



2015 BAD BUILDINGS PROGRAM APPLICATION

Section 1: APPLICANT/PROJECT INFORMATION SUMMARY

A. General Information:

Applicant: Charleston West Side Main Street
501c3 Non-Profit Organization

Lead Contact Person: Libby Ballard Director

Second Contact Person: Claire Barth Economic Restructuring Chair

Address: 303 Washington St. W., Suite 206
Charleston, WV 25302

Telephone: 304-720-3161

E-Mail: director@westsidemainstreet.org

Project Name: BAD Buildings Inventory and Analysis Project

B. Community Information

Name of Community: Charleston West Side

County: Kanawha

Community Description

i. Description of the community and targeted geographic area. This project will encompass the West Side Main Street (WSMS) area of Charleston, which extends from Pennsylvania Avenue to Patrick Street. The area includes Census tracts 7 and 8. These Census tracts are listed as severely distressed. The majority of businesses on the West Side are family owned businesses. The targeted area for delivery of the project encompasses a business district in Charleston WV in which approximately 20% to 30% of the businesses are now closed. With a medium income of \$16,988, these census tracts are among the most impoverished in Charleston, and as such, are high priority areas for the city's Imagine Charleston 2012 Comprehensive Plan and are among the target population for WSMS. Most of the West Side has been neglected for years, lacking both infrastructure improvements and private reinvestment. The area is one that the city of Charleston's former Consolidated Plan identified as a sector of high need as categorized by poverty rates, low median income, employment availability and other economic indicators. Census Tracts 7 and 8 along West Washington Street are a primary focus of WSMS, because it lags dramatically behind when compared to most key economic indicators for the city. The West Side has the highest minority population in Charleston averaging a 14% minority population with an 88% African American population in Census Tract 7. Plans, including the West Side Revitalization Plan, for the Elk City area that was reenacted in 2012, and the Urban Renewal Plan enacted for the Littlepaige District enacted in 2008 from the Charleston Urban Renewal Authority addresses the need to increase entrepreneurship development efforts among minority populations, increase home ownership, infrastructure improvements, and removal or rehabilitation of vacant dilapidated buildings. It has been articulated in the plan to:

(1) "Acquire and remove such structurally substandard and obsolete buildings in the project area as any be detrimental to the safety or welfare of the community, or which otherwise retard the purposes of this plan, including those buildings exhibiting blighting influences which tend to cause physical and environmental deterioration". (2) "Strengthen the tax base of the City through new development in the project area in a manner that will bring about the rehabilitation of existing structures to the maximum extent possible, the replacement of deteriorated buildings where rehabilitation is not possible, and the gradual renovation of portions of the area through the encouragement of selected projects based on joint public and private efforts, development incentives and other means."

West Side Main Street through its four point volunteer driven approach continues to encourage economic growth and preserve commercial and residential resources on the West Side. Some progress has occurred in areas of the West Side toward adaptive reuse of vacant structures but in our most distressed areas it has not flourished in these targeted neighborhoods on the West Side. West Side Main Street is working toward the revitalization of West Washington Street and with this revitalization new jobs and opportunities will be given to the population of highest concern and need in the area.

ii. List of Community Stakeholders Impacted by BAD Building in the Community

Washington Street West Business Stakeholders

The Charleston Department Store, The F.M. Pile Hardware Company, Young's Department Store, The Smokehouse Restaurant, The Charleston-Kanawha Housing Authority, Emmanuel Baptist Church, The Cunningham- Parker-Johnson Funeral Home, Classic Furniture and Design, Family Dollar, Charleston Mountain Mission, Hajoca Corporation, Walgreen's, Rite Aids (2), Fas Chek, United Dairy, Wendy's, Gresham Plumbing, Modern Equipment, Hooten Equipment, Bream Memorial Presbyterian Church, Charleston Business Machines, West Mane Hair Salon, WV-Commercial Insurance, Gaddy Engineering, Sodaro's Electronics, Spa Elements Salon, Fountain Hobby Center, January's Dance Academy, Lee's Studio of Dance, Backstage Bodywear, Winter Floral Company, H & R Block, Mi Cocina de Amor Restaurant, The Grill Restaurant, Holroyd and Yost Attorneys, Garrett Tire Company, T-Graphics Printing, Gardner's Cleaners.

