

Minutes
Jefferson County Commission
Thursday, July 17, 2025

A meeting of the Jefferson County Commission was held on Thursday, July 17, 2025, during the third quarterly session at 393 N. Lawrence Street, Charles Town, WV at 6:00 p.m. The meeting was held via Zoom and in-person. Present were President Pasha Majdi, Vice President Mike Mood, Commissioner Steve Stolipher, Commissioner Cara Keys, and Commissioner Jack Hefestay. Also present were Edwina Benites-LM, County Administrator; Nathan Cochran, Assistant Prosecuting Attorney; Jacki Shadle, County Clerk; and Lynn Dillow, Administrative Clerk. The archived meeting of the Thursday, July 17, 2025, meeting is available on the Jefferson County Commission website.

**JEFFERSON COUNTY COMMISSION COMMUNITY DISCUSSION ON THE
COMMISSION-OWNED WASHINGTON STREET PROPERTIES**

Opening – President Majdi

Washington Street Properties Presentations

OVERVIEW OF THE PROPERTIES AND PROCESS:

1. Nathan Cochran, Assistant Prosecuting Attorney
Legal Options Regarding the Sale of Commission-owned Properties in West Virginia – Informational. No action taken
2. Laura Kuhn, Director of Fleet and Facilities Management
Properties Overview – Informational. No action taken.
3. Patsy Noland, Former County Commissioner
History of Washington Street Properties and Potential Uses – Informational. No action taken.
4. Angie Banks, Jefferson County Assessor
Assessment Overview – Informational. No action taken.
5. Kanette Petry, Conrad and Lutrell
Jefferson County Courthouse Use Restrictions – Informational. No action taken.
6. Meredith Dreistadt, Acting Deputy West Virginia State Historic Preservation Office
Informational Presentation. No action taken.

PRESENTATION BY BUSINESS GROUPS-Informational Only-No action taken

1. Charles Town Now
2. Strong Towns of Jefferson County

PRESENTATION BY SOME POTENTIAL PURCHASERS-Informational Only-No action taken

1. Lori Wysong, Director of the Jefferson County Museum
2. Mike George, Mayor of the City of Charles Town
3. Scott Sudduth, Jefferson County Building Commission
4. Josh Cook, Program Manager of the Jefferson County Development Authority

PUBLIC COMMENT

Public comment was received by:

- Amanda Stroud
- David Tabb
- Christine Wimer
- Emily Galleher
- Summer Wilkes

JEFFERSON COUNTY COMMISSION MEETING AGENDA

Moment of Silence

Pledge of Allegiance

Pledge of allegiance to the West Virginia flag

APPROVAL OF MINUTES

Commissioner Majdi motioned to approve:

- July 8, 2025 Special Meeting Minutes DRAFT
 - Meeting minute updates: inclusion of additional attachments from June 5, 2025
- The motion was approved without objection.

APPROVAL OF ACCOUNTS PAYABLE

CHECK NUMBER		VENDOR NAME	UNCLEARED
92726		AT&T	66.80
92727		BENJAMIN S WILLIAMS	282.00

92728		BIEDLERS ELEC MOTOR REP	20.88
92729		CAPITAL ELECTRIC	720.70
92730		CASTO & HARRIS INC	2,204.00
92731		CITY OF CHARLES TOWN	20.00
92732		CMA CHRYSLER DODGE JEEP	295.10
92733		GUTTMAN OIL CO	12,626.70
92734		JOHN DEERE FINANCIAL	622.39
92735		KONE BROOKLYN	1,172.32
92736		MILLENIUM INSURANCE GROUP	250.00
92737		NAPA AUTO PARTS	571.28
92738		R.E. MICHEL CO. LLC	435.57
92739		STAPLES	466.94
92740		UNIFIRST	169.65
92741		WVCORP WV COUNTIES SELF INSURANCE RISK POOL	341,568.50
92742	AM/053	PAYMENTUS CORP	10.95
TOTAL			361,503.78

Commissioner Majdi motioned to approve the accounts payable for July 10, 2025 in the amount of \$ 361,503.78. The motion was approved without objection.

CHECK NUMBER		VENDOR NAME	UNCLEARED
92744		ABENEO ZUNIGA	288.00
92745		ALEXIS MASTERS	134.40
92746		AMERIFLEX	122.40
92747		APRIL BLAKER	643.92
92748		ATLANTIC EMERGENCY SOLUTIONS, INC.	697.02
92749		BJ'S EMBROIDERY CO INC	503.00
92750		BOLAND TRANE SERVICES INC	2,123.00
92751		BUREAU OF CHILD SUPPORT	921.49
92752		CARRIE ORR	1,628.09
92753		COMPTROLLER OF MARYLAND	1,352.86
92754		CYNTHIA DANNER	293.57
92755		DARYLL WIMER	5.70
92756		DAVID EVERETT BOOBER	959.00
92757		DOUGLAS H FLETCHER	1,019.01
92758		EFTPS IRS TAXES	193,585.01
92759		EMILY MORROW	269.50
92760		EMPOWER RETIREMENT	12,125.17
92761		ENTERPRISE FM TRUST	52,975.04
92762		EXECUTIVE EMERGENCY LIGHTING LLC	135.00

92763		FBINAA WV	125.00
92764		FRONTIER	13,861.56
92765		HIGHMARK WV	261,406.42
92766		JEFFERSON SECURITY BANK	3,678.00
92767		JEFFERSON COUNTY CHAMBER OF COMMERCE	600.00
92768		KONE BROOKLYN	1,809.75
92769		LORI BROWN	397.39
92770		MARYLAND FIRE EQUIPMENT CORPORATION	15,480.60
92771		MCA, INC	3,271.74
92772		MCKESSON MEDICAL-SURGICAL GOVERMENT SOLUTIONS LLC	249.62
92773		MORGAN BLUE	5,200.40
92774		NATIONWIDE RETIREMENT SOLUTIONS	1,065.00
92775		OBSESSION AUTOMOTIVE	3,118.86
92776		PA SCDU	320.00
92777		POTOMAC EDISON	31,756.11
92778		PPC LUBRICANTS LLC	367.25
92779		QUADIENT INC	1,286.00
92780		R.E. MICHEL CO. LLC	244.24
92781		RICOH USA INC	375.51
92782		ROBERTS OXYGEN COMPANY, INC	112.56
92783		RONALD DANTZIC	7.49
92784		SANDRA KELLEY	373.45
92785		SPIRIT OF JEFFERSON	501.21
92786		STATE TAX DEPARTMENT	254.67
92787		TINT WIZARD	480.00
92788		UNIFIRST	221.66
92789		VALLEY HEALTH EMPLOYER HEALTH	225.00
92790		VICTORIA MYERS	1,049.65
92791		WV DEPUTY SHERIFF RETIREMENT SYSTEM	35,073.98
92792		WV EMERGENCY MEDICAL SERVICES RETIREMENT SYSTEM	97,627.27
92793		WV PUBLIC EMPLOYEE RETIREMENT SYSTEM	48,774.05
92794		WV REGIONAL JAIL & CORRECTION FACILITY AUTH	66,874.85
92795		WV STATE BAR	2,450.00
92796		WV STATE TAX DEPARTMENT	49,954.99
92797	GS/004	GENERAL COUNTY FUND - J FEE	13,047.23
92798	FG/009	SHERIFF OF JEFFERSON COUNTY	5,891.15
92799	AM/053	SHERIFF OF JEFFERSON COUNTY	3,761.39
TOTAL			941,075.23

Commissioner Majdi motioned to approve the accounts payable for July 17, 2025, in the amount of \$ 941,075.23. The motion was approved without objection.

APPROVAL OF MANUAL CHECKS

		JULY 10TH, 2025		
		OTHER FUNDS		
Check #	Fund	Vendor		Amount
1936	CO/246	84 LUMBER		838.68
1022	CW/059	WV STATE AUDITOR		905.00
TOTAL				\$ 1,743.68

Commissioner Majdi motioned to approve the manual checks for July 10, 2025, in the amount of \$ 1,743.68. The motion was approved without objection.

		July 17, 2025		
		OTHER FUNDS		
Check #	Fund	Vendor		Amount
352	DG/003	SHERIFF OF JEFFERSON COUNTY		\$30,784.43
351	MG/005	SHERIFF OF JEFFERSON COUNTY		\$30,379.24
968	HD/008	ALLIED UNIVERSAL ELECTRONIC MONITORING		\$3,283.20
969	HD/008	SATELLITE TRACKING OF PEOPLE		\$1,541.60
224	VR/063	SECRETARY OF STATE'S OFFICE		\$303.52
1252	AV/056	GLOBAL SCIENCE & TECHNOLOGY INC		\$3,928.82
1253	AV/056	MILLER'S SUPPLIES AT WORK		\$447.75
1254	AV/056	MONROE SYSTEMS FOR BUSINESS		\$943.26
1527	IP/249	SHERIFF OF JEFFERSON COUNTY SCHOOL		\$274,965.70
1528	IP/249	SHERIFF OF JEFFERSON COUNTY LAW ENFORCEMENT		\$16,829.42
1529	IP/249	SHERIFF OF JEFFERSON COUNTY PARKS/REC		\$101,097.18
1530	IP/249	SHERIFF OF JEFFERSON COUNTY EMS		\$26,242.13
1531	IP/249	SHERIFF OF JEFFERSON COUNTY ADMIN		\$29,762.14
1023	CW/059	WVRC MEDIA		\$3,550.96
1024	CW/059	SHERIFF OF JEFFERSON COUNTY		\$2,000.00
TOTAL				\$526,059.35

Commissioner Majdi motioned to approve the manual checks for July 17, 2025, in the amount of \$ 526,059.35. The motion was approved without objection.

APPROVAL OF PAYROLL

Commissioner Majdi motioned to approve payroll for July 18, 2025, in the amount of \$ 527,022.58. The motion was approved without objection.

APPROVAL OF REQUISITIONS

DEPARTMENT	PURCHASE ORDER NO.	AMOUNT	VENDOR	DESCRIPTION
SHERIFF - LAW	26021	\$ 5,791.53	10-42 Tactical LLC	vests
FLEET AND FACILITIES - OTHER BLDGS	26022	\$ 9,620.00	Fidelity Power Systems	generator maintenance service program
	26023	\$ 200,000.00	Enterprise FM Trust	FY26 vehicle lease
	26024	\$ 37,059.00	ARC Document Solutions	ARC facilities annual subscrip/quickstart
COUNTY COMMISSION	26027	\$ 100,336.02	Berkeley County Council	Berkley Co. Day Report Reimbursement
IT	26026	\$ 34,490.32	TEK Advisors LLC	IT Buildout - 393 Lawrence
GRAND TOTAL		\$ 387,296.87		

Commissioner Majdi motioned to approve the requisitions for July 17, 2025, in the amount of \$ 387,296.87. The motion was approved without objection.

PUBLIC COMMENT:

Public comment was received by:

Amanda Stroud

David Tabb

Elizabeth Ricketts

Christine Wimer

William Kenny

Ross Morgan

PRESENTATIONS

1. Public Hearing: Zoning Map Amendment Petition for Hoxton Center (Commercial Growth) (File# 25-2-Z)

Public Comment:

Commissioner Stolipher motioned to open public comment. The motion was seconded by Commissioner Mood and approved unanimously.

No one offered public comment for this agenda item.

Commissioner Stolipher motioned to close public comment. The motion was seconded by Commissioner Mood and approved unanimously.

Zoning Map Amendment Petition for Hoxton Center (Commercial Growth) (File #25-2-Z)

Commissioner Keys recused herself from voting on this agenda item. Commissioner Stolipher motioned to approve the rezoning request as submitted. The motion was seconded by Commissioner Mood. The motion was approved by a vote of 4-0.

2. Roger Goodwin, Director of Engineering, Planning and Zoning; Will Smith, Land Development Specialist; Luke Seigfried, County Planner

Beallair Homes, LLC-Beallair Phase 1 File #02-36 request for bond release

Commissioner Stolipher motioned to approve a complete bond release for Performance Bond GM226705 with Great Midwest Insurance Company for Beallair Homes, LLC-Beallair Phase 1 file no. 02-36. The motion was seconded by Commissioner Hefestay. The motion was approved unanimously.

Beallair Homes, LLC-Beallair Phase 4A File #19-16-SD request for bond release

Commissioner Mood motioned to approve the complete bond release for Performance Bond GM225305 with Great Midwest Insurance Company for Beallair Homes, LLC-Beallair Phase 4A file no. 19-16-SD. The motion was seconded by Commissioner Hefestay. The motion was approved unanimously.

Rezoning request for Cochran Properties

Commissioner Stolipher motioned to forward the Rezoning Request of the Cochran Properties (Tax Map 5 Parcels 10.3, 10.4, 10.7, 12.14 and 12.15) to the Planning Commission agenda for August 21st at a time to be determined for review and recommendation. The motion was seconded by Commissioner Hefestay. The motion was approved unanimously.

3. Pasha Majdi, Jefferson County Commission President – Jefferson County Development Authority Next Steps and Interview

Resolution: Vision for the Jefferson County Development Authority

Commissioner Mood motioned to approve the resolution with the amendment to section 3 adding the phrase “as appropriate”. The motion was seconded by Commissioner Stolipher. The motion was approved unanimously.

Resolution: Jefferson County Development Authority Partnership with the State

Commissioner Stolipher motioned to approve the resolution with the change in wording from “including” to “primarily”. The motion was seconded by Commissioner Mood. The motion was approved unanimously.

4. Tom Hansen, Jefferson County Sheriff and Treasurer

Governor’s Highway Safety Program (GHAP) grant

Commissioner Stolipher motioned to approve the application for the Governor’s Highway Safety Grant and authorize the president to sign the associated documents. The motion was seconded by Commissioner Mood. The motion was approved unanimously.

Potential legal issue regarding former employee

Commissioner Stolipher motioned to enter into executive session to receive legal advice on a personnel and contractual matters at 9:23 p.m. The motion was seconded by Commissioner Hefestay. The motion was approved unanimously.

Commissioner Hefestay motioned to reconvene in regular session at 10:13 p.m. The motion was seconded by Commissioner Mood. The motion was approved unanimously.

Revisit Home Confinement

Commissioner Hefestay motioned to approve the proposed revision to the Home Confinement program. The motion was seconded by Commissioner Mood. The motion was approved unanimously.

5. Mike Mood, Jefferson County Commission Vice-President

Resolution: West Virginia Goes Purple

Commissioner Mood motioned to approve the resolution for West Virginia Goes Purple for the month of September with an amendment for all commissioners to sign the

resolution. The motion was seconded by Commissioner Keys. The motion was approved unanimously.

6. Jessica James, Chief Human Resource Officer

Approval of Promotion: Facilities Mechanic-Department of Fleet and Facilities Management

Commissioner Mood motioned to approve the promotion of Michael Lee for the Grade V, full-time, 80 hour position of Facilities Mechanic within the Department of Fleet and Facilities Management, at a salary of \$57,500. The motion was seconded by Commissioner Hefestay. The motion was approved unanimously.

Approval of Employee Changes in Title-Part Time Instructors-Emergency Services Agency

Commissioner Mood motioned to approve the changes in title for employees Monte Conner and David Swain, from part-time FF/EMTs to part-time instructors for the Jefferson County Emergency Services Agency, effective July 1, 2025. The motion was seconded by Commissioner Hefestay. The motion was approved unanimously.

7. David Bound, Chief Financial Officer

Internal Budget adjustments

Commissioner Stolipher motioned to accept the internal budget adjustments as presented with FY25-013. The motion was seconded by Commissioner Keys. The motion was approved unanimously.

Ambulance Fee bill adjustments/exonerations

Commissioner Stolipher motioned to approve the ambulance fee bill adjustments and exonerations as presented. The motion was seconded by Commissioner Mood. The motion was approved unanimously.

8. Nathan Cochran, Assistant Prosecuting Attorney

Discussion, advice and possible action from counsel regarding ongoing opioid litigation and related issues

Commissioner Stolipher motioned to enter into executive session to receive legal advice on a personnel and contractual matters at 9:23 p.m. The motion was seconded by Commissioner Hefestay. The motion was approved unanimously.

Commissioner Hefestay motioned to reconvene in regular session at 10:13 p.m. The motion was seconded by Commissioner Mood. The motion was approved unanimously.

Commissioner Stolipher motioned that the commission is in favor of the Purdue Bankruptcy Settlement Plan. The motion was seconded by Commissioner Keys. The motion was approved unanimously.

Discussion of Charles Town Utility Board v. West Virginia American Water Company (25-0263-PWD-C)

Commissioner Stolipher motioned to enter into executive session to receive legal advice on a personnel and contractual matters at 9:23 p.m. The motion was seconded by Commissioner Hefestay. The motion was approved unanimously.

Commissioner Hefestay motioned to reconvene in regular session at 10:13 p.m. The motion was seconded by Commissioner Mood. The motion was approved unanimously.

Discussion regarding Jefferson County Circuit Court Case No. CC-19-2025-C-162.

Commissioner Stolipher motioned to enter into executive session to receive legal advice on a personnel and contractual matters at 9:23 p.m. The motion was seconded by Commissioner Hefestay. The motion was approved unanimously.

Commissioner Hefestay motioned to reconvene in regular session at 10:13 p.m. The motion was seconded by Commissioner Mood. The motion was approved unanimously.

COUNTY ADMINISTRATOR REPORTS

9. Edwina Benites-LM, County Administrator

393 and 330 Building Update

Agenda item was informational only. No action was taken.

Consider matters involving or affecting the construction, planning, purchase, sale, or lease of property for county office space, and/or courthouse space.

Commissioner Stolipher motioned to enter into executive session to receive legal advice on a personnel and contractual matters at 9:23 p.m. The motion was seconded by Commissioner Hefestay. The motion was approved unanimously.

Commissioner Hefestay motioned to reconvene in regular session at 10:13 p.m. The motion was seconded by Commissioner Mood. The motion was approved unanimously.

Adjourn

Having no further business, Commissioner Majdi motioned to adjourn the meeting. The motion was seconded and unanimously approved. The Commission adjourned at 10:30 p.m.

Pasha Majdi, PRESIDENT

Respectfully submitted
Jacqueline C. Shadle
Jefferson County Clerk

Presentation transcript: Nathan Cochran-Legal Options Regarding the Sale of Commission-owned Properties in West Virginia

35

00:07:03.680 --> 00:07:12.359

JCC Zoom: With that I'll turn it over to our county attorney, Mr. Cochran, to explain the legal options regarding the sale of commission-owned properties in West Virginia.

36

00:07:12.590 --> 00:07:26.940

JCC Zoom: and Mr. Cochran. If we could keep it to 10 min or less. I have some very good news with that. I've I've edited my presentation several times, and I do have it down now to 2 h and 47 min. So

37

00:07:27.630 --> 00:07:41.769

JCC Zoom: just did you have that popcorn available? Now, seriously, thank you, commissioners, thanks to our county administrator, thanks to many other folks that were involved in this

38

00:07:43.120 --> 00:07:45.990

JCC Zoom: purchasing these buildings and things like that.

39

00:07:46.170 --> 00:07:51.109

JCC Zoom: It's been a lot of effort on behalf of a lot of people.

40

00:07:51.340 --> 00:07:54.850

JCC Zoom: and it's been a long time coming. We

41

00:07:55.760 --> 00:07:59.730

JCC Zoom: greatly appreciate that, and it's going to do great things for Jefferson County.

42

00:08:00.890 --> 00:08:01.689

JCC Zoom: All right.

43

00:08:02.970 --> 00:08:08.560

JCC Zoom: I think this is going to help Jefferson County as we move into the future. But it does bring

44

00:08:09.640 --> 00:08:11.620

JCC Zoom: some questions to the table.

45

00:08:12.040 --> 00:08:20.410

JCC Zoom: because we have property. And what are we going to do with the property that we already have. The property that we are moving out of.

46

00:08:22.660 --> 00:08:31.849

JCC Zoom: Probably one of the most important foundational points is to recognize that we are a Dylan's rule state in West Virginia.

47

00:08:32.360 --> 00:08:37.970

JCC Zoom: and what that really means is that we can only do what

48

00:08:38.440 --> 00:08:45.569

JCC Zoom: the State government authorizes us to do in code. We. We can't just do what we want. We can't act

49

00:08:46.180 --> 00:08:51.429

JCC Zoom: because the code doesn't say we can't. We can do it. No, the code has to give us authority.

50

00:08:51.760 --> 00:08:56.580

JCC Zoom: There's a case from our neighboring county, Berkeley County.

51

00:08:57.040 --> 00:09:00.970

JCC Zoom: and it's called the State Line Sparker case, and it succinctly

52

00:09:01.240 --> 00:09:07.110

JCC Zoom: talks about this principle. The County Commission is a corporation created by statute.

53

00:09:07.290 --> 00:09:13.460

JCC Zoom: and possessed only of such powers that are expressly conferred by the Constitution and legislature.

54

00:09:13.640 --> 00:09:22.669

JCC Zoom: together with such as are reasonably and necessarily implied in the full and proper exercise of the power so expressly given.

55

00:09:23.540 --> 00:09:31.260

JCC Zoom: This is the most important sentence. It can only do such things that are authorized by law and in the mode prescribed.

56

00:09:31.490 --> 00:09:37.110

JCC Zoom: So we are constrained by the law in how we deal with that property.

57

00:09:37.600 --> 00:09:45.030

JCC Zoom: It just so happens that the Legislature has considered the issue of selling property.

58

00:09:45.380 --> 00:09:50.380

JCC Zoom: and in West Virginia Code 733. There's a specific statute

59

00:09:51.150 --> 00:09:56.209

JCC Zoom: that says and I'm only reading pieces of it just for the sake of time.

60

00:09:57.760 --> 00:10:06.909

JCC Zoom: The county commission of a county is authorized by law. We talked about the Dillon's rule where you're looking for an authorization in the law. Right?

61

00:10:07.050 --> 00:10:09.839

JCC Zoom: And so we have that in this statute

62

00:10:09.990 --> 00:10:19.350

JCC Zoom: the county commission of a county is authorized by law to sell or dispose of any property, either real or personal, belonging to the county.

63

00:10:20.820 --> 00:10:27.979

JCC Zoom: and again skipping a few words here and there, the property shall be sold either at an on-site public auction

64

00:10:28.320 --> 00:10:32.509

JCC Zoom: or by utilizing an Internet-based public auction service.

65

00:10:32.790 --> 00:10:36.459

JCC Zoom: and the sale shall be conducted by the President of the County Commission.

66

00:10:36.870 --> 00:10:39.949

JCC Zoom: and it goes on to describe notice and things like that.

67

00:10:41.460 --> 00:10:43.609

JCC Zoom: So that's how we can sell the property.

