

Group 4 Non-Profits Transcripts

We might need to go a little bit off track from that because we have some other, like people who deal with landownership, and things like that. But we'll try to keep things as focused as we can. Maybe I could quickly turn it over to Ron and then we'll turn you guys loose and start to listen.

I'm not sure how familiar you guys are with CURA, I won't take much time, but what we're really talking about today is primarily the green section that you see right there on that map. Obviously, it is influenced by the surrounding neighborhoods but that's the area that is currently designated within the plan 2008 community renewal plan. Just so you know, CURA is unique among renewal authorities because we are not funded by tax dollars. We're funded by some ground that we owned 30 years ago and a couple of building rents that we still control. The primary one is the Town Center Mall, and if you've been reading the paper, the Town Center Mall is struggling right now. Our revenue side of that equation is equally struggling so we are hoping that something works out soon. We don't know what is going on there. But today we want to look at, the plan is 8 years old give or take, we need to revisit it, look at what we want this area to look like in 10, 12 or 15 years and then we start trying to figure out how can we set that stage to let those things happen. So, we're open to talking about everything - security, transportation, housing, you know, the opioid epidemic, whatever it is that would make this a more desirable place, we want to hear about it, so that's kind of a lead in.

Yeah and maybe that's because we have such a broad representation here, maybe that is the leading question and anybody can actually jump in on that. Maybe what do you see that either as a resident or somebody that's involved here, that might help improve this neighborhood?

It can be challenges that stop things from happening, it could be opportunities that could make it better.

From a bureaucratic standpoint it could be a safety issue. Certainly, we're hearing a lot of recurring themes.

The area I live in is right on the border, I'm not in the green, but I live on 6th Street and just recently we had a shooting there on the corner of Glenwood and 6th and there's a lot of drug problems going on in that area and there's a lot of people who have slum lords and well actually you just took a building across the street, 9036, the brick and the people that live outback and I'm sure the downstairs apartment, they're letting people stay downstairs, they're using the bathtub because there's too many people coming from outback and they party on the porch half of the night, so. I mean we just need.

What would help that, what would make that less likely.

Maybe a little more police presence, there's still a, I'm seeing them drive around a little bit more, I sit on my front porch, but we don't have a neighborhood watch.

You can learn a lot sitting on your porch.

Oh yeah, I'll be out there at 3 o'clock in the morning and there's a lot of traffic and a lot of it is foot traffic or bicycles, you know dressed in dark clothes with the backpack and they ride a bicycle.

Right.

These are the ones out there, they just sneak up and rob somebody and take off, and it's white and black both, I'm not saying anything, it's just they are out there. I mean I'm sitting there quietly on the porch with my 2 cats and I just watch what is going on. And there are certain houses where you see people go in, go out, go in, and go out. I've talked to the police about it and there's not really anything that's been done, that one 901, 903, I mean for several years, and 901 isn't bad now because the people that lived in there moved out, but 903 outback, it's a just continuous.

Well this came up, actually this came up all day, but one of the things that was talked about was possibly looking over some of the existing ordinances and maybe there is some opportunity to look at, now this doesn't blanketly require across the whole city, but like maybe in some of the more residential areas that there are some curfews in place that are enforced.

We have 8, 9, 10-year-old kids out running the streets at 10 o'clock at night and they shouldn't be.

Now certainly you wouldn't want to do that on Capitol Street where there are restaurants.

You don't want to do it my area either.

No, I'm saying that there are areas of town that are more residential that that might be beneficial.

It just worries me, and its little girls and it really bothers me and I know them and I set there and key an eye on them. I don't say anything to them but I do say things to their parents. I mean, but if I see something going on I don't hesitate to holler at them. I mean it just, I see more police during the day time than at night and I think maybe if we could get a little more police presence late at night it might help some.

Is it well lite?

Yeah, we actual have pretty good lighting out there. I mean at one time it was, they changed the lights and they are a lot brighter and it just, there's well the Church is empty, it's been empty for a long time, there's been a lot of vandalism to the old Methodist Church here on 6th Street. And there are several empty houses on that street and the house next door to me looks empty but it's not.

The houses that are empty, how long have they been up there.

Well 903, the front building, it's been empty for, the downstairs has been empty for a couple of years now and the upstairs has been empty longer than that and then the house on up the street, it's been empty for probably a year to a year-and-a-half. The Church has been for a long time and the house on the corner, it's been empty for a long long time.

The houses that are empty, were they rentals or?

Well, the apartment building was rental, now the other house I think it was rental, no I think they were buying it, lost their house, and it was foreclosed on them and the house on the very corner of Russell and 6th, they were remodeling and then all of the sudden they quit. You had a big heating and air conditioning unit outside and all of the sudden it's gone and I don't know what happened there. There's nice brick building, it's empty but it is for sale but she keeps it well maintained. She had some family sickness and had to deal with that.

So, that's come up with the crime, somebody else brought that up that they can't, they try to remodel something and they have materials delivered and then the next day it's gone.

Well the house next door to me, they've come in through my yard to climb into the kitchen window of the house next door to me and sometimes the other houses, and other times it's the rentals. I'll tell you if I catch them one of these nights doing it, I will get my gun out, call the police and stay there with a gun on them but that's, I mean I've lived there for 22 years and up until the last couple of years, I wasn't afraid but now, I'm leery, I mean I like to keep my front door open, I lock my storm door, because I like to have light in my house, but now I keep a pistol right beside of my chair by my bed. I mean, I don't like that.

Well this has been one of several recurring themes. What I also would like to do is maybe hear from some of the folks since that was kind of the initial point of this one was some of the non-profits on maybe what you might be lacking or that you would like to see more from this planner from the city that helps you out.

I'm Sherry and I live on ____ Street. You know I'm listening to what you're saying and I'm thinking to myself that our mission is all about helping people go to work so that they have a way to purchase a home, because home ownership is part of this, but we started a collaboration and this also starts to address some of the drug issues. We are collaborating with Mountaineer Garage and also with Hubbert(?) to give their folks some training through our job training programs and hopefully graduate them out into jobs. So, I think if you're wanting to hear what the non-profit sector needs, we need more opportunities to put together those collaborative efforts that are really going to address these community needs in a more holistic wrap around.

And that's for projects funded by Kanawha Valley Council.

Exactly.

Yeah, because that's also come up as far as the need for job training to get people jobs.

____ potential buyers, potential homeowners.

Well when people have jobs and have income.