Residents

Residents of the community are impacted because of the crime that blight and vacant buildings attracts. These buildings if used properly could be providing needed services to the surrounding residential community.

Government

Kanawha County and the City of Charleston suffer due to the resources that must be placed into these buildings in the form of fire and police services and due to loss of a tax base that these buildings could be providing to the city and county.

iii. Level of Community Involvement and support for redevelopment of BAD Buildings.

Prior to 2006 the business community of the West Side had a perception of a lack of interest and investment by the City of Charleston in the economic development and infrastructure on the West Side of the city. That perception was not unfounded. Since the inception of the West Side Main Street Program in 2006 trust and involvement from the business and surrounding community has grown. Stakeholders can see incremental improvements and have grown in a perception that West Side Main Street is not a fleeting program that is going away. The City of Charleston has shown through their investment and in-kind assistance over the last decade that they do have concern and interest in seeing the West Side of Charleston develop and revitalize. Stakeholder involvement has taken the form of business sponsorships for our organization, membership, participation in committees and on our board, as well as participation in our projects. Recent private investment in a building that was once on the Most Endangered Historic Buildings list received community-wide support. Additionally recent investments in other vacant buildings in the vicinity have occurred and interest is beginning to build in one area of our district. The challenge now is to grow this investment to the rest of the target area.

Description of Need

i. Impact on the community of BAD buildings.

Vacant property and the blight that has followed along Washington Street W. has emerged as a crisis for the West Side and the City of Charleston. This situation is denying the city government of desperately needed tax revenue, consuming city resources, eroding the value of nearby property, posing health and safety risks, and complicating the already challenging neighborhood revitalization efforts.

No other community in Charleston has a concentration of vacant properties as severe as that found along Washington Street W, where nearly 30 percent of the land parcels in the neighborhood are vacant.

Shifting, aging or declining population, flagging housing markets, deteriorating housing stock, crime, underperforming schools and other factors that make communities less than desirable places to live all contribute to vacancy and blight on Charleston's West Side. Most abandoned properties are tax delinquent, and the long periods of time it takes antiquated tax foreclosure systems to move against a property increases the likelihood it will be abandoned. Many properties accrue several years' worth of back taxes and penalties. In depressed markets, such as the West Side, it is not unusual for back taxes and penalties to exceed the market value of a property, encouraging owners to ignore investing in its upkeep or to walk away from it entirely.

West Side Main Street not only see these blighted and abandoned properties as a strain and a drain, we consider them to be stranded economic assets. West Side Main Street with limited resources needs help to launch the life boats to once again make these properties into contributing assets and get them back on the tax rolls and turn them into community amenities.

ii. Potential reuses already identified for BAD buildings in our district.

The various districts within our West Side Main Street footprint have varying potentials for redevelopment. Within our Elk City Historic District a demand and need for mixed use, market rate housing over retail is paramount. That district is within walking distance of the center of Charleston's traditional downtown, two blocks from our Civic Center, three blocks of Charleston Town Center Mall and within two blocks of one of the major employers in Charleston, Women's and Children's Hospital.

The Glenwood District, or center of our corridor, is more segmented and lacking the traditional storefront feel of Elk City or of the Littlepaige District. There is potential in this area where buildings are not historically significant that properties can be combined and new construction could provide for some senior housing with attached amenities to compliment that use.

In the Littlepaige District there is a mix of the old and the new with most successful businesses being long time family owned ones. The Charleston-Kanawha Housing Authority would like to

acquire buildings immediately adjacent to the buildings they rehabilitated for their administrative offices about five years ago and develop mixed use space.

iii. Anticipated results of a successful BAD building program.

Identification, classification, research on ownership, and the implementation of a redevelopment plan will result in a more targeted and concentrated effort by West Side Main Street and the City of Charleston to prioritize and concentrate our efforts in a more efficient manner. It will help with the planning process for moving forward on redevelopment of our districts. When these buildings are successfully turned around the results will be an increase of population within our district and the city, an increase of the tax base of the city, increased business and economic viability for existing business, and better services for the existing population.

