

**CITY OF WARREN REDEVELOPMENT AUTHORITY
REGULAR MEETING
MAY 16, 2013**

The regular meeting of the Redevelopment Authority was held on Thursday, May 16, 2013 at 11:00 AM in the Conference Room of the Municipal Building with Chuck Hayes presiding.

Members present were Michael Boyd, Tricia Durbin, Chuck Hayes, and Robert Kaemmerer. Randy Rossey was absent. Also present were Alan Gustafson, Building Codes; David Hildebrand, Planner/Development Administrator; and Teena Leary, Executive Secretary. Mary Ann Nau, City Administrator, arrived during the meeting.

VISITORS

Ben Klein - Warren Times Observer.

MINUTES

Upon motion by Mr. Kaemmerer and second by Mr. Boyd the minutes of the March 21, 2013 meeting were approved as presented.

BUSINESS

RDA accounting functions being performed by City Staff. The Authority discussed formalizing the City's role in the accounting process for the Authority, however, the Authority will retain signatory.

In response to Mrs. Durbin's question, Mr. Kaemmerer stated that the City will present the treasurer's report during the Authority's meetings.

Upon motion by Mr. Kaemmerer and second by Mrs. Durbin, the Authority unanimously authorized the City to perform accounting functions of the Redevelopment Authority.

Treasurer's Report. Mr. Kaemmerer stated that as of April 30, 2013, the Authority has \$14,481.46 in the General Fund and \$12,912.42 in the Program Income Fund.

Mr. Hildebrand suggested that the Program Income Fund be rolled into the General Fund as it has been quite removed from CDBG. In response to Mr. Kaemmerer's question, Mr. Hildebrand stated that the Beech Street properties would be the only properties with restrictions attached to them.

Upon motion by Mrs. Durbin and second by Mr. Boyd, the treasurer's report was accepted as presented.

Mr. Kaemmerer provided the Authority with one invoice for lawn care at 702 West Fifth Avenue for \$10.00. Upon motion by Mr. Kaemmerer and second by Mr. Boyd, the Authority unanimously agreed to pay this invoice.

Conservatorship Act. Mr. Gustafson suggested looking at the Authorities role moving forward as previously there was a lot of activity with blighted properties and demolitions. Mr. Gustafson stated that the properties can be dealt through property maintenance and

pushing owners to address the issues rather than depleting the finances of the Authority. Mr. Gustafson stated that the Conservator Act is an alternative.

In response to Mr. Hayes question, Mr. Gustafson stated that a conservator could be the RDA or an individual who has an interest in the property such as a neighbor.

Mr. Gustafson asked if the Authority would be interested in pursuing the Conservatorship Act as there is a property at 117 Beaty Street that may be eligible as the bank has indicated that they have written off all liens.

Mr. Kaemmerer stated that 1) the City could tear down and place a lien on the property 2) the RDA could go through the process of acquiring the property and demo it at a cost 3) have the neighbor's petition for conservatorship or 4) the owner could deal with it.

The Authority asked if the house is able to be rehabilitated and if so can the repairs be contracted and a lien placed on the property. Mr. Hildebrand stated that CDBG funds are no longer available for this purpose. In response to Mr. Hildebrand's question, Mr. Gustafson stated that currently no family members have come forward.

Mr. Gustafson stated that he wanted to determine if there was any interest in pursuing this Act as funds are finite.

In response to Mrs. Nau's question, Mr. Gustafson stated that the City can demolish the structure and lien the property if necessary 2) serve the owners with an order to demolish with "X" number of days.

Mr. Kaemmerer asked if the RDA's role is now morphing into another role of rehabilitation of structures. Mrs. Durbin stated that redevelopment of past blighted properties have been very successful. Mrs. Nau stated that the City has a more difficult time in moving/selling properties and at the end of the day we still have a property to maintain at the expense of taxpayers. Mrs. Nau noted that the neighbors are concerned with the status of 117 Beaty Street.

Mr. Hayes stated that the first step in this course will need to be research of the Conservatorship Act by the City's solicitor.

Mrs. Nau stated that a vacancy survey may need to be done which will determine the percent of properties that are vacant. Mrs. Nau further stated that many communities use interns to do surveys and they could look into using Pitt Bradford. In response to Mr. Hayes question, Mrs. Nau stated that she can investigate on how to get interns and will have more information after her Local Government Academy classes.

ADJOURNMENT

There being no further business to come before the Authority, Mr. Hayes declared the meeting adjourned.