committees
    f. Other funding/grants etc. — constantly seeking
Key Properties

1. 500 Capitol Street & 609 Capitol Street
   a. Both properties are currently being used as parking lots. These properties have the potential to create a stronger connection on Capitol Street from Washington Street north to Smith Street and the successful landmark Capitol Market.

2. 1002 Quarry Street (Holley Hotel & Ott sites)
   a. This property is currently being used as a parking lot. This site could be the beginning of a super block development by helping to connect the Clay Center to downtown and spurring development of the Stone & Thomas property by creating parking and stimulating mixed use on Quarry Street. The site could also be a stand-alone mixed use development opportunity for commercial and residential along Quarry Street.

3. 170 Summers Street (B&B loan or Dupont Hotel)
   a. This property is an opportunity for historic rehabilitation adjacent to both the Brawley walkway and Slack Plaza. A key property in the connection of the new Convention Center to the historic Capitol Street.

4. 1601 Washington Street East
   a. This property located at the intersection of Washington Street and Elizabeth was recently demolished. It provides an opportunity to help activate the East End in the short term and provides a development opportunity for a mixed use property in the intermediate term.

5. 1213 Washington Street West
   a. This property is currently vacant and CURA has committed it as a West Side park subject to the local group raising the funds for construction.

6. 6th & Rebecca Street
   a. This is currently a relatively inactive community garden property that has the potential to be a partnership with local groups such as WV State University, KISRA and the National Guard to become an urban garden training site. This could have a significant impact for the West Side and the entire City through instruction related to: creating backyard gardens, development of small farming as a vocation and growing healthy/organic foods.

See the attached list for a complete summary of all CURA properties.

Presentations, Collaborators and Opportunities going forward

1. Appalachian Service Project
2. WV-Reentry and Catalyst ministries
3. University of Tennessee School of Architecture and re-imagining the Town Center
4. ZMM & GAI updating & modifying the West Side Community Renewal Plan
5. Opportunity Zones
<table>
<thead>
<tr>
<th>Address</th>
<th>Purchase Date</th>
<th>Type of Asset</th>
<th>Sq. Ft.</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1002 – 1018 Quarry Street</td>
<td>10/86 to 5/91</td>
<td>Land</td>
<td>42,034</td>
<td>Quarry Street Parking Lot</td>
</tr>
<tr>
<td>207 Dunbar Street Ott Building</td>
<td>1-Jul-15</td>
<td>Land</td>
<td>9,230</td>
<td></td>
</tr>
<tr>
<td>607 – 613 Capitol Street</td>
<td>9/1988 to 12/2004</td>
<td>Land</td>
<td>17,946</td>
<td>Leased parking</td>
</tr>
<tr>
<td>1315 Washington Street, East</td>
<td>Apr-04</td>
<td>Land</td>
<td>47,882</td>
<td>Former Burger King site</td>
</tr>
<tr>
<td>1324 Lee Street house</td>
<td>3/17/2018</td>
<td>House</td>
<td>3,960</td>
<td>Vacant house</td>
</tr>
<tr>
<td>1344 Washington Street E.</td>
<td>1-Dec-16</td>
<td>Land</td>
<td></td>
<td>Vacant lot</td>
</tr>
<tr>
<td>1543 Washington Street, East</td>
<td>8-Apr-16</td>
<td>Land</td>
<td>5,927</td>
<td>Vacant lot (now garden) purchased for streetscape project.</td>
</tr>
<tr>
<td>1 – 6 Chamberlain Court</td>
<td>12-Feb-16</td>
<td>1 Building + 1 vacant lot</td>
<td>6 large apartment units</td>
<td>Available for restoration.</td>
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<tr>
<td>1513 Lewis Street</td>
<td>30-Jun-16</td>
<td>Now vacant land</td>
<td>Vacant Land</td>
<td></td>
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<tr>
<td>1601-1609 Washington Street, East</td>
<td>13-Nov-16</td>
<td>Land</td>
<td>5,972</td>
<td>Vacant land</td>
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<tr>
<td>122 Lee Street, W.</td>
<td>14-May-16</td>
<td>Land</td>
<td></td>
<td>Leased w option to purchase to Staats Building Project.</td>
</tr>
<tr>
<td>Inc. vacated alley</td>
<td>15-Apr-16</td>
<td></td>
<td>12,000</td>
<td></td>
</tr>
<tr>
<td>170 – 178 Summers Street</td>
<td>14-Aug-16</td>
<td>Building</td>
<td>23,486 above ground 5,326 basement</td>
<td>Vacant and available</td>
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<tr>
<td>100-104 Lee St East</td>
<td>1-Jul-15</td>
<td>Land</td>
<td>7,187</td>
<td>Land next to Civic Center: Used for construction staging area</td>
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<tr>
<td>1601 – 1605 Washington Street, West</td>
<td>14-May-16</td>
<td>Land</td>
<td>8,731</td>
<td>Vacant lot available</td>
</tr>
<tr>
<td>1212 Quarrier Street</td>
<td>30-Jun-15</td>
<td>Building</td>
<td>14,934 approxi biding - 9,915 land</td>
<td>Historic Property available for redevelopment.</td>
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<tr>
<td>706 Bigley &amp; 714-718 Indiana includes Mi Cocina’s patio</td>
<td>12/1986 to 12/1987</td>
<td>Land</td>
<td>20,565</td>
<td>Parking lots</td>
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<tr>
<td>Marriott Hotel Land</td>
<td>1971 – 1974</td>
<td>Land</td>
<td></td>
<td>Land under hotel</td>
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<tr>
<td>1595 Washington Street, East</td>
<td>1-Jul-90</td>
<td>Land</td>
<td>5,668</td>
<td>City Managed Parking Value = assessed value</td>
</tr>
<tr>
<td>801 Barton &amp; 1434 Washington St. West</td>
<td>8/07 to 10/07</td>
<td>Park</td>
<td>8,409</td>
<td>Land for Barton Street Park.</td>
</tr>
<tr>
<td>Rebecca &amp; Sixth</td>
<td>10-May-16</td>
<td>Garden</td>
<td>54,744</td>
<td>West Side Park and Garden.</td>
</tr>
</tbody>
</table>

**Residential Properties**

| 129 Delaware Street                     | 29-Dec-17       | Duplex        |        |
| 310 Delaware Street                     | 29-Dec-17       | 8 Unit Apartment |        |
| 903 Sixth Avenue                        | 29-Dec-17       | Duplex        |        |
| 1001 - 1005 Main Street                 | 29-Dec-17       | 3 Houses      |        |
| 307 Delaware Street                     | 29-Dec-17       | Vacant land   |        |
| 726 Daverton Road                       | 29-Dec-17       | Duplex        |        |
| 1507 Red Oak Street                     | 29-Dec-17       | Vacant land   |        |