Also prominent in the thinking for this area is the furthering of an arts component for the districts. One recent acclaimed West Side mural has sparked interest in additional public art for the West Side. Arts projects have benefitted the greater Charleston community in recent years. Transforming blight into art by developing vacant lots into community agriculture and gathering spaces is favored as well as the possibility of an arts incubator being located in a BAD building identified for that purpose. Some buildings that are identified as beyond saving can be prioritized for demolition and the development of community gardens and greenspace spots for the community.

Another result from this program could be the development of a Land Bank program for the City of Charleston. Long discussed but not implemented this initiative may be the spark that gets that program off the ground.

Capacity for Project Implementation

Matching Funds

Charleston West Side Main Street and the Charleston Urban Renewal Authority together can provide up to a 20% match for the value of the grant if received. Those matching funds would come in the form of both in-kind and cash. In-kind resources pledged are the time of the West Side Main Street director to serve as Team Leader and necessary materials and supplies. Cash resources provided could include up to \$1000 of cash match to cover any incidental needs of the BAD Building Team including costs of a community charrette.

i. Ability to administer technical assistance activities

Main Street organizations are uniquely qualified to manage the activities required by the BAD buildings program. Due to our grassroots management style we regularly work with volunteers who are recruited to accomplish the various programs we administer. Additionally West Side Main Street has a long term and ongoing relationship and support from the City of Charleston. Resources from the Charleston Planning Department and Building Inspector's Office will be valuable resources that will supplement and reinforce the resources our organization can bring to the table.

The West Side Main Street Director will serve as Team Leader for the project and will develop Co-Team leaders made up of local West Side business owners, City of Charleston staff, and volunteers. The West Side Economic Restructuring Committee already has an item on their work plan targeted at identifying ways to eliminate the blight and detrimental effect of the vacant buildings on the West Side Main Street district. The Economic Restructuring Committee is made up of two real estate professionals, a member of the WV Small Business Development Center, the Director of the Charleston-Kanawha Housing Authority, a local business owner from the affected district, a private developer currently working in the district and the Director of the Charleston Urban Renewal Authority.

ii. How will the local community and stakeholder groups be engaged.

Community stakeholders will be engaged in the process of prioritization and plan development through a charrette that the BAD Buildings Team will host in partnership with the City of Charleston Planning Department. Both our Team Leader and the Charleston Planning Department have hosted planning charrettes in the past and can successfully engage stakeholders through this process.

Additionally contact information will be gathered for interested stakeholders and they will be kept informed through an email group about the project as it progresses. Feedback from these email informational newsletters will be collected and relayed to the BAD Buildings Team.

iii. Anticipated Members of the BAD Building Team

1. Libby Ballard – Team Leader for the BAD Buildings Group. Former Neighborhood Planner with the City of Charleston and now Director of Charleston West Side Main Street. Libby has worked directly with West Side business and property owners for over 10 years. She was instrumental in the designations of two historic districts on Charleston’s West Side. She is currently a candidate for Charleston City Council at Large.
2. Geoff Plagemann – Neighborhood Planner from the City of Charleston. Geoff is an architect and videographer. Geoff is currently working on a film depicting the renewal of the Staats Hospital as the private developer goes through the stages of construction to bring this historic building in our Elk City Historic District back to life.
3. Tony Harmon or his designee – Charleston Building Commissioner. Tony is in charge of Property Maintenance Inspectors for the City of Charleston. His department is responsible for demolition of buildings that are deemed to be unsafe and beyond saving.
4. Jim Edwards – Director of the Charleston Urban Renewal Authority. Jim is in charge of CURA implementation of urban renewal plans that address the removal of slum and blight in the targeted areas,
5. Mark Taylor – Director of the Charleston-Kanawha Housing Authority. Mark’s new administrative offices were deliberately located in a rehabilitated building in the targeted area as a catalyst for further renewal.
6. Chuck Overstreet – Former City of Charleston Fire Chief, now retired and serving as Co-Chair of the West Side Neighborhood Association. Chuck lives on the West Side in the affected area and is currently a candidate for Charleston City Council.
7. G. L. Callihan – local business owner and professional photographer. G. L. has been volunteering his expertise as a photographer to West Side Main Street for many years. He will volunteer to provide the photographic needs associated with the building inventory. His photographs about West Side Art projects were featured in the current issue of WV Focus magazine in their article entitled “Public Art as Public Good.”
8. Steve Duffield – Kanawha County Assessor’s Office. Steve, in addition to his work in the Assessor’s Office, is a business owner in the targeted area. Steve can provide to the BAD Buildings Team valuable up to date property owner information on buildings as they are identified and prioritized.



