

**CITY OF WARREN REDEVELOPMENT AUTHORITY
REGULAR MEETING
JUNE 19, 2014**

The regular meeting of the Redevelopment Authority was held on Thursday, June 19, 2014 at 11:00 AM in the Conference Room of the Municipal Building with Randy Rossey presiding.

Members present were David Cantrell, Tricia Durbin, Chuck Hayes and Randy Rossey. Michael Boyd was absent. Also present were David Hildebrand, Planner/Development Administrator; Mary Ann Nau, City Administrator; Alan Gustafson, Building Official; and David Hildebrand, Planner/Development Administrator

MINUTES

Upon motion by Mr. Hayes and second by Mrs. Durbin, the minutes of May 15, 2014 were approved as presented.

VISITORS

Brian Ferry – Warren Times Observer

TREASURER'S REPORT

Mrs. Durbin stated that there is \$322,168.99 in the Redevelopment Account, \$24,218.46 in the Operating Account.

Mrs. Durbin presented one invoice for lawn care from the City of Warren for \$150.00.

Upon motion by Mr. Cantrell and second by Mr. Hayes, the Authority unanimously approved the Treasurer's report and the payment of the City of Warren invoice.

BUSINESS

702 West Fifth Avenue. Mr. Gustafson stated that he was able to make contact with the owner to the left of 702 West Fifth because it would make the most logical sense for the owner to acquire the property rather than anyone else. The owner did express interest in pursuing it, however, money would be an issue if he had to purchase it. Mr. Gustafson stated that he would get back to him. In response to Mrs. Durbin's question, Mr. Gustafson stated that the property is currently on our real estate listing for \$2,000. Mr. Gustafson further stated that the Authority has been paying to cut the grass and shovel the sidewalk. Mr. Hildebrand stated that because there was grant money involved in the property that the prospected buyer would need to make an offer.

Upon motion by Mr. Cantrell and second by Mr. Hayes, the Authority unanimously approved to have staff to contact the adjacent property owners on either side of 702 West Fifth Avenue, to see if there is any interest in the property and to make an offer to the Authority.

Home Street School Property Developers. Mr. Hildebrand stated that since the last meeting he has given information on the property to two separate developers and one of them indicated that he would get in touch. Mr. Hildebrand stated that he has not heard back from either developer however, they do have all the information and are reviewing it. In response to Mr. Cantrell's questions, Mr. Hildebrand stated that Mr. Bakalli is aware of the situation with the developers.

Pennsylvania Avenue East Gateway Renaissance Project. Mr. Hildebrand stated that in 2004 City Council along with the Redevelopment Authority developed a loan program that would require the Authority would review any potential individuals that would be interested in using the program for improvement. Mr. Hildebrand further stated that this program was originally in the initial Impact Warren Project area, and funds were offered to any individuals in the eligible area with payback as per the set terms. In 2008, the eligible area was expanded to the C-1 downtown district.

Mr. Hildebrand stated that the Planning Commission and City staff are suggesting relocation of \$100,000 be moved to Pennsylvania Avenue East, from Conewango Creek to the Glade Bridge, for façade improvements. The Planning Commission has put together criteria to expand the funding source.

In response to Mrs. Durbin's question, Mr. Hildebrand stated that DCED is still funding façade improvements, however, the State previously funded façade improvements for the City's downtown area and this is no longer the case. Mr. Hildebrand further stated that the State set up a period of time that funding was available for façade improvement, however, at this time the State wants the improvements to be performed on their own to allow funding in other Communities. Mr. Hildebrand further stated that there was previously façade funding for the downtown area, however, because this is no longer the case, the Authority may want to consider taking some of the funds that will not be relocated and opening it up to façade work downtown.

In response to Mrs. Durbin's question, Mr. Hildebrand stated that this would be a grant program and not a loan. The grant program would require matching funds.

Mrs. Nau stated that Mr. Cantrell and Mr. Rossey are the two Authority Members who are interested in serving on the board along with members of the Planning Commission.

In response to Mr. Hayes' questions, Mr. Hildebrand stated that there would be an informational meeting regarding the program prior to the start.

In response to Mrs. Durbin's question, Mr. Hildebrand stated that the Planning Commission would have to have a meeting with the East Side businesses along with placing information on the City's website and ads in the newspaper.

The Authority asked for a "directory" of what the money is, where it came from and what it is available to be used for.

Real Living Avista contract. Upon motion by Mr. Hayes and second by Mr. Cantrell, the Authority unanimously agreed to accept the Avista Real Living proposal for the sale of the properties that the Authority currently owns with the exclusion of 702 West Fifth Avenue

ADJOURNMENT

There being no further business to be discussed, Mr. Rossey declared the meeting adjourned.