



City of Charles Town

101 East Washington Street, P.O. Box 14, Charles Town, WV 25414
Phone: (304) 725-2311 ♦ Web: www.charlestownwv.us

A Resolution Directing Charles Town City Staff to Pursue Options with Respect to Vacant Land, Easement Issues, and Untaxed Business in Charles Town

WHEREAS, the City of Charles Town recognizes and values the contributions to date of American Public University, Inc. (APEI) to the community, has enjoyed the relationship of mutual trust and respect that has existed, and seeks to restore open lines of communication with APEI to serve the best interests of all stakeholders; and

WHEREAS, land parcels owned by APEI on the north side of the railroad tracks between N. George Street and N. Mildred Street have been vacant and underutilized, and the long-term vacancy of these properties has limited the Charles Town community's opportunities; and

WHEREAS, the City of Charles Town has sought to cooperate and negotiate with APEI on productive uses of these lands for public and other purposes since the beginning of 2022, but these conversations have been abruptly discontinued by APEI; and

WHEREAS, APEI legal counsel has raised to the city the issue of a city-controlled easement, and asked that the easement be addressed to facilitate APEI potential action to sell its flagship building, the Academic Center at 330 N. George Street; and

WHEREAS, APEI has made substantial and increasing revenues since it established its headquarters in Charles Town, which revenues have never been subject to Business & Occupation Tax as all other businesses in Charles Town are unless exempted by State law.

LET IT THEREFORE BE RESOLVED, that the City Council supports and requests that the Mayor and municipal staff continue efforts to negotiate with APEI while also pursuing legal counsel to advise the city on its options with respect to this situation.

Attest:

A handwritten signature in blue ink, appearing to read "Robert M. Trainor", is written over a horizontal line.

Robert M. Trainor
Mayor

A handwritten signature in blue ink, appearing to read "Alissa Meeks", is written over a horizontal line.

Alissa Meeks
City Clerk