68

00:10:43.900 --> 00:10:52.780

JCC Zoom: Now that's subdivision. A subdivision. B says the provisions of subsection. A

69

00:10:52.970 --> 00:11:01.800

JCC Zoom: in this section concerning the sale of public auction do not apply to a county commission selling or disposing of this property for public use

70

00:11:02.280 --> 00:11:04.689

JCC Zoom: to the United States of America.

71

00:11:04.970 --> 00:11:11.830

JCC Zoom: the State of West Virginia, or its political subdivisions, which it goes on in

72

00:11:12.380 --> 00:11:21.420

JCC Zoom: name, a bunch of those the Board of education, volunteer fire departments, ambulance services, or any community center organization.

73

00:11:21.770 --> 00:11:30.849

JCC Zoom: nonprofit, senior center, or any authority, commission, instrumentality or agency established by act of the State of West Virginia or any of its political

74

00:11:30.950 --> 00:11:31.870

JCC Zoom: subdivision.

75

00:11:32.630 --> 00:11:37.140

JCC Zoom: And so there is.

76

00:11:37.440 --> 00:11:39.879

JCC Zoom: There's more to the statute for sake of time.

77

00:11:40.240 --> 00:11:42.490

JCC Zoom: I'm going to stop. But

78

00:11:44.220 --> 00:11:50.420

JCC Zoom: basically we can either auction this property off, or we can find some

79

00:11:51.820 --> 00:11:55.339

JCC Zoom: governmental or other agency like it's described.

80

00:11:55.850 --> 00:11:57.070

JCC Zoom: Work out a deal with them

81

00:11:58.660 --> 00:12:01.899

JCC Zoom: excellent and just, really quickly when you say

82

00:12:02.110 --> 00:12:05.470

JCC Zoom: subdivision of the State government, does that include local governments?

83

00:12:05.600 --> 00:12:06.350

JCC Zoom: Yeah.

84

00:12:06.740 --> 00:12:07.750

JCC Zoom: So

85

00:12:08.990 --> 00:12:15.009

JCC Zoom: the State of West Virginia or its political subdivisions. The County Commission is a political subdivision of the State of West Virginia.

86

00:12:15.940 --> 00:12:20.600

JCC Zoom: and so would the municipalities be.

87

00:12:20.750 --> 00:12:21.410

Presentation transcript: Laura Kuhn and Patsy Noland – Properties Overview and History of Washington Street Properties and Potential Uses

88

00:12:22.030 --> 00:12:27.519

JCC Zoom: Next, we will have Director Kuhn or Coon Overview. What are these properties

89

00:12:38.030 --> 00:12:39.060

JCC Zoom: in a while?

90

00:12:39.370 --> 00:12:53.669

JCC Zoom: I see former Commissioner Nolan is coming up to the dais. Thank you so much. I want to introduce you. Patsy Nolan is a former county commissioner, and thank you so much for joining us for this presentation also on the history of Washington Street properties and potential uses. Thank you, ma'am.

91

00:12:55.360 --> 00:13:04.630

JCC Zoom: So we decided that it would be easier to rip off each other's. I'll give my portion, and she's going to talk about the history

92

00:13:05.030 --> 00:13:05.740

JCC Zoom: cool.

93

00:13:15.670 --> 00:13:21.440

JCC Zoom: Sure I'm Laura Kuhn, the director of Fleet and Facilities Management for the Jefferson County Commission.

94

00:13:21.610 --> 00:13:24.919

JCC Zoom: and I'm super excited to be here for our 1st County commission meeting

95

00:13:28.950 --> 00:13:29.370

JCC Zoom: and

96

00:13:30.040 --> 00:13:47.609

JCC Zoom: to go over what I'll be sharing. I'm going to share an overview of our Washington Street properties, buildings that have long served as the core of county government operations in Charlestown. My goal today is to highlight the character, functionality and strategic locations of each building to demonstrate their potential for a wide range of future uses.

97

00:13:47.750 --> 00:13:52.969

JCC Zoom: These buildings are more than just square footage. They're part of the fabric of Charlestown.

98

00:13:54.800 --> 00:14:00.520

JCC Zoom: and I'm going to talk a little bit about the history and uses of these buildings in the past.

99

00:14:11.580 --> 00:14:19.359

JCC Zoom: As you can imagine, we have a new AV system. So we're hooking up the presentation. We're going to show that on these screens around the room.

100

00:14:47.150 --> 00:15:02.220

JCC Zoom: Commissioner Keys, what are you looking forward to? More? The outdoor festivities, the family scavenger hunt or the family movie night movie night movie night. Yeah, we're going to be playing one of 2, I believe. So, kid, friendly. Yeah, that sounds good. Is that. G.

101

00:15:02.360 --> 00:15:12.299

JCC Zoom: I think so. Better music than the 1st one. But okay, there you go, all right. Looks like the presentation's ready, and you can go ahead and go to slide 2. I think

102

00:15:29.600 --> 00:15:37.899

JCC Zoom: so. Jefferson County's Washington Street properties are located on the 100 block of East Washington Street in Charlestown, which is about 1 h and 20 min from Washington, DC.

103

00:15:38.180 --> 00:15:47.610

JCC Zoom: These buildings include the Hunter House, the Mason Building, the Smoot Building, the Reininger Building, the Moffitt Building, and the historic Jefferson County Courthouse

104

00:15:47.850 --> 00:15:48.790

JCC Zoom: next slide.

105

00:15:52.390 --> 00:16:19.139

JCC Zoom: So the neighborhood is home to a welcoming mix of families and working individuals who create a friendly and community oriented atmosphere. The average age is about 38.5 years, medium household income, 94,830. Some of the nearby amenities are Harvest Ferry, National Historic Park, Hollywood Casino at Charlestown, Races, Summit Point, Motorsports Park, Shepherdstown, and the Appalachian trail to name a few

106

00:16:20.933 --> 00:16:21.620

JCC Zoom: next slide

107

00:16:23.100 --> 00:16:45.080

JCC Zoom: so our history. Charlestown was founded in 1786 by George Washington's youngest brother, and Charlestown was built for commerce, law, and community, and it still delivers with a walkable downtown, rich architectural legacy and strategic proximity to DC. And the I-eighty. One corridor. The city blends historic charm with modern market potential

108

00:16:45.080 --> 00:16:59.580

JCC Zoom: from the trial of John Brown to the boom of tourism and revitalization. Charlestown has always been at the center of regional momentum. Today its historic properties offer rare opportunities for investors to anchor themselves in a growing high visibility market

109

00:17:00.640 --> 00:17:07.739

JCC Zoom: all right next slide. So we're going to start at the end of the block at the Hunter House at 1 24 East Washington Street.

110

00:17:08.130 --> 00:17:31.200

JCC Zoom: The Hunter House is a stately two-story brick residence, complete with a turret and inviting covered porch. It stands as a landmark of Charlestown's rich heritage. It was originally built around 1820 for Andrew Hunter, who was a prominent local attorney and chief prosecutor in the John Brown trial. The property symbolizes both civic prominence and architectural grace.

111

00:17:31.300 --> 00:17:51.649

JCC Zoom: It was burned by Union troops in July of 1864, ironically, under the orders from Hunter's own cousin. It was meticulously rebuilt on its original foundation. After the Civil War. In the mid 20th century the building gained life as the beloved Iron Rail restaurant, adding a commercial legacy to its historical significance.

112

00:17:54.120 --> 00:18:04.499

JCC Zoom: So the Hunter House is about 5,825 gross square feet. For this presentation I'm doing gross square feet, which is the measurements from the outside of the building.

113

00:18:04.660 --> 00:18:30.720

JCC Zoom: The lot size is 0 point 3 4 4 of an acre. The Hunter House features, a spacious, grassy rear yard that enhances the site's historic residential character, and provides green space within the downtown setting. At the back of the lot stands a small carriage stall house, at about 1,881 square feet. It currently houses the County Commission, administrative offices and the prosecuting attorney, civil division.

114

00:18:31.180 --> 00:18:51.640

JCC Zoom: and, as Laura said, about 150 years prior to the County Commission's purchase of the Hunter House. She has already explained that Andrew Hunter, who was the prosecuting attorney, and prosecuted John Brown, lived there 150 or so years later. The Hunter House was the Iron rail inn, which was a restaurant

115

00:18:51.760 --> 00:18:55.270

JCC Zoom: that was known for its delicious broccoli cheese soup.

116

00:18:55.530 --> 00:19:08.369

JCC Zoom: Some of us in the audience may remember that, and have a lot of fond memories. They also had a little bar downstairs in the basement, which was which was kind of fun, too. So

117

00:19:12.620 --> 00:19:17.830

JCC Zoom: So next slide, which would be the Mason Building at 1 16 East Washington Street.

118

00:19:17.970 --> 00:19:39.059

JCC Zoom: The Mason Building is a two-story red brick office structure, with a symmetrical and traditional design. The building features, a central entrance, highlighted by a modest pediment and columned portico, adding a touch of classical architectural style, a gable with a decorative, decorative half moon vent crowns the central section of the roof line

119

00:19:39.210 --> 00:19:53.640

JCC Zoom: windows are evenly spaced above both floors with double hung sash windows framed by a subtle brick lintels and sills. The front entrance is accessible by a ramp and enhancing accessibility while maintaining a clean and professional facade.

120

00:19:54.340 --> 00:20:01.250

JCC Zoom: This building is 13,272 square feet, lot size of point 4 4 9.

121

00:20:01.730 --> 00:20:06.379

JCC Zoom: After its purchase by the county. The building initially served as the home of the sheriff's department.

122

00:20:06.590 --> 00:20:18.750

JCC Zoom: Parks and recreation also operated from this location until they relocated to San Michaels Park. Additionally, the Department of Homeland Security Emergency management was based here before moving to bardane.

123

00:20:18.970 --> 00:20:25.960

JCC Zoom: Currently it houses the department of engineering, planning and zoning Gis it and the county's mailroom.

124

00:20:27.410 --> 00:20:30.610

JCC Zoom: the the building. Originally I don't.

125

00:20:31.090 --> 00:20:35.560

JCC Zoom: My husband thinks the building was originally built and supertain gas was there for a while.

126

00:20:35.690 --> 00:20:51.219

JCC Zoom: We've tried to confirm that, but I'm not sure about that. But the Mason house is named for the man who built it. His name was Mason Whiting, and he is the brother-in-law of the former circuit clerk years ago. Doris Whiting.

127

00:20:53.610 --> 00:20:58.479

JCC Zoom: All right. So next slide will be the Snoop Building at 1 14 East Washington Street.

128

00:20:58.570 --> 00:21:28.150

JCC Zoom: The Smoot Building is a narrow two-story structure, with a modest but distinct historic appearance, its upper facade, features, detailed cornice brackets, and ornamental window hoods. The second story windows are framed in white, trim and adorned with decorative woodwork. The storefront entrance includes a recessed door wavelength by 2 large display windows. Though compact in size. The building's decorative, trim, and prominent front-facing windows give it a recognizable and somewhat vintage storefront character and along the streetscape.

129

00:21:28.510 --> 00:21:34.689

JCC Zoom: So the Smith building is 1,487 square feet lot size of point oh 3

130

00:21:34.860 --> 00:21:56.849

JCC Zoom: before being purchased by the county. The Smoot Building was an insurance agency. The building is currently vacant, due to egress issues identified by the West Virginia State Fire marshal. In the past. It housed the Jefferson County Impact Fee Office, which was later absorbed into the department of Engineering, planning and zoning. The building also temporarily served as a location for the tax office and Jefferson County Team Court.

131

00:21:57.620 --> 00:22:04.300

JCC Zoom: and prior to the county owning it. It was also used as a variety wholesale shop.

132

00:22:04.660 --> 00:22:27.030

JCC Zoom: My husband and his friends used to buy the entire series of baseball cards from that shop, and as they became available, and I'm not going to duplicate what Laura has had to say. But the county, when the fire marshal actually closed this building down because it wasn't safe to have anything there

133

00:22:27.810 --> 00:22:30.190

JCC Zoom: it was, it was.

134

00:22:31.830 --> 00:22:44.080

JCC Zoom: it didn't really have enough square feet. The County Commission considered restoring it, but it really didn't have enough square feet to be able to do anything with it that would have been useful to the county. So it sat vacant. Since then.

135

00:22:45.770 --> 00:22:50.440

JCC Zoom: Next slide is the Moffitt and Reininger Buildings.

136

00:22:53.670 --> 00:22:54.350

JCC Zoom: Heidi.

137

00:22:56.870 --> 00:23:25.420

JCC Zoom: So I've grouped the Moffitt and Reininger buildings together in this presentation, because while they're technically 2 separate structures, they are internally connected on both floors, functioning as a single unified space. So visitors going to the assessor's office actually can access the assessor's office through the main entrance of the courthouse. There was a little addition built onto the courthouse between the Moffitt Building and the courthouse that serves as the entrance to the Moffitt Building for the Assessor's office.

138

00:23:25.490 --> 00:23:37.790

JCC Zoom: So these buildings are connected. The Moffitt Building, on the left features a buff brick facade with decorative brown brick accents, and a classical Greek Key frieze beneath an ornate cornice.

139

00:23:37.890 --> 00:23:54.470

JCC Zoom: a large storefront, style window and recessed doorway reflect its early 20th century commercial origins. The adjoining reininger building to the right showcases, a more uniform red brick exterior, with detailed brickwork around the tall, narrower windows, and a prominent cornice with dental molding.

140

00:23:54.600 --> 00:24:03.719

JCC Zoom: The ground floor includes multiple entrances with large display windows and a covered entrance porch, now equipped with accessibility ramps.

141

00:24:04.140 --> 00:24:17.909

JCC Zoom: So the Moffitt building is 5,172 square feet, with a lot size of point 0 3 4, Reininger, 707 7,755 square feet, with a lot size of point 0 8 7.

142

00:24:18.150 --> 00:24:41.969

JCC Zoom: The Moffitt and Reininger buildings have undergone several functional transformation over the years. Originally the 1st floor of the Moffitt side house, the Assessor's office, while the Reininger side included the county meeting room and the tax office. The second floor accommodated the engineering and planning and zoning department on the Moffitt side, and the County Commission offices were in the Reininger building on the second floor

143

00:24:42.180 --> 00:24:51.920

JCC Zoom: as needs shifted. The assessor's office expanded into the former county meeting room, and meetings were then relocated to the library basement.

144

00:24:52.130 --> 00:24:57.769

JCC Zoom: When the tax office later vacated its space, the Assessor's office expanded further into the Rhineger side.

145

00:24:58.140 --> 00:25:03.260

JCC Zoom: The County Commission relocated to the Hunter House and engineering planning and zoning, moved to the Mason Building.

146

00:25:03.570 --> 00:25:16.599

JCC Zoom: The vacated spaces were then repurposed to house probation services. The Assessor now occupies the entirety of the 1st floor of both buildings, while the Probation Department occupies the entirety of the second floor of both buildings.

147

00:25:17.540 --> 00:25:25.229

JCC Zoom: The Moffat's we used to call it Moffat's Pharmacy. There was a pharmacy in there, as well as a soda fountain

148

00:25:25.500 --> 00:25:40.659

JCC Zoom: for those of us who attended what was once the Charlestown Junior High School, which is now Wright Denny Middle School. We would congregate in there after school for a snack, and just to socialize, so have some great memories of that of that building

149

00:25:41.030 --> 00:25:57.789

JCC Zoom: upstairs in that of that office space that the Assessor now uses. The county housed the Probation Department, which was one, and it was also a county Commission, the County Commission Office, but years prior to that it was actually an apartment building.

150

00:26:00.120 --> 00:26:22.850

JCC Zoom: So next on the slideshow is the historic courthouse at 100 East Washington Street. The historic Jefferson Jefferson County Courthouse is a striking example of Greek revival architecture, and a central landmark in downtown Charlestown. Its red brick exterior is accented by a grand portico, supported by the towering white columns leading to a classical pediment, with a louvered arch vent

151

00:26:23.130 --> 00:26:37.709

JCC Zoom: rising above the roof line, is the stately clock tower. The tower includes 4 clock faces that overlook the surrounding streets. The tower not only enhances the building historic character, but it also serves as a visual focal point for the town, visible from blocks away.

152

00:26:37.890 --> 00:26:50.029

JCC Zoom: listed on the National register of historic places. The courthouse has served a variety of public functions over the years connecting the community's past with its present, through both its architecture and its ongoing civic role.

153

00:26:51.050 --> 00:26:57.170

JCC Zoom: The courthouse is 17,850 square feet, with a lot size of point 3 5 4

154

00:26:57.400 --> 00:27:06.200

JCC Zoom: over the years the historic courthouse has served as a central hub for numerous county departments, reflecting its long standing role in local government governance.

155

00:27:06.370 --> 00:27:17.730

JCC Zoom: In addition to housing the circuit court and county clerk functions, it still serves today. The courthouse was once home to the circuit clerk's office, the County Commission offices, and the County Commission meeting Chamber.

156

00:27:17.990 --> 00:27:26.240

JCC Zoom: These essential government functions operated under one roof, making the courthouse not only a judicial center, but also the administrative part of Jefferson County.

157

00:27:26.360 --> 00:27:36.140

JCC Zoom: Its multifunctional use over the decades, highlights the building's significance in the daily workings of county government and its enduring role as a symbol of civic leadership.

158

00:27:38.420 --> 00:27:55.289

JCC Zoom: The courthouse has always been the courthouse, and has always been a source of pride to our residents. Some of. You may remember when the film gods and generals was filmed there. When that happened, the interior of the courtroom underwent some major restoration and renovation by the filmmaker.

159

00:27:55.700 --> 00:28:02.210

JCC Zoom: That renovation added years of life to that courtroom which is still in use today. It's pretty remarkable that

160

00:28:02.410 --> 00:28:05.950

JCC Zoom: it is able to be used, and that's only through

161

00:28:06.370 --> 00:28:21.119

JCC Zoom: the generosity of the of the folks that did the Restoration as well as our facilities. People who've been able to accommodate the information technology that's been needed to

162

00:28:21.310 --> 00:28:25.610

JCC Zoom: to continue to use it. It has has truly been remarkable.

163

00:28:25.870 --> 00:28:45.840

JCC Zoom: If you've ever seen the the film of gods and generals, you would recognize the courtroom. It's a it's a pretty incredible, incredible film. And during the films of gods and generals it wasn't uncommon to walk through the hallways downstairs to see Robert de Niro sitting on one of the benches talking to employees and passersby.

164

00:28:47.890 --> 00:28:54.550

JCC Zoom: I actually got my picture taken with Robert de Niro that day. It was really fun.

165

00:28:55.510 --> 00:28:58.280

JCC Zoom: Next slide is our

166

00:28:58.990 --> 00:29:18.439

JCC Zoom: some extra parcels we have behind the buildings. Before you move on. I just want to let everybody in. The audience know if you haven't been reading the paper for a while, the Commission has stated several times, there's no intent to sell the courthouse. We'd like to have that turned into a museum. We've already discussed several different bodies who we could work with.

167

00:29:19.640 --> 00:29:20.600

JCC Zoom: Please continue

168

00:29:20.900 --> 00:29:29.289

JCC Zoom: so next. So we have some extra parking parcels. The Hunter House and Mason building parcels included dedicating, parking areas.

169

00:29:29.420 --> 00:29:56.099

JCC Zoom: But these 2 separate parking parcels provide convenient parking behind the courthouse, Moffitt and Reininger building as well as an auxiliary auxiliary lot accessible from Liberty Street, the parking parcel behind the courthouse and Reininger and Moffitt is about point 2 9 1 lot size, with the auxiliary lot off of Liberty Street at point 0 1 5 7.

170

00:29:57.530 --> 00:30:06.960

JCC Zoom: I don't have any history on the parking, but but I think it's important to note that parking has always been a problem downtown.

171

00:30:07.120 --> 00:30:29.049

JCC Zoom: It's been very limited. We have a lot of people going in and out of the magistrate courts as well as the courthouse on a daily basis. Jurors have been as former circuit clerk. I remember the issues that jurors had, finding parking spaces that they didn't have to pay a meter or

172

00:30:30.650 --> 00:30:41.379

JCC Zoom: that when they did have to pay a meter they'd have trouble getting out to do it on a timely basis. So that's always been an issue. So the parking has always been an issue. And I think that

173

00:30:41.690 --> 00:30:44.230

JCC Zoom: that's something very important to consider.

174

00:30:44.530 --> 00:30:52.810

JCC Zoom: And when you say that it's it's a parking issue from our government uses on our sites. Absolutely. Yes, thank you. Just to clarify

175

00:30:54.460 --> 00:31:12.860

JCC Zoom: the next slide. So the tourism market Jefferson County leads West Virginia in tourism, spending with over 825 million in annual visitor expenditures more than any other county in the State. Tourism here is growing steadily driven by visitors from DC. Northern Virginia, and beyond.

176

00:31:12.910 --> 00:31:26.090

JCC Zoom: who come for history, gaming, recreation, and dining with a strong diverse tourism base, and a year over year. Growth downtown. Charlestown offers investors rare access to West Virginia's most most dynamic visitor market.

177

00:31:27.570 --> 00:31:47.360

JCC Zoom: Yeah. And and as a member of the convention and Visitors Bureau on the board. I know how important it is to be able to to bring people downtown to see all the history that's there, and to appreciate the facility, the courthouse and the surrounding areas, and it just means a lot to be able to do that.

178

00:31:50.040 --> 00:32:13.849

JCC Zoom: So thank you for taking the time to explore these properties. With us each building carries its own story, purpose and potential, and while they've served Jefferson County well for decades, they're now ready for a new chapter. As we prepare to transition into modern facilities, these spaces offer a rare opportunity for thoughtful reuse in the heart of Charlestown. I'm excited to see how they continue to serve the community in fresh and meaningful ways.

179

00:32:15.460 --> 00:32:20.100

JCC Zoom: Thank you all so much before you move on. Could you tell us a little bit about the

180

00:32:20.330 --> 00:32:35.070

JCC Zoom: Clock Tower building needs to turn into a new court system. I know you already presented, and we discussed at length at our last meeting, but I think many in the audience were not there. So if you could give a brief overview, the 11.5 million, what is that all about. So

181

00:32:35.620 --> 00:32:58.319

JCC Zoom: a lot of that is security needs. And we also part of that security need is adding elevators to that building. So that's a big expense around a million dollars per elevator. So we need elevators to bring in transport inmates for their trial dates from Erj. They need their own elevator. That's separate from the public and separate from

182

00:32:58.530 --> 00:33:07.029

JCC Zoom: judges and their staff. We also need a separate elevator for the judges and their staff coming into the buildings.

