



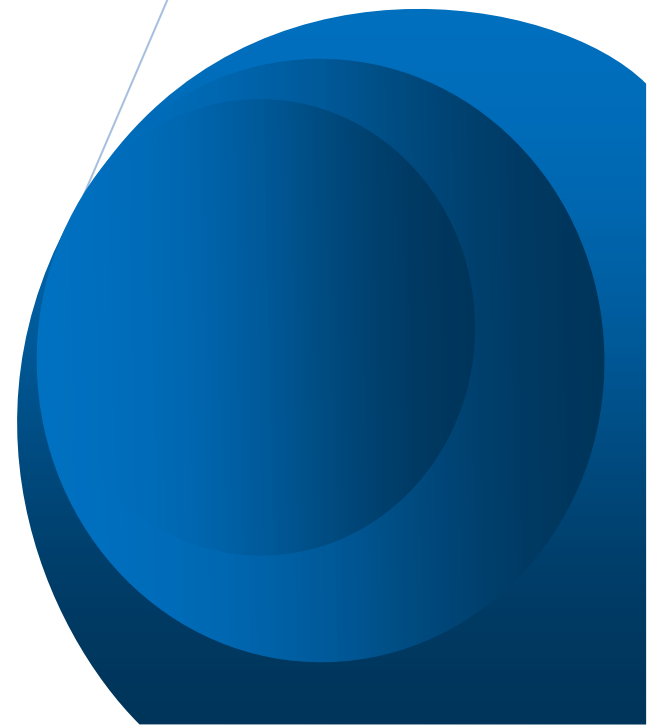
KEEP IT SAFE, KEEP IT CLEAN

SunnysideUp-CNRC

Report of Activities: May 18 thru November 18,
2008

SunnysideUp-Campus Neighborhoods Revitalization Corporation is pleased to present to the Morgantown City Council a report of activities for the past six months. We will follow this report with our 2008 Annual Report which will be distributed in January of 2009.

James Hunt, Executive Director
11/18/2008



Introduction

We have been actively engaged in a variety of activities related to the revitalization of the Sunnyside neighborhood in Morgantown. The philosophy of the Sunnyside Up Board of Directors is that all activities are important and although some are larger in scope, the overall mission of Sunnyside Up cannot be achieved by a single action, but rather a coordinated combination of activities leading towards the development of a safe, clean and sustainable neighborhood. We operate with a Comprehensive Plan that has been regularly revisited and revised as conditions warrant. We also solicit input from a variety of sources, including but not limited to, our Primary funders; The City of Morgantown and West Virginia University, Other funders; West Virginia Housing Development Fund and the Federal Home Loan Bank of Pittsburgh, Stakeholder groups; property owners, landlords, students, WVU Student Government Association, Chamber of Commerce, Morgantown Main Street, WVU Brownfield's Project and the public at large.

An overview of the operation of Sunnyside Up-CNRC is highlighted by the following points:

- **Each dollar** invested by the City of Morgantown in Sunnyside Up-CNRC is **matched by a dollar** from West Virginia University. This leverage is higher than most organizations funded by the City of Morgantown.
- The Sunnyside Up partnership with WVU Student Government Association will provide over **\$100,000** of **volunteer labor and technical assistance** to the Sunnyside neighborhood.
- The **Tax Increment Financing Project** will return over **5 times** the entire investment of the City of Morgantown since the creation of the Sunnyside Up organization.
- The **Tax Increment Financing application** has been completed at **no cost** to the City of Morgantown and yet the City of Morgantown has oversight of each and every project undertaken through the TIF.
- The **Sunnyside Up Façade Grant Program** invested **over \$40,000** in Sunnyside properties and leveraged **an additional \$80,000** in private investment.
- Sunnyside Up-CNRC has a working relationship with the **West Virginia Housing Development Fund** and they currently pay **50%** of the rent and utilities for the Sunnyside Up offices.
- **Code Enforcement** in the Sunnyside neighborhood is supplemented **by a grant** from the West Virginia Housing Development Fund.
- Sunnyside Up-CNRC was the recipient of a **\$2,500 grant** from the Federal Home Loan Bank of Pittsburgh

Activities

The period from May 18, 2008 to November 18, 2008 has been marked by a large amount of construction activity and project planning activity. Several new projects have come on line during this period and several other significant projects are proceeding with planning and development. There has also been a significant amount of improvement of existing housing stock along with some selected demolition of existing units. Some important “hands on” work has been initiated in the neighborhood and has had an impact on the overall look of the neighborhood.

