



REPORT TO COUNCIL  
JUNE 6, 2008

Respectfully Submitted by:  
James C. Hunt, Executive Director

Sunnyside Up-Campus Neighborhoods Revitalization Corporation is pleased to provide this report the Mayor and City Council of the City of Morgantown. We are very excited about the many positive achievements in the Sunnyside neighborhood and are looking forward to the continued revitalization in the coming year. The support and guidance of the City of Morgantown is critical to our mission and we remain committed to providing timely and informative information on our progress. The following is a summary of some of the significant events that have taken place since our 2007 Annual Report to Council that was delivered in January 2008.

- **Tax Increment Financing Project**-By far, the most significant event in recent months has been the progress on the TIF application for Sunnyside. This has been a meticulous process with coordination from various departments at the City and extensive meetings and discussion with our legal and financial advisors. We recently completed the interview process for selection of the Project Engineer for the TIF Project. This process included legal advertisements to solicit proposals, selection of a RFQ Review Committee, review of proposals, scheduling of interviews and presentation by short-listed firms. We negotiated with the selected firm to define a "Scope of Work" and are now underway with data gathering, preliminary design and mapping. We have a very tight timeline to complete the application and capture the "tax increment" from July 2007-forward. We are in constant contact with the many parties that will need to coordinate this effort to ensure a successful application and approval. This will be one of the first TIF projects to be completed by a non-profit organization and will also be one of the first to focus totally on public infrastructure. We are looking forward to having projects identified and planned in the near future and with favorable response from the West Virginia Development Office, we should be looking at "bricks and mortar projects" being started in the next 18 months.

\*Note-We are very happy to meet with any member of council or any community group or individual to relay information and/or answer questions concerning the

TIF Project. While the project is quite complex, we want to insure that factual information is relayed to the public.

- **Façade Improvement Grant Program**-We have had a great response to the Façade Improvement Grant Program and recently completed the first two properties in Sunnyside. I have attached the before and after pictures of the projects. We currently have five more projects in processing. This program has generated a good bit of interest in Sunnyside and property owners are working hard to improve their properties, even investing substantially more than the matching requirement for the grant. We have asked that property owners pay particular attention to shielding of trash containers and other items that council has requested.
- **Coordination with WVU and Student Government**-Sunnyside Up has been very proactive in working with WVU and members of Student Government. Student Body President Jason Parsons participated in a mentorship program with the Executive Director of Sunnyside Up in the Spring Semester of 2008. Sunnyside Up also worked with the College of Business and Economics to obtain the services of an intern for the Spring Semester. Michael McAllister, a senior business major did a great job and worked to develop an excellent property database for our organization. We have also worked with the WVU Journalism Department to develop a Research Class Project that provided Sunnyside Up with over \$30,000 of research material. The Project Engineer for the TIF project is going to review and use some of the material in the development of the TIF project which will save considerable dollars for our organization. Student Governor Erica Rogers is still quite active with Sunnyside Up and is working this summer for the Morgantown Code Department which will give her a new insight on the issues of Student Housing. We continue to seek opportunities with WVU to maximize our efforts while providing real life experiences for students in various disciplines. We plan to announce a major effort with WVU Student Government prior to the 2008-09 school year.
- **New Developments**-We are meeting with several developers to assist with projects. The close working relationship that we maintain with the Morgantown Planning Department has led to a greater degree of trust and cooperation between developers and the city. As a non-profit, we can gather data and assist in the overall project development in a way that delivers better projects, in a streamlined approach. Chris Fletcher, Morgantown Planner, has been very helpful in informing our board with respect to the Sunnyside Overlay District and we are currently working on modifications to strengthen the district.
- **Parking Issues in Sunnyside**-Sunnyside Up has been working on developing solutions for the parking problems in the Sunnyside neighborhood. We have held meetings with Tom Arnold, Morgantown Parking Authority and Hugh Kierig, the new Director of Transportation and Parking for WVU. In addition to input from David Bruffy of the Mountain Line, we hope to have some recommendations for

council to consider in the near future. We have had some preliminary discussions with development companies that may have an interest in developing some parking structures and other alternative means of addressing parking and transit in Sunnyside.

- **Campus Connector**-We have been working with an ad-hoc committee that is working on the development of a “campus connector” for the area between the Blaney House and 8<sup>th</sup> Street. There have been several meetings and we participated in a walking tour of the proposed connector. While there is a great deal of planning and development before this becomes a reality, Sunnyside Up has been keeping abreast of activities to coordinate with the TIF Project or other funding opportunities.
- **Code Enforcement Efforts**-The emphasis and improvement on Code Enforcement in Sunnyside has been visible and significant. The new inspector funded by the West Virginia Housing Development Fund has allowed for a new level of enforcement in the Sunnyside neighborhood. The Executive Director meets regularly with Code Officials and is sharing information to improve enforcement activity. We have noticed an increase in exterior rehabilitation since the increased enforcement began.
- **Clean-Up Campaign**-Sunnyside Up will be addressing some visual issues as it relates to sidewalk safety, cleanliness, etc. in the near future. We are currently advertising to employ some part-time help to cut weeds, sweep sidewalks and remove graffiti from public right-a-ways. This will start in the summer months and continue until early fall. We will also continue to work with Student Government to conduct clean-up campaigns when school resumes.

This is a brief report to keep you informed on the progress of Sunnyside Up. We also have a considerable amount of information on the Sunnyside Up website at [www.sunnysideupwv.org](http://www.sunnysideupwv.org) and in our monthly newsletter. We will also continue to attend council meetings and be available by phone at 304-629-1302 or e-mail [jimhunt@sunnysideupwv.org](mailto:jimhunt@sunnysideupwv.org). We believe that communication is essential to the successful completion of our mission and if we can be of any assistance, please feel free to contact us.

Attachments: Before and After Pictures of Façade Grant Program