183

00:33:07.080 --> 00:33:35.430

JCC Zoom: There are 2 public elevators in the building right now. But we need to add those additional ones for the security needs outside parking is needed for private parking, for the judges secured parking, so when they get out of their cars they can go directly in the building from behind a secured gate. Things outside the building include cameras, bollards which protect the building from being driven into inside the building. Things like

184

00:33:35.800 --> 00:33:59.090

JCC Zoom: X-ray machines, metal detectors, cameras inside, specialty glass on the 1st and second floor. That is ballistic, resistant as well as tinting on the glass. To make sure no one can see into the windows as far up as the 4th floor from another rooftop far away. Things to consider, too, is the flow of traffic with

185

00:33:59.150 --> 00:34:16.749

JCC Zoom: visitors and court staff, as well as you know, victims and domestic violence. You don't want someone who's there for domestic violence to be sitting right next to the perpetrator, and

186

00:34:17.080 --> 00:34:47.030

JCC Zoom: Mrs. Nolan can probably speak to that as well, being a former sort of clerk and magistrate. Yeah, the security is so important in these in the judicial building, and you don't want juveniles with adults. And so all of these security issues have always been an issue. So it's really important. And it would be wonderful to be able to to have a building that actually, where security is

187

00:34:47.409 --> 00:34:53.459

JCC Zoom: what it should be. Right now, there are inmates that are walked across the street

188

00:34:53.790 --> 00:35:17.939

JCC Zoom: from the Magistrate Building into the courthouse, that it's just a real safety issue safety for both the inmate as well as the officers that are accompanying them. And so just to be able to have everybody safe and secure in knowing that they're able to come to the courthouse and not feel threatened.

189

00:35:18.100 --> 00:35:21.660

JCC Zoom: have to be able to separate certain people.

190

00:35:22.310 --> 00:35:31.969

JCC Zoom: and so to have that security, and that safety is going to mean a lot to the residents and people that need to use the service.

191

00:35:33.010 --> 00:35:55.099

JCC Zoom: Thank you. Our initial estimate was about 9 million, and then, after working with Ms. Nolan, Mr. Ozer, several other experts on court security, it's been up to about 11.5 million. And now would it be fair to say, Director Coon, that this is a it's not a final number, we'll see, but it's a good enough number for us to work with, so we could start

192

00:35:55.300 --> 00:36:18.440

JCC Zoom: moving forward. Yes, I believe so. It is a working number, but I think we have a good start, and we have a better idea now, or what the court needs are. After hearing from the experts who are in those buildings and working through trials and seeing everything that could go wrong, and how we need to, you know, going forward with a new building, we need to do it right for everyone's safety.

193

00:36:19.660 --> 00:36:27.949

JCC Zoom: Thank you so much. Thanks for your presentation. Thank you. Next we have Kennet, Petrie, Jefferson County Courthouse. Use

Presentation transcript: Kanette Petry-Jefferson County Courthouse Use Restrictions

194

00:36:28.720 --> 00:36:43.069

JCC Zoom: Kennet is with Conrad and Lattrell, and has been a specialty attorney working with the county for a while, and Kennet, with your insight and your know-how and your skills, you helped us get this building. Thank you.

195

00:36:43.340 --> 00:36:45.540

JCC Zoom: You're very welcome. I enjoyed it.

196

00:36:46.590 --> 00:36:48.040

JCC Zoom: How are you all today?

197

00:36:48.200 --> 00:36:51.339

JCC Zoom: Okay, thank you. Doing great.

198

00:36:52.000 --> 00:36:53.100

JCC Zoom: The

199

00:36:53.230 --> 00:37:04.010

JCC Zoom: question that I was asked to research was the vesting of the property that is in the square, basically the the old courthouse

200

00:37:04.130 --> 00:37:06.290

JCC Zoom: and the deed that conveyed that

201

00:37:06.500 --> 00:37:15.130

JCC Zoom: and the other corners. Basically. So if you took George and Washington Street and make a cross. I guess

202

00:37:15.290 --> 00:37:21.879

JCC Zoom: the 4 corners were all conveyed in one deed that was done way back

203

00:37:22.100 --> 00:37:26.040

JCC Zoom: in 18 0, 1 August 1st of 18 0 1.

204

00:37:26.180 --> 00:37:31.290

JCC Zoom: It was conveyed by Samuel and Dorothy Washington.

205

00:37:31.640 --> 00:37:42.089

JCC Zoom: and that was conveyed to a group of 17 people who were listed as a gentleman at that point of Berkeley County, because in 18 0, 1 Jefferson County hadn't been formed yet.

206

00:37:42.330 --> 00:37:52.700

JCC Zoom: so this was a conveyance out of a land acquisition for the purpose of creating Jefferson County

207

00:37:52.830 --> 00:38:00.570

JCC Zoom: public buildings. That's why it was conveyed. So the 4 Corners basically were described as

208

00:38:00.970 --> 00:38:06.759

JCC Zoom: running half a lot length on Washington Street, and a full lot length on

209

00:38:07.030 --> 00:38:17.180

JCC Zoom: Blank Street that we now know. We now know which street that is, and those 4 lots were conveyed to these individuals

210

00:38:18.250 --> 00:38:25.949

JCC Zoom: in trust, as in their capacity, representing the new Jefferson County

211

00:38:26.490 --> 00:38:35.530

JCC Zoom: to be used, it says, one lot to erect a public market house for the inhabitants of Charlestown.

212

00:38:36.030 --> 00:38:39.809

JCC Zoom: 3 lots for public buildings.

213

00:38:40.380 --> 00:38:51.880

JCC Zoom: So those were actually what we now know as the mailing addresses of 100 East Washington Street.

214

00:38:52.040 --> 00:38:59.910

JCC Zoom: 100 West Washington Street, 101 West Washington Street, and 1 0, 1 East Washington Street.

215

00:39:00.520 --> 00:39:08.940

JCC Zoom: and those currently house, the historic courthouse, the property. That is, the

216

00:39:09.230 --> 00:39:13.770

JCC Zoom: Market House property is across, George.

217

00:39:13.950 --> 00:39:18.199

JCC Zoom: That's where social impact and

218

00:39:18.930 --> 00:39:21.339

JCC Zoom: stocker shop and that building that's that building

219

00:39:21.730 --> 00:39:31.209

JCC Zoom: across Washington Street is the Post Office, and then respectively across George again, is the city of Charlestown.

220

00:39:31.460 --> 00:39:32.620

JCC Zoom: So

221

00:39:33.000 --> 00:39:46.550

JCC Zoom: the question is, how did they become all of those uses, and what they were. The the courthouse was built. The original was built on the 100 East Washington Street site.

222

00:39:47.000 --> 00:39:52.179

JCC Zoom: The historic jail for the courthouse was built where

223

00:39:52.530 --> 00:39:58.180

JCC Zoom: Post office currently is. So that was county property, also

224

00:39:59.071 --> 00:40:07.190

JCC Zoom: and then the across the street, where the city was was also county property, originally

225

00:40:11.600 --> 00:40:22.740

JCC Zoom: Unclear. What the Market House property was, what the vesting of that was, although it is believed that there was a market house built there.

226

00:40:23.250 --> 00:40:28.919

JCC Zoom: So what currently is assessed, is the is the Jefferson County Courthouse.

227

00:40:29.120 --> 00:40:35.330

JCC Zoom: This Charlestown Building Commission is across George.

228

00:40:35.910 --> 00:40:40.789

JCC Zoom: Of course the United States Post Office is across Washington, and then the

229

00:40:41.000 --> 00:40:49.639

JCC Zoom: Charlestown Building Commission is on the opposite corner across from the courthouse. Those changed hands by

230

00:40:50.140 --> 00:40:57.929

JCC Zoom: basically, the courthouse has never changed hands from this 18. 0, 1 deed. It was the courthouse

231

00:40:58.480 --> 00:41:03.100

JCC Zoom: across the street across Washington Street. The city of Charlestown building

232

00:41:03.590 --> 00:41:20.450

JCC Zoom: was not always either the counties or the cities that was conveyed. It was, there was a determination that the building, that there was a building there, that the building that was there was no longer of use to the county.

233

00:41:20.840 --> 00:41:28.050

JCC Zoom: So at that point in time there was an adjudication by the

234

00:41:28.820 --> 00:41:31.620

JCC Zoom: Court County court of Jefferson County

235

00:41:31.780 --> 00:41:36.340

JCC Zoom: that the building was no longer needed, and that it would be

236

00:41:36.590 --> 00:41:44.050

JCC Zoom: auctioned. And so there were commissioners appointed that it would be auctioned and sold, and it was auctioned and sold.

237

00:41:44.490 --> 00:41:47.640

JCC Zoom: It was sold to individuals.

238

00:41:47.770 --> 00:41:55.200

JCC Zoom: Those individuals later conveyed to bank, and the bank later conveyed

239

00:41:55.370 --> 00:41:58.689

JCC Zoom: part that it belongs to the city, to the city.

240

00:41:58.930 --> 00:42:01.249

JCC Zoom: That's how that became the city of Charlestown

241

00:42:02.350 --> 00:42:09.049

JCC Zoom: across George, where the Post office is. As I said, that was originally, historically the jail.

242

00:42:09.420 --> 00:42:18.700

JCC Zoom: There was some review and investigation and determination that that facility was not proper to house a jail.

243

00:42:18.990 --> 00:42:22.190

JCC Zoom: and at that point, and that there was sufficient room

244

00:42:22.690 --> 00:42:25.839

JCC Zoom: behind the existing courthouse to locate that.

245

00:42:26.360 --> 00:42:29.809

JCC Zoom: so that property was then determined

246

00:42:29.960 --> 00:42:37.210

JCC Zoom: to be of best interest as a post office, and it was conveyed again by virtue of

247

00:42:38.100 --> 00:42:43.679

JCC Zoom: court order, determination that the jail was not a proper use, and that the

248

00:42:43.810 --> 00:42:52.030

JCC Zoom: Federal use as a Post office would be better across Washington Street, where the

249

00:42:52.290 --> 00:42:57.310

JCC Zoom: Building Commission City of Charlestown Building Commission owns that corner building.

250

00:42:59.010 --> 00:43:05.180

JCC Zoom: The last deed to that was to the Building commission from the city of Charlestown.

251

00:43:05.310 --> 00:43:08.480

JCC Zoom: referring back to the original deed in 18 0, 1.

252

00:43:09.140 --> 00:43:10.930

JCC Zoom: On my

253

00:43:11.840 --> 00:43:28.939

JCC Zoom: speculation for title to that is because it said one lot, and this is pure speculation. I can't find support for this, that one lot was supposed to be a market house for inhabitants of Charlestown.

254

00:43:29.400 --> 00:43:34.810

JCC Zoom: That's why the city of Charlestown was

255

00:43:35.830 --> 00:43:44.360

JCC Zoom: vested. Quote unquote, or refers back to that deed as their title to that property rather than the county.

256

00:43:45.430 --> 00:43:58.719

JCC Zoom: So overall. My analysis of this is that the Jefferson County Commission successors to those 17 individuals.

257

00:44:00.350 --> 00:44:07.850

JCC Zoom: Again, little bit of speculation there. I can't find through any records how those 17 people were

258

00:44:08.060 --> 00:44:11.730

JCC Zoom: became Jefferson County Commission, but

259

00:44:12.660 --> 00:44:23.920

JCC Zoom: everybody carries that forward. So we're going to presume. That's how that happened is that the the best determination

260

00:44:24.160 --> 00:44:31.960

JCC Zoom: what should happen with any of the property owned by the county is through court order

261

00:44:32.840 --> 00:44:35.019

JCC Zoom: to determine if there is any.

262

00:44:35.810 --> 00:44:42.670

JCC Zoom: how they are invested, and how they would transfer title to anyone else other than the county.

263

00:44:43.490 --> 00:44:51.810

JCC Zoom: Okay, that was very complex. I appreciate it. If you could communicate that to us through a memorandum with

264

00:44:52.020 --> 00:44:56.289

JCC Zoom: visuals pointing out the properties that you just mentioned, I think that'd be very helpful.

265

00:44:56.440 --> 00:45:04.759

JCC Zoom: Let me ask what I think is a simple question. I hope if it's not correct me if I'm wrong. But the historic courthouse does the county own that.

266

00:45:05.240 --> 00:45:26.769

JCC Zoom: Okay? And if we wanted to turn that into a museum, do we have the property rights to do that? To contract with or engage with either National Park Service or another organization that does museums and retain title in the county's name. Yes, okay, yes, there's no. There's no definition that I can

267

00:45:27.170 --> 00:45:33.440

JCC Zoom: find in any of these documents that defines public

268

00:45:33.760 --> 00:45:39.479

JCC Zoom: buildings for that purpose, and that's the the only designation

269

00:45:39.700 --> 00:45:44.670

JCC Zoom: at all anywhere in any of these documents for use of the property. Okay?

270

00:45:44.820 --> 00:45:49.560

JCC Zoom: Are there limitations to us leasing to a private entity?

271

00:45:52.210 --> 00:45:55.720

JCC Zoom: Again, if there were

272

00:45:56.030 --> 00:46:04.790

JCC Zoom: the other properties that were on this same deed have already faced that challenge in the way that was

273

00:46:05.060 --> 00:46:12.720

JCC Zoom: determined to move forward, but was by virtue of basically a declaratory

274

00:46:13.030 --> 00:46:17.090

JCC Zoom: judgment order from the court, saying, this is

275

00:46:17.730 --> 00:46:28.389

JCC Zoom: the question that you ask is, is this the highest and best use basically could? Is this the use that would be proper for this property?

276

00:46:28.560 --> 00:46:30.820

JCC Zoom: Have the public uses been

277

00:46:32.060 --> 00:46:40.100

JCC Zoom: the ability to use the property? Have they been adequately met? And would the one that's being proposed be

278

00:46:40.440 --> 00:46:42.350

JCC Zoom: a good option?

279

00:46:42.690 --> 00:46:48.869

JCC Zoom: So you would recommend a court order for leasing or and or selling before we.

280

00:46:50.840 --> 00:46:58.300

JCC Zoom: I'm not saying that you need. If you don't transfer title out of Jefferson County Commission's name.

281

00:46:58.780 --> 00:47:07.360

JCC Zoom: Then I'm not saying that you necessarily have to have a court order to be able to continue to use the property in the name of the county

282

00:47:10.630 --> 00:47:13.270

JCC Zoom: fair enough. Thank you so much, Matt. You're welcome.

Presentation transcript: Meredith Dreistadt-West Virginia State Historic Preservation Office

283

00:47:14.980 --> 00:47:21.219

JCC Zoom: all right. Our next presenter is West Virginia State Historic Preservation office, Meredith Tristaff acting Deputy

284

00:47:32.010 --> 00:47:33.999

JCC Zoom: Eddie, you're gonna connect us. Is that right?

285

00:48:00.260 --> 00:48:01.240

Meredith Dreistadt, WV SHPO: Hello! Can you hear me?

286

00:48:02.630 --> 00:48:04.089

JCC Zoom: Yes, we can hear you now, can you?

287

00:48:04.090 --> 00:48:07.330

Meredith Dreistadt, WV SHPO: Oh, very good, okay, great. And I share my screen as well.

288

00:48:08.490 --> 00:48:09.480

JCC Zoom: Please.

289

00:48:09.480 --> 00:48:11.590

Meredith Dreistadt, WV SHPO: Okay, try that.

290

00:48:16.300 --> 00:48:18.139

Meredith Dreistadt, WV SHPO: Okay. Can you see my screen?

291

00:48:18.780 --> 00:48:19.980

JCC Zoom: Yes.

292

00:48:19.980 --> 00:48:20.630

Meredith Dreistadt, WV SHPO: Excellent.

293

00:48:21.930 --> 00:48:26.179

Meredith Dreistadt, WV SHPO: It is not in full screen mode. Okay, but we do see it.

294

00:48:27.000 --> 00:48:27.499

Meredith Dreistadt, WV SHPO: How about that?

295

00:48:27.860 --> 00:48:28.710

JCC Zoom: Excellent.

296

00:48:28.840 --> 00:48:44.919

Meredith Dreistadt, WV SHPO: Okay, great. Well, thank you all very much for having me. My name is Meredith Drystadt. I am the acting Deputy Shipbo at the State Historic Preservation Office. Some of you may know. Susan Pierce, who was our long term deputy Shipbo, retired.

297

00:48:44.920 --> 00:48:45.450

JCC Zoom: And.

298

00:48:45.450 --> 00:48:46.659

Meredith Dreistadt, WV SHPO: 2 weeks ago, so.

299

00:48:46.660 --> 00:48:47.270

JCC Zoom: No.

300

00:48:47.270 --> 00:48:49.709

Meredith Dreistadt, WV SHPO: It's a new role for me, very exciting.

301

00:48:50.030 --> 00:48:53.970

Meredith Dreistadt, WV SHPO: But I also luckily still work with the rehabilitation of historic structures

302

00:48:54.770 --> 00:49:01.130

Meredith Dreistadt, WV SHPO: across the State, through the tax credit program and through other funding programs. So I'm going to talk about that mostly today

303

00:49:01.820 --> 00:49:06.709

Meredith Dreistadt, WV SHPO: because it's already been sort of highlighted. The history of this space. But all these different buildings.

304

00:49:07.694 --> 00:49:08.000

JCC Zoom: But.

305

00:49:08.000 --> 00:49:12.590

Meredith Dreistadt, WV SHPO: As has been noted, these are historic buildings downtown on Washington Street, so.

306

00:49:12.590 --> 00:49:13.160

JCC Zoom: Just a.

307

00:49:13.160 --> 00:49:19.439

Meredith Dreistadt, WV SHPO: Quick overview is that here are some of the ideas of Jefferson County's historic listings.

308

00:49:19.670 --> 00:49:29.880

Meredith Dreistadt, WV SHPO: We have 10 historic districts, including downtown Charlestown, and then 89 individually listed properties, which is a huge number of properties, so.

309

00:49:29.880 --> 00:49:30.240

JCC Zoom: No.

310

00:49:30.240 --> 00:49:31.809

Meredith Dreistadt, WV SHPO: It's a really great thing to see.

311

00:49:35.130 --> 00:49:41.080

JCC Zoom: And again, this was already sort of touched on earlier. But just to note that there are okay.

312

00:49:42.040 --> 00:49:43.099

Meredith Dreistadt, WV SHPO: 6

313

00:49:43.100 --> 00:49:43.640

JCC Zoom: Awesome.

314

00:49:43.640 --> 00:49:46.070

Meredith Dreistadt, WV SHPO: Resources downtown that contribute.

315

00:49:46.070 --> 00:49:47.860

JCC Zoom: To the National Register.

316

00:49:48.200 --> 00:49:51.820

Meredith Dreistadt, WV SHPO: For the downtown Charlestown historic district.

317

00:49:54.010 --> 00:49:57.660

JCC Zoom: And then, of course, the Jefferson County Courthouse.

318

00:49:57.760 --> 00:50:01.639

JCC Zoom: which was originally constructed in 1837, and was

319

00:50:02.740 --> 00:50:05.800

JCC Zoom: rebuilt after civil war damage occurred.

320

00:50:06.490 --> 00:50:07.290

Meredith Dreistadt, WV SHPO: In the early.

321

00:50:07.740 --> 00:50:08.830

JCC Zoom: Seventies chief.

322

00:50:09.320 --> 00:50:15.520

JCC Zoom: It is one of 16 national historic landmarks across the State of West Virginia. So it's really

323

00:50:16.010 --> 00:50:17.160

JCC Zoom: an important resource.

324

00:50:17.660 --> 00:50:19.730

Meredith Dreistadt, WV SHPO: And you all are very, very lucky to have.

325

00:50:20.490 --> 00:50:23.410

JCC Zoom: Nhl in your backyard. Not everyone can say that.

326

00:50:23.410 --> 00:50:23.970

JCC Zoom: Yeah.

327

00:50:24.660 --> 00:50:27.559

Meredith Dreistadt, WV SHPO: It was national historic landmark, for

328

00:50:28.080 --> 00:50:31.990

Meredith Dreistadt, WV SHPO: to the West Virginia mine wars and the treason trials.

329

00:50:32.390 --> 00:50:36.099

JCC Zoom: Minors, which was held at the courthouse in the early 19 twenties.

330

00:50:36.850 --> 00:50:42.529

JCC Zoom: It was held there mostly because of its distance from the activity of the West Virginia mine wars.

331
00:50:43.240 --> 00:50:44.000
Meredith Dreistadt, WV SHPO: Trying to be impartial.

332
00:50:44.000 --> 00:50:44.600
JCC Zoom: Right.

333
00:50:48.620 --> 00:50:49.999
Meredith Dreistadt, WV SHPO: So most of them I'm talking about

334
00:50:50.460 --> 00:50:53.610
Meredith Dreistadt, WV SHPO: are the financial incentives that our office offers.

335
00:50:54.845 --> 00:50:58.970
Meredith Dreistadt, WV SHPO: For anyone who would redevelop any of these historic properties.

336
00:50:59.610 --> 00:51:08.039
JCC Zoom: Or even city government. Other of nonprofits that were mentioned earlier, who could acquire these properties

337
00:51:08.610 --> 00:51:11.339
JCC Zoom: could take advantage of these financial incentives.

338
00:51:14.050 --> 00:51:16.549
Meredith Dreistadt, WV SHPO: So 1st off, talking about planning, funding.

339
00:51:17.170 --> 00:51:21.580
JCC Zoom: It's not cheap to get architectural plans and.

340
00:51:21.580 --> 00:51:22.390
Meredith Dreistadt, WV SHPO: Prepared for building.

341
00:51:23.180 --> 00:51:26.780
JCC Zoom: So our office offers the survey and planning grants

342
00:51:27.100 --> 00:51:31.019
JCC Zoom: which are due October 31st each year.

343
00:51:31.020 --> 00:51:36.359

JCC Zoom: Weird, so it can give you a historic Structures report, which is a full understanding of.

344

00:51:36.360 --> 00:51:42.079

Meredith Dreistadt, WV SHPO: When the building's alterations over time, present conditions, and recommendations for rehabilitation.

345

00:51:43.130 --> 00:51:47.179

Meredith Dreistadt, WV SHPO: There are also feasibility studies that this Grant funds.

346

00:51:47.300 --> 00:51:56.669

Meredith Dreistadt, WV SHPO: So any kind of, you know, how can we do this technically and financially? To make a new use out of a historic property can be done with feasibility, studies.

347

00:51:58.230 --> 00:52:02.799

JCC Zoom: And then plan specifications. So you know your specific drawings and technical specs.

348

00:52:03.320 --> 00:52:03.990

Meredith Dreistadt, WV SHPO: That you need.

349

00:52:03.990 --> 00:52:06.920

JCC Zoom: To get. You know your masons there.

350

00:52:07.689 --> 00:52:10.179

Meredith Dreistadt, WV SHPO: Your rough carpenters and things like that to get your.

351

00:52:10.640 --> 00:52:11.680

Meredith Dreistadt, WV SHPO: They rehabbed.