Significant projects during the May 18, 2008 to November 18, 2008 period includes:

Tax Increment Financing Application: The Board of Directors of SunnysideUp agreed to undertake a Tax Increment Financing Project in cooperation with the City of Morgantown. The TIF Project is the first to be attempted by a non-profit organization in West Virginia and is designed to provide needed infrastructure improvements in the Sunnyside neighborhood. In order to capture the tax increment for construction started after July 1, 2008, the application needed to be completed by the end of 2008. This necessitated obtaining a qualified engineering firm, TIF attorney and financing agents to assemble the application for submission to the West Virginia Development Office. A Request for Qualifications (RFQ) was issued and engineering firms submitted qualifications for review by a selection committee. Five firms were interviewed and the firm of The RBA Group/Gannett Fleming was selected to do mapping and design work for the TIF. Brian Helmick of the firm of Spilman, Thomas & Battle was selected as attorney for Sunnyside Up in conjunction with the TIF application.

The RBA Group/Gannett Fleming proceeded to gather mapping and other property information to prepare the TIF project. Public input was sought and coordination with existing construction activities was noted to narrow the options for the initial phase of TIF construction. TIF Boundary maps were prepared and project descriptions and other details were itemized for the TIF application. Legal work was completed to finalize the TIF application and the process to assemble the lengthy application was undertaken. Numerous meetings were held with Morgantown Utility Board, local utilities, city departments and others to determine the size and scope of the TIF project. Coordination with the City of Morgantown Planning Department and City Administration was undertaken to allow proper public review and comment on the TIF Application.

The SunnysideUp Tax Increment Financing Application was delivered to the West Virginia Development Office and underwent their committee review on October 30, 2008. Highlights of the SunnysideUp TIF Project are as follows:

- Potential of \$3.8 Million dollars in public infrastructure improvements
- Development of a Multi-Modal Transit Station to alleviate traffic and congestion
- Improvements to sidewalks and streets in Sunnyside
- Development of a Model Alley Project that will assist in parking and congestion

Implementation of Clean Up Program for Sunnyside Neighborhood: The Board of Directors of SunnysideUp implemented a clean up program in Sunnyside through the employment of a Neighborhood Coordinator. Ms. Jessi Kalvitis was employed to provide a “hands on” approach to neighborhood improvement. Ms. Kalvitis has improved significant sections of Beechurst Avenue and adjoining streets by removing trash, dirt and other debris. She has also enlisted the assistance of various property owners to undertake clean up activities and removal of graffiti.

Ms. Kalvitis works with volunteer groups to do clean-up projects and keeps a database of student volunteers for future work. She also is on the lookout for trash and code issues and refers specific complaints for action by the City of Morgantown Code Department.

The Clean Up Program is the beginning of an effort to involve the residents in taking care of the neighborhood. We are currently developing Face Book and MySpace pages to connect and communicate with residents of Sunnyside.

Brownfield Redevelopment: Sunnyside Up has been working with Mr. Patrick Kirby of the West Virginia University Brownfield’s Project. The old Beaumont Glass site in Sunnyside is a potential redevelopment site and may be eligible for some grant dollars through the Environmental Protection Agency. While this is a long and complicated process, the potential for a multi-use complex on this site is one that fits with the overall comprehensive plan and could assist in the retail, parking and housing issues in Sunnyside. Mr. Kirby is also interested in working with Sunnyside to address smaller environmental issues that may exist in Sunnyside. We are currently working on a smaller grant of \$5,000 to assist with some initial assessment and planning activity.

Façade Improvement Grant Program: The Façade Improvement Grant Program has had an immediate impact in improving the exterior facades on existing properties. The program requires financial participation by the property owners and is currently working with numerous landlords and property owners in Sunnyside. The following is a listing of current activity in the Façade Grant Program:

