

**WARREN CITY COUNCIL  
SPECIAL MEETING  
JANUARY 11, 2021 – 7:00 PM**

---

**OPENING OF MEETING**

Mayor Cashman presided over the January 11, 2021, special meeting of Warren City Council. Mayor Cashman announced that Council met in executive session regarding emergency medical services and property matters immediately prior to this meeting.

Due to the ongoing COVID-19 pandemic, all participation was via the Zoom meeting platform.

**ROLL CALL**

Members responding to roll call were: Mayor Maurice Cashman, Gregory Fraser, Paul Giannini, Philip Gilbert, Douglas Hearn, John Wortman, and Christian Zavinski. Members of City Staff present were Nancy Freenock, City Manager; Vince DeJoy; Michael Holtz, DPW Director; Teena Leary, Assistant City Clerk; and Andrea Stapleford, City Solicitor.

**RECOGNITION OF VISITORS**

Mayor Cashman welcomed all visitors.

David Becker addressed Council and expressed his concerns regarding the proposed hotel project which would be located in the vicinity of Breezpoint Landing. He requested that alternate locations be considered and that Council carefully consider the potentially negative impact that a hotel might have upon existing businesses in the area. Mr. Becker also questioned the location of a development on land currently zoned as P-Preservation.

Jane Dunshie addressed Council and requested that ample public notice and plans related to hotel development be provided well in advance of a public meeting regarding the hotel development.

Piper VanOrd, owner of Allegheny Outfitters, stated that she has received conflicting information regarding the proposed boat launch and hotel projects including the location of each.

Mrs. Freenock responded that there had been concerns as to the lot size and stormwater requirements relative to the hotel project; however, the developer recently received information indicating that stormwater management should not be an issue. Mrs. Freenock further stated that the location of the proposed boat launch is dependent upon whether the hotel project moves forward.

Both Mayor Cashman and Mrs. Freenock stated that there will be a public forum, at a time and in a manner to be determined, at which the public will be provided with information regarding the hotel development. Mayor Cashman stated that Council will receive public input and will not take formal action at that meeting.

**RESOLUTION NO. 3141: 2018 REDEVELOPMENT ASSISTANCE CAPITAL PROJECT GRANT AGREEMENT: PA SENIOR HOUSING ASSOCIATES, L.P. SUB-GRANTEE**

Mrs. Freenock stated that the City has been awarded a total of \$5,500,000 in Redevelopment Assistance Capital Project (RACP) funding for the years 2018 – 2020 which must be used for economic development. The funds must be spent within five years of award and a 100% match is required. Private investment may be utilized to leverage the awards and this may be accomplished by the City sub-granting some, or all, of its awards to third parties.

Mrs. Freenock stated that the City has been working with Pennsylvania Senior Housing Associates, L.P. (PSHA), owner of the property located at the southeast corner of Pennsylvania

Avenue West and Liberty Street including the former office buildings at 235-237 Pennsylvania Avenue West.

PSHA proposes the construction of a complex to be known as Eagles Crest which will consist of 40 units to house those aged 62 and over. PSHA proposes to use the funds derived from the sale of tax credits to construct the building and the infusion of \$1,500,000 in RACP funds will aid in assuring the viability of the project. The funds will be used to demolish the blighted buildings at 235-237 Pennsylvania Avenue West, for site preparation, and to construct an entryway from the senior facility into the north side of the Clark Street Parking Garage. PSHA will provide the match and has agreed to provide additional match from equity in its new building, if possible, to other projects that may be undertaken with the remaining RACP funds.

Mr. Wortman made the motion to approve the resolution formally accepting the 2018 Redevelopment Assistance Capital Project grant award in the amount of \$2,500,000 and authorizing a sub-grantee agreement with Pennsylvania Senior Housing Associates, L.P., in the amount of \$1,500,000. The motion was seconded by Mr. Fraser and carried unanimously.

Mr. Wortman made the motion to approve the sub-grantee agreement with Pennsylvania Senior Housing Associates, L.P. The motion was seconded by Mr. Fraser. The vote to approve the agreement, as amended (see below), carried unanimously.

Mr. Wortman made the motion to amend Section 7 of the sub-grantee agreement with Pennsylvania Senior Housing Associates, L.P., by the addition of "sexual orientation and gender identity." The motion was seconded by Mr. Gilbert and carried unanimously.

#### **ADJOURNMENT**

There being no further business to come before Council, Mayor Cashman declared the meeting adjourned.