352

00:52:15.240 --> 00:52:17.939

JCC Zoom: Federally. The National Park Service offers

353

00:52:18.590 --> 00:52:34.599

JCC Zoom: what are called the her grants, but the history of equal rights grants. So any property associated with any equal rights movements could receive funding through this program, and it provides architectural and engineering services between 15,000 50,000.

354

00:52:34.840 --> 00:52:44.350

Meredith Dreistadt, WV SHPO: Through this current program then, and maybe everyone's favorite is the physical preservation funding.

355

00:52:44.350 --> 00:52:46.330

JCC Zoom: Okay, that's awesome.

356

00:52:47.100 --> 00:52:50.169

JCC Zoom: So our office offers the development grant.

357

00:52:50.280 --> 00:52:58.270

JCC Zoom: which is due each march 31.st And it's a 50 50 matching Grant up to about 50,000 per project. So it's really good, for you know.

358

00:52:58.270 --> 00:53:02.949

JCC Zoom: no brand new roof, or putting in rehabbing windows.

359

00:53:04.580 --> 00:53:10.690

Meredith Dreistadt, WV SHPO: It must show a benefit to the community. I think that would be an easy case to make for any of these properties which are right downtown.

360

00:53:13.990 --> 00:53:16.969

Meredith Dreistadt, WV SHPO: Our office also offers emergency grant funding

361

00:53:17.560 --> 00:53:28.769

Meredith Dreistadt, WV SHPO: which is available on rolling deadline. It's also a 50 50 match, and it's usually for kind of a smaller scale project like this parapet wall on a roof in Fairmont

362

00:53:29.490 --> 00:53:31.519

Meredith Dreistadt, WV SHPO: that fell off during windstorm.

363

00:53:35.230 --> 00:53:40.530

JCC Zoom: The Save America's treasures permit is one of the National Park Service's largest funding grants.

364

00:53:41.690 --> 00:53:46.070

JCC Zoom: It is for properties that have national historic significance.

365

00:53:46.810 --> 00:53:49.730

JCC Zoom: So when you're thinking of your Jefferson County Courthouse, which.

366

00:53:49.730 --> 00:53:50.520

Meredith Dreistadt, WV SHPO: And nhl.

367

00:53:50.520 --> 00:53:53.630

JCC Zoom: Well, it would automatically be eligible for this kind of a grant.

368

00:53:54.320 --> 00:54:02.090

JCC Zoom: and you can receive between 125,000 \$750,000 in grant funding to this program.

369

00:54:02.770 --> 00:54:06.680

Meredith Dreistadt, WV SHPO: So that's pretty easy. A pretty easy argument to make. You can also make the argument.

370

00:54:07.780 --> 00:54:12.260

JCC Zoom: The sat grant for properties that are not Nhls as well.

371

00:54:15.910 --> 00:54:19.240

Meredith Dreistadt, WV SHPO: The sub grant program, charlestown itself

372

00:54:19.560 --> 00:54:29.809

Meredith Dreistadt, WV SHPO: is certified. Local government is the whole county of Jefferson County, so either entity would be able to apply for the full run. Grant, which is really to develop.

373

00:54:30.130 --> 00:54:31.060

JCC Zoom: Rural communities.

374

00:54:31.870 --> 00:54:36.790

Meredith Dreistadt, WV SHPO: And to rehabilitate historic structures in those communities. So basically.

375

00:54:37.140 --> 00:54:46.109

Meredith Dreistadt, WV SHPO: either your local government, either of your local governments there could apply for this funding and allocate that funding out to nonprofits.

376

00:54:46.470 --> 00:54:47.250

JCC Zoom: Or

377

00:54:48.220 --> 00:54:49.770

Meredith Dreistadt, WV SHPO: Individual property owners.

378

00:54:54.260 --> 00:55:03.130

Meredith Dreistadt, WV SHPO: The National Trust for historic preservation also offers a number of grants. I won't read through them all, but just know that the National Trust is an option.

379

00:55:05.460 --> 00:55:21.929

JCC Zoom: The Preservation Alliance of West Virginia also has a microloan program and saving historic places. Grant Pawv is our office's nonprofit partner, so they kind of help shepherd the preservation program on their end, as well.

380

00:55:25.320 --> 00:55:26.910

Meredith Dreistadt, WV SHPO: Brownfield's assistance, and Grant.

381

00:55:27.933 --> 00:55:30.479

JCC Zoom: So the Brownfields Assistance Center, or any kind of.

382

00:55:30.830 --> 00:55:32.149

Meredith Dreistadt, WV SHPO: Hazardous materials.

383

00:55:32.580 --> 00:55:38.109

JCC Zoom: Help fund and actually help you apply for grants to mitigate how.

384

00:55:38.450 --> 00:55:40.089

Meredith Dreistadt, WV SHPO: Substance or contaminants, so.

385

00:55:40.790 --> 00:55:45.160

JCC Zoom: Lead as best as chemical waste. Anything you can think of essentially they can help you

386

00:55:45.570 --> 00:55:50.180

JCC Zoom: apply for grant funding and receive the grants. To do this mitigation.

387

00:55:53.610 --> 00:56:13.810

Meredith Dreistadt, WV SHPO: Other grants you might consider would be, you know, your statewide preservation groups, regional preservation organizations, citywide preservation organizations. Sometimes your cities will have, like a facade, improvement grant or upper floor incentive grants. These are all great ways to bring extra money to a project.

388

00:56:16.710 --> 00:56:21.370

Meredith Dreistadt, WV SHPO: and then no bias here. But my favorite program is the historic tax credit program.

389

00:56:22.050 --> 00:56:27.959

Meredith Dreistadt, WV SHPO: And this is a really large program throughout the State right now that we

390

00:56:28.420 --> 00:56:32.499

Meredith Dreistadt, WV SHPO: used over 90 million dollars in tax credits last year.

391

00:56:33.310 --> 00:56:35.440

JCC Zoom: So it's a really successful program across the State.

392

00:56:36.060 --> 00:56:38.690

JCC Zoom: but it's administered jointly by our office.

393

00:56:38.810 --> 00:56:43.719

Meredith Dreistadt, WV SHPO: In Charleston, in the National Park Service in Washington. So we work together.

394

00:56:43.720 --> 00:56:45.110

JCC Zoom: Promise to.

395

00:56:45.110 --> 00:56:47.449

Meredith Dreistadt, WV SHPO: Ensure that properties are rehabilitated.

396

00:56:47.450 --> 00:56:48.110

JCC Zoom: And.

397

00:56:48.110 --> 00:56:54.360

Meredith Dreistadt, WV SHPO: According to Federal standards, and so then the owner receive a tax credit on their expenses.

398

00:56:57.328 --> 00:57:00.430

JCC Zoom: So one that's familiar to you up on the right there top right.

399

00:57:01.170 --> 00:57:08.470

Meredith Dreistadt, WV SHPO: Perhaps in Charlestown, and then over at Berkeley County, interwoven middles on the bottom, right there, through 2 of our recent tax credit projects.

400

00:57:09.100 --> 00:57:15.990

JCC Zoom: And these are not insignificant numbers. Excuse me, a total of 45.

401

00:57:15.990 --> 00:57:17.210

Meredith Dreistadt, WV SHPO: Percent.

402

00:57:17.210 --> 00:57:22.650

JCC Zoom: That you have spent on the rehabilitation of a structure would be earned back tax credit

403

00:57:23.500 --> 00:57:29.430

JCC Zoom: through Federal and state programs. So that's a huge chunk of change, and really makes these projects possible.

404

00:57:30.180 --> 00:57:34.249

Meredith Dreistadt, WV SHPO: So any of the buildings that we have discussed so far that are listed on the National Register

405

00:57:34.650 --> 00:57:37.180

Meredith Dreistadt, WV SHPO: are eligible for these tax credits.

406

00:57:37.330 --> 00:57:44.660

JCC Zoom: And we follow the Secretary of the Interior's standards for rehabilitation. So we're trying to keep defining features

407

00:57:45.280 --> 00:57:49.009

JCC Zoom: while also modernizing these buildings for everyday use.

408

00:57:52.270 --> 00:57:57.190

JCC Zoom: A quick glance on what expenses count towards the tax credit or Qres.

409

00:57:57.420 --> 00:57:59.439

JCC Zoom: Any structural component of a building?

410

00:57:59.440 --> 00:57:59.860

JCC Zoom: Okay.

411
00:57:59.860 --> 00:58:08.199
Meredith Dreistadt, WV SHPO: Walls, roof, chimneys, soft costs like architect and engineering fees, construction, period, interest and taxes.

412
00:58:09.350 --> 00:58:09.850
Meredith Dreistadt, WV SHPO: There's.

413
00:58:09.850 --> 00:58:11.060
JCC Zoom: All qualified bye.

414
00:58:11.060 --> 00:58:13.070
Meredith Dreistadt, WV SHPO: For the tax credit.

415
00:58:13.260 --> 00:58:18.309
Meredith Dreistadt, WV SHPO: Only non-qualified costs really are. Acquisition costs. So up the purchase price of the building.

416
00:58:18.310 --> 00:58:18.960
JCC Zoom: Anyone.

417
00:58:18.960 --> 00:58:22.310
JCC Zoom: Any additions, appliances like refrigerators.

418
00:58:23.375 --> 00:58:23.770
Meredith Dreistadt, WV SHPO: Cabinet.

419
00:58:23.770 --> 00:58:24.520
JCC Zoom: It's.

420
00:58:24.520 --> 00:58:28.220
Meredith Dreistadt, WV SHPO: Decks. Exterior work, as well as feasibility, studies.

421
00:58:28.830 --> 00:58:29.440
JCC Zoom: But.

422
00:58:29.440 --> 00:58:30.710
Meredith Dreistadt, WV SHPO: Majority wise.

423
00:58:31.050 --> 00:58:34.609

Meredith Dreistadt, WV SHPO: The expenses used on a building will qualify for the tax. Credit

424

00:58:37.330 --> 00:58:51.050

Meredith Dreistadt, WV SHPO: and Federal credits must be used by the purchaser of the property, but state credits can be transferred or sold. So that's what makes the State credit kind of a more interesting tool for investors. They can sell those credits outright.

425

00:58:54.220 --> 00:59:00.199

Meredith Dreistadt, WV SHPO: and that is it on my end feel free to reach out with any questions. We're always happy to help

426

00:59:00.680 --> 00:59:05.380

Meredith Dreistadt, WV SHPO: Chippenburg, and, you know, make sure these projects happen to redevelop downtown.

427

00:59:06.990 --> 00:59:15.039

JCC Zoom: Thank you, Mr. Isaac. Do you have any examples of using those tax credits in Jefferson County? Perhaps in Charlestown? Specifically

428

00:59:16.050 --> 00:59:18.680

JCC Zoom: so, the I can go back to it here.

429

00:59:19.910 --> 00:59:21.569

Meredith Dreistadt, WV SHPO: Oh, did not buy it!

430

00:59:22.030 --> 00:59:28.540

JCC Zoom: The Stevenson is a project that just wrapped up in Charlestown Top. Right there.

431

00:59:28.540 --> 00:59:32.600

JCC Zoom: Esh, that was a tax credit project. We also had a commercial project.

432

00:59:33.350 --> 00:59:37.149

Meredith Dreistadt, WV SHPO: Last year, 2 years ago, downtown in one of these storefront buildings.

433

00:59:39.375 --> 00:59:42.339

JCC Zoom: So those are 2 examples. Yeah.

434

00:59:43.200 --> 00:59:47.989

JCC Zoom: And could you using those examples, explain again how how this works?

435

00:59:49.520 --> 00:59:55.820

Meredith Dreistadt, WV SHPO: Sure. So the tax credit is received from the owner's property

436

00:59:56.380 --> 01:00:00.350

Meredith Dreistadt, WV SHPO: on the qualified expenses made throughout the project.

437

01:00:00.350 --> 01:00:00.870

JCC Zoom: Sorry.

438

01:00:01.170 --> 01:00:05.809

JCC Zoom: So when you're rehabilitating your building, most structural elements of the building are going to count.

439

01:00:05.920 --> 01:00:11.010

Meredith Dreistadt, WV SHPO: Well, all structural elements of the building really will count towards that expense. So

440

01:00:11.738 --> 01:00:13.280

Meredith Dreistadt, WV SHPO: say you purchase the building.

441

01:00:14.000 --> 01:00:18.910

JCC Zoom: And you do a hundred \$1,000 worth of work to it.

442

01:00:19.650 --> 01:00:20.440

Meredith Dreistadt, WV SHPO: You would receive.

443

01:00:20.800 --> 01:00:25.000

JCC Zoom: Essentially \$45,000 back in Federal and State.

444

01:00:25.000 --> 01:00:26.040

Meredith Dreistadt, WV SHPO: Tax credits.

445

01:00:30.660 --> 01:00:40.160

JCC Zoom: It's very interesting. Thank you. I'm sure our professional staff would have much more insightful educated questions. That's the best I've got for now. But I'm definitely interested in this topic.

446

01:00:40.580 --> 01:00:43.080

Meredith Dreistadt, WV SHPO: Anything else from our fellow commissioners.
I don't have anything.

447

01:00:44.560 --> 01:00:47.570

JCC Zoom: Thank you, Mr. Eistad, thank you absolutely. Thank you.

Presentation transcript: Angie Banks-Assessment Overview

448

01:00:48.640 --> 01:01:09.520

JCC Zoom: All right. Moving through our agenda for tonight, we have presentations from business groups starting with Charlestown. Now we're so happy to have you with us here today. I know we wanted to start. A couple months ago. A couple of things slowed us down. We had to finalize our insurance rate, and then we had to finalize our

449

01:01:09.840 --> 01:01:15.810

JCC Zoom: estimate for court security upgrades. But we've got our numbers. We've done our homework into that

450

01:01:16.040 --> 01:01:20.200

JCC Zoom: just presented that presentation. We'd love to hear from you now. Thanks for being here.

451

01:01:20.960 --> 01:01:24.169

JCC Zoom: Commissioner, I would say that we skipped Angie on the list.

452

01:01:24.480 --> 01:01:28.190

JCC Zoom: Did we skip, Angie? Oh, my gosh, I'm so sorry

453

01:01:28.590 --> 01:01:38.110

JCC Zoom: you go forward and do this another time. Do you mind holding just really quick? Okay, thank you so much. Okay.

454

01:01:39.060 --> 01:01:40.540

JCC Zoom: thank you, Eddie.

455

01:01:44.050 --> 01:01:53.319

JCC Zoom: We all love Angie, so we call her Angie. But Assessor Banks will now provide a presentation and assessment overview of these properties.

456

01:01:56.630 --> 01:02:01.450

JCC Zoom: Yes, I didn't bring a slideshow, because it's the same buildings that Laura

457

01:02:01.570 --> 01:02:04.490

JCC Zoom: share. Got it? Got it figured there's no point.

458

01:02:07.730 --> 01:02:18.699

JCC Zoom: Okay, now, one thing. Everybody you know, tax assessor is a little different than a fee appraisal.

459

01:02:19.905 --> 01:02:26.009

JCC Zoom: Our office? How we value the properties. It's a mass appraisal.

460

01:02:27.170 --> 01:02:33.379

JCC Zoom: and we have to look at all the sales, and we only include the arm's length sales

461

01:02:34.374 --> 01:02:56.550

JCC Zoom: so to come about as far as our values, whether it's tax exempt or taxable properties. The biggest difference between the 2, the exempt properties. They aren't paying taxes, so generally they aren't concerned how much their assessment is whether it's low or high, because they don't receive a tax bill.

462

01:02:57.310 --> 01:02:57.815

JCC Zoom: But

463

01:02:58.480 --> 01:03:02.599

JCC Zoom: They are. Those values go up and down just like everything else.

464

01:03:02.750 --> 01:03:13.639

JCC Zoom: And you know, the year built is in the system, so they do depreciate, and when we raise the land the land goes up on those also, or the building.

465

01:03:14.380 --> 01:03:28.080

JCC Zoom: So anyway, we collect sales information, and we look at sales on improved parcels and unimproved parcels. We collect information from the builders to help determine the county modifier.

466

01:03:28.230 --> 01:03:34.999

JCC Zoom: and we have a separate modifier for commercial than what we do. Residential.

467

01:03:35.520 --> 01:03:39.839

JCC Zoom: We adjust values up and down, depending on the sales.

468

01:03:40.110 --> 01:03:43.129

JCC Zoom: This process is done every year.

469

01:03:43.330 --> 01:03:56.129

JCC Zoom: and we do review the properties every 3 years. And of course, if there's building permits or a property sale, we go out and and we take a look at the properties. At that time. Also.

470

01:03:56.630 --> 01:04:06.030

JCC Zoom: our sales ratio with the state has to be between 90% and 110%. So we have to be in that range.

471

01:04:06.350 --> 01:04:08.549

JCC Zoom: When we get done with that ratio.

472

01:04:08.820 --> 01:04:21.119

JCC Zoom: we will finish our ratio this year around December. 1st values will all be set by mid-december, and then, of course, letters go out and we make adjustments.

473

01:04:21.330 --> 01:04:33.769

JCC Zoom: Taxpayers will come in. This is wrong, or you know they're fine with the value. Once we explain everything. So you know, it just depends. But they come in and we go over it. Make sure it is correct.

474

01:04:34.659 --> 01:04:39.830

JCC Zoom: Like, I said, it's a mass appraisal. It is not a fee appraisal. So.

475

01:04:39.970 --> 01:04:46.730

JCC Zoom: in other words, what we have for it, and how much you want and how much somebody's willing to pay.

476

01:04:47.000 --> 01:04:48.999

JCC Zoom: you know it's going to be different.

477

01:04:49.590 --> 01:05:03.829

JCC Zoom: So now, starting with the Assessor's office at 104 East Washington Street, Laura referred to it as the Moffitt Building, and yes, I heard many stories of the soda pop and people going in there to socialize

478

01:05:03.930 --> 01:05:24.100

JCC Zoom: our assessed value, which is 60% of our appraised value. And these figures are the 2025 year we are working on 2026. Those values won't be set until mid-december. Hey, Angie? Just to let you know the sheet that we put together

479

01:05:24.270 --> 01:05:26.530

JCC Zoom: that up there on the screen, too. Okay?

480

01:05:26.860 --> 01:05:30.279

JCC Zoom: And so if you'll say the property address.

481

01:05:30.580 --> 01:05:37.450

JCC Zoom: and I'll make sure it's up there. So which one? It's 104 East Washington Street. That's the one that's at the top of the screen.

482

01:05:37.680 --> 01:05:39.930

JCC Zoom: Okay, yeah. Okay. Now.

483

01:05:40.450 --> 01:06:03.759

JCC Zoom: I do believe when I gave you those figures, I may have given you some figures from 2026 that we were not finished with. So you may see a little variance, because I strictly stuck with 2025 when I went back over this and 26 is not completed. So if it's not exactly what you have on the sheet, that is why.

484

01:06:04.140 --> 01:06:06.559

JCC Zoom: But what do you have for yours?

485

01:06:06.790 --> 01:06:16.919

JCC Zoom: Excuse me, what? What was the the assessed value for my building? 189,800 is the assessed. That's what we have for that one correct.

486

01:06:17.240 --> 01:06:27.030

JCC Zoom: and then the next building, which is the 108 East Washington Street. Let me this out.

487

01:06:29.710 --> 01:06:51.610

JCC Zoom: It is 108 East Washington street, which is where my appraisers are. Then the 110 is the probation address. But they're all the way up. They're upstairs all the way across, and then the 112 East Washington is where my mapper is. If you've been into our mapping office. So yeah, we can just go from one office to another.

488

01:06:51.740 --> 01:06:54.709

JCC Zoom: When I 1st started there in 1993,

489

01:06:55.050 --> 01:07:00.959

JCC Zoom: everyone was in the Moffitt Building, all of us mapper appraisers, everybody.

490

01:07:01.630 --> 01:07:04.099

JCC Zoom: and it was crowded. But we managed

491

01:07:04.630 --> 01:07:08.060

JCC Zoom: that building in particular. This is one that

492

01:07:08.240 --> 01:07:19.250

JCC Zoom: that the value is different, because, like I said, I looked up the 2,025 value, 482,100 is the assessed.

493

01:07:19.380 --> 01:07:22.999

JCC Zoom: Okay, appraised is 8 0, 3, 400,

494

01:07:24.120 --> 01:07:36.340

JCC Zoom: and the number that's up there is the rough estimate of the 2020. Yes, yes, because we're not finished. We haven't done all the sales, and we haven't done our modifier.

495

01:07:37.510 --> 01:07:46.969

JCC Zoom: Okay? And then the next property at 1 14 East Washington Street, which we always refer to it as the Smoot Building.

496

01:07:47.160 --> 01:07:49.980

JCC Zoom: and Smoot's Insurance Agency was there.

497

01:07:50.180 --> 01:07:54.740

JCC Zoom: I think it was still there when I started working there in the early 90 s.

498

01:07:54.950 --> 01:08:05.880

JCC Zoom: The value on that building is assessed value 52,700 appraised 87,800.

499

01:08:10.100 --> 01:08:20.419

JCC Zoom: The Mason Building at 1 16 East Washington Street, which has the planning, zoning, engineering Gis impact fees.

500

01:08:22.590 --> 01:08:27.929

JCC Zoom: We have it at assessed value 629,900

501

01:08:28.120 --> 01:08:33.710

JCC Zoom: appraised 1,049,800 for the 25 year.

502

01:08:38.779 --> 01:08:40.120

JCC Zoom: And Andy just would

503

01:08:40.319 --> 01:08:45.420

JCC Zoom: on the thing that's above. It looks like we did take the 26 numbers on that one.

504

01:08:45.520 --> 01:08:47.520

JCC Zoom: and it was 717900.

505

01:08:48.130 --> 01:08:54.339

JCC Zoom: Yes, yes, but yeah, that's not a complete figure. We're not finished with that year.

506

01:08:54.790 --> 01:09:07.830

JCC Zoom: Okay, the Hunter House, which is where the County Commission is at 1 24 East Washington street, and this also includes the second building on 1 0, 4 North Samuel Street.

507

01:09:08.229 --> 01:09:11.670

JCC Zoom: which I don't. What's in there right now.

508

01:09:11.970 --> 01:09:19.040

JCC Zoom: There's somebody else. There's a nonprofit using it. Maybe we work with our probation office in the community. Oh, okay, okay.

509

01:09:19.646 --> 01:09:22.580

JCC Zoom: at 1 point it was our mill room.

510

01:09:22.930 --> 01:09:26.420

JCC Zoom: So I haven't been in there since since we moved the mail.

511

01:09:27.113 --> 01:09:29.629

JCC Zoom: The value for that one

512

01:09:30.290 --> 01:09:33.319

JCC Zoom: for those 2. They're on the same parcel.

513

01:09:33.630 --> 01:09:41.159

JCC Zoom: We have assessed value for the 25 year 352,700,

514

01:09:41.430 --> 01:09:44.060

JCC Zoom: and the 2026 year.