Do you give credit counseling in that process?

We have some partners that help with financial help.

The house next door, she actually owns the house but it looks like it's falling down. Maybe CURA could come and help.

The vacancies, and we were starting to attract that, and ____.

I keep my grass cut and their grass is like that, it really bothers me.

Right.

I'm curious though, you're getting ready to update the plan.

Yes.

What elements are you looking for feedback from us that will help you attach the areas, I'm sure you walked into that, saying these are the areas that we really need to tweak, dividing the area itself maybe or.

We're definitely looking for help on that because as Ron indicated, this was last done in 2008, so what we're essentially doing, and we brought some maps, or looking at is updating the green area. Now that can.

You can put my house right here, yeah, I'm right on the edge.

You guys have been doing this for a long long time, but what things do you specifically think would help.

We really didn't come in with an agenda because we want, I mean if you come in to a public meeting with an agenda, then we're not listening to people. So, we do want this to be an open conversation and we want to hear in this case from non-profits and other organizations or tenants, what are the impediments on the West Side that makes it successful. That being said, what does the plan address?

This is something that actually stands pretty well in the original plan. The expanded area is in need of a redevelopment plan to stop the continued deterioration of housing and improvements in infrastructure, safety, housing, open spaces, and business opportunities. So that's what this plan addresses, it's pretty wide ranging. So that's why we started this series of stakeholder meetings and

we're going to follow with a public meeting on September 11, the idea being that we tried to target stakeholders to address each one of those kind of elements of the plan. So, it is pretty wide ranging. But specifically, one thing is we do need to determine what the footprint of this plan is going to be. The original plans were actually West Washington Street plan and in 1992 it was 26 acres, the current plan is almost 10 times that size, so one question is do we want to make it bigger, do we make it smaller and more concentrated. That is something that we need to address.

What is the thought process in coming up with all of that, does anybody know how we came to?

A bunch of public meetings.

I mean for my input, the whole West Side, all the flats need to be considered, need revitalized, so it is curious to me that I look at the map and I see borders, I see borders within the West Side and then all of the sudden something across the street, is something that I consider to be _____. I'm okay, you know, I look at it, I've lived in other cities and _____ and you talk about wide areas of land, and so I just find it curious that its' so small.

I'll tell you what we heard. In 2008, when this was developed, 1) there was interest at the time related to redevelopment of recreational area around the Tiskawah Center, so that pulled it that direction and at the same time, there was a neighborhood, the Luna Park neighborhood, because in the CURA plan it's designated as a blended area, but they didn't want to be designated as a blighted, so that you start to see where some of those holes and such develop and that's what we want to get going forth, the consensus is that if this whole West Side flats is blighted, maybe that should be the new boundary and we have heard that from several people today, that they think it should really, we need to eliminate that kind of hole in the middle of the plan and take it across the West Side.

We also, there have been some discussions that we all found curious, it kind of stopped, you know, right there before it morphed into North Charleston and so we also see that as an opportunity now to as this sorts of gets refocused to kind of morph and expand this boundary. We're not trying to, we weren't involved, I don't know if anybody in this room was on that 2008 study.

Yes.

I was.

But what we're trying to do now, it revisits that because I think there are some definite, there might be some areas where it needs to start going up onto the hill area, but it definitely I think needs to expand over into North Charleston because there has been some sentiment that they feel like they're left out and that they're not part of anything, not just the West Side.

The flipside to that and we've expressed to Ron and heard today to, if we make the whole city in our area, we're diluting the opportunity for those resources to be able to go in and really impact the neighborhood, because there are going to be limited resources that will be applied to the plan.

Is that the 1996 plan.

1992, this plan.

The 2008, can you explain any successes that you could build off of, maybe that spurred development, I mean once this plan is implemented that you can.

Well the ____ Building Report actually did a really good job of going through and highlighting all of the successes, but I mean if start to imagine, I mean I lived in Charleston and in 2001 I moved to the West Side and start to image what has happened since then, but certainly the improvements and now ____ the Elk City area, there's improvement on the Tiskawah side, there have been improvements to the 2nd Avenue neighborhood center, there's a new elementary school, home ownership zone, next to the elementary school, there's the Project Blessed and Best and the expansion of that recently to teachers, so they're having a significant number of improvements that if you read the plan from 2008, you could

check off half of that list and the reality is, these plans are 20 year plans. So, the intent was to get to 2018 and then to be done, it was to guide things moving forward and so now that we're 10 years in, that's really the point of this, let's guide this forward. What are the next 10 years going to look like, what do we want the West Side to be and how do we guide the investments to make that happen.

I guess my question, I was listening to you say that you were concerned about resources, can you site any examples where the defining the limited area that we have, that they were able to latch onto resources that maybe other areas haven't been able to. Where are the resources, what resources are you talking about?

I mean it's CURA's resources such as the West Invest Program, improvements they made to the 2nd Avenue Community Center, the sod improvement programs, all of those resources.

Expanding the footprint allows more people to participate and look at the opportunities. One other thing I was to say is the area needs to be significantly bigger because you'll have more people involved and the more people you have involved, the more that could happen and you know we're affordable housing developers and that's one of the reasons we're here because of that. The other thing I would bring up real quick, I don't know if, I heard my brother was here earlier and I don't know if you discussed the flood zone, was that part of his discussion.

Yes, it came up.

Well, what has been the impact on the people that live there?

I mean I think that's a pretty wide-ranging question to answer. I mean certainly there have been.

Well you can say good, bad, fair.

Well I think we've just heard from a lot of elements, socioeconomic, that even in the last several years that the situation has taken a turn for the worst on the West Side. I don't think that says that investment doesn't have positive impacts. I mean obviously the children that use the Second Avenue Neighborhood Center, there have been positive impacts to the schools, to the neighborhoods where they have an officer from the West Invest money in there now that was intended to improve the security of those neighborhoods so, certainly there are some positives and what we really don't want to do, because we have you for an hour-and-a-half is spend the next hour-and-a-half looking backwards 10 years, we want to look forward 10 years and say, where do we want to do, and how do we help CURA leverage this effort to make the West Side better.

Spring forward, that's what I was thinking.

