



CITY OF WARREN  
REDEVELOPMENT AUTHORITY  
REGULAR MEETING  
June 26th, 2024

The regular meeting of the Redevelopment Authority (RDA) was held on June 26th, 2024, at 1:00 pm in the Council Chambers of the Municipal Building, 318 W. Third Avenue.

**ROLL CALL**

Vice Chair Michael Boyd called the meeting to order at 1:00 PM. Additional members present included Secretary/Treasurer Doug Hearn, members Philip Dellamedaglia and Will Champlin, Chair Gary Sawtelle was excused. City Staff present included Mike Holtz-City Manager, Randy Rossey-Director of Codes & Planning, Scott Taylor-Code Enforcement Officer, Jessica Trumbull-Codes and Recording Secretary.

**VISITORS**

John Nash-1024 Spring Street  
Aaron Johnson- 206 North Irvine  
Ayin Jayne- 7 Hinkle Street

**AGENDA APPROVAL**

A motion to approve the agenda was made by Mr. Dellamedaglia and seconded by Mr. Hearn. All those present were in favor.

**AMEND AGENDA & STATEMENT OF PURPOSE FOR AMENDMENT**

None at this time.

**APPROVAL OF MINUTES**

Mr. Hearn made a motion to approve the May 22nd, 2024, regular meeting minutes, and was followed with a second from Mr. Dellamedaglia. The motion carried unanimously.

**CORRESPONDENCE**

None at the present time

**TREASURER'S REPORT**

Mr. Hearn reviewed the May 2024 bank statements:

***KeyBank:***

Beginning balance: \$394,057.72. 1 transfer of \$183,025.00 for a loan to DewBoi Properties for redevelopment. Interest earned: \$233.22. Total balance on May 31, 2024: \$211,265.94.

***Northwest Savings Bank:***

Beginning balance: \$53,637.93. Interest earned: \$2.27. Ending balance on May 31, 2024: \$53,640.20.

***PLGIT:***

Beginning Balance: \$200,000. Advisory fees: \$74.79. Estimated Interest earned in 91 days: \$2,852.16. Estimated ending balance on 9/3/2024: \$202,852.16

Mr. Dellamedaglia made a motion to approve the treasurers' report; Mr. Champlin seconded the motion. The motion carried unanimously.

***Invoices for approval:***

None at this time.

## **OLD BUSINESS**

**1024 Spring Street-** Mr. Rossey reported that when Mr. Nash visited the RDA the last time, he was working on the foundation issues. Mr. Nash stated that the inspector was to come for the final inspection of those issues. Mr. Nash does have all the utilities on in the home and has a few minor property maintenance issues to deal with as far as the roof and siding. A motion was made by Mr. Dellamedaglia, that upon an update of the completion and passing of the final inspection on the foundation from Mr. Nash the Authority can discuss removing this property from the blighted property list, with a second by Mr. Champlin. The motion passed by all present.

**820 Carbon Place-** Mr. Rossey reports that there has been no communication from Mr. Arndt since January 2024 when Mr. Arndt joined the RDA meeting by Zoom. Mr. Rossey also stated that the building permits have also expired on this property and the Notice of Violation will now resume, being that there has been no forward progress in several months. Mr. Arndt was invited to today's meeting but did not show. A motion was made by Mr. Champlin to update the Notice of Violation and begin the legal process with a second by Mr. Hearn. All present were in favor.

**206 North Irvine:** Mr. Rossey stated that it has been verified that the utilities have all been turned back on by Mr. Johnson who has officially taken over ownership of this property. Mr. Johnson reports that the hole in the front of the house has been boarded and will be resided. He has also gutted the kitchen to repair and remodel this room. The leak in the roof has been tarped and is on the list to be repaired. Mr. Rossey is recommending that the blight status be lifted for Mr. Johnson to be able to move into his home and finish what is left of the few property maintenance issues. A motion was made by Mr. Dellamedaglia to remove the blight status of 206 N Irvine with a second by Mr. Champlin. The motion passed unanimously.

**7 Hinkle:** This property was a last-minute addition to the agenda as Mr. Jayne came in person to provide an update. Mr. Jayne reported that all 3 utilities are now functioning at the property. The last of the utilities to be turned on was the gas and that was done on Friday June 21<sup>st</sup> according to Mr. Jayne. A motion was made by Mr. Dellamedaglia, pending confirmation by the codes department of all utilities being in working order, to remove this property from blight status. A second was made by Mr. Hearn. All present were in favor.

## **NEW BUSINESS**

**10 Nesmith Street-** Mr. Rossey reports that this property has gone through 1<sup>st</sup> and 2<sup>nd</sup> Declaration of Blight, it has also been confirmed by the Planning Commission and is now being brought before the Authority. Mr. Rossey also stated that there is a potential buyer for this property. The new buyer has the means to abate all issues. Mr. Rossey recommends that the Authority wait until the transfer to the new owner takes place and revisit in the August meeting.

**1024 Spring Street-** At 1:23 pm Mr. Nash returned to the meeting with a copy of the final inspection for the foundation and the Authority decided to reopen this property for discussion. Considering the foundation passed the final inspection, a motion was made to remove this property from the condition of blight by Mr. Dellamedaglia with a second by Mr. Hearn. The motion passed unanimously by all present.

## **NEXT MEETING**

The next meeting will be held on Wednesday, July 24th, 2024, at 1:00 PM.

## **ADJOURNMENT**

With there being no further business to come before the Authority the meeting was adjourned upon a motion by Mr. Dellamedaglia, and a second from Mr. Hearn. The motion carried unanimously.

Minutes prepared by Jessica Trumbull.