515

01:09:44.880 --> 01:09:51.069

JCC Zoom: No, the appraised value for 2,025 is 587,800.

516

01:09:51.479 --> 01:10:04.170

JCC Zoom: Okay, the reason why? The 26 lower? Because there's a depreciation in there. But if we change our modifier, it's going to bring that building value back up. And we haven't worked our modifier

517

01:10:04.390 --> 01:10:05.570

JCC Zoom: at this point.

518

01:10:06.160 --> 01:10:17.509

JCC Zoom: and that is why on some of them the depreciation does not click in every year. There's only like it depends on the year built. And it's in the system, the Ies integrated system.

519

01:10:18.260 --> 01:10:30.020

JCC Zoom: Okay, now we have a parking lot. We have 3 parcels of the parking lot area.

520

01:10:30.370 --> 01:10:36.040

JCC Zoom: and the one that is 12 B 50.1.

521

01:10:36.480 --> 01:10:40.290

JCC Zoom: We have it assessed at 64,800

522

01:10:40.470 --> 01:10:42.539

JCC Zoom: appraised at 108,000.

523

01:10:43.500 --> 01:10:53.139

JCC Zoom: And there's another parking lot to be 51.1, and it's a skinnier strip, and it's right behind the moot, the

524

01:10:53.920 --> 01:10:56.680

JCC Zoom: Smoot building, and they bought that

525

01:10:56.800 --> 01:11:06.569

JCC Zoom: separately when they called the soup the Smoot Building. Sorry about that. I'm thinking about the soup kitchen up at the corner, but the Smoot building

526

01:11:06.820 --> 01:11:18.389

JCC Zoom: the iron well, and I remember when I was working there in the early nineties, we used to walk up there sometimes and get something to eat. It was nice that you could go somewhere that close and and get something to eat.

527

01:11:19.090 --> 01:11:30.809

JCC Zoom: but the Smoot building. There's a little strip, a parking lot behind it that the county bought, and that little strip is 13,500 assessed, appraised 22,400,

528

01:11:31.210 --> 01:11:34.790

JCC Zoom: and then the other one that I researched.

529

01:11:34.930 --> 01:11:38.989

JCC Zoom: That's at the bottom of the parking lot. It's where our county vehicles

530

01:11:39.330 --> 01:11:42.299

JCC Zoom: where we put them, or had been putting them.

531

01:11:42.994 --> 01:11:49.790

JCC Zoom: The assessed value is 71,500 appraised 119,200.

532

01:11:50.412 --> 01:11:52.420

JCC Zoom: The county bought that

533

01:11:53.050 --> 01:12:02.560

JCC Zoom: that section of parking lot in the 19 nineties, and they gave over 50,000 for that little section, just to let you know that.

534

01:12:02.810 --> 01:12:14.020

JCC Zoom: You know they needed the parking, and you know it was perfect for the county to buy it. But it it's not that big, and they gave 50,000 for that in the early 90 s.

535

01:12:16.170 --> 01:12:25.179

JCC Zoom: Anyway, that that concludes all the assessments and appraisals like I said, the 26 will be done

536

01:12:25.490 --> 01:12:26.879

JCC Zoom: in December.

537

01:12:27.160 --> 01:12:31.629

JCC Zoom: The properties might be might have new owners before then, but

538

01:12:31.790 --> 01:12:38.120

JCC Zoom: so, Angie we had on this sheet here, taking, I think, some 26 numbers, some 25 numbers.

539

01:12:38.520 --> 01:12:41.189

JCC Zoom: Some were lower. Some were higher when we're looking

540

01:12:42.270 --> 01:12:44.509

JCC Zoom: the assessed value and appraised value

541

01:12:44.880 --> 01:12:53.439

JCC Zoom: assessed value. We were looking about 1.9 million and appraised value about 1.3 million for all of the lots that are available is that

542

01:12:53.950 --> 01:12:59.526

JCC Zoom: roughly the same, you're talking about the total assessed value.

543

01:13:00.370 --> 01:13:09.349

JCC Zoom: it's roughly the same. There's not that much difference. It seemed like one went down by a slight amount. One was up higher. So yeah, yeah.

544

01:13:09.530 --> 01:13:13.730

JCC Zoom: And like, I said, the 26 is not finished, but the 25,

545

01:13:14.080 --> 01:13:21.450

JCC Zoom: you know, those are actually last year's value. But last year, July 1st to 24 is what the 25

546

01:13:21.700 --> 01:13:28.930

JCC Zoom: is based on. So just when we're looking at the total value of appropriate of available real estate, we're looking at about 3.2.

547

01:13:29.280 --> 01:13:35.750

JCC Zoom: Yes, approximately 3.2 million. Did I get it?

548

01:13:36.140 --> 01:13:40.959

JCC Zoom: All right? Thank you so much, Assessor Banks really appreciate it. You're welcome.

549

01:13:43.010 --> 01:13:57.050

JCC Zoom: Terrific! As I was saying earlier, we are so happy to have you, Charlestown. Now come and present, eagerly awaiting this presentation. We've got our numbers as close to final as we can get them. We had our presentation. And now conversation

550

01:13:57.400 --> 01:13:59.410

JCC Zoom: terrific. Thank you for making time.

551

01:13:59.670 --> 01:14:00.930

JCC Zoom: Thank you.

Presentation transcript: Charles Town Now

549

01:13:43.010 --> 01:13:57.050

JCC Zoom: Terrific! As I was saying earlier, we are so happy to have you, Charlestown. Now come and present, eagerly awaiting this presentation. We've got our numbers as close to final as we can get them. We had our presentation. And now conversation

550

01:13:57.400 --> 01:13:59.410

JCC Zoom: terrific. Thank you for making time.

551

01:13:59.670 --> 01:14:00.930

JCC Zoom: Thank you.

552

01:14:06.860 --> 01:14:17.999

JCC Zoom: Good evening. I'm Angela Cable Johnson, a board member of Charlestown now, and a realtor with Sampson properties specializing in historic renovation, commercial development and tax credit projects.

553

01:14:18.200 --> 01:14:41.500

JCC Zoom: Charlestown now as an accredited Main Street America organization since 2018 and in existence as a registered nonprofit since 2011 is recognized by the city of Charlestown and dedicated to the revitalization of our main street driving economic development vitality, marketing and community events that make our town thrive. Thank you all for being here

554

01:14:42.260 --> 01:14:50.130

JCC Zoom: tonight. I want to talk about our shared commitment to Charlestown, a place where history meets opportunity and our past inspires our future.

555

01:14:50.320 --> 01:14:59.010

JCC Zoom: As a community, we have a unique chance to preserve the charm and character of our historic town, while embracing thoughtful growth that benefits us all.

556

01:14:59.380 --> 01:15:05.210

JCC Zoom: The buildings on Washington offer Main Street the ability to increase commerce by an entire block.

557

01:15:05.590 --> 01:15:20.579

JCC Zoom: These buildings on Washington are part of Charlestown's historic district, managed by the National Register of historic Districts. The 1997 assessment designated all of these structures as contributing to the historic district except the Mason Building.

558

01:15:20.830 --> 01:15:32.230

JCC Zoom: Now that it is over 50 years old, a reassessment would need to be completed to include it. Note that any changes to the exterior of the buildings would need to go through the city's historic Landmark Commission

559

01:15:32.820 --> 01:15:48.389

JCC Zoom: at Charlestown. Now we're dedicated to fostering a vibrant thriving community my work as a realtor, and experience in construction, renovation, and development allows me to see firsthand the potential in our historic properties and the promise of smart commercial growth.

560

01:15:49.320 --> 01:15:57.900

JCC Zoom: These projects don't just restore buildings. They revitalize neighborhoods, create jobs and attract visitors who fall in love with our town's story

561

01:15:58.010 --> 01:16:18.139

JCC Zoom: by leveraging tax credit programs, we can make these transformations sustainable, ensuring that our growth respects our heritage while building a stronger economic future. It is our job at Charlestown now to work with new investors in our downtown. Whether it be a building purchase, revitalization, or new business going into an available space.

562

01:16:18.710 --> 01:16:40.449

JCC Zoom: For 13 years I've been part of Charlestown Now's mission. Together we've witnessed millions of dollars invested by building owners and merchants breathing new life into our main street projects like the Abolitionist aleworks building, once buried under 6 inches of pigeon dirt and home to a hundred pigeons, was one of my projects, and it was also a tax credit project.

563

01:16:40.870 --> 01:16:59.969

JCC Zoom: Charles Washington Hall. The city's impactful investment in downtown stands as a Testament to our commitment, the Stevenson Building, another one of my projects, where many of you just attended the ribbon cutting. Just a few weeks ago our historic hardware store restored so beautifully by the end of drillity, and finally the depot district building.

564

01:17:00.290 --> 01:17:16.540

JCC Zoom: All of these projects have contributed to our upward trajectory with more projects just like these in the works these efforts have attracted astute, financially savvy buyers who create unique spaces, drawing better tenants and strengthening our downtown

565

01:17:16.880 --> 01:17:24.740

JCC Zoom: make no mistake. These investments have also increased the assessed value of these buildings. Garnering increased tax dollars for our county

566

01:17:25.320 --> 01:17:52.750

JCC Zoom: main streets are timeless, and small. Businesses are the core of America. Unlike big box retail or shopping centers, which have a 20 year lifespan tied to shifting roads and traffic patterns. Our buildings endure, they adapt, reinvent, and serve new businesses while fostering a sense of community civic pride and gathering spaces that define us. Main streets and these buildings on Washington were designed to be a place of commerce.

567

01:17:52.750 --> 01:18:01.440

JCC Zoom: Multi-use buildings with markets and shops on the 1st floor, and residential on the second floor. But what makes a successful main street today?

568

01:18:01.560 --> 01:18:15.440

JCC Zoom: Main streets need restaurants, retail culture like art and music to be successful, we do not need vape stores, 1st floor office space churches, schools, storage units or service type businesses on Main Street.

569

01:18:15.610 --> 01:18:23.439

JCC Zoom: Those types of tenants are a death sentence for Main Street, because when you lose the street level draw, you lose everything that makes a town lovable.

570

01:18:23.780 --> 01:18:29.840

JCC Zoom: We have active businesses waiting to move onto our Main Street. We need these spaces.

571

01:18:30.690 --> 01:18:47.580

JCC Zoom: I am also here because our merchants, investors, and residents, deserve our steadfast support. During this critical time, for over 240 years the county government has been a cornerstone of our business district, while we not only understand but support your move to these new buildings.

572

01:18:47.830 --> 01:19:04.100

JCC Zoom: While this can be an exciting opportunity. The vacating of these buildings puts our main street in a potentially precarious position, where it can either grow and thrive into the future with a planned redevelopment plan, or it can suffer the blight of empty and underlast buildings.

573

01:19:04.160 --> 01:19:32.520

JCC Zoom: Our merchants have already endured significant challenges. A massive shift in downtown traffic when Apus moved to these very buildings that you just purchased, and then shifted to a work from home model, followed by the devastating impact of Covid. Just as they begin to recover. This new change looms. Our town is at a serious precipice, something that we have all seen in other small towns where redevelopment and planning for the future isn't taken seriously.

574

01:19:33.090 --> 01:20:01.480

JCC Zoom: We now ask that you reach into your collective and personal moral compass and ensure that the redevelopment of these vital buildings to our main street doesn't leave our businesses, merchants, and residents shattered. Moreover, we ask that you acknowledge those who have invested millions of dollars to date, and ensure that their investment is neither underserved nor ignored. If mishandled, those buildings could sit empty for years, casting a shadow over our town's vitality.

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01:20:01.630 --> 01:20:04.460

JCC Zoom: So what can Charlestown now offer to you?

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01:20:04.980 --> 01:20:29.919

JCC Zoom: We bring a robust toolkit and willingness to collaborate. We have already engaged a highly respected retail and redevelopment specialist and are ready to sign the contract and get started. The final analysis from this expert is something any seasoned investor is going to demand. We can guide potential buyers through the historic tax credit process, new market credits and public-private partnership agreements.

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01:20:30.030 --> 01:20:40.720

JCC Zoom: Historic tax credits are up to 45% of a project's value between Federal and State. These tax credits provide substantial equity into historic renovation.

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01:20:40.870 --> 01:20:52.530

JCC Zoom: They can be used on the investor's own tax return, or they can be sold so that the cash is infused into the project. Typically, they are sold so that the projects such as these pencil out and are workable.

579

01:20:52.820 --> 01:21:20.420

JCC Zoom: New market tax credits can be used in conjunction with historic tax credits, public-private partnerships can utilize grants that are only available to municipalities and other organizations. With most of these programs. The larger the project, the better the opportunities. For example, if there is one single investor for all the buildings on Washington rather than individual purchasers, it will create a greater chance of receiving some credits and potential grants.

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01:21:20.600 --> 01:21:37.269

JCC Zoom: We can also explore loan programs, economic incentives and other grants with a buyer. This is my expertise. It's what I do for a living. I've worked on projects like interwoven in Martinsburg and the ongoing redevelopment of the old national fruit plant there, which is another one of my projects.

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01:21:37.390 --> 01:21:58.119

JCC Zoom: Our goal is simple. Create a smooth process for you and the buyer allow you to focus on your new project here, while we handle the heavy lifting to help begin redevelop these buildings. This creates a win-win for our community, and the best part our work and support comes to you at no cost. It's what we do at Charlestown. Now.

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01:21:58.340 --> 01:22:09.770

JCC Zoom: the reality is this, you get to sell these buildings once, but if we develop properly, you'll benefit from new assessments and collect increased tax dollars for years to come.

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01:22:10.130 --> 01:22:25.210

JCC Zoom: That's a win for you, because right now you are collecting 0 taxes on these buildings as the government owner do a 5 5 year spreadsheet on potential taxable income for the county, with the buildings at peak value, post renovation and calculate that income.

584

01:22:25.920 --> 01:22:42.220

JCC Zoom: We have heard a talking point that the people of Jefferson County care more about the revenue generated from the sale of these buildings than what these buildings become. Our market study from 2021 along with ears to the ground involvement, implore you to really ponder that statement

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01:22:42.350 --> 01:22:49.100

JCC Zoom: our community needs and requests more shopping, dining, and activities. We know that is our greatest need.

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01:22:49.840 --> 01:23:01.229

JCC Zoom: If you are wondering if there is a market for this, we can promise you. There is Liz Cook, business Development Coordinator for the

city of Charlestown works with people regularly that want a space downtown.

587

01:23:01.520 --> 01:23:11.149

JCC Zoom: The interest in 2 13. West Washington is a Testament that we could have many additional restaurants here, but that takes a considerable investment and available spaces.

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01:23:11.480 --> 01:23:32.759

JCC Zoom: The Hunter House was once a restaurant and it could be again. But the conditions must be right. You, as commissioners, can make those conditions right by creating an Rfp process for people to submit redevelopment proposals, so that a board of vested parties can choose the best fit for the community as a whole. There is a need. There is an opportunity

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01:23:32.760 --> 01:23:43.099

JCC Zoom: as a county that is growing as a suburb of the Washington-baltimore corridor. There is no excuse to allow Charlestown, which has so much history and progress to take a downward spiral.

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01:23:43.100 --> 01:23:49.119

JCC Zoom: Our residents demand and deserve better from all of us. Sitting in these decision-making positions

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01:23:49.910 --> 01:23:59.839

JCC Zoom: in closing Charlestown now is here ready to roll up our sleeves and work side by side as your partner to strengthen our community. It's time to work together for the future of Charlestown

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01:24:00.100 --> 01:24:03.480

JCC Zoom: without successful communities the county can't survive.

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01:24:03.940 --> 01:24:25.070

JCC Zoom: After serving as the cornerstone of our main street since the founding of Jefferson County some 240 years ago. I now invite you to collaborate with me in creating a lasting legacy that would honor Charles Washington, fostering growth and prosperity for generations to come. Thank you for allowing me to speak on behalf of Charlestown. Now I look forward to talking to you in the future.

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01:24:25.630 --> 01:24:27.000

JCC Zoom: Terrific. Thank you.

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01:24:27.290 --> 01:24:34.729

JCC Zoom: Thank you. And do you want to take questions now, or did you? If you have some great great, do you want to start off, or I can start off?

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01:24:35.720 --> 01:24:40.450

JCC Zoom: You mentioned a couple of projects in Mortensburg. Can you tell us about the work that you're doing in Charleston?

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01:24:40.990 --> 01:24:43.169

JCC Zoom: I did the Stevenson building in Charlestown.

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01:24:43.710 --> 01:24:50.070

JCC Zoom: I worked on abolitionists. So basically, when I get a property like that that needs to be sold.

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01:24:50.190 --> 01:25:09.129

JCC Zoom: I take it from very beginning to the closing table. And during the contract process. We do due diligence with contractors. EPA studies the tax credits all of it like I walk my buyers through that entire process to get them, because

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01:25:09.220 --> 01:25:27.809

JCC Zoom: ideally, you don't want to go to closing on a property and purchase it. If if all the eggs aren't in the basket where they need to go. It has to be. These projects have to be formulated just right and pencil out, or or they won't work. And then you end up with one like the Stevenson building, sitting up there for 20 years because it didn't pencil out.

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01:25:28.590 --> 01:25:35.040

JCC Zoom: Angie. What is the average due diligence period that you would need to do the studies and make

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01:25:35.630 --> 01:25:39.810

JCC Zoom: work with the tax Credit office, and then go to closing.

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01:25:42.590 --> 01:26:01.479

JCC Zoom: depending on the time of year, and how much stuff somebody has. And it depends on the property, Steve, like, you know, some properties like we have to do serious EPA phase, one stuff, right? Properties like this. You just do a really easy like phase one. And that's simple. It's not contaminated. That kind of thing. So

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01:26:02.160 --> 01:26:04.760

JCC Zoom: would say, if

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01:26:05.130 --> 01:26:19.899

JCC Zoom: no more than 6 months. Okay. And it can be less. I was going to say 6 months, but I wanted the Commissioners to hear that. Yeah, it can be. It can be less than 6 months depending on the project, you know, if you had somebody who purchased all of Washington Street together.

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01:26:21.490 --> 01:26:30.669

JCC Zoom: it might take a little longer, because you're dealing with a whole bunch of buildings instead of one, but a seasoned investor who would purchase those

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01:26:31.430 --> 01:26:34.069

JCC Zoom: really has their ducks in a row.

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01:26:34.090 --> 01:27:03.920

JCC Zoom: and and knows the process and can bang it out very quickly. It's a formula. It's all a formula. And part of me asking that question. I wanted to get your thoughts. See how long the due diligence would take. I just wanted to set the time frame. So once we move out, you know, there might be 6 months before it goes to closing. So we might want to start marking these buildings sooner before we move out, and to try to get somebody in to start. Maybe doing some study further study period on environmental studies and stuff.

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01:27:04.190 --> 01:27:10.089

JCC Zoom: Yeah, you guys can can do all of that like right away. Yeah, absolutely. Yeah. Yeah.

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01:27:10.360 --> 01:27:13.880

JCC Zoom: And and of course, if we do that, they would have to sign

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01:27:14.140 --> 01:27:37.019

JCC Zoom: some disclosures, and we'd have to walk them through the building if we're still right at some point. You're going to have to open the buildings up so people can actually see them and know what's in there. And because I mean, I did a lead and asbestos study on 14 buildings at national fruit in one day. It can be done. You just have to know what you're doing. Okay? Yeah.

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01:27:37.500 --> 01:27:41.559

JCC Zoom: all right. Thank you. Thank you. Thank you very much.

Presentation transcript: Strong Towns of Jefferson County

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01:27:44.730 --> 01:27:50.209

JCC Zoom: All right. Thank you very much. We also have a presentation from strong towns of Jefferson County.

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01:27:55.860 --> 01:27:59.179

JCC Zoom: Thanks for being here. Thank you. Do you have a slideshow?

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01:27:59.940 --> 01:28:01.080

JCC Zoom: It's not necessary.

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01:28:02.480 --> 01:28:05.109

JCC Zoom: Yeah, good evening. My name is Ben German

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01:28:06.090 --> 01:28:10.390

JCC Zoom: here tonight as a longtime resident local business owner.

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01:28:10.610 --> 01:28:14.509

JCC Zoom: but someone also that deeply believes in the future of this town and of this county.

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01:28:15.100 --> 01:28:21.890

JCC Zoom: I'm part of a group called Strong Towns of Jefferson County. It's a grassroots conversation that's grown out of the national strong towns movement.

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01:28:22.310 --> 01:28:24.149

JCC Zoom: but with its own local soul

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01:28:25.170 --> 01:28:31.320

JCC Zoom: residents, business owners, and neighbors who care about how we grow, where we invest and what kind of place we want to leave behind.

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01:28:31.700 --> 01:28:34.930

JCC Zoom: We believe that the most powerful change happens at the block level.

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01:28:35.260 --> 01:28:39.719

JCC Zoom: and few blocks in Jefferson County have more potential than the 100 block of East Washington Street.

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01:28:41.690 --> 01:28:45.120

JCC Zoom: Strong towns movement asks some very practical questions.

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01:28:45.390 --> 01:28:57.900

JCC Zoom: Are we taking small, smart actions that create long-term prosperity? Are we investing in places where people already love to be? Are we building for the next generation, or just reaching or just reacting to the needs of today.

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01:28:58.290 --> 01:29:07.870

JCC Zoom: It's not about being flashy. It's about fiscal resilience, about choosing places and projects that pay back the community, financially, culturally and emotionally, for decades

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01:29:08.410 --> 01:29:16.670

JCC Zoom: here in Jefferson County that might look like restoring a walkable block, it might mean might mean repurposing beautiful historic buildings instead of chasing new construction.

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01:29:17.740 --> 01:29:24.139

JCC Zoom: and it almost always means leaning into our existing strength, instead of trying to compete with Loudon or Martinsburg on their terms.

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01:29:25.420 --> 01:29:30.409

JCC Zoom: What we love about Charlestown is that it has a true sense of place.

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01:29:31.430 --> 01:29:32.459

JCC Zoom: You can walk it.

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01:29:32.560 --> 01:29:40.479

JCC Zoom: you can name the shop owners. There's texture, history, familiarity, and for those of us who spend our days there. It's not just nice, it's valuable.

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01:29:42.280 --> 01:29:48.999

JCC Zoom: 100 block sits in the very heart of that experience. It's next to businesses that are trying to grow. It's surrounded by beautiful architecture

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01:29:49.310 --> 01:29:53.089

JCC Zoom: and sits at a literal, a literal crossroad between heritage and possibility.

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01:29:54.700 --> 01:30:02.149

JCC Zoom: It's a rare thing to have location, character, and community all baked into one space. That's what makes this makes this block worth getting right?