Well, this plan hopefully brings to bear the proper resources, state resources, federal resources, this is not, don't limit it to what you think we can do in the next 5 years, what is the dream, what could happen here, what is the chance of putting together a group that looks at all the funding sources that are there, saving the bad buildings, and trying to figure out how those resources can be brought into this area. You know, we heard from a gentleman this morning that the City government seems to have no urgency in getting things done that affect poor neighborhoods. Whether that is true or not and it may be your own opinion, I guess you would have to evaluate what your experience is and what your neighborhood is like and what the intent of the plan was. We live in what is called the home ownership zone and it was designed in the 2008 plan. We feel like the impact of CURA being there has been negligible and we have talked to CURA and our conversations with CURA is one of the things that helped percolate this meeting and the reviewing of the old plan because there were so many people that live in our area that are totally dissatisfied with what has happened and are really anxious to see what can come out of these meetings and what can happen going forward as it particular pertains to the home ownership zone. Because in 1994, I worked for an organization in Charleston called the Economic Community Development Corporation. We did a housing study of the whole city of Charleston. And what came out of that study was the fact that the West Side of Charleston, the area around the Second Avenue Community Center was the worst place in this city and so that's why we started our efforts and we developed what we called a model community concept. A concept that we thought if we could

change this community, that we could implement it anywhere in the State of West Virginia in small communities, rural or urban, but we weren't able to get the support that we needed to move this plan forward at any pace, but we were able to create some home owners by using some creative financing and you know we say we created at least 17 home owners and this was in late 1990's, early 2000. And those people have stayed in those houses and most of them are close to having them paid for. So, we think that we had a model that could be replicated and with the power of agencies like CURA and the City Council we could do a lot more. But for some reasons, we haven't been able to develop that support.

I think I participated in the Bad Building Survey, walked through the neighborhood and talked with people, looked at their houses, looked at their houses with them some times, looked at the neighbors houses with them and I was really struck by how many many people just needed resources, that they wanted to keep their houses up, but they didn't have the resources, maybe didn't know how, and I think we see that in the school situation and we certainly see that at Family Care, you know, the health center. I think we need resources on multiple levels, we need that high-level funding, but we also need to get down to the individual family level and help people. So, I think we need this broad range of a big plan because there are a lot of people who really want to keep up their property and improve their property and they just can't afford it.

Yeah, it's one thing to get a letter from the city saying hey, cut your yard, paint your house, but it really doesn't matter if you don't have the fund to do it and some people really want to.

And in terms of the kinds of resources people need

I can see that most of the plan is ____for renters and how it affects them, but the vast majority.

But people who are renting still need help to keep their house.

About 10-15 percent of all those clients that come to us have sort of housing issue and they're able, most of them we contacted, and we've got a couple, you know, grandparents raising grandchildren and that's an issue and it is our resources, if you have to choose between repairing your roof or your 3 grandchildren that you didn't know you would be raising, those grandchildren are going to get fed, and that's what is happening, and that's why we have a lot of you as partners, so we can call and help try to get those resources because all we have to offer are legal services. So, we're seeing the same issues, these families want to do better, they don't have the resources.

What kind of landlord problems are you seeing and that's something that maybe you should be ____.

Yeah.

Sometimes, it hasn't really been an issue, but more often than not, it's non-payment, rent type issue and we're helping them find solutions so they don't end up in a shelter that night. Once they get that eviction notice keeping them from being in a shelter that night. There are very few that we're having these issues.

Well that's actually good to hear.

I want to make that clear, that's not the vast majority of people that come up with housing issues, it's just we can't pay their rent and can you call the landlord or can you call magistrate to give us more time or they get an eviction notice and don't know what to do. It has been an issue and I will say that it's not been to the extreme that you would think, if somebody calls and said my air conditioning is not working or my hot water heater is not working, so it's not what I would say ____.

But there are some landlords who is you need repairs done, well you'll have to pay for it or I'm going to raise your rent. I have a 97-year-old neighbor and they do that to her all the time.

I'm sure that happens, I can say that our experience, and again I'm only in the elementary school and serving families at that school, so I don't know all the people that would qualify for our help or even people who seeks our help, but of those that are coming to seek our help, it's not housing.

But I'm sure there are cases, just to try to keep it ____, sure.

A fundamental issue or a dynamic that is at work here and it was addressed earlier, the crime. Steve, I think you were kind of getting to the crucks of what some of the issues are, so one of the strategies that is very effective is organization, that large neighborhood association that may be is probably too large to really be effective. In certain areas, organization is a tool that often works very well, I'm not sure if there has been a neighborhood association for resources to look forward to trying to get the community together or whatever, block captains, and sergeants, and old school community organizing tactic that is still very effective. So, when you have people that are interested in their community and in your case, you neighbor, your specific neighborhood, you know, more eyes on each other's properties helps. It's very easy to do. It doesn't cost a whole lot. Crime is the biggest thing, it is organic and will go where ever it is allowed to go. I don't care where, what part of the city it is, if nobody is looking, that's where crime is going to appear.

There is a whole lot of it in my block, that are in their 70's and 80's.

I understand.

And it makes it a little more difficult to get people together to do things.

Well there is support in numbers and that can help overcome that issue. So that's one of the things, I was part of the West Side tour, about a month ago John, I think, you were, there was a Create a Place Conference, we took about 25-30 people on a KRT trolley and we started out in Elk City and we went, we ended up at Elk City, 5 Corners, at a park, Mary C. Snow flats neighborhood and then we went back to the West Virginia State Economic Development Center on the boulevard. We talked about and tried to get through some of the issues that people like, what they don't like, if we had unlimited resources, ____ through that process, you know, pie in the sky. So, some of the things we heard were very positive. People we're talking about what a great neighborhood, what really cool buildings with nice houses and so on. And a couple of the comments were, where is the bad part. A couple of the people are from the area, from the region, but most of the people are from out of town. But we heard, they didn't think that they were in the worst part and we took them through some of the worst parts where shootings occur and they did not realize that they were dead smack in the middle, so that tells you one thing, perception speaks volumes. They didn't realize they were right in the middle of this area that we call the bad part.

That's good.

Yes, it is, perception is everything.

It is.

I try to keep my grass cut and my house painted.

Right, it's like we all think we have a traffic situation here and then you go to DC for the weekend.

More resources need to be put in an effort to try to organize and help the neighborhood associations do their job because it's a tool that really works. When you've got a network of people that are out there and the first thing you've got to do is try to get a handle of what is happening, where the crime is. You can't do it, if you're not organized. You've got to have a system in place.