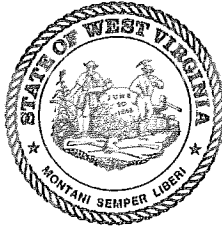
Vision and Mission Statement

Vision

Charleston West Side Main Street - A vibrant commercial district with a proud heritage and warm community spirit in the heart of the city.

Mission

Charleston West Side Main Street will cultivate a sense of community by encouraging economic growth and preserving our commercial and residential resources.



Natalie E. Tennant

Secretary of State
State of West Virginia

Office of the Secretary of State
Building 1, Suite 157-K
1900 Kanawha Blvd., East
Charleston, West Virginia 25305

Telephone: (304) 558-6000
Toll Free: 1-866-SOS-VOTE
Fax: (304) 558-0900
www.wvsos.com

December 12, 2014

Libby Ballard, Director
Charleston West Side Main Street, Inc.
303 Washington Street, West
Charleston, WV 25302

Dear Ms. Ballard:

I am pleased to inform you that the registration statement, fifteen dollar (\$15) registration fee, and supporting documents to renew the registration for Charleston West Side Main Street, Inc. as a charitable organization have been received and filed in my office, and are now a matter of public record.

Please keep in mind that a renewal registration will need to be received on or before May 27, 2015, and that all documents required to complete the charitable registration should be received by the expiration date. If, by chance, all documents are not received, we will send you a friendly reminder and may review a brief extension period as a matter of courtesy. However, if you are aware that you will require additional time, you must request an extension, which is a one time only, nonrenewable, 90-day extension. Unfortunately, without this request, the law requires a twenty-five dollar (\$25) late filing fee for each month or part of a month thereof.

In addition, the acceptance of your application for registration does not imply endorsement, nor waive the authority of this office to monitor the operation of your charitable organization, your solicitation materials, or your professional fund-raising counsel or solicitor.

Congratulations to your entire organization on the renewal of your registration. Please know that the Secretary of State's office is truly the "People's Office" and that we are here to assist you at any time, for any reason.

Best Wishes,

A handwritten signature in cursive script that reads "Natalie E. Tennant".

Natalie E. Tennant
Secretary of State

CERTIFICATION

We the undersigned, being duly authorized to act on behalf of the applicant, do hereby certify that the information furnished in this registration is true and correct to the best of our knowledge, information and belief.

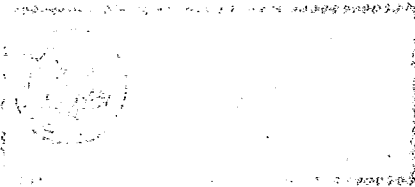
Authorized Officer:

Date 12-12-14 Signature Ad RV Title PRESIDENT OF BOARD

Type or Print Name of Applicant: ADAM KRASON

State of West Virginia County of Kanawha

Subscribed and sworn before me this 12th day of December, 2014



Justin E. Baubles
Notary Public

My commission expires 10-6-2018

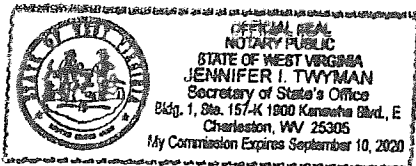
Chief Fiscal Officer:

Date 12-12-14 Signature Elizabeth M. Ballard Title Director

Type or Print Name of Applicant: Elizabeth M. Ballard

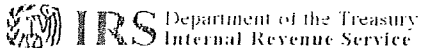
State of WV County of Kanawha

Subscribed and sworn before me this 12th day of December, 2014



Jennifer I. Twyman
Notary Public

My commission expires 9-10-2020



Department of the Treasury
Internal Revenue Service

P.O. Box 2508
Cincinnati OH 45201

In reply refer to: 0248206044
Apr. 02, 2013 LTR 4168C E0
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00016337
BODC: TE

CHARLESTON WEST SIDE MAIN STREET
303 WASHINGTON ST W
CHARLESTON WV 25302-2230



016295

Employer Identification Number: 26-1857040
Person to Contact: Ms. Smith
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your Mar. 22, 2013, request for information regarding your tax-exempt status.

