

**CITY OF WARREN REDEVELOPMENT AUTHORITY
REGULAR MEETING
FEBRUARY 21, 2018**

The regular meeting of the Redevelopment Authority (RDA) was held on Wednesday, February 21, 2018 in Council Chambers of the Municipal Building with Chairman Tricia Durbin presiding.

ROLL CALL

Members present were: Tricia Durbin, Randy Rossey and David Cantrell. Michael Boyd and Marty McQuillan were absent. Also present were Terry Williams, Director of Codes, Permits & Recreation Services; Mike Holtz, DPW Director; David Hildebrand, Planner/Development Administrator; Jessica Roudybush, Code Official; Ken Hinton, Code Official, and Ellen Nelson, Secretary/Clerk.

VISITORS

Visitors present were:

- Greg Fraser, City Councilman
- Kelly Coey, Hudson Company
- Ron McCall, Hudson Company
- Josh Cotton, Times Observer

MINUTES

Upon motion by Mr. Cantrell and second by Mr. Rossey, the minutes of the January 17, 2018 regular meeting were unanimously approved as presented.

CORRESPONDENCE

None.

TREASURER'S REPORT

Mr. McQuillan was absent so the Treasurer's report for January will be provided at the next meeting.

Three invoices were received for January. One invoice in the amount of \$405.00 from Flick's Mowing for snow removal and a second in the amount of \$858.75 from Stapleford & Byham for legal fees. The third invoice in the amount of \$360.75 is for the purchase of 511 ½ East Street through the Repository Sale.

Upon motion by Mr. Rossey and second by Mr. Cantrell, the invoices to be paid were unanimously accepted as presented.

OLD BUSINESS

- 17 Conewango Avenue. Mr. Shorebird was invited to this meeting but did not attend. Conservatorship Process has begun.
- 237 Buchanan Street. Mr. Holtzer returned the signed agreement, agreeing to the conditions set by the RDA. The RDA will be kept updated on the progress of the work being done at this property.
- 511 ½ East Street. RDA placed a bid for this property that was part of the Repository Sale. The Bid was accepted by the Tax Claim Bureau and approved by all three taxing bodies.

EXECUTIVE SESSION

At this point the RDA members excused themselves to meet in an Executive Meeting to discuss legal issues related to a real estate transaction.

NEW BUSINESS

Hudson Company

Kelly Coey from the Hudson Company provided a presentation regarding a proposed development of 231-237 W. Pennsylvania Avenue. Their plan is to develop a 4-story Structure for affordable senior housing. The structure will include store fronts and a community center on the street level with the above floors containing housing units. The vision is to include a Community Center, Exercise Room, Laundry, Smart Classroom, Outdoor raised garden beds, Lobby/Auxiliary gathering room. There will be an Art Component which will include a stage for music and built in kilns for pottery; an Education Component including classrooms and possibly somewhere that residents can sell their art work; and a Health Component.

The historical façade items of the existing one-story structure will be removed, restored and incorporated into the new design. Items such as crown molding and statues.

Mr. Cantrell made a motion to transfer 231-237 Pennsylvania Avenue W. to Hudson Development Company so they can move forward to develop the property. Mr. Rossey seconded the motion which passed by unanimous vote.

Downtown Façade Program

Mr. Hildebrand is working on a \$50,000 grant for a Façade Program for the downtown area. This would be geared to provide 10 property owners with \$5,000.00 each which they would match. At the next meeting he will have a more detailed plan for the Committee. Tricia Durbin stated that this is a great idea. Mr. Cantrell would like an addendum regarding the façade on historical structures so they remain historical.

Blighted Property Certification

- **515 W. Fifth Street.** BPRC moved this property to second declaration of blight. Planning Commission has not yet certified the blight status. Ms. Williams added that this property sold at the Repository Sale. Mr. Hinton has made contact with the new owner who is relocating to Warren. His plans are to change this from a 3 unit building to a 2 unit building. Anticipated plan is to have the utilities turned on and the permits in hand within six months of acquiring the property.

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, March 21, 2018 at 4:00 p.m.

Minutes prepared by Ellen Nelson