Yes, I have a few thoughts about resources, I'm not a resident here but my job is to work with residents on the West Side _____. My first thoughts in terms of expansion, there is no difference in the people who live on _____ and the people who live in Orchard Manor at the bridge. And there have been

a few instances now where I've sat on a committee to try to find resources for the West Side and we ended up being removed from it because I wasn't _____ on the West Side and I found it very sad.

And that goes back to your.

And the other part of that is the actual resources side and the crime prevention side. And a lot of what we talk about is important - housing, and how things look, and all those are key factors, if you have a 13-year-old, 15-year-old, 17-year-old, who has nothing productive to do with their time except walk to their house, _____ something to do and there is a huge lack of resources on the West Side, especially people actually having access to them.

Right, that's a good point.

You were talking recreational opportunities.

Yes, recreational, any kind of opportunities. But it has to be structured, in some way.

Right, but even programs.

Even just a basketball court would make some difference.

Structured activities and people a lot of times can't use like North Charleston Rec because the streets to actually get there, especially if there are kids. _____ will take them there and take them on the bus to one of the River front parks. Even the _____ that Orchard Manor kids go to, but public transportation doesn't even come to their school. If they have a town meeting and they don't have a car, they're not actually able to get to the school to meet with the teachers.

Those are good points and we actually hit on that a couple of times.

Now, we're looking from this morning when I was here for the earlier meeting, we also are looking at transportation problems for the low income and I agree with you that is part of what you need, if a child doesn't have the ability to play basketball or have someone to go with them to the school for parent/teacher or whatever, so I think that is another priority you could look at especially for the low income and we may even be going overboard but while we're here but I think we're getting a lot of good feedback.

Not at this point, anything that's. So, you said an announcement.

I wanted to get to talk about opportunities. I want to tell you a little bit about me, I grew up on the West Side - Glenwood, Lincoln, Stonewall, State, and I'm on the upper West Side now, Mink Shoals, that's what I call it. But I redid the Edgewood Elementary properties, up Garrison Avenue 25 years ago. People that I knew, my friends told me that I was crazy, you don't do anything up Garrison Avenue, you know you're throwing your money away. But that's been the best property I've ever had in my life and the best experience. I've got tenants up there that have been there for 14 years. We've probably had one 911 call over that whole-time period. Now that's the best use, and you guys did an awesome job, did you guys do the Glenwood.

Yes.

That was awesome to go around there and look at where I went to school, that's what I'm talking about. That's what these buildings need to be made and done with. If you're feast your eyes over there, that's my vision for Watson Elementary on the West Side, but if you'll look at what it looks like now and what I can make that building look like and let me tell you my vision for the utilization of that building. It's going to be a hybrid of a non-profit and a for-profit, because I'll tell you why. I want the building to be non-profit but I want the businesses, it's going to be an incubator business park for veterans, first responders, policemen, state troopers, retirees. I want, brotherhood with those guys is everything. They work together well, they understand each other. I'm working right now with a guy who came back

from Afghanistan, five months ago he came back with PTSD, he's been working with me for 5 months, he's a different man now. He came out of his shell, he said one of his buddies get blown up beside him. You don't just swallow that, but he's working with other people that understand veterans and I understand veterans because I did two tours in Vietnam. Thank God ___ when I'm down and you know I came back whole, but I have a heart for the West Side. That's my vision and I need your help to make it happen because I'm going through zoning right now and that's why I wanted that, to give them a vision of what I'm going to do with it. You know, I'm 64 and this is my last hurrah, so. There's going to be opportunity because I want businesses in there that will not only support the building but support the neighborhood. I want to take veterans and put them together and rehab houses on the West Side and then rehab them for veterans, whether it's policeman, fireman, EMS, but if we get some financing for that home and whatever profits we make can go right back into the non-profit, so it could be self-sustaining so easily that it's, I don't know, but a no-brainer to me. So, but I would love to have your support if you could help me or influence someone who can, give them my name.

So, have you run across, just to continue that, have you run across any hinderances just from a City level as far as approvals, because we've talked some about zoning and the need to.

Well I've been working with and looking at the guidelines and there shouldn't be a problem, because I can't think of a better use for it.

Right.

But you know, you don't know what you don't know.

I think that's a bad location for what you're trying to do.

Garrison Avenue was a bad location, but what better use would you have for it. I see in the cafeteria having a culinary school, I could partner with a.

I don't have any problem with the idea, I just don't think it's the world's greatest location for it. I don't want to rain on your parade but I'm 73 years old and I just started a new business and as a developer and one of my models is to help people develop and implement the dreams that they have because I believe that anything is possible. But I'm just saying, I don't think that's a good location, still doesn't change, that don't mean you can't do it, or that if I can help you I would.

And 64 might not be your last hurrah.

Okay, I'm encouraged then.

Don't sell yourself short.

Wasn't one of your suggestions trying to expand the CURA zone to include that.

Well certainly, if that would help me, I mean to help the West Side.

Where does that go on the map.

About 4-6 blocks up. If you go up Watts Street, turn right on Costello, it's right on the left.

But I can't think of a better use to change, the biggest thing people can't do when they volunteer is have a daycare. I would love to take one of the classrooms there and make it a daycare for the people that volunteer. If I can't make it free, I'll make it pay for itself. I'll put a camera in there, let them sit at a desk, watch their kids or go see them any time they want. But there's so many, you've got to think outside the box.

Did we, I think whether we got an answer of whether these zones have to be continuous and the answer was no right.

You know what, I'm not sure.

It was no.

I think the idea is great, because even if it's out the fox layer it's called, we are going there. If we are planning to make progress one day we will reach it. If we are optimistic, we'll reach it faster.

Right.

And now with the economy that's growing more and more, we are doing fantastic.

So, what is the lesson for this whole area that would make this, that would help the area. Do we need to look at adapting, re-using the zoning code? I'm _____ a reasonable way on adaptive reuse. So, this is a great single-item project, but how does that apply to all of the flats.

Right.

Well I think there needs to be some priorities in terms of what the growth, what stakeholders, what you all as a community feel is the highest priority and then from there, you know, it needs to filter down into the community. So, you have to focus and figure out.

It's like eating an elephant, it's one bite at a time. You've got to take a bite here, a bite there, where ever you can get the best bang for your buck.

What I'm hearing, the most common thing I'm hearing, threat or theme or otherwise, is lack of resources. That's the alone hanging fruit for anybody.

I did Edgewood Acres with private money, my own money, thanks to this man right here.

But I'm hearing crime, I'm hearing lack of green space, parks, I'm hearing opportunities, I'm hearing transportation, I'm hearing a lot of things and you know that's just one more to put on the list.