Our records indicate that you were recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in March 2009.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Please refer to our website www.irs.gov/eo for information regarding filing requirements. Specifically, section 6033(j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return for organizations required to file. We will publish a list of organizations whose tax-exempt status was revoked under section 6033(j) of the Code on our website beginning in early 2011.

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Apr. 02, 2013 LTR 4168C E0
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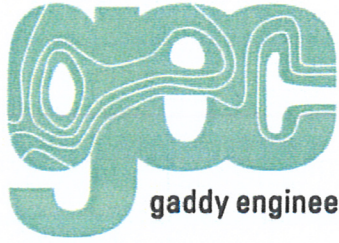
CHARLESTON WEST SIDE MAIN STREET
303 WASHINGTON ST W
CHARLESTON WV 25302-2230

If you have any questions, please call us at the telephone number
shown in the heading of this letter.

Sincerely yours,

Richard McKee

Richard McKee, Department Manager
Accounts Management Operations



gaddy engineering company

natural resource and mining consultants

303 Washington Street, West
Charleston, WV 25302
w// 304-342-0300
f// 304-342-4300
gaddyengineering.com

February 13, 2015

Charleston West Side Main Street
Attention: Libby Ballard
303 Washington Street, West
Suite 206
Charleston, WV 25302

Dear Ms. Ballard,

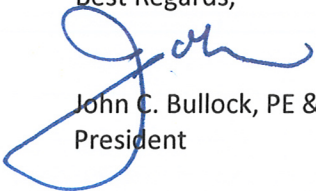
Gaddy Engineering Company is very pleased to announce its support of the Charleston West Side Main Street's grant application to the Northern West Virginia Brownfields Assistance Center for the Brownfields, Abandoned & Dilapidated Buildings Program (BAD).

It is my understanding that this proposed grant will provide funds to identify and develop solutions to solve environmental issues that prevent meaningful development in the West Side commercial corridor.

Also, West Side Main Street can depend on all of the resources of Gaddy Engineering Company in its support of the work proposed in this grant application and all of its work on the West Side.

If you have any questions, please feel free to contact me at 304.342.0300 or by email at john@gaddyengineering.com

Best Regards,


John C. Bullock, PE & CPG
President



Crawford Holdings, LLC

303 Washington Street, West, Charleston, WV 25302

304.342.0300 – Office

304.342.4300 – Fax

February 13, 2015

Charleston West Side Main Street
Attn: Libby Ballard
303 Washington Street, West
Suite 206
Charleston, WV 2530

Dear Ms. Ballard,

Crawford Holdings, LLC is very pleased to announce its support of the Charleston West Side Main Street's grant application to the Northern West Virginia Brownfields Assistance Center for the Brownfields, Abandoned & Dilapidated Buildings Program (BAD).

It is my understanding that this proposed grant will provide funds to identify and develop solutions to solve environmental issues that prevent meaningful development in the West Side commercial corridor.

Also, West Side Main Street can depend on all of the resources of Crawford Holdings, LLC in its support of the work proposed in this grant application and all of its work on the West Side.

If you have any questions, please feel free to contact me at 304.342.0300 or by email at dusta@gaddyengineering.com

Kind Regards,

Dusta M. Tanner
Vice President



CITY OF CHARLESTON
OFFICE OF THE CITY MANAGER

February 12, 2015

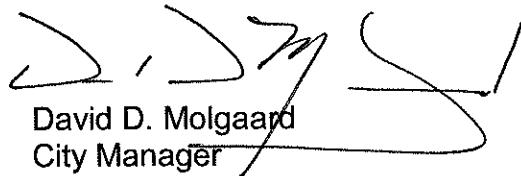
Charleston West Side Main Street
303 Washington Street W
Charleston, WV. 25402

Dear Mrs. Ballard,

I am writing in support of the City of Charleston in partnership with the Charleston West Side Main Street grant application to the Northern West Virginia Brownfields Assistance Center for the (BAD) program Brownsfields, Abandoned and Dilapidated Building (BAD) task force targeted at identifying and developing solutions to solve this problem that is preventing meaningful development in the West Side commercial corridor. The City of Charleston will provide staff support and as in-kind services from our Building and Planning Department.

Should you have questions, please don't hesitate to contact me.

Thank you,


David D. Molgaard
City Manager