<i>Applicant</i>	<i>Address</i>	<i>Façade Grant</i>	<i>Total Project Cost</i>	<i>Complete/In Progress</i>
Advanced Nano Devices, LLC	412 Beverly Avenue	\$3,000.00	\$12,900.00	Complete
Aurora Group, LLC	420 Grant Avenue	\$3,000.00	\$21,250.00	Complete
Michael Callen Construction, LLC	5 th Street	\$3,000.00	\$7,793.85	Complete
WinCor, LLC	300 Second Street	\$3,000.00	\$14,500.00	Complete
WinCor, LLC	208 Grant Avenue	\$3,000.00	\$9,600.00	Complete
Margaret Waldeck, POA for Kathleen Schultz	209 McLane Avenue	\$3,000.00	\$7,230.00	Complete
Margaret Waldeck, POA for Kathleen Schultz	213 McLane Avenue	\$3,000.00	\$10,075.00	Complete
Margaret Waldeck, POA for Kathleen Schultz	217 McLane Avenue	\$2,733.00	\$5,466.00	Complete
Metro Rentals, LLC	2108 University Avenue	\$3,000.00	\$9,302.50	Complete
Five Star, LLC	2118 University Avenue	\$3,000.00	\$6,613.00	Complete
RDR Properties, LLC	2040 University Avenue	\$3,000.00	\$7,387.50	Complete
Giuliani Properties, LLC	2142 University Avenue	\$3,000.00	\$6,800.00	In Progress
Giuliani Properties, LLC	119 Beechurst Avenue	\$3,000.00	\$6,600.00	In Progress
HTM Properties	312 Grant Avenue	\$1,500.00	\$3,000.00	In Progress
Totals		\$40,233.00	\$128,517.85	

As you will note in this report, the property owners and landlords have invested over \$2 dollars for each \$1 dollar of Grant Funds. This is a good indication of the willingness of property owners to invest in their properties. We continue to receive good comments on this program and applications continue to come into the office for future funding.

Demolitions: There have been numerous demolitions in the Sunnyside neighborhood in the past six months. The Panico property on Beechurst Avenue is an excellent example of the removal of dilapidated property and replacement with new construction. The demolition of several structures in the 400 Block of Grant Avenue created a new potential site which has already generated developer interest. SunnysideUp assisted the property owner on Grant Avenue by reviewing plans and meeting with The RBA Group/Gannett Fleming personnel to discuss possible development layouts and concepts. In addition, SunnysideUp is regularly meeting with property owners and developers to match up potential sites with developers.

WVU Student Focused Initiatives: The SunnysideUp Board of Directors has aggressively worked with the WVU Student Government Association to implement a culture of service and responsibility within the residents and visitors of Sunnyside. A Memorandum of Understanding (MOU) was signed in September between SunnysideUp-CNRC and the WVU Student Government Association which pledges \$100,000 in student work hours to SunnysideUp. This agreement will encourage volunteer projects and class participation in projects in Sunnyside.

Mr. Jason Parsons, WVU Student Body President, is a continuing supporter of SunnysideUp and has been instrumental in bringing students to the table to work on projects.

Currently, SunnysideUp is working with Dr. Larry Cote of the Leadership Studies program and a student, David Rapalski, is a mentorship student to SunnysideUp Executive Director, Jim Hunt. Mr. Rapalski is developing a research project on “Student Citizenship” that will be incorporated into the SunnysideUp organization.

Ms. Erica Rogers, a WVU Student Governor, worked with the Morgantown City Code Department this past summer and gained valuable insight on the issues that affect student housing. Ms. Rogers continues to be a valuable resource on the subject of off-campus student housing.

Ms. Anna Orso, a WVU Interior Design Student is working with SunnysideUp on various landscaping projects and recently led a group of eight students in cleaning up an overgrown lot on Grant Avenue. Ms. Orso will conduct additional projects throughout the school year.

Ms. Marlyn Mclendon, a WVU international student is working with Sunnyside Up on a recycling project that will involve over 30 students.

Ms. Nina Chase, a WVU Landscape Design Student, is working with SunnysideUp on the development of green space on Grant Avenue. This is in addition to some other activities by the Landscape Architecture Department in conjunction with the TIF Project.

This involvement with West Virginia University and the Student Government Association has been very productive and is growing each semester.

Outreach Activities: The Executive Director of SunnysideUp is very active in working throughout the community to advocate on behalf of SunnysideUp. This effort is important to improve communication and develop resources throughout the community. Here is a listing of some of the activities that SunnysideUp has participated in:

- **Morgantown Main Street-Economic Restructuring Committee:** This group is working to improve the economic condition for businesses in the Morgantown Main Street service area. SunnysideUp has discussed creating an opportunity for Sunnyside businesses to access Main Street services in a similar arrangement to the Wharf development.
- **Code Enforcement Committee-**In response to a meeting at the Hotel Morgan, a committee was created to review and suggest improvements to Code activities in Morgantown. This has been a very helpful committee and impacts the Sunnyside neighborhood, as well as the entire city of Morgantown.
- **West Virginia Municipal League Conference-**SunnysideUp participated in the recent West Virginia Municipal League Annual Meeting held at the Waterfront Hotel in Morgantown. A bus tour of Sunnyside was one of the events, as well as a presentation by the Executive Director of SunnysideUp. This effort resulted in several contacts from developers and others interested in investing in the Sunnyside neighborhood.
- **Pennsylvania Planning Association-**The Executive Director of SunnysideUp was invited to be the Keynote Speaker at a Symposium at Indiana University of Pennsylvania on Revitalization of Campus Neighborhoods. This meeting has resulted in several inquiries from other colleges and universities on programs of SunnysideUp. This networking opportunity is valuable to the organization as it opens the door for a wide variety of resources.