Going up there, the bus doesn't go that way, doesn't go to Costello. Goes up to Watts and goes around.

I can change that real easy.

Because I use to live on Anaconda, so I know the area.

I know you're talking about ____, but here is what my thing is, what my goal is, hopefully I want to make money to make a difference. If they come to you, you guys need to put some kind of resources over there, some sort of a use, and technology. That will change all this, it will make a big difference. I've seen, if you even have a _____ for these kids that they can reach and learn technology, it would solve a lot. Because then they're learning how to get jobs, they'll know about home ownership, they'll know to do whatever, then there are mentors, you guys are all mentors, you could mentor things. I would love to be a mentor to these kids. That in my opinion, is where you need to start in the schools, and in the next 10 years you will see this change. I lived here 20 years, it's the same West Side, I haven't seen too many changes, the buildings are nicer but the community, the crime, it keeps going. Educate the kids, outside of the school system.

That would be an excellent business to put in that building and I'd work with you on it.

Okay, so I'll just speak for a second, so the Girl Scouts we invested a lot of money to move our non-profit business from Hale Street to here on the West Side and if you haven't toured our building we would welcome you to do that and it is absolutely beautiful and we're just _____ and we have _____ for girls there and we actually own the building across the street, which we haven't done anything to develop, and we have _____ Bargains next door to our building which anyone is welcome to at any time, I didn't know how many of you knew that, did any of you know that. So, what we would like to

Right, and I guess that's what I'm kind of hearing here, everyone is trying to unload everything onto CURA to save the West Side and that's not their role, they are clearly one tool to help you all in the community and that's kind of the approach we took with the Kanawha Valley Council and Planning was to bring these non-profits together and I sat and watched your project come together at a community meeting, because we will only accept proposals from collaborative groups and we were in a community meeting and Goodwill and Good News Mountaineer Garage and Recovery were all in that meeting, and I saw them come together and say can we do something together and then they came forward with a great proposal, it was funded, and that's exactly what Kanawha Valley Council, now we can't do it all, we can only do it, we're raising money to try to do it again next year, but that's my concern.

I think it sounds more like an alliance, not to dump it all on you, but instead of, because I know you don't have a lot going on, but it would be tough for CURA to take that on as well, but I agree that we need to get the word out.

It helps us all make sure that we're aligned in what we're trying to do.

And I think that needs to be some high-level ideas and I was thinking how successful the business after hours model thing and you know why couldn't that be repeated type.

There are a few of those.

West Side 360 is ____.

Oh yeah, what happened to that?

I think the contract with the Police Department ran out.

Yeah, I have somebody there.

Just, I had a comment back to you because I was just thinking about this on your comments earlier about these boundaries. As we started to get into this, we kind of ask the questions and it kind of donned on us, because I don't think anybody ever asked the question. Why do these boundaries have to be continuous and so we did a little research and the answer is legally they don't? So, what that means is if we through the course of this start to see some areas that might need it, it's not like this whole green thing has to morph into a, we can have larger pieces of it. so, it doesn't have to be just one huge boundary.

Maybe there's nothing wrong with doing it that way. I can tell you we do affordable housing with tax credit guys and all those other funding sources and _____(too low). We are at a competitive disadvantage when we go for funding. Properties of interest that are available, it's not listed somewhere on that revitalization.

Right.

It's a market niche and it's a big deal. Mark and I can tell you it's a real big deal when you get ____ and it's become a problem _____. There are government funding sources out there that are looking for that task, but they don't see that.

Goes against you automatically, right.

So, everybody is talking about resources, but the things we want to do, but we would all love to do. One thing we grew up on the West Side and we've done a few things here and I like that stuff and we've done some market research. I have lawyers _____ making a thousand dollars a month, I'm taking a big risk, but you know we made it happen. It's a big deal about defining this area. You are trying to process why 2 blocks away makes that much difference from, I just don't get it. I don't know what the process.

Well to back you up Steve, that is one of the things we talked about is that buildings process, you know, if it's not, if you take the conversation from this is about limited resources and just about what area can we find a slice, there's no measurable difference between those areas on the West Side, in some places the hill is perhaps in worse shape, so there's, so if this is the measure and we're measuring blight in that community, then that area needs to get fixed.

If you have a property in the plotted area. I think if _____ look at the community revitalization plan.

So, if you're going to do one of the affordable housing grants, one of the grants for \$750,000, they want it in a revitalization plan.

_____. (too many talking)

We just actually in Philadelphia sponsored a _____, I told them you can't have a _____ rehab instead of new construction.

We talked about that.

I was thinking earlier, about recycling. Everybody keeps talking about tear them down, tear them down, and our major problem with the Kanawha County Board of Education, because I came across 5 _____ who did not have air in their homes and they have small children. So, I called a friend of mine who sits on the Board of Education because Watts has about 45 window units, JD Robins has about 25 window units, that are sitting in windows rotting, and I was told by the Board of Education that they could not donate to those a family, they could not donate those to a non-profit because they were state property and I find that.

They've got 30 and about 20 of them work. I've been trying to get my brother to get rid of them for a while.

There are other ways to recycle, you know that just let's go in and knock off this _____ and tear it down.

You mentioned the school and you're talking about kids, is there a school bus that runs from school to your program or to your program.

I mean how is the transportation.

_____, everybody knows that you can use a phone and these kids learning nonsense and there they learn something, technology, and they know how to use.

I heard someone saying earlier that it's about pulling the resources that are available. I get the feeling that sometimes it's a just of matter of bringing these issues forward. So now that I hear there's a bus not going up to Edgewood when they're having a community event there, I'm certain that if we reach out to either the Board of Education or KRT that somebody will take care of that issue, if we just bring that issue forward and address it.

Right.

There are so many areas in Charleston and I'm going to try not being very vocal because I know there are others that, but I live on Highlawn Road, right off Edgewood Drive. Obviously, I'm not in the green and there are several other areas on the West Side, Stewart Street, _____ Avenue that are in the green. My oldest daughter lives right up the hill from me and her children go to West Side Elementary, Edgewood Elementary or whatever, there's not even a sidewalk. She picks up a 9-year-old little boy that had missed the bus and had walked and was walking up Edgewood Drive to get to school and there's no sidewalk.

From Edgewood out to the school is a long walk.

