

# BRISTOL TENNESSEE BETTER PROPERTY BOARD MEETING MINUTES

Easley Municipal Annex  
104 8<sup>th</sup> Street | Bristol, TN 37620  
March 23, 2023  
5:00 PM

***Members Present:***

Pamela Offield, Chairwoman  
Randall Cook, Vice-Chairman  
Lonnie Barrett, Secretary  
Pamela Ley

***Staff Present:***

Kim Lester  
Kevin Beddingfield  
Cari Seaton  
Danielle Smith  
Bretta Morenings

***Members Absent:***

John Taylor

## **CALL TO ORDER AND ROLL CALL**

Pamela Offield called the Bristol Tennessee Better Property Board meeting to order at 5:00 PM Thursday, February 23, 2023. A roll call was performed, and a quorum was declared.

## **APPROVAL OF MINUTES**

Pamela Ley motioned to approve minutes from the February 23, 2022 meeting. Lonnie Barrett seconded the motion. The vote in favor was unanimous.

## **PRELIMINARY INVESTIGATIONS**

### **A. 948 Hill Street**

Kim Lester presented background information and imagery on the property and stated the new owner acquired it at a tax sale in 2022 and was attempting to move people into the home despite its "unfit for occupancy" status. Kevin Beddingfield noted the owner advertised the property as "rent to own" on Facebook and discussed the line of prospective renters waiting outside of the residence to view it.

Discussion ensued regarding the redemption period, home interior, current owner and public hearing.

Lonnie Barrett motioned to have a public hearing at the April 27, 2023 meeting. Pamela Ley seconded the motion. The vote in favor was unanimous.

**PUBLIC HEARING**

**A. 616 6th Street**

**Representative:** Travis Stevenson

Mr. Stevenson stated he purchased the property via an online auction. He discussed his current renovation in Abingdon and plans to use the profit from the sale of that home to fund the 6<sup>th</sup> Street renovation. He discussed his partnership with HGTV and was asked to postpone renovations until the network could film it. He noted HGTV recently shot footage for the pre-pilot that featured the property. He said the inside of the home appears to be in good condition, but further assessment would occur after the interior is cleaned out. He stated if the home is not salvageable, he would sell it to Kyte Construction, who would demo it.

Discussion ensued regarding the property's history and interior condition, HGTV's production timeframe, Mr. Stevenson's renovation strategy, and future plans for the home. Randall Cook confirmed the order to repair would follow the property if it was sold prior to being renovated.

Randall Cook motioned to issue an order to repair and have a progress report at the June 22, 2023 meeting. Lonnie Barrett seconded the motion. The vote in favor was unanimous.

**B. 266 Indian Trail**

**Representative:** John Kieffer (property owner’s attorney)

Mr. Kieffer stated his client, Doug Holmes, informed him the property was scheduled for closing on April 15, 2023. Mr. Kieffer discussed the buyer’s concern regarding the property’s “unfit for occupancy” status and asked Staff to confirm the buyer could obtain a building permit despite its current status. Kim Lester reviewed the letter sent to Mr. Kieffer and noted the buyer would be required to obtain a building permit and make necessary repairs to the home before a certificate of occupancy could be issued.

Discussion ensued over renovation timeframes, building permits, and orders to repair.

Lonnie Barrett motioned to issue an order to repair and have a progress report at the April 27, 2023 meeting. Randall Cook seconded the motion. The vote in favor was unanimous.

**TRASH AND DEBRIS**

None.

**OLD BUSINESS**

None.

**PROGRESS REPORTS**

**A. 1709 Anderson Street**

Kim Lester stated the bid was presented to City Council for review and the structure should be demolished within 60 days of approval.

**B. 515 ½ Queen Street**

Kim Lester stated the mortgage company is making progress on the exterior.

Discussion ensued regarding debris, the vehicle in the yard, and property complaints. Ms. Lester noted the number of complaints against the property has decreased and stated she would request the mortgage company remove the trash, debris, and vehicle in the yard.

Randall Cook motioned to have a progress report at the May 25, 2023 meeting. Lonnie Barrett seconded the motion. The vote in favor was unanimous.

**FUTURE PROGRESS REPORTS**

- A. 813 Leona Street 4/27/23
- B. 2931 Broad Street #132 4/27/23
- C. 1105 Broad Street 4/27/23
- D. 1215 5th Street 4/27/23
- E. 102 E Cedar Street 4/27/23
- F. 902 Windsor Avenue 5/25/23
- G. 2089 King College Road TBD Litigation

**PUBLIC COMMENTS**

None.

**ADJOURNMENT**

With no other matters to present to the board, Chairwoman Pamela Offield adjourned the meeting at 5:36 PM.

  
Pamela Offield, Chairwoman