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01:30:03.840 --> 01:30:05.959

JCC Zoom: So the big question becomes, what do we do with it?

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01:30:06.770 --> 01:30:08.489

JCC Zoom: I think the answer lies in alignment.

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01:30:08.930 --> 01:30:14.240

JCC Zoom: Alignment between what the county has said at once in the envisioned Jefferson. 2035. Plan

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01:30:14.460 --> 01:30:16.670

JCC Zoom: what citizens like me are asking for

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01:30:16.980 --> 01:30:19.430

JCC Zoom: and what actually makes sense economically.

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01:30:19.920 --> 01:30:31.269

JCC Zoom: the county's own strategic goals talk about responsible compact growth, historic preservation, sustainable development, a thriving local economy and creating places where people want to live, work and visit

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01:30:31.690 --> 01:30:33.959

JCC Zoom: the citizens. We want that, too.

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01:30:34.240 --> 01:30:41.859

JCC Zoom: We want to be proud of this town. We want spaces that are used, not empty. We want jobs, walkable streets, and a reason to stay invested in this community.

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01:30:42.620 --> 01:30:44.999

JCC Zoom: And to be clear, this is not about sentimentality.

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01:30:45.330 --> 01:30:50.369

JCC Zoom: This is about creating value economically and culturally by using the assets that we already have

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01:30:50.690 --> 01:31:01.350

JCC Zoom: one idea. And it's just that an idea is to use a hundred block for education, something that brings steady foot traffic, supports local restaurants and retail and invests in young people.

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01:31:01.680 --> 01:31:08.879

JCC Zoom: Look at Shepherd University in Shepherdstown, James Rumdy, in Martinsburg, and look at what Apis meant when it was physically present in Charlestown.

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01:31:10.630 --> 01:31:23.639

JCC Zoom: What if the 100 block became home to a small learning center, a school of preservation, trades, hospitality, entrepreneurship, something rooted in this place, Jefferson county history, architecture, and culture, but oriented towards tomorrow's economy.

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01:31:24.300 --> 01:31:27.780

JCC Zoom: These ideas don't just preserve old buildings, they give them purpose again.

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01:31:29.150 --> 01:31:34.800

JCC Zoom: Now I understand that the legal and procedural steps the county must take to dispose of these properties are complex.

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01:31:35.010 --> 01:31:43.159

JCC Zoom: I also understand that it is uncertainty that repels investment and alignment invites it.

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01:31:43.570 --> 01:31:46.340

JCC Zoom: If the county and city signal a shared vision.

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01:31:47.240 --> 01:31:52.129

JCC Zoom: if we say together, we want this block to matter, then serious partners will come to the table.

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01:31:52.720 --> 01:31:57.949

JCC Zoom: Public-private collaboration doesn't mean giving anything away. It means sharing the risk and shaping the outcome.

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01:31:59.340 --> 01:32:07.430

JCC Zoom: This block is too valuable, too valuable a place to be treated just like an asset to offload. We have a chance here to make a long term investment in Jefferson County's future.

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01:32:07.610 --> 01:32:09.720

JCC Zoom: We can honor the past without getting stuck in it

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01:32:10.220 --> 01:32:17.319

JCC Zoom: can create something uniquely ours, something rooted in place that works for businesses, residents, and for future generations. Let's not miss it.

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01:32:20.490 --> 01:32:33.590

JCC Zoom: Thank you so much. And before you go you raised a suggestion. I haven't heard a lot of discussion about before. It's really interesting. The idea was schools and education on the block.

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01:32:33.750 --> 01:32:39.390

JCC Zoom: Have you had conversations with business owners, and have they

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01:32:39.520 --> 01:33:03.550

JCC Zoom: express that they thought that would be complementary to their business and would help bring foot traffic, the ones that I've spoken with. Yes, in my personal experience, being a resident in Shepherdstown for many years. I think it's an easy place to look. I mean, you would know very well. You know, the impact the University and its population has on that local economy. Yeah, I mean, Shepherdstown has over a 95% occupancy rate.

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01:33:03.660 --> 01:33:12.319

JCC Zoom: And I do think that is coupled with the partnership of Shepherd University and having boots on the ground, keeping the businesses strong.

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01:33:12.790 --> 01:33:15.270

JCC Zoom: And if a school is getting public funding

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01:33:15.610 --> 01:33:21.119

JCC Zoom: that allow it to be something that could, you know, receive public property?

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01:33:21.440 --> 01:33:35.680

JCC Zoom: Yeah, I don't know. That's interesting. And that's a good question. So how do you move forward as you're speaking to these business groups that work with businesses on Charlestown. You heard from our attorney that there are limitations. You can't just find the best business

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01:33:36.070 --> 01:33:41.599

JCC Zoom: best business idea and sell it to them or give it to them. It's not an option. So instead.

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01:33:41.780 --> 01:33:46.760

JCC Zoom: you have public entity of some kind or the auction process.

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01:33:46.980 --> 01:33:52.070

JCC Zoom: and we've heard from 2 great business entities from the Washington block.

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01:33:52.290 --> 01:34:00.749

JCC Zoom: Does the auction process? Can that meet their needs something that you need to decide? Or does it have to go through a governmental entity? That's not us

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01:34:01.580 --> 01:34:04.160

JCC Zoom: that has more flexibility in what they can do.

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01:34:06.060 --> 01:34:15.050

JCC Zoom: That's a question I was going to have. But since you brought that up, if we would transfer the property to the Development Authority, is that a possibility

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01:34:16.060 --> 01:34:17.369

JCC Zoom: for a private sale?

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01:34:17.630 --> 01:34:18.949

JCC Zoom: So I think

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01:34:19.050 --> 01:34:22.639

JCC Zoom: I think you have to do it for \$10, because you have to sell it to them for \$10.

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01:34:24.810 --> 01:34:26.809

JCC Zoom: But you still don't have

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01:34:26.960 --> 01:34:37.989

JCC Zoom: funds for building out the courthouse. So that's the other element that we talked about earlier. You can. But we have 11.5 million dollars gap, and that doesn't close. But you could.

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01:34:38.320 --> 01:34:41.769

JCC Zoom: The Development Authority City of Charlestown

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01:34:42.030 --> 01:34:44.409

JCC Zoom: Building Commission are all here later

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01:34:44.810 --> 01:34:47.729

JCC Zoom: to talk about what they could do with it. But

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01:34:48.400 --> 01:34:53.890

JCC Zoom: it's an option. Ask Jcda directly. They're going to present in just a second. They're going to present to your

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01:34:54.890 --> 01:35:00.859

JCC Zoom: other questions, for there's also a question about reverter. If you're if you're

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01:35:03.760 --> 01:35:12.490

JCC Zoom: it depends on who you're giving it to depending on. If you give it to one of the

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01:35:13.620 --> 01:35:19.299

JCC Zoom: the volunteer fire department, the ambulance community center whatever like that.

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01:35:19.440 --> 01:35:23.989

JCC Zoom: Then the property can have stabbed a deep

683

01:35:24.500 --> 01:35:27.719

JCC Zoom: provision to it that it reverts back if they stop using it for that.

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01:35:27.990 --> 01:35:32.550

JCC Zoom: So there's sort of a there's sort of a catch there.

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01:35:36.320 --> 01:35:42.800

JCC Zoom: And so there's just there's just something you can disclaim that, I think. Disclaim that reverter if you

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01:35:43.970 --> 01:35:45.980

JCC Zoom: want to bye.

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01:35:46.230 --> 01:35:49.919

JCC Zoom: That's just another issue. That's something I would ask all of these entities

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01:35:51.400 --> 01:35:55.089

JCC Zoom: here to there, knowing that these hurdles are in place.

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01:35:55.330 --> 01:36:02.439

JCC Zoom: I think we all. It seems like everything I've heard from you. We all want amazing, flourishing, downtown.

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01:36:02.610 --> 01:36:04.690

JCC Zoom: vibrant small business environment.

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01:36:08.970 --> 01:36:14.009

JCC Zoom: Any more questions for our current presenter. We'll have a few more up in just a few seconds

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01:36:14.600 --> 01:36:16.769

JCC Zoom: any more. Now, thank you, Ben, thank you.

Presentation transcript: Lori Wysong - Jefferson County Museum

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01:36:18.270 --> 01:36:37.960

JCC Zoom: As was just mentioned, we have legal limitations on who we can sell to. But the next group of presenters qualify as potential purchasers. We have various governmental entities, and we're going to start with Jefferson County Museum, Lori Weissong, director of the Jefferson County Museum

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01:36:41.550 --> 01:36:43.090

JCC Zoom: as soon as we just

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01:36:50.870 --> 01:37:00.820

JCC Zoom: good evening. Thank you so much for making time for us today. Appreciate it. Yeah, yeah, thank you for inviting me to speak. I'm Laurie Weissong, director of the Jefferson County Museum.

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01:37:01.280 --> 01:37:09.620

JCC Zoom: and I'm here tonight to speak to you about an idea for the reuse of our county's historic courthouse. Once the county moves its court facilities to their new home.

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01:37:09.970 --> 01:37:27.680

JCC Zoom: I'm sure I don't have to emphasize that this building is a priceless piece of history, and we're presented with what is probably an opportunity that will only happen once in our lifetimes. The chance to ensure that this building gets the future it deserves, with the use that preserves and honors the history that it represents.

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01:37:28.070 --> 01:37:50.140

JCC Zoom: I also can't say that the idea I'm going to present. Here is an original one. In fact, it's been brought up to me so many times by so many different people over the last several months that it honestly seems like a most natural and fitting purpose for the courthouse, and it's 1 that you may have already thought of yourselves. That idea is, of course, the courthouse as a future home for the Jefferson County Museum.

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01:37:50.920 --> 01:38:14.610

JCC Zoom: Picture this. You enter the Jefferson County Courthouse. You're welcomed into a site where history was actually made, and before you is a timeline of Jefferson County's past, a selection of fascinating exhibits on different topics, not just in our local, but also in our national history, featuring one of a kind artifacts and artworks that help tell these important stories. If you travel further into this space.

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01:38:14.730 --> 01:38:41.690

JCC Zoom: you can access archival collections for research on history or genealogy. If you head upstairs you can take a virtual tour of the Bell and Clock Tower, as well as an in-person tour of the historic courtroom. There you'll learn about the West Virginia Minors trials of 1922, the Civil War battle that destroyed the previous courthouse in 1863, and the trial of John Brown and his men, which took place just a few years earlier there in 1859.

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01:38:42.460 --> 01:39:02.630

JCC Zoom: If you go back even further into history. The original courthouse was built in 1803, on land donated by Charles Washington. When he died in 1799. Washington's will gave the lots on the town square formed by George and Washington Streets to the formation of a new county seat, with the stipulation that they be used for public purposes.

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01:39:02.750 --> 01:39:14.340

JCC Zoom: barring its continuation as a county facility. Any future usage of this building should keep it open to the public and interpret its rich history, as well as that of the county. That it represents.

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01:39:14.350 --> 01:39:41.119

JCC Zoom: The adjacent jail building which survives today, due to the foresight of preservationists, is a natural extension of the Courthouse building, and would be an asset to the Museum in the event that we moved there a little bit about our organization. The Jefferson County Museum is part of a nonprofit old Charlestown Library, Inc. With a history that extends all the way back to 1927 and encompasses both the Jefferson County Museum and the Charlestown Library.

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01:39:41.230 --> 01:39:53.520

JCC Zoom: The Museum is now in its 60th year, and has a long institutional history, but also a vast collection of objects, archives and photographs pertaining to Jefferson County's history.

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01:39:53.520 --> 01:40:12.280

JCC Zoom: Many of the items that we have on display are of national importance and deserve exposure to a broader public. If you've visited, you've probably seen a letter that was written by George Washington after his brother Charles died. The wagon that carried John Brown to his execution, and which, before it came to the Museum, sat for many years outside of the courthouse

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01:40:12.430 --> 01:40:35.830

JCC Zoom: and the uniforms of Frank Buckles, who is the last surviving World war. I, veteran in the United States. This collection, housed in a national historic landmark with such rich history, would be an excellent

way to showcase Jefferson County's most unique and important asset which truly is its history. The building itself would become an important historic artifact, and one well worth coming to view.

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01:40:36.120 --> 01:41:00.820

JCC Zoom: So that brings me to my next point, which is that this is an idea that benefits not just the county and the museum, but the citizenry as a whole, working at the museum's front desk. I am constantly asked by our visitors whether they can go and see the courthouse, whether they can tour the courthouse, whether there are any displays available in the courthouse? And the answer to these questions could and should be a resounding Yes.

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01:41:00.950 --> 01:41:25.359

JCC Zoom: opening it to the public as a Museum would make it more accessible than it ever has been. Moving. The museum to the courthouse and jail buildings would give us the time and the perfect opportunity to evaluate our current exhibits, collections and displays, and to get feedback from our local community about what they want to see more of from their local Museum as we move to a location that truly represents the history of the entire county.

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01:41:25.790 --> 01:41:37.360

JCC Zoom: In addition, the extra space would be much more conducive to expanding and diversifying our collection, and also to hosting field trips from local schools and tour groups from outside the county.

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01:41:37.480 --> 01:41:59.889

JCC Zoom: Right now there are countless visitors to Jefferson county, who come here for Harpers Ferry, which, with its history and beauty, is well worth seeing. But then they leave without venturing any further into the county, having a destination as impressive and historic as the courthouse would be a visible, tangible reason to drive 10 min further into the county and learn more about our local and national history.

711

01:42:00.000 --> 01:42:18.750

JCC Zoom: People would be stopping along the way to eat, to shop, to get gas, and might even plan to stay an extra night in the county. It's an ideal place to educate them, not only about Jefferson County's rich history, but about all the other places and activities that it has to offer in the present day a front line for tourism and economic development

712

01:42:19.040 --> 01:42:32.750

JCC Zoom: with all of the benefits that would be associated with the courthouse as a Museum. It's no wonder that so many people have had the same idea about this space. So I think at this point the question is not whether this should happen, but how

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01:42:33.200 --> 01:42:54.459

JCC Zoom: and I'm sure, as I've been speaking, you've been wondering this. It would be a big step for all involved, and to do it right would be a complicated undertaking. To make this reality we would need the support not only of our county commission, but of all of our local municipalities as well as State entities, such as the Department of Tourism and the State Historic Preservation Office.

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01:42:55.340 --> 01:43:19.039

JCC Zoom: The preservation of this building is something that concerns us all, and the Jefferson County Museum hopes to create a coalition of interested stakeholders to offer long-term support in that endeavor. These would include, as I've mentioned, local and State governments, but also historical and cultural organizations and clubs to provide support and expertise for both the initial renovation project and the long-term preservation of the building.

715

01:43:19.390 --> 01:43:45.390

JCC Zoom: One practical way that we've come up with to support the building's maintenance is to rent parts of the space not used for the museum. The judges, chambers, and the upstairs part of the courthouse would make ideal office spaces, and the connecting jail allows a separate private entrance for tenants to use these spaces. The historic courtroom, when it is not open to the public, could be rented out for lectures, performances, private events, even weddings.

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01:43:45.550 --> 01:44:10.279

JCC Zoom: There is precedent for these sorts of arrangements. The Antler Museum in Shepherdstown operates by renting out office and event spaces in its building. We've also spoken with the courthouse turned museum in Berrien Springs, Michigan, which rents out its historic courtroom under a similar arrangement with its county, that it's located in closer to home. We have the example of the courthouse turned museum with the Civil War Museum in Winchester.

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01:44:10.530 --> 01:44:19.290

JCC Zoom: This one operates under a slightly different model, but over the course of the years it's been open and has done a terrific job in both renovating and fundraising for the space

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01:44:19.480 --> 01:44:31.170

JCC Zoom: our county can draw from these and many other examples of museums that have moved into courthouses to create and sustain a state of the Art Museum space that will give our incredible history its due.

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01:44:31.510 --> 01:44:57.899

JCC Zoom: The courthouse's national historic landmark status, along with the specialized areas of history to which it connects, make it an excellent candidate for grants and funding opportunities. We're hopeful that there are many public and private sources of funding on both local and national levels, which would support our efforts to create and sustain a museum in this space if given the opportunity to relocate the Jefferson County Museum to the courthouse and jail.

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01:44:57.970 --> 01:45:27.089

JCC Zoom: Our nonprofit octl would seek out architectural and design services to adapt the 1st floor of the buildings to its needs and to make it a welcoming museum space for the public. Allowing for the development of a more concrete vision of any of the changes that would be needed and the funding required. We would then take steps to raise funds for the necessary renovations from public and private sources, using the time that is available to us to plan for the future and be ready to make these changes when the Jefferson County moves its core to its new home.

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01:45:27.390 --> 01:45:38.030

JCC Zoom: But before we can do that we would need a few things to happen. This includes further exploring both the courthouse and jail building, gathering information about square footage and utility costs.

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01:45:38.170 --> 01:45:45.369

JCC Zoom: and gaining a clear understanding of the timeline for the renovation and move of the county offices and courtroom to their new facilities.

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01:45:45.500 --> 01:45:59.039

JCC Zoom: I'd like to formally invite our county commissioners at this time to to come and to visit the museum, to take a look at our current exhibits and to meet with our board members who have unanimously approved the exploration of this exciting possibility.

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01:45:59.580 --> 01:46:15.710

JCC Zoom: Finally, we will have to discuss what type of arrangement for the ownership and maintenance of the property is most suitable for Jefferson County and other interested stakeholders. We look forward to talking with many of you about your ideas and concerns and brainstorming the future of the Courthouse's Museum.

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01:46:16.090 --> 01:46:36.240

JCC Zoom: Once we receive some assurance that Jefferson County is indeed interested in pursuing this possibility, we can begin this process of making the idea which so many of us have shared a reality, and transforming the courthouse into the future home of the Jefferson County Museum. Thank you for your time and consideration of how to best handle the rare opportunity we're faced with tonight.

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01:46:36.380 --> 01:46:37.769

JCC Zoom: Thank you so much.

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01:46:42.720 --> 01:47:02.359

JCC Zoom: Very thorough. You've already answered pretty much all of my questions. But just for the record you're interested and willing to partner with the State and National Park Service. Absolutely. Yeah. I think you know we would. I think partnerships are really how you make this type of thing happen. So the more people involved and support that we're able to get, for it would be helpful.

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01:47:02.490 --> 01:47:23.689

JCC Zoom: You mentioned fundraising. We have already started seeking funds from the Federal Government, State Government, etc. We voted as a commission to make it as a priority in our interactions with the Federal Government. And that's county administrator. Benitez can show you records of that if you don't have it happy to be with your board? Thank you for the invitation. Can you tell us about your experience with fundraising?

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01:47:23.980 --> 01:47:50.669

JCC Zoom: Sure. So you know, I think that this would be a different level than the experience that I or any of the other staff at our nonprofit possess. We would have to probably have a capital campaign to raise money for this courthouse. In addition to that, you know we would. I think that the letter that I sent to the commission which should be in your packets this week outlines some more specific, you know, grants, earmarks.

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01:47:50.710 --> 01:47:59.710

JCC Zoom: other things we would pursue, and you know our nonprofit might end up having to hire a professional fundraiser for this, because, quite frankly.

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01:47:59.970 --> 01:48:13.580

JCC Zoom: this would require the support of individual donors, and I think would be attractive to individual donors just based on the John Brown history, the labor history associated with the site.

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01:48:14.090 --> 01:48:21.880

JCC Zoom: Yeah, it's a. It's a very attractive project. But I think it's just a matter of finding the right people who would be interested in addition to

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01:48:22.050 --> 01:48:24.109

JCC Zoom: the public grants that are out there.

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01:48:24.900 --> 01:48:47.429

JCC Zoom: Thank you. Other questions from commission. It's a great presentation excited to see it head that direction. Thank you. Yeah, yeah, no doubt. And I would be very interested to have more conversations sooner than later, if you have to raise money, and I think, tell us the time frame on exiting the courthouse, Eddie. Just so. We have every since everybody's here.

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01:48:47.730 --> 01:48:51.929

JCC Zoom: That one we haven't set yet. So 1st is getting into this building.

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01:48:52.370 --> 01:48:54.099

JCC Zoom: By the end of 2026,

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01:48:54.880 --> 01:48:58.969

JCC Zoom: we have to work on our own capital stack to build out the other building. So

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01:49:00.020 --> 01:49:01.600

JCC Zoom: that is really dependent on that.

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01:49:01.760 --> 01:49:06.000

JCC Zoom: I will add, with the fundraising. You know, I mentioned

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01:49:06.140 --> 01:49:25.809

JCC Zoom: drafting a plan for design, architectural changes, whatever is necessary to turn the space into a museum. I think that our nonprofit would be able to, you know, cover that initial plan, but we would have to have an initial plan in order to know what to fundraise, for, you know, as some of our other

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01:49:25.810 --> 01:49:39.569

JCC Zoom: speakers have mentioned, it's nice to be able to show something to people who are investing in your project for what the space can be, so that they have a vision of that, and also to have a concrete. You know number of

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01:49:39.570 --> 01:49:53.140

JCC Zoom: how much money you need. As I'm sure you're aware, with your move to this building, you know it's hard to determine that without knowing what's needed for the space, so the cost wouldn't be insignificant. But I think we would be able to raise the funds for it.

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01:49:54.760 --> 01:49:55.450
JCC Zoom: Others.

Presentation transcript: Mike George, Mayor-City of Charles Town

744

01:49:55.760 --> 01:50:07.269

JCC Zoom: Thank you so much. We'll keep talking. You're welcome. Yeah, we'll be in touch, I guess. All right. Our next presentation is from the city of Charlestown, Mayor George. Thank you so much for coming and joining us tonight.

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01:50:15.140 --> 01:50:16.610

JCC Zoom: Yes, thank you for the invite.

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01:50:17.570 --> 01:50:25.340

JCC Zoom: Please pardon my appearance. It's been a very long night and a very long day. I just want to start out by

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01:50:26.790 --> 01:50:32.239

JCC Zoom: Thanking all the the residents that came out to help clean up after this storm.

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01:50:32.680 --> 01:50:33.870

JCC Zoom: I want to. You know

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01:50:34.580 --> 01:50:38.899

JCC Zoom: I'm so thankful that there were no major injuries or any deaths with this storm.

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01:50:39.290 --> 01:50:55.320

JCC Zoom: and that we still have about 80 citizens that don't have a house right now that they're staying in Community Center. Hopefully, they'll return to their homes very soon. I want to thank Ransom Board of Education, 1st Responders and the city staff of both Ransom and Charlestown

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01:50:55.460 --> 01:50:58.990

JCC Zoom: for being so to get everything done.

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01:50:59.200 --> 01:51:02.649

JCC Zoom: And it's looking like we're going to recover pretty quickly from the storm.