But he could have been hit by a car and it's everywhere. I go to community meetings and I can tell you this, the stories are all the same, all over the city, and there's only so many dollars that are available and you know it's not being prejudicial to this program or that program, it's everywhere, it's all over the City and the biggest thing for me is, you know, wasting a lot of money, wasting funds on things that don't need to be bought. So anyway, there's a lot but the stories are the same all over the City. I hope that everyone can come together for a plan of some sort.

This map of limitations causing people to miss opportunities.

Amen brother.

Still trying to find out _____.

I think your brother brought it up this morning and I've heard them talk about this before in meetings, you know every time a developer is able to secure a tax credit, that's technically a grant to keep working.

Well and it's big time equity and _____.

And Mark was talking about _____.

I think he's exactly right and that has to be the expertise, creating the knowledge within the community and removing the barriers that have it.

I don't think the 2 discussions are exclusive though. One is, do we expand the boundary to leverage those opportunities and then there needs to be a second discussion within that boundary, what is the focus of how the investments that CURA might participate in are made. And you could do both, we can expand the boundary and develop it, still focus in on certain residential zones or focus in on certain key projects.

I can only speak from our experience, when he looks at the funding sources we're looking at, I don't know the other world, I know Todd's world, and you all did all kinds of other things, it could be sidewalk improvement or whatever and sometimes these programs, we _____ somewhere, you send him that, you got to send me the whole report because I don't want you to think.

And to that, some of the best projects and plans are the ones that really are able to be comprehensive in nature and cover A-Z, that are wide reaching and that's the key. When you can address things and have a follow up plan, I always tell our grandkids, hey if your project mentions a plan, reference it in the _____ because the comprehensive plan, City plan, well it by law is a legislative act, it has to be given priority, so if you reference something that's in a plan, you're this much ahead of the game, so yeah the key is to get it into the plan but to get the plan to where it makes sense for the things that we are really trying to do, like housing, make it a priority. It would be kind of nice to have sidewalks and transportation where housing is. I'll give you a prime example, we're doing a project with HUD, a housing development, whether it be project based Section 8 or some kind of other subsidy, it's not even on a bus line. You know, the developers have said you know it's not important to us, it's the site that's the most important to us because that's where we are going to make the most money on cash flow of the project. It's acquisition costs, they actually roll out that score sheet.

I disagree with you on that, because the last couple of years they want to tell people where to live, _____, and so we argue the point that they need to be on a bus line.

It's kind of changing.

And the _____ kind of won't buy that taking it out here, and we'll find somewhere they want, I've done that.

I've seen them, you know what I'm talking about it, where it doesn't make sense to put some of the properties that they've done.

Bob's got a lot of experience with low income housing, tax credit underwriting and all that, in the last two years. They really kind of dictate these things.

Well that's good, because it used to be, a developer could call the shots.

they are trying to spread it out now.

It could be that they don't look at that, they don't look at that transmit line. _____ you've got this mandatory training program like on _____ to do it efficiently, they pay the bill on it.

I have a little experience trying to get KRT bus to _____ Center, we could not make that happen. So, people say we'll make the bus happen, it's not, it's not as easy as you think. We actually moved out of the _____ Center because we had patients getting off the bus, crossing the road with their baby.

From KRT, if you're in their meetings and see what they have to go through. When route and services are dropping and we have \$4.00 a gallon gas and rider ship goes up like this. When gas starts to come down, rider ship goes down. So, they are trying to maximize their efficiency.

Sure, so I don't think we should just put in the plan that we're going to make KRT to go, it's a little _____.

I guess the point I was trying to make when I said that was, a lot of times it's making sure we are reaching out to the right community partners who can make it happen. How do we make sure we're pulling all of the resources together? Maybe that can't happen, can Kanawha County run a bus that night, I mean, how do we know if they're not if we don't at least make the approach and ask. We don't want to start at a negative position if it can't happen.

They won't give a bus driver over time.

One of the things that the buildings report found, incredible high vacancies, discuss, what do we do about vacancies when we have lots of empty buildings and what problems does that.

Are there any correlations between those vacancies, like where they are, what kind of condition they're in.

Yeah, there almost exclusively in really terrible condition, so they're dilapidated generally speaking. On the flipside of that same coin, we lots of occupied homes in bad condition too. So, housing stock is a major issue.

A subset of that is, and I've seen it first hand is _____ access, somebody has died off, _____, you have investors that want to do that, but you can't touch that property, _____ and you obviously don't want to take property from somebody. You go through a 2-3-year process for somebody to get that property in the first place.

There's not much of an incentive.

In the meantime, we place on the property and you end up in the 3-year cycle, you own a property that is less.

There's a beautiful 4 unit on the East End, for 18 months it was fine, but then within 24 months it went to hell in a hand basket, beyond belief. It was found out and abandoned it. You can't secure those and even if you could secure them, _____, but I don't know what to do, it's a huge issue with property, but I'm sure there's a lot of _____, it's a big business, and there's a bunch of tax properties, a subset of what you're talking about.

One of the things that Huntington tried to do, they have a land bank program, I believe it's housed under their Urban Renewal Authority.

Right.

But one of the things that they attempted to do was to assert a first refusal tax sale, and so they would have the first crack at buying the properties at auction. That got rejected and I think the Sheriff's Office and others said no, that's not going to happen. We talked in earlier sessions about advocacy things that might be good like you could take to the state and it could be that one of those things could be writing the first refusal in specified urban renewal areas or something like that, to make sure that we're not, you know, because it is a business and there are people in that realm so you don't want to squash that, but some of these properties.

I wouldn't worry about that.

You don't want to take somebody's property that's _____, because you could have a nephew who lives in Florida and your uncle left you a house and you don't know that, so proper notification is, but as you're going through that what truncates those problems that happens with these abandoned buildings is something that there should be some type of _____.

There was a report done recently that I gave to Jams at GAI, but that cycle of, they sat for a period and that's _____.

CURA has a tool to be able to acquire these properties, you know, due process. So, my question to you, and correct me if I'm wrong, is weren't a lot of those on the northern part of Washington Street, up on the hills and there were a lot of access issues?

You mean the vacancies?

Yes.

Yeah, there was a huge pocket of vacancies on top of Beech and Red Oak and so yeah, we looked at that map and in the report and in some ways it forecast where the Building Commission is going to be doing demolition next year. Right, those are the structures that are vacant and they're probably going to have period deterioration and will be coming up to be demolished in a year or two. Yeah, I mean that hillside is prime for redevelopment as areas in the flats, so you know, it probably has highest invested use lot, _____. The other hot spot for vacancies we found was right off of Mary C. Snow.