New Programs: The SunnysideUp Board of Directors have been researching and evaluating several new programs to provide assistance to property owners and landlords in Sunnyside. The new programs are designed to fulfill critical needs and assist in the revitalization of the neighborhood. A description of the proposed programs is as follows:

- **Sidewalk Grant Program:** After working on the sidewalks on Beechurst Avenue, it became apparent that a program is desperately needed to assist property owners in repairing and replacing sidewalks in the Sunnyside neighborhood. Throughout the neighborhood, sidewalks are deteriorated and crumbling. Sidewalks in a student neighborhood serve as a transit system for thousands of students and are important to reduce dependence on cars and other forms of transportation. The grant program is being proposed to assist property owners who would not be in the TIF Project area.
- **Non-TIF Infrastructure Grant Program:** The TIF Project is intended to replace infrastructure in the initial project area. Areas outside of the project area need some access to funding to repair and replace public infrastructure. The scope of this grant program will be to invest dollars in smaller infrastructure projects throughout the Sunnyside neighborhood. Grant limits are proposed to be at \$7,500 with participation from a public utility or property owner.
- **Public Art Grant Program:** SunnysideUp is often approached by community groups, students and others who would like to participate in public art projects in Sunnyside. We would like to encourage this activity and are investigating a modest grant program to assist in these projects. The majority of these projects would entail SunnysideUp providing materials to these individuals and groups. In researching programs in other communities, it is reported that the public art discourages graffiti and instills community pride.
- **Entrance Sign Program:** SunnysideUp is looking to “recycle” the project signs into “Welcome to Sunnyside” entrance signs. This will be done at a very modest cost since the project signs are already purchased. The entrance signage will lead to better identification of the Sunnyside neighborhood and instill community pride.

Financial Report: The Executive Director and Board of Directors of SunnysideUp-Campus Neighborhood Revitalization Corporation consider the financial integrity of the organization to be utmost in importance and critical to the completion of the mission of SunnysideUp. We work very hard to be a responsible steward of the resources provided and are mindful that our future success will be dependent on the manner in which these funds are expended. We make every effort to utilize student interns and volunteer labor to minimize costs.

The City of Morgantown and West Virginia University are current on their financial pledges to the Sunnyside Up organization. West Virginia Housing Development Fund continues to fund 50% of the rent and utilities at the Sunnyside Up offices.

Through mindful budgeting and conservation of resources, SunnysideUp-Campus Neighborhood Revitalization Corporation has a reserve of funds to use for future projects and programs. This reserve is critical to the organization and was instrumental in the development of the Tax Increment Financing Project. The intent of the Board of Directors is to invest a substantial portion of these reserve funds in infrastructure and property improvements in the Sunnyside neighborhood.

As with any organization, financial questions are best answered by direct questions to either the Executive Director or the Chairman of the Board of Directors. Sunnyside Up is fortunate to have the City of Morgantown Finance Director provide accounting services at no cost to the organization. We endeavor to provide accurate and prompt responses to any questions regarding the financial condition of the Sunnyside Up-CNRC. Incorrect or misleading statements about the financial condition or accounting of funds of Sunnyside Up ultimately impacts the ability of the organization to complete the mission of revitalizing the Sunnyside neighborhood. If at any time a member of the Morgantown City Council or Administration needs information, we pledge to place your request at the highest priority.

Please see the attached PDF file of our 2007-2008 financial statement. A six-month report (July 1, 2008 thru December 31, 2008 will be included in the 2008 Annual Report.

Conclusion

The Executive Director and the Board of Directors sincerely appreciate the support and guidance of the City of Morgantown. We approach our mission as a partnership that serves to professionally guide and nurture the revitalization of the Sunnyside neighborhood. While the deteriorated conditions in Sunnyside did not happen in one year, we are excited about our progress thus far. We look forward to a continuing relationship and believe that the **“Best of Sunnyside is yet to come.”**

As always, if you have any questions or concerns please call or e-mail me and I will respond immediately.

Sincerely,

James C. Hunt Executive Director of Sunnyside Up

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