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01:51:05.170 --> 01:51:14.689

JCC Zoom: let's see what the city is asking for is is to get access to the buildings for our consultant that we hired with Charlestown. Now

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01:51:15.890 --> 01:51:23.569

JCC Zoom: they only need about 15 to 10 min per building, and it's just a walkthrough to come up with the pro forma.

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01:51:24.050 --> 01:51:27.849

JCC Zoom: and we'll work with the county staff to minimize the disturbance.

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01:51:28.050 --> 01:51:32.369

JCC Zoom: and they could be followed around with staff. And I could be there present. Also.

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01:51:33.680 --> 01:51:38.679

JCC Zoom: The the goal is to create a pro forma which will be used to find

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01:51:39.340 --> 01:51:42.740

JCC Zoom: more investors that are willing to share.

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01:51:43.410 --> 01:51:45.530

JCC Zoom: We're willing to share our vision with the county.

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01:51:46.330 --> 01:51:49.630

JCC Zoom: The city is paying for most of the costs, and Charlestown now is covering

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01:51:50.210 --> 01:51:52.089

JCC Zoom: a little bit of it as our partner.

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01:51:52.390 --> 01:51:59.000

JCC Zoom: This will maximize maximize, return on the buildings for the county and for the city, and bring better investors

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01:51:59.240 --> 01:52:01.020

JCC Zoom: and better fit for the city.

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01:52:01.430 --> 01:52:10.169

JCC Zoom: And there are many ways we can do this. We can do it through a joint building commission, through a building commission or through Jcda.

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01:52:11.310 --> 01:52:16.850

JCC Zoom: If through a joint building commission, we could set up the the agreement

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01:52:17.270 --> 01:52:19.499

JCC Zoom: on how to split out the return.

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01:52:19.980 --> 01:52:21.990

JCC Zoom: You know most of it should go to the county.

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01:52:24.200 --> 01:52:27.269

JCC Zoom: I just wanted to keep it short, because I know we're running short on time.

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01:52:28.150 --> 01:52:29.510

JCC Zoom: and that's all I have for now

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01:52:32.970 --> 01:52:43.179

JCC Zoom: questions from the Commissioner. I don't have any questions. Thank you, and thank you for your hard work. I know it's going to get. I really need a nap. You all have been busy. Yes.

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01:52:43.940 --> 01:52:52.380

JCC Zoom: yeah. I've got a few questions. So any interest in city of Charleston.

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01:52:55.500 --> 01:52:59.750

JCC Zoom: I have not discussed that with the committee

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01:53:00.700 --> 01:53:04.899

JCC Zoom: last I heard that there was no interest in buying these committee buildings at this time.

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01:53:05.160 --> 01:53:11.609

JCC Zoom: Okay, okay. I hope you all do discuss it. I think this would be the perfect buyer. I used to sit on a

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01:53:11.810 --> 01:53:22.389

JCC Zoom: town council. I spent 6 years doing that. This is a fascinating topic for me. I love talking about it, and I just think that it's a terrific opportunity for Charlestown to

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01:53:22.690 --> 01:53:27.020

JCC Zoom: realize and achieve the vision that's being described tonight.

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01:53:27.170 --> 01:53:36.539

JCC Zoom: And if you bought the buildings you could do all the things that you're saying you want to see happen, and that that's an allowable sale. Correct?

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01:53:37.910 --> 01:53:45.569

JCC Zoom: Yeah, yes, to the head. Yes. Okay. So that's allowable sale. So that's we'd like to see y'all have some more conversation.

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01:53:46.440 --> 01:53:50.680

JCC Zoom: Yeah, we need more office space. We have something we'll sell you.

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01:53:52.740 --> 01:53:56.170

JCC Zoom: Yeah, absolutely.

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01:53:56.910 --> 01:53:59.820

JCC Zoom: Thank you very much. Thank you. Thank you. Mayor. Thank you.

Presentation transcript: Scott Sudduth-Jefferson County Building Commission

782

01:54:02.270 --> 01:54:08.920

JCC Zoom: All right. Our next presenter. We've just heard about building commissions.

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01:54:09.170 --> 01:54:14.339

JCC Zoom: Our next presenter is the Jefferson County Building Commission. Scott.

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01:54:16.010 --> 01:54:23.069

JCC Zoom: Thank you for joining us tonight. Thank you. Thank you if you would join us at this witness table.

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01:54:23.380 --> 01:54:33.249

JCC Zoom: and I will just let you know for the public. This is actually the owner, because we are technically the leasees of this building until it's paid off. So

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01:54:33.690 --> 01:54:55.900

JCC Zoom: he is one of the 3 that are owning the landlord. You can give the rest of the presentation if you like, Eddie. Mr President, members of the Commission thank you for asking me to present tonight, both for the Commission and for the public

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01:54:56.040 --> 01:55:11.689

JCC Zoom: on the Jefferson County Building Commission, and perhaps a role that the building commission can can play. As the community looks to the

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01:55:13.130 --> 01:55:18.619

JCC Zoom: the disposal or the acquisition of of this property.

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01:55:19.020 --> 01:55:21.940

JCC Zoom: So, first, st the building Commission

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01:55:22.450 --> 01:55:35.409

JCC Zoom: is authorized under State code and under county ordinance. The county had the foresight in 1989 to adopt county ordinance, giving it the authority to

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01:55:35.600 --> 01:55:44.110

JCC Zoom: appoint a building commission. The Building Commission is comprised of 3 members appointed by you.

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01:55:44.360 --> 01:55:54.120

JCC Zoom: I am one of those members. Scott Suddith, and my colleagues, Addie Crawford and Josh Beale, are the other

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01:55:54.680 --> 01:55:56.380

JCC Zoom: members of the Board.

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01:55:59.180 --> 01:56:14.549

JCC Zoom: a little bit about the authority of the Board, or excuse me of the Commission. The Commission has the authority to purchase, own, and hold property as we do with the property that that we're all currently sitting in.

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01:56:14.980 --> 01:56:24.449

JCC Zoom: We also have the authority to sell, encumber, and dispose of property. The Commission also has the authority to apply for grants

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01:56:24.640 --> 01:56:32.640

JCC Zoom: from State and other entities, as well as to to receive private donations and contributions.

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01:56:32.910 --> 01:56:41.710

JCC Zoom: and finally, the Commission has the authority to lease property in its

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01:56:45.550 --> 01:56:48.599

JCC Zoom: Possession for public purpose.

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01:56:49.520 --> 01:56:59.889

JCC Zoom: so I think the Commission had great foresight in creating such an entity to help it in

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01:57:00.320 --> 01:57:04.680

JCC Zoom: instances such as this, when it has property,

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01:57:06.410 --> 01:57:14.380

JCC Zoom: as you know, but the public, perhaps, doesn't. 1 of the other roles of the Commission is to

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01:57:14.650 --> 01:57:21.739

JCC Zoom: hold long-term encumbrances, such as bonds.

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01:57:21.970 --> 01:57:40.289

JCC Zoom: mortgages, that you, as a governmental entity cannot hold on your own. So you've been given the the legal authority to create this commission to hold such encumbrances for you.

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01:57:41.950 --> 01:57:58.700

JCC Zoom: indeed! As maybe, you know, but you also have precedent of working with other governmental entities in the community through the Building commission on property.

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01:57:58.720 --> 01:58:19.629

JCC Zoom: My former colleague, Kathy Skinner, can refresh my memory on when, but about 10 years ago, when I had the privilege to serve as President of the School Board along with my colleague, Kathy Skinner, we that governmental entity approached the Commission about using. Excuse me, yeah, we approached the Commission

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01:58:19.980 --> 01:58:40.700

JCC Zoom: about using the building commission to help finance bonds for the purchase of the Transportation Center, and thank you. That went very well, and that Transportation Center is now the envy of not only the State of West Virginia, but Northern Virginia as well.

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01:58:41.000 --> 01:58:54.329

JCC Zoom: If called upon to do so. I can't speak for my fellow board members, but if called upon, the Board could certainly Review, serving an important role

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01:58:54.510 --> 01:59:09.290

JCC Zoom: both for the Commission, but also in working with the community to address what's in the best interest frankly, of the city of Charlestown, since these properties occupy a significant

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01:59:09.420 --> 01:59:13.730

JCC Zoom: part of their footprint and of their historic stature.

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01:59:13.830 --> 01:59:14.880

JCC Zoom: So

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01:59:15.210 --> 01:59:21.360

JCC Zoom: I think I covered everything, Eddie, but let me know if I didn't, and happy to try to answer any questions.

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01:59:22.070 --> 01:59:31.340

JCC Zoom: Thank you. Yes, I do have a question, and it could be you, or perhaps Mr. Cochran, who can best answer it. I'm trying to understand something. I'll ask it in layman's terms.

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01:59:31.550 --> 01:59:36.600

JCC Zoom: So if we put property into the building commission.

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01:59:36.860 --> 01:59:41.459

JCC Zoom: how do we get money out to upgrade the court system.

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01:59:41.620 --> 01:59:48.709

JCC Zoom: do we? Do you have to vote on it? Do we have to request it? What's the process? I don't quite follow it.

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01:59:48.970 --> 02:00:13.590

JCC Zoom: so I don't think anyone here is yet in a position to answer that, but I think there is a process that we could explore together. As I said, you know, we have the authority to receive grants and to receive other funds. We could work both with the Commission and the city and other governmental entities, and

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02:00:13.850 --> 02:00:21.909

JCC Zoom: you know, probably start with some planning grants, feasibility, studies things that you're very familiar with.

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02:00:22.340 --> 02:00:23.830

JCC Zoom: Absolutely. Yeah.

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02:00:24.750 --> 02:00:37.619

JCC Zoom: terrific. Yeah, I'm very interested in that because I like all the ideas that have been brought forward today on process, we just have to make sure we get that money out because we're going to have to build up the new court building.

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02:00:37.620 --> 02:00:58.299

JCC Zoom: We can't access the money well. And indeed the Commission I mean the Building Commission has an important financial responsibility on that end of the transaction as well, since it's important to us and the bonds that we're holding for these facilities. So absolutely, we understand that.

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02:00:58.300 --> 02:01:01.759

JCC Zoom: Yeah, okay, so we would be aligned there if that makes sense.

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02:01:01.840 --> 02:01:12.110

JCC Zoom: And I think I know the answer to this. But I wanted to ask if hypothetically we were to put the properties into the building Commission custody.

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02:01:12.280 --> 02:01:30.270

JCC Zoom: Would that count as directly or indirectly, your limitations as to not having a private sale or listing it in the public market, not via auction or government entity. Yeah, that would. Well, you could. You could use. And again, we.

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02:01:30.490 --> 02:01:53.540

JCC Zoom: I may be a lawyer, but I do not practice in this area, so we'll want to consult with counsel. But you could use the Commission for a sale to a public entity. But if you were, this would be, I believe, but correct me if I'm wrong. An option in lieu of an auction to private buyer.

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02:01:55.370 --> 02:01:59.489

JCC Zoom: which doesn't mean that eventually there couldn't be private buyers at the table.

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02:01:59.880 --> 02:02:05.840

JCC Zoom: but that would. This would be an option in lieu of an auction.

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02:02:09.070 --> 02:02:14.940

JCC Zoom: So in theory we could have private buyers come forward if

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02:02:15.440 --> 02:02:20.880

JCC Zoom: it is under the custody of the building commission. Yes, because we have the authority to sell it

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02:02:21.360 --> 02:02:26.039

JCC Zoom: so you could have a real estate agent and list it publicly. Have yard signs out.

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02:02:29.330 --> 02:02:34.580

JCC Zoom: It's good, interesting any other questions from the Commission.

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02:02:35.490 --> 02:02:40.439

JCC Zoom: Thank you. We'll have our rent paid on time. Thank you. Thanks, guys. Thank you.

Presentation transcript: Josh Cook-Jefferson County Development Authority

832

02:02:41.160 --> 02:02:47.509

JCC Zoom: Terrific. Our next presenter, Jefferson County Development Authority, Josh cook, Mr. Cook. Thank you.

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02:02:54.690 --> 02:02:57.710

JCC Zoom: Good evening, Commissioner.

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02:02:58.590 --> 02:03:15.750

JCC Zoom: Thank you for the opportunity to speak with you tonight. I'd like to begin by acknowledging that Krista Hoffman, our executive director, asked me to carry this briefing forward on her behalf while she's representing Jefferson County at a previously scheduled leadership. West Virginia engagement.

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02:03:15.890 --> 02:03:27.870

JCC Zoom: Oh, we're very glad that she's there. That's a terrific organization. Thank you. She asked me to express her appreciation for your time and partnership as we begin to explore the future of the Washington Street properties

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02:03:28.230 --> 02:03:37.309

JCC Zoom: for those who haven't met me in person yet. My name is Joshua Cook, and I'm the program manager for the Jefferson County Development Authority hired less than 2 months ago.

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02:03:38.010 --> 02:03:48.009

JCC Zoom: My background includes founding and running businesses in the food and agriculture industry, working as an economic development researcher and professor of entrepreneurial finance at Wvu.

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02:03:48.250 --> 02:03:52.119

JCC Zoom: and being a consultant for governments and businesses. Over the past 5 years

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02:03:52.680 --> 02:04:01.450

JCC Zoom: earlier this summer, Jcda. Staff were asked to participate in this conversation as part of our ongoing efforts to support impactful mission-aligned development in the

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02:04:03.680 --> 02:04:14.999

JCC Zoom: Steph has approached this project from an exploratory standpoint, gathering initial ideas and assembling an early stage framework for what types of redevelopment

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02:04:15.310 --> 02:04:22.660

JCC Zoom: might be both financially feasible and programmatically meaningful. At the Washington Street properties.

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02:04:22.810 --> 02:04:40.349

JCC Zoom: At this stage of the process we are not making any financial commitments or presenting formal proposals. Instead, our role is to help outline the conditions under which public sector participation, whether from the Jcda or other partners, might become attractive and viable.

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02:04:42.920 --> 02:04:49.880

JCC Zoom: Washington Street presents a rare combination of location, architectural interest, and public ownership.

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02:04:50.380 --> 02:05:06.280

JCC Zoom: The area lies fully within a federally designated opportunity zone which positions it well to receive investment from individuals or entities with capital gains, many of them local who are seeking aligned place-based reinvestment options.

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02:05:06.720 --> 02:05:27.609

JCC Zoom: Staff believes this project may be a good candidate for a future opportunity zone investment charrette, a structured work session, bringing together property owners and sellers, other investors, developers, community leaders and design professionals to identify shared priorities and uncover feasible pathways to reinvestment.

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02:05:29.280 --> 02:05:40.769

JCC Zoom: The courthouse is clearly the anchor of this block. Its expected adaptive reuse as a museum is a noble and stabilizing use that preserves our shared history

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02:05:41.360 --> 02:05:53.879

JCC Zoom: staff has also identified a few additional programmatic layers that can be explored alongside the museum function. Ideas that aim to ensure the building becomes not only preserved but also activated.

848

02:05:54.740 --> 02:06:02.629

JCC Zoom: This would include a craft beverage, tasting room or cafe designed to keep the space active into the evening.

849

02:06:02.850 --> 02:06:13.139

JCC Zoom: which would offer an iconic gathering point for visitors and residents, and directly connect to our placemaking initiative focused on the craft beverage economy in Jefferson County

850

02:06:14.840 --> 02:06:17.470

JCC Zoom: a flexible meeting or incubator suite

851

02:06:17.770 --> 02:06:27.619

JCC Zoom: which could be used for small industry gatherings, workshops, or regional marketing efforts related to agriculture, tourism, or technology

852

02:06:27.840 --> 02:06:34.779

JCC Zoom: would underline the importance of startup development and cultivating community among entrepreneurs.

853

02:06:35.060 --> 02:06:46.769

JCC Zoom: These ideas are not formal proposals, but examples of how placemaking can add value to historical preservation by ensuring the site speaks to both our past and our future

854

02:06:48.170 --> 02:07:00.319

JCC Zoom: regarding the surrounding properties. Staff has done light analysis of their potential uses, while no specific path is being advanced. At this time several uses could be considered based on building size and location.

855

02:07:00.570 --> 02:07:08.840

JCC Zoom: One building could support a small bar or tasting room, another may lend itself to a restaurant or hybrid food and coworking venue.

856

02:07:09.100 --> 02:07:13.700

JCC Zoom: a 3rd could be explored for live work, housing, or short-term residential use.

857

02:07:13.850 --> 02:07:21.429

JCC Zoom: The Hunter House may have potential as a small guest house or lodging space for special visitors, such as entrepreneurs, chefs, or tourists.

858

02:07:21.640 --> 02:07:34.429

JCC Zoom: The nearby parking lots, while limited by current layout could offer interim revenue as managed lots, and in the long term might support a consolidated parking structure as downtown density increases.

859

02:07:35.790 --> 02:07:57.510

JCC Zoom: We want to iterate that no reiterate, that no decisions of the Jcda are being described here tonight, and no commitments are being extended. The Jcda staff has been tasked with testing feasibility, assembling early stage models and helping local leaders assess the type, the kinds of tools and partnerships that can make redevelopment possible.

860

02:07:58.010 --> 02:08:03.559

JCC Zoom: We recognize that several community groups are deeply invested in the future of downtown.

861

02:08:04.180 --> 02:08:11.619

JCC Zoom: where the Jcda can help advance those priorities in alignment with county goals, we are ready to assist

862

02:08:12.240 --> 02:08:24.920

JCC Zoom: should conditions evolve to include meaningful grant funding, incentive layering or strong partner interest staff is prepared to evaluate those opportunities further with our incoming board

863

02:08:25.500 --> 02:08:32.869

JCC Zoom: from a development, finance, perspective. These types of projects become especially compelling when a stacked capital model is in play.

864

02:08:33.900 --> 02:08:37.760

JCC Zoom: The types of capital stack tools that can be used here include

865

02:08:38.170 --> 02:08:47.310

JCC Zoom: Federal and State grants and loans, including programs from the Usda. Rural Development, Wv. Eda. And the West Virginia Department of Commerce.

866

02:08:47.700 --> 02:08:55.509

JCC Zoom: congressionally directed spending to support site, preparation, infrastructure or public facing components.

867

02:08:55.620 --> 02:08:57.639

JCC Zoom: Opportunity zone equity.

868

02:08:57.760 --> 02:09:10.679

JCC Zoom: just reinvested capital gains that receive favorable tax treatment, especially from local investors. This program was recently

updated and made permanent in the Obba signed by the President, July 4, th
2025

869

02:09:11.080 --> 02:09:17.820

JCC Zoom: new markets, tax credits which are potentially applicable if the
development includes mixed use or community serving components.

870

02:09:18.110 --> 02:09:24.030

JCC Zoom: historic tax credits depending on the qualifying building status
and scope of restoration.

871

02:09:25.450 --> 02:09:33.819

JCC Zoom: philanthropic or mission-aligned capital from institutions
focused on placemaking rural entrepreneurship or community preservation.

872

02:09:34.370 --> 02:09:44.099

JCC Zoom: tourism and small business incentives through regional or state
programs, targeting hospitality, agribusiness or creative economy uses

873

02:09:44.720 --> 02:09:51.699

JCC Zoom: private debt or equity investment contingent on a viable
operating plan and tenant strategy.

874

02:09:52.500 --> 02:10:03.240

JCC Zoom: pilot agreements negotiate which are negotiated early year
property tax relief to improve project, feasibility and increase investor
confidence.

875

02:10:03.840 --> 02:10:09.640

JCC Zoom: tax increment financing which is using future property tax gains
to fund

876

02:10:09.900 --> 02:10:13.809

JCC Zoom: site, prep utilities or shared amenities

877

02:10:14.690 --> 02:10:25.160

JCC Zoom: or sales tax increment financing, which is capturing a portion
of increased sales tax, often from hospitality or retail to fund upfront
investments.

878

02:10:25.470 --> 02:10:40.309

JCC Zoom: These tools can help mitigate investment, risk unlock private
capital and support layered development models that serve multiple

community priorities. Expanding the range of creative uses available to a site like this.

879

02:10:41.290 --> 02:10:49.189

JCC Zoom: In closing we see Washington Street meeting a central corridor of Charlestown as a critical placemaking project.

880

02:10:49.470 --> 02:10:53.450

JCC Zoom: one that no stakeholder would want to see, alter, or languish.

881

02:10:53.700 --> 02:11:00.899

JCC Zoom: It is so important, actually, that it likely requires some de-risking capital from Federal and or State sources.

882

02:11:01.320 --> 02:11:07.580

JCC Zoom: A sound business model partnerships, and a well-developed capital stack.

883

02:11:07.910 --> 02:11:16.820

JCC Zoom: including public and private sources of funds, would likely be necessary to include in any proposals that Staff presents to our future board.

884

02:11:18.020 --> 02:11:22.990

JCC Zoom: regardless of the Jcda's Board composition. Thank you. By the way, to our former board

885

02:11:23.110 --> 02:11:35.630

JCC Zoom: members for their service. We look forward to a new board's expertise in areas of finance, property development, law, public policy, tourism and organizational capacity building.

886

02:11:36.220 --> 02:11:41.509

JCC Zoom: I look forward to working with them to identify real actionable paths to investment in Jefferson County.

887

02:11:42.120 --> 02:11:50.999

JCC Zoom: This corridor has the potential to be a signature success story for all of us. Thank you for the opportunity to participate in tonight's discussion.

888

02:11:51.290 --> 02:11:53.850

JCC Zoom: I look forward to your thoughts and welcome any questions.

889

02:11:53.990 --> 02:12:06.860

JCC Zoom: Thank you. Joyful presentation. I really appreciate how you outlined that capital stack a lot of options there, and definitely worthy of consideration. And I'd love to learn more and more about that.

890

02:12:07.300 --> 02:12:13.679

JCC Zoom: Where is Jcta financially. Do you have savings? Are you willing to buy? Are you able to buy?

891

02:12:14.020 --> 02:12:15.370

JCC Zoom: What's the situation?

892

02:12:15.970 --> 02:12:22.650

JCC Zoom: The previous board did not make any commitments regarding this project.

893

02:12:23.020 --> 02:12:30.710

JCC Zoom: The organization, we can see, has limited financial resources to deploy, so they must be used with precision

894

02:12:31.290 --> 02:12:37.840

JCC Zoom: as staff. We would recommend that any investment, whether this project or others are in consideration in other parts of the county.

895

02:12:38.150 --> 02:12:43.190

JCC Zoom: be measured against the outcomes we aim to achieve, which are jobs created.

896

02:12:44.300 --> 02:12:47.969

JCC Zoom: revenue generated and long-term revenue growth over the

897

02:12:49.350 --> 02:12:58.260

JCC Zoom: until it's clearer what the business model is here, what partnerships are involved, and what kind of capital stack can realistically be formed.

898

02:12:58.470 --> 02:13:03.460

JCC Zoom: It's too early to forecast those metrics or say how a future board will assess this project.