Thought it was the ones that run along the railroad track, really.

Yeah, that was more linear.

_____.

Yeah, that pocket is and that's where so much attention has been paid in the last 2-3 months, so that means actually it's less of an issue than it was, and that building is _____.

But you still got and to me, right there you have 2 prime areas, that all of the research has been done, you know, we did a lot of research, it just seems to me right there are two glaring projects that should be in this plan. Because you're going to tear them down, then what? Tearing down does not end blight, because vacant land is considered blight, rebuilding it.

Yeah, that's the issue.

We tried to highlight in the report and this has been discussed, yeah, what we're talking about, when the City gets involved and CURA gets involved, demolition exclusively now, the property remains the

property, the real estate, of the person who had it in the first place and so, you know, Suzy is exactly right, we didn't resolve anything, just tore the building now.

(too many talking)

_____, 4 or 5 years ago from the zoning code, they can be rebuilt as Mark mentioned, it can be permanent structure.

_____.

Well, with your project, it was a townhouse project and that's a little different, but you can rebuild.

I think she has a couple of comments.

I definitely support the land banking as far as houses go and ____ these properties when things really start to pick up as a hedge against, so we'll still be able to have some affordable housing here. I'm looking forward to the day when we have a really healthy _____. I definitely support the legal policy changes that we need to keep these tax owned properties from sitting there and deteriorating. Has anybody heard of a new, we want to create new homeowners, has anybody ever heard of a program that would actually include construction or rehab to get the house into a safe condition and then provide like a down payment assistance or low interest loan, once it's in livable condition, and maybe have a PAC supervising construction and they could give us a pipeline of formal first-time home buyers because we need the pipeline of home buyers as well as the safe affordable homes, we need both.

Are you talking about a product?

Yes, has anybody ever heard of that.

Yes. the West Virginia Housing Development Authority has it. Federal Loan again has First Front Door, homeowners program through MOVCD, so there are a lot of homes that need a lot of work and most people that are thinking about buying on the West Side don't have that kind of cash, you know. The other comment I wanted to make was we have tremendous assets, our riverfront, our great city views, you know, we have the interstate exits right there, which came up in an earlier session, we can attract people off of the interstate, so we need to really prioritize the business development that lets us tap into and leverage those assets and particularly I want to end of making it accessible for pedestrians and cyclists to get around and get from the upper side and the river front, that wonderful new trail. The other thing I would like to say is I feel like we ought to prioritize strategies that really are coordinated with public and private investment together because that has made the biggest difference on my block, so providing awards and incentives to developers and businesses especially those that use local labor. You know, just tax abatement and other strategies to mitigate the risk to developers and you know, just really looking at coordinating in an intentional way so that we're getting the best of both. And then I would just add, let's keep up with these problem areas. The demolition still need to happen, there are plenty more that still need to come down and really going after these squatters and trespassers and taking property crime seriously and the code enforcement seriously, and then also coupling that with programs that help people to do the right thing and then publicizing loudly that these things are in place. Consequences are happening to the people that are caught causing deterioration and also good consequences are happening for people that are helping.

Very good.

So is anybody helping the people on the West Side or organizations on the West Side quality for this federal home loan bank situation you're talking about.

RCTR and Kids Residence, they're.

But I mean there are also other organizations, I think there's hope that, you know, all this property on the West Side.

Yeah, there's no reason why they can't. You've got to go through a bank. I'm sure somebody.

_____ it's work Bob. _____ yourself with all of these alphabet soup, as a banker it makes my head spin.

We know there's work and we know there's a scientific way.

It takes work on part of the individual to understand all of the pieces of the puzzle that they've got to put together, this puzzle and it's not easy, it's not an easy deal and doing a mortgage loan now as a banker is the most ridiculous process that you would ever go through in your entire life. It's because of the regulations out there, we are hand strung.

But you guys are making money every day. So, somebody is able to get it done.

Well it's not we can make more, it's the regulations are burdensome, but yeah, it's difficult to get through all of these processes. I mean I'm hearing all of these different entities out here, but coordinating them and making them work, and that's why I asked the questions, from 2008 to 2018, you know what's going to make it this time to push this thing through results. And I agree with you Bob, I mean home ownership, you know, it's not only the sweat equity that they put into their project, but they go and take finance courses through it, they have to learn personal finance, they have life coaches, I mean it's super nice.

Maintenance.

Buying a house is one thing, but maintaining the house, paying the taxes, paying the insurance and all the stuff that goes along with that, it ain't for everybody.

This is really interesting, it's something I've been keeping track of today, you set all of this in place but when it comes to the community side participation that is part of the challenge. I sat on Habitat's board for 5-6 years and their biggest challenge is getting people to participate in their program, good people that will participate.

That's what I said earlier, we need overarching things, but we also need walk the ground, _____ assistance and I think that's a piece that is missing.

You've got to help yourself sometimes.

That's right.

They can have all of this in place, you can put somebody into a home, but they have to hutzpah to continue and be able to maintain it, like many of us do, you're failing.

Well you're setting them up for failure.

Exactly.

That's one of the visions I have for this project, you know, these brothers helping brothers, fireman, policemen, veterans. If you give them the right tools, you know how many veterans are falling by the way side just because they don't know where to seek help. All they have to do is put them with somebody that understands them that will give them a chance to get a better lot in life, and man they did the best for us.

If I could comment about that 10,000-foot unit, I'll leave my bureaucrat hat on here and everything, but there seems to be in Charleston definitely some, there's a hard separation between public monies and private monies and you know, the public/private partnership stuff. You know I do think we need to figure out how to leverage the folks that do have cash in their pocket and want to find ways to make that cash bigger and not have that be such a, well that's their business and we're here just giving grants, we need to have more conversations about, okay you need to make a buck on this project or we need to make some improvements in the neighborhood, how do those things happen and those things.

Right.

Having developers here, one of the things that came out during a previous meeting was the thought about have streetscape projects. You can do streetscape projects but that doesn't necessarily spur the investment to the property adjacent to that streetscape and would it make more sense to make that money follow where investments are being made. So, if you do a project down the road.

