

**CITY OF WARREN REDEVELOPMENT AUTHORITY
REGULAR MEETING
AUGUST 21, 2019**

The regular meeting of the Redevelopment Authority (RDA) was held on Wednesday, August 21, 2019 in Council Chambers of the Municipal Building with Chair David Cantrell presiding. Members present were David Cantrell, Matthew Schlotzhauer and Chuck Gray (via telephone). Also present were Terry Williams, Director of Codes, Permits & Recreation Services, Mike Holtz, DPW Director, Jessica Roudybush, Code Official, Ken Hinton, Code Official and Ellen Nelson, RDA Recording Secretary.

VISITORS

Visitors present were:

- Josh Cotton, Times Observer
- Debra Selan, owner of 11 Linwood St, re: 11 ½ Linwood Street
- Judy Schreckengost, 11 Linwood St, re: 11 ½ Linwood Street

MINUTES

The minutes from the July 17 meeting will be available for review and approval at the September meeting.

CORRESPONDENCE

- Certificate of Completion from the City of Warren re: sidewalk repair at 714 W. Fifth Avenue, which is owned by the RDA.

TREASURER'S REPORT - Mr. Cantrell provided the following totals for the month of July:

The checking account balance was \$37,437.60.

The Enterprise Development Fund had a balance to DCED \$332,013.72 and Other Revolving Loan \$336,736.66.

There was one payment to be approved. \$5,000.00 façade grant money to Henry Borger & Christin Horsley.

Upon motion by Mr. Schlotzhauer and second by Ms. Gray, the Treasurer's Reports and invoice payment were unanimously accepted as presented.

OLD BUSINESS

• **Downtown Façade Program**

Ms. Williams reported that the Borger project is the first to be completed.

Gaughn's Drug Store has retained a new contractor for their project. Kurt Smith has obtained a contractor for a portion of his project and is working with the City to obtain permits.

NEW BUSINESS

• **11 ½ Linwood Street**

The owner of a duplex located at 11 Linwood Street, Debra Selan, spoke regarding the condition of 11 ½ Linwood Street. This property has had issues for the last 20 years. The pipes burst, kitchen roof has fallen in, no maintenance. She would like to see this property move along in the process. She is not able to purchase the property and demolish the structure but would be interested in

acquiring the empty lot and added to her property.

Ms. Williams stated that this property did go through the Upset Sale and the Judicial Sale with no interest. It has been in the Repository Sale for 2 months with a minimum bid of \$1,025.00. She recommended that the RDA put in a bid for the property and demo the building if they are the successful bidder.

Ms. Selan is willing to work with DPW to use her driveway to gain access to 11 ½ Linwood for demolition.

Mr. Cantrell made a motion to put in a bid for 11 ½ Linwood Sale at the August Repository Sale. Ms. Schlotzhauer seconded the motion that passed by unanimous vote.

Ms. Selan thanked the Codes Department for their help and information regarding the blighted process and this property.

- **705 W. Fifth Avenue** – Mr. Hinton stated the structure was a burned-out building that has since been gutted inside. Work has lapsed and the property is now on the Repository List. There have been property maintenance issues. Action was tabled on this property.
- **3 Hinkle Street** – Ms. Roudybush has not been inside the house but noted the portion at the exterior of the property is in poor shape. The owner of this property also owned 204 Prospect Street which has been sold. There is a possibility that the new owner may be interested in this property as well. Action was tabled on this property.
- **336 Buchanan Street** – Ms. Roudybush stated that the exterior appears to be in good condition and is occupied. There is a significant debt owed on past sewer bills and the City is considering putting a lien on the property. The City is asking if the RDA wants this property if the City acquires it due to the unpaid sewer debt.

Mr. Cantrell made a motion to acquire 336 Buchanan Street from the City of Warren if they seize it for past due sewer bills; and then selling the property. Mr. Schlotzhauer seconded the motion that passed by unanimous vote.

- **414 Laurel Street** – Mr. Hinton stated that this vacant lot is owned by the Warren County Commissioners and is located next the Whirley Industries. The sidewalk needs to be replaced and there have been high grass issues in the past. The Commissioners have stated that Whirley is not interested in the property and would like to give this property to the City RDA.

Ms. Gray would like to know what Whirley is thinking to help guide us in a decision. She also asked if the RDA can have a conversation with the Commissioners. Ms. Williams replied that Ms. Freenock had already talked to them but would invite them to attend the next meeting. Mr. Holtz estimated \$2,000 to replace sidewalk.

Action was tabled on this property.

- **11 & 13 Madison Avenue** – Ms. Roudybush said these two parcels are owned by the Warren County Commissioners. 11 Madison is a vacant lot next to a house at 13 Madison Avenue. The sidewalk running along these two parcels needs completed replaced. Notices of Violation have been issued to the Commissioners. Ms. Williams asked if 13 Madison is a demo and Mr. Holtz replied yes.

Mr. Holtz estimated \$8,000 to demo 13 Madison Avenue and \$4,500 to replace the sidewalks.

Action was tabled on this property.

MISCELLANEOUS

NONE

PROPERTIES CERTIFIED BLIGHTED BY PLANNING COMMISSION

NONE

ADJOURNMENT

With there being no further business to come before the committee, the meeting was adjourned.

NEXT MEETING

The next meeting will be held Wednesday, September 19, 2019 at 11:30 AM

Minutes prepared by Ellen Nelson.