899

02:13:04.640 --> 02:13:08.440

JCC Zoom: and we know that I'm just curious.

900

02:13:09.330 --> 02:13:12.709

JCC Zoom: What what options do you have to raise money? We went out to Bond

901

02:13:13.140 --> 02:13:17.999

JCC Zoom: to purchase. What are? What are the tools that you have to

902

02:13:18.520 --> 02:13:20.359

JCC Zoom: raise money to make a purchase

903

02:13:21.130 --> 02:13:28.480

JCC Zoom: like I said we would rely on, and a

904

02:13:28.750 --> 02:13:37.220

JCC Zoom: influx of capital that is likely from a federal or stable source to de-risk this type of project, and because we understand the need for

905

02:13:37.530 --> 02:13:40.149

JCC Zoom: fair market value purchase.

906

02:13:41.020 --> 02:13:43.920

JCC Zoom: That would be a of the

907

02:13:45.240 --> 02:13:53.760

JCC Zoom: necessary business model and capital stack. You know, projections. So anything that we propose to the future board regarding this includes.

908

02:13:54.170 --> 02:14:05.420

JCC Zoom: you know, considering that there might market price purchase which would necessitate de-risk anyone's to make.

909

02:14:05.780 --> 02:14:06.740

JCC Zoom: And

910

02:14:08.070 --> 02:14:27.730

JCC Zoom: That's just. In my opinion, it would necessitate de-risking funds in order to make that model. That's without. Okay, thanks. And this is obvious to you and to the Commission. But just so, everybody understands there's no Jcba bank account with 10 million dollars that you can just draw from and write a check and buy the buildings right that does not exist. Is that right?

911

02:14:28.130 --> 02:14:38.589

JCC Zoom: There is no commitment of funds that we have that are limited regardless, and it would be hard to say whether this would

912

02:14:38.750 --> 02:14:46.800

JCC Zoom: elevate, be it be elevated to the top of the list. Amongst the variety of development projects in the county, some of which are much larger.

913

02:14:46.970 --> 02:14:56.070

JCC Zoom: That may be better candidates for Jc, resources. Given the metrics that we're using to judge them.

914

02:14:57.790 --> 02:15:01.800

JCC Zoom: jobs created, private investment generated and long term.

915

02:15:03.140 --> 02:15:09.250

JCC Zoom: Okay, those are my initial questions or other questions from the Commission. I covered my, and we're good.

916

02:15:09.500 --> 02:15:36.720

JCC Zoom: Okay, thank you so much terrific. Next, we're going to move into comments from the public on this community discussion, Washington Street properties. We'll have an opportunity later for other topics. If you want to have general comments about our agenda. If you want to have a comment on our public hearing on a zoning mapping amendment, we'll have opportunities for that later. But for now, if everybody wants to comment on

Presentation transcripts: Public Comment

916

02:15:09.500 --> 02:15:36.720

JCC Zoom: Okay, thank you so much terrific. Next, we're going to move into comments from the public on this community discussion, Washington Street properties. We'll have an opportunity later for other topics. If you want to have general comments about our agenda. If you want to have a comment on our public hearing on a zoning mapping amendment, we'll have opportunities for that later. But for now, if everybody wants to comment on

917

02:15:36.800 --> 02:16:06.770

JCC Zoom: this discussion future of Washington Street properties, we'll have people come up to the 2 podiums here, and we'll alternate back and forth for maximum efficiency. Some folks have already signed up. I'll get through this list, and then, after we go through this list, if other people want to come up. We'll just line up at these podiums and hear from the public. We're so glad you're here. Thanks for making time, and we'll start with any chance we could have a recess. We're going to take a quick bathroom break and we'll be back in 5 min.

918

02:16:08.550 --> 02:16:09.950

JCC Zoom: Just say.

919

02:16:42.600 --> 02:16:47.580

JCC Zoom: yeah, next week.

920

02:17:09.930 --> 02:17:20.660

JCC Zoom: Help yourself. Okay, we are back. As we were saying earlier, we have gathered to hear from you. This is

921

02:17:20.660 --> 02:17:45.099

JCC Zoom: a community discussion, and we have 2 podiums. We'd like for everybody to come up and alternate between the 2 podiums. We have 3 min piece, and what I'll do is I'll just tap the gavel like this when we've got about 10 seconds to go, and then we'll wrap up in 3 min. That way we'll have time for everybody to speak, and then also to proceed to our regular meeting after that. So our 1st speaker is Amanda Stroud.

922

02:17:48.520 --> 02:18:00.130

JCC Zoom: and, as I was saying earlier, this is about the Washington Street properties, we'll have regular commenting later, too. I'm on both lists. Okay, great great shopper.

923

02:18:02.309 --> 02:18:13.219

JCC Zoom: But bear with us as we fix this good to go. All right first.st

924

02:18:13.660 --> 02:18:23.230

JCC Zoom: Oops. It's our 1st time using it. So we're having a little technical difficulties. Well, we want to have her come to the center

925

02:18:23.389 --> 02:18:26.420

JCC Zoom: as a workload. Yes, sir, you want to try the other podium.

926

02:18:26.910 --> 02:18:32.279

JCC Zoom: We want to do one at a time. We could have her seated at the table, since we know those work with you was in the back

927

02:18:33.040 --> 02:18:34.029

JCC Zoom: one at a time.

928

02:18:34.780 --> 02:18:39.170

JCC Zoom: Okay, I think we because we have both podium mics on. That might be the problem.

929

02:18:39.450 --> 02:18:40.330

JCC Zoom: Ha!

930

02:18:42.180 --> 02:18:44.469

JCC Zoom: There we go. There we go. Now you try again.

931

02:18:46.200 --> 02:18:51.240

JCC Zoom: First.st There we go. Okay, first, st just a little. Wait. What about this moment

932

02:18:52.559 --> 02:18:57.660

JCC Zoom: made that the Apu logo will be removed from the floor of this building.

933

02:18:58.139 --> 02:19:02.029

JCC Zoom: However, nothing has been said about the Apu engraved sign

934

02:19:02.139 --> 02:19:12.130

JCC Zoom: over the entrance to the Clock Tower Building is the county keeping this for historic reasons, if not, what is the plan and associated cost of its removal

935

02:19:13.650 --> 02:19:21.560

JCC Zoom: onto the 100 block of Washington Street? These buildings have been described as thick, old, and non-ada, compliant

936

02:19:21.709 --> 02:19:28.270

JCC Zoom: with major components, such as Hvac roofs and wet windows, needing repairs and replacement.

937

02:19:28.540 --> 02:19:30.139

JCC Zoom: Next decade, if not sooner

938

02:19:30.889 --> 02:19:45.140

JCC Zoom: over the past 3 years the county commissions have done such a great job of trash talking these buildings that I'm quite surprised. The Smoot building Aka. The old Jean Court is valued at \$146,333.

939

02:19:45.730 --> 02:19:49.370

JCC Zoom: After all, this is a building that previous Commissioners wanted demolished.

940

02:19:49.960 --> 02:19:56.090

JCC Zoom: The Mason Building is valued at 1.9 9 million dollars, and the assessors Mapping Building

941

02:19:56.280 --> 02:19:58.869

JCC Zoom: is valued at 1.3 8 million.

942

02:19:59.170 --> 02:20:07.509

JCC Zoom: The county administrator made it clear that these are just generalized numbers, but the resulting 4.9 figure and I'm using old numbers.

943

02:20:09.050 --> 02:20:17.990

JCC Zoom: was used in the weak and afforded justification. Given such glowing terms for these issue. Laden class CUC. Minus

944

02:20:18.360 --> 02:20:22.260

JCC Zoom: properties, whom does the county think would want to buy them.

945

02:20:22.610 --> 02:20:26.640

JCC Zoom: and even if they could find a buyer who plans to say, tear everything down.

946

02:20:27.030 --> 02:20:36.879

JCC Zoom: believe there is no way y'all would recruit anywhere near 4.9 million dollars, and probably not even the county's assessed appraised value of 2.9

947

02:20:37.980 --> 02:20:39.550

JCC Zoom: on a side note

948

02:20:40.140 --> 02:20:52.159

JCC Zoom: court buildings. There has been no mention that I'm aware of of those buildings incorporated into the we can afford it justification. I find that very odd. True, the jail may be a hard sell.

949

02:20:52.530 --> 02:21:00.070

JCC Zoom: but the Saint Margaret's Building, Aka. The tax office in Magistrate Court is the best building the county has in their portfolio.

950

02:21:00.640 --> 02:21:03.350

JCC Zoom: I do have a suggestion for the St. Margaret's Building

951

02:21:03.770 --> 02:21:09.959

JCC Zoom: find a developer to turn it into workforce below market rate apartments. Thank you.

952

02:21:10.830 --> 02:21:13.810

JCC Zoom: Thank you so much. Our next speaker is David Tapp.

953

02:21:24.030 --> 02:21:29.740

JCC Zoom: David Tab, Jefferson County, lifelong, resident, following comments.

954

02:21:29.860 --> 02:21:32.350

JCC Zoom: The 100 block is not for sale.

955

02:21:33.240 --> 02:21:45.719

JCC Zoom: that is all I've heard from you. I've heard great people down here talking about what they would like to do with it. All I hear from you guys is, how much money can we get

956

02:21:46.280 --> 02:21:47.370

JCC Zoom: now?

957

02:21:47.890 --> 02:21:52.399

JCC Zoom: First, st the County Commission has not proven that they actually own

958

02:21:52.540 --> 02:21:57.940

JCC Zoom: the worshipping street. West Virginia code requires the County Commission to maintain

959

02:21:58.200 --> 02:22:03.590

JCC Zoom: doesn't mean they own it over the last 4 years the County Commission has

960

02:22:04.490 --> 02:22:16.320

JCC Zoom: not properly followed the 732 to maintain the properties. Instead, they've taken the money and stole it, and came up with about 19 or 20 million dollars to make the 1st initial purchases.

961

02:22:16.740 --> 02:22:18.090

JCC Zoom: Shame on you!

962

02:22:18.720 --> 02:22:22.989

JCC Zoom: On some of these things there still was not enough information

963

02:22:23.110 --> 02:22:27.989

JCC Zoom: to even make a comment tonight on the county assessor.

964

02:22:28.150 --> 02:22:34.530

JCC Zoom: If this property was worth that much, why weren't you ever paying taxes on it, children?

965

02:22:36.062 --> 02:22:38.269

JCC Zoom: As far as the

966

02:22:38.700 --> 02:22:51.149

JCC Zoom: presentation for business groups. Again, not enough documentation to us, so that we could make a written suggestion on this as far as

967

02:22:51.270 --> 02:22:58.290

JCC Zoom: presentation for possible purchases again. If you didn't pay for it, you can't sell it.

968

02:22:58.710 --> 02:23:28.040

JCC Zoom: Vhc. Or Heac needs to be worked on. I agree that the Jefferson County Museum should take over the actual courthouse. Charlestown didn't give us enough information, and they were busy this last couple of days. The Jefferson County Building Commission is too heavy of a load on themselves, and are appointed by the County Commission, which is conflict of interest.

969

02:23:28.060 --> 02:23:46.169

JCC Zoom: and the Jefferson County Development Authority again appointed by you. Again. Conflict of interest, and the purchase of the Apu over the structure for the last 4 years was not given the public an opportunity to actually

970

02:23:46.550 --> 02:23:58.290

JCC Zoom: be involved. So and you've gone out, and this is over 40 million dollars now. And where are you going to get the money for the Jefferson County Fire department, and all this other stuff that you were supposed to be doing

971

02:23:59.190 --> 02:24:09.310

JCC Zoom: so again. I believe a trust should be introduced into the 100 block, because I don't trust you.

972

02:24:09.460 --> 02:24:12.700

JCC Zoom: and that it should be. It is historical.

973

02:24:12.980 --> 02:24:19.679

JCC Zoom: So the historical divisions at power.

974

02:24:19.820 --> 02:24:21.330

JCC Zoom: We'll have a chance.

975

02:24:21.750 --> 02:24:28.960

JCC Zoom: Do us a good job. Don't sell. Thank you so much. Our next speaker is Dr. Christine Weimer

976

02:24:36.650 --> 02:24:37.840

JCC Zoom: does not.

977

02:24:41.500 --> 02:25:05.930

JCC Zoom: We're getting used to the mics up here, too. Sorry about that. Was that you or me. I'm reclaiming my time. Thank you for having us this evening, Commissioners, and thank you for having this event. We had hoped that similar transparency will be provided on the purchase of the new buildings before the decision was made.

978

02:25:05.930 --> 02:25:19.129

JCC Zoom: As it is, the public is still left with major questions of how the debt for the buildings will be fully serviced, and how the renovations of the courthouse will be paid for. It seems like you have similar questions.

979

02:25:19.420 --> 02:25:43.119

JCC Zoom: Even with this evening's process. There are several things that raise transparency and open meetings act questions, for example, how was the staff of the Jcda. Directed to appear here this evening. Unlike other boards in the county, the Jcda. According to State Code 712, is a separate corporation, who directed their staff.

980

02:25:43.810 --> 02:25:52.750

JCC Zoom: Other entities in the county, such as the Jcc. And the county administrator are not permitted, under State code, to direct their staff.

981

02:25:52.890 --> 02:26:11.570

JCC Zoom: We are unaware of a vote by the Jcda. Directing their staff to be here this evening. It was not in public, if it happened, a similar issue exists for the Building Commission member who appeared to present on behalf of the Building Commission. Is he presenting in his personal capacity?

982

02:26:11.680 --> 02:26:30.179

JCC Zoom: It was not clear. On the agenda. We are aware of no vote of the Building Commission authorizing that member to appear on behalf of the Board today. Again, if it happened, it did not happen in open session. Whatever you do moving forward. We hope you maintain transparency and continue to seek the input

983

02:26:30.180 --> 02:26:55.169

JCC Zoom: of the public. As more information becomes available, especially on the historic courthouse building so many people are attached to. I want to bring forward West Virginia State Code 29 B. 11. It reads, pursuant to the fundamental philosophy of the American constitutional form of representative government, which holds to the principle that government is the

984

02:26:55.170 --> 02:27:17.779

JCC Zoom: of the people, not the master of them. It is hereby declared that by the public policy of the State of West Virginia, that all persons are, unless otherwise expressly provided by law, entitled to full and complete information regarding the affairs of government and the official acts of those

985

02:27:17.930 --> 02:27:42.040

JCC Zoom: of those who represent them as public officials and employees. The people, in delegating authority do not give their public servants the right to decide what is good for the people to know, and what is not good for the people to know. The people insist on remaining informed so that they may retain

986

02:27:42.040 --> 02:28:06.109

JCC Zoom: control over the instruments of government they have created end. Quote again, this is not my opinion. This is the code of the State of West Virginia. So we ask that you redouble your dedication and your efforts to adhere to the Open meetings. Act and transparency. Please hold a separate hearing on the courthouse. Thank you.

987

02:28:06.580 --> 02:28:13.860

JCC Zoom: A reminder. We're talking about the Washington Street properties, community discussion, future of Washington Street.

988

02:28:14.720 --> 02:28:38.529

JCC Zoom: Thank you. As you said, my name is Emily, and I'm here to read a statement on behalf of downtown Charlestown businesses to the Jefferson County Commission and County Administration. We, the undersigned business owners and stakeholders in downtown Charlestown write to you as a united and deeply invested voice in the future of our community. We represent a core part of the economic infrastructure and fabric of historic downtown Charleston.

989

02:28:38.920 --> 02:28:53.589

JCC Zoom: our businesses, and therefore the economic future of the city, will be directly and significantly impacted by the county's decisions regarding the disposition of the soon to be vacant county properties. In the 100 blocks of downtown, including several critical historic structures

990

02:28:53.620 --> 02:29:17.319

JCC Zoom: over the past several years we have worked collaboratively and persistently from the ground up with the city of Charlestown and Charlestown, now toward a shared mission, to preserve, promote, and enhance the historic heart of our city, focusing on its physical, social, cultural, and economic vitality. We have witnessed firsthand how our efforts have improved the vibrancy of downtown, and our businesses and the broader community have benefited. As a result

991

02:29:18.140 --> 02:29:31.369

JCC Zoom: we stand firmly behind Charlestown now's vision and plan for the revitalization of the 100 blocks, and urge you to actively work with both Charlestown now, and city staff, to ensure that these properties are transitioned thoughtfully and intentionally.

992

02:29:31.410 --> 02:29:39.070

JCC Zoom: These buildings represent not just square footage, but the character, history, and potential of our downtown. Their next chapter must align

993

02:29:39.080 --> 02:30:06.730

JCC Zoom: with the comprehensive plan and community vision that so many of us have invested in and worked toward data recently gathered by the Jefferson County Convention and Visitors bureau shows that Charlestown already draws the greatest number of visitors among Panhandle communities, from targeted advertising efforts in conjunction with the Jccbb's incredible work, Charlestown Now's initiatives have given tourists and locals alike compelling reasons to come to and stay in our historically hip town.

994

02:30:06.810 --> 02:30:11.370

JCC Zoom: The decisions made about these properties will either continue this momentum or undermine it.

995

02:30:11.470 --> 02:30:37.720

JCC Zoom: We respectfully implore you. Please work with the city of Charlestown and Charlestown. Now, to ensure these historic buildings are placed in the right hands and contribute to the social, economic and tourism vitality of our downtown for generations to come. We are eager to continue building a thriving, collaborative, and connected community with your partnership. Sincerely downtown Charlestown businesses Jesse Prince, Prince Mortgage team and North Mildred depot, Maddie, Prince

996

02:30:37.790 --> 02:30:55.260

JCC Zoom: Corona, Construction, Suzanne Bowers, green shade, photography, jester, Bultine, Anna Sofel, Sofel, Skin Care Aaron Moray, Moray, law Brendy and Levi Sellers sustain Bio Mohamed, Lagazelle, Coffee Jim and Jp. Tilma.

997

02:30:55.260 --> 02:31:19.590

JCC Zoom: Succulent Garden Charlestown Farmers, Market Don Ricks, Don Ricks Signature Salon Suite Stephanie Young Charlestown down under Bethany, Starkey Bets and Coops, Daphne Wall, Art Deco Decor, Antiques, Sarah Anderson, Dog, Nathan and Lisa Smith, Ventopia, Talent in Maine, Fargo, Jones, Insurance, Catro law. Dandridge, Realty Group bets and coops, Miss Willows, bookshop, earthgrounds, landscaping.

998

02:31:20.340 --> 02:31:26.119

JCC Zoom: Thank you. Your time has expired, but if you could provide us that list and thank you very much.

999

02:31:26.780 --> 02:31:37.379

JCC Zoom: And can you take the document, or Lynn? Is Lynn here? You have it already. Excellent, excellent! Our next speaker is summer. Wilkins

1000

02:31:38.700 --> 02:31:41.099

JCC Zoom: couldn't quite read it. I hope I pronounce it correctly.

1001

02:31:44.780 --> 02:31:48.640

JCC Zoom: What was the 1st name? Summer? Yes.

1002

02:31:57.150 --> 02:32:14.929

JCC Zoom: good evening. My name is Summer Wilkes Wilkes. My address is 1 19 North Lawrence Street. Most people know this property as the old Sheaths Florist Building and the Charles Washington office. I purchased this property a year ago, and it's been very exciting to be an investor in downtown Charlestown.

1003

02:32:15.080 --> 02:32:21.290

JCC Zoom: As I said, the property contains the old Charles Washington office, which I am in the process of restoring

1004

02:32:22.120 --> 02:32:24.759

JCC Zoom: people. Ask me what I'm going to do with its office.

1005

02:32:24.890 --> 02:32:30.610

JCC Zoom: and I said, Well, I'd like to restore it to the full glory of what the Charles Washington office was.

1006

02:32:30.770 --> 02:32:40.559

JCC Zoom: This building is a priceless jewel. It's an irreplaceable treasure. I might currently own it, but I believe it belongs to the community. It doesn't belong.

1007

02:32:41.790 --> 02:32:43.050

JCC Zoom: And so

1008

02:32:43.250 --> 02:32:59.569

JCC Zoom: I hope one day that the community will enjoy it again. As a tourist attraction and historic site. I see the courthouse in the same way. This is a priceless jewel, irreplaceable treasure. It doesn't belong to anyone owner. It belongs to the community.

1009

02:32:59.830 --> 02:33:01.999

JCC Zoom: and it's to be enjoyed for generations.

1010

02:33:02.340 --> 02:33:11.170

JCC Zoom: I also want to say that I support the visions of Charlestown now, and Strongtowns for the ongoing revitalization of downtown.

1011

02:33:11.320 --> 02:33:16.840

JCC Zoom: and I was one of the signers of the petition that Mrs. Gallagher just read.

1012

02:33:18.340 --> 02:33:43.209

JCC Zoom: Excellent! Thank you so much. And we have a lot of folks in the audience who don't typically come to our meetings, and may not have seen a sign-up sheet, so I just wanted to give you an opportunity if you wanted to come up and speak for 3 min. That's why we're here. We're here to hear from you, and if we don't have anybody else, then we'll break for a few minutes and start our regular meeting. Yeah, no, come on up, Councilman.

1013

02:33:51.230 --> 02:33:55.109

JCC Zoom: I'll be brief, which probably makes a lot of my colleagues on kill.

1014

02:33:55.990 --> 02:34:01.619

JCC Zoom: I say that because I have a tendency to ask a lot of questions, so that I can make the right decision

1015

02:34:02.210 --> 02:34:22.009

JCC Zoom: not authorized to speak on behalf of the city. So, on behalf of myself. The mayor spoke on behalf of the city. But what I would like to say is, I've heard a lot of terms tonight. Analysis, data, more information. And the one thing that I have agreed with the rest of my colleagues on is that the more information the county has, the better this process will go.

1016

02:34:22.470 --> 02:34:25.310

JCC Zoom: And the way we get more information is through a partnership.

1017

02:34:25.420 --> 02:34:50.539

JCC Zoom: and so that we can get into those buildings, work with our contractor and to get pro formas made, and to get a marketing study done, and to get marketing material made to maximize the value of these buildings and to make everybody happy. So I won't speak about ideas. I won't speak about great plans. I'll speak about information. I spent 20 years working in financial analysis, and so the more you know the better. So I implore you. Please

1018

02:34:51.130 --> 02:34:53.730

JCC Zoom: work with us to get the information.

1019

02:34:53.860 --> 02:34:55.840

JCC Zoom: Thank you. Thank you so much.

1020

02:34:57.800 --> 02:35:20.390

JCC Zoom: All right. Last Chance, before we close the community discussion. Thank you so much to everybody for coming. Really appreciate your participation. We heard some great ideas tonight, and there's a lot to act on Mayor George. Thank you so much for being here. We'll be following up with you shortly, and this was terrific welcome to your new building. Thank you, everybody, and we'll reconvene with our regular meeting shortly.