So, we could do sidewalks right now, put \$400,000 into rehab, but you know defining this area is a big big deal. I'm a low income, affordable housing developer, that's what I want to do for a living, Mark has committed his whole career towards it. The need for affordable housing has been getting greater and greater every year and in New York City alone, they are going to build 30,000 units this year, but they need 350,000. There's a crisis going on in this country everywhere you go for affordable housing and we've got an area here that is a raw opportunity as a developer. I see it right now, we did a _____ project up in Clarksburg where we are putting a 36-unit building there, it's right in the middle of what is considered the worse part of Clarksburg. There's a guy up there who owns all of that and several buildings around it, he's buying more buildings around it. About a month, he shows me a master plan, this guy is going to spend tons of money and he's going to place market rate apartments, retail, and one of the reasons this project is going on is it is becoming an anchor. And so, you take these projects, marketing ideas, and the other guys in this business, and you get them started around and get rid of some of this older stuff. We're there to pick it up. I could find 8 units over here and go down the street, find another 8 units, and go down the street 3-4 blocks away and find another place to put in units, then all of the sudden I have a project big enough, it carries the transaction costs of these deals that we do carry. So, it's just, my big thing today is, because I think the most tangible thing to come out of this project is redefining this area. I'm interested in knowing what that process is going to look like moving forward, what is the next step, who are the continued stakeholders, I'm trying to figure out what the downside is to it.

I don't think we've identified one, you know the goal of today has been to gather, you know we're going to get back together as a team and then work through what we've gathered and then the public will meet on September 11 and that's really when our work begins and all I can tell you right now, your message is clear and it's something that we're going to.

I just want to close the deal.

But it will be part of the discussion and when we start to role this plan out, we'll invite people back to the table, that will be something that will happen, but we're not in the position today to make decisions, but your point.

Your sidewalk, like you said sidewalks and stuff, I don't know you could talk to some folks in the city, I don't know, _____.

I would think that you would get opposition from the residents if you're talking about 8 units here, 8 units there. You know I would say that the residents in the areas we're talking about are more interested in single family housing and you're talking about low income tax credit houses where you build another project, another Orchard Manor, or whatever. I mean we're looking for an upgrade. But I'm talking about single family housing and you're talking about multi-unit housing and people are talking about houses that they can walk around and until we do that, you're definitely going to get opposition for multi-unit housing especially if they go beyond _____.

You're running with it.

I've been a board member here for the last 30 years now, so come on.

What I'm saying is Bob, what I envision, what I'm talking about is the whole West Side becomes low income housing, they never work. I'm just looking for more places to do it.

Okay, why don't you take a look at doing some single-family housing and see what that gets you and see what that does to upgrade the community and bring maybe a higher income group of people. Why don't you try some building construction training programs into the stuff that you're doing so that some of the people that live in these areas can get some jobs, some job training, and then they can do whatever they want to do.

I think those are all great ideas.

But I have to say it would be a bit more expensive, if we want to help people by putting them in apartments dare I say. Because each one of us lives in a house I think, because we can afford it. But if we will try to help those people, give a house, something nice, an apartment, because an apartment is more affordable and I think that it sounds like it will help people, at least in the beginning.

I think, like I talked about before, it's really all-of-the-above solution. You're going to need some of this and single-family housing and how we make all of that happen. Because there are lots that are going to be available.

Even if we can start with the basics.

There's a need for all of the above and we don't deny there's a need for single family but we also are saying that a healthy community needs affordable apartments as well as a type of product, and the idea is to put mechanisms in place to attract developers. Now this might be Mr. ___ particular specialty, but the idea is to get other developers in here that might specialize in multi-family, might specialize in single-family, and so it's just not going to be Mr. ___ doing this work, but that just might be his focus. We want to put mechanisms in place, now just housing.

Well a perfect example, any house on the West Side, you can't build new beside old because your upside down to begin with.

I built 3 houses on 2nd Avenue and ___ Street, the one on the main corner has appraised at \$120,000, the two beside it appraised for \$80,000. And that was in 2005. And I mean we built houses down the street that appraised for \$70,000, I mean come on. The people that we built the houses for still live there and the houses are almost paid for. So, it's hard to convince me about what you're talking about. I mean yeah, it's hard, you got to really work at it, you've got to cover every base, you're got to do the home buyer counseling, you've got to dig the people out of where ever they come from, but we did it and we got no support from nobody and people don't even recognize the fact that we did it or who we were that did that.

You have done a lot of good work Bob.

Not that I'm looking for people to say well how did you do that or can we help you, it must not have been that great.

Well I'm not a single-family home builder and I have no desire to be one.

I understand that, I don't have a problem with that and I think what you're doing now is great because nothing has been done since 2005 or something like that, nothing new has been built over there, but you went for your hearing the opposition that you got was from the two families that live close to where those units were going to be built and they expressed interest in thinking that single family housing in that area would be better than 8 units that you planned on putting there. And I'm still saying you need to hire some local people and see if you can get some training dollars to do that and the whole nine yards.

Well investors only look at return on investment. I mean if you can build a new house on the West Side and build one in South Hills, you're going to build a new house in South Hills.

Not me.

Okay, let's step away, what we want to incentivize is people do want to build single family houses here and work with service providers that are doing that. There are young people in our community that are building single family houses and we need to leverage their participation in this plan to make it work, just like we need to leverage the Side Brothers to.

And that's one of my visions of these veterans helping veterans, policemen helping policemen, retired people that have vision for their communities, let them rehab houses, train them to do, rehab it for a veteran, put a veteran in it, get financing.

Why can't we have it for just somebody who is a normal resident you know.

Well my heart is with veterans.

Well my heart is within veterans too, you know, and I went and talked to the guy who is the director of Veteran Affairs in the State of West Virginia and he said well my people don't need housing. So, he wasn't interested in, I said you know we could create, there are a couple of apartment units on the West Side of Charleston that need to be on the historic registry and they would make perfect houses for veterans but who is interested.

I think we need to wrap up.

Just as a quick wrap up, is there anything you'd like to add before we finish up here, you see for the neighborhood that we could address with this plan and if you don't have it now, you can email us those ideas, we're going to have some social media to receive ideas, we're going to have the public meeting on September 11 and we'll provide the time and location as soon as it's confirmed, so there's going to be a lot more opportunities to contribute as well. Like I said we're really in the information gathering phase.

You know the only thing I have to add is a thank you for doing that and keeping that dialogue going, it's really important.

I would like to say, at the public meeting on the 21st, it would be marvelous if CURA is _____ to vote on what they're going to do with this subsidy program that they talked about.

This is a meeting separate from this plan so, yeah.