



CITY OF WARREN
REDEVELOPMENT AUTHORITY
REGULAR MEETING
May 24, 2023

The regular meeting of the Redevelopment Authority (RDA) was held on May 24, 2023, at 1:00 PM in the Council Chambers of the Municipal Building, 318 W. Third Avenue.

ROLL CALL

Chair Gary Sawtelle called the meeting to order at 1:03 PM. Additional members present included Vice Chair Mike Boyd, Doug Hearn, and Philip Dellamedaglia. City Staff present included Randy Rossey – Director of Codes & Planning Official, Scott Taylor - Codes Enforcement Officer, and Jessica Trumbull – Recording and Codes Department Secretary.

AGENDA APPROVAL

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

APPROVAL OF MINUTES

Mr. Boyd made a motion to approve the April 26, 2023, regular meeting minutes, followed by a second from Mr. Hearn. The motion carried unanimously.

VISITORS

Josh Cotton-Times Observer.

CORRESPONDENCE

No correspondence currently.

EXECUTIVE SESSION

TREASURER'S REPORT

Mr. Hearn reviewed the April 2023 bank statements and invoices:

Key Bank:

Beginning balance: \$382,881.86 Interest earned: \$125.87. Total balance on April 30, 2023: \$383,007.73

Northwest Savings Bank:

Beginning balance: \$69,368.71 Interest earned: \$2.69. Check #1221 for \$5,000.00 cashed. Total ending balance on April 30, 2023: \$64,371.40

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

Invoices for approval:

There was (1) one invoice for approval this month. Invoice #11790 was for payment to City of Warren for (1) bill in the amount of \$15.00. A motion to approve the payment of the invoice was made by Mr. Boyd and seconded by Mr. Sawtelle. The motion carried unanimously.

OLD BUSINESS

May Tax Sale – Mr. Rossey gave an update from the tax sale and stated that the City had acquired 325 Prospect Street on behalf of the RDA at opening bid price.

Façade Committee Design Update- Mr. Rossey stated that the first meeting was held. Grants were explained to the committee and what is needed. He also stated that as soon as the buildings are ranked, the committee will discuss the program with the property owners.

NEW BUSINESS

Subsurface Oil Drilling Royalties - Mr. Rossey reports that Mr. Branch has secured all the proper permits to begin drilling on the east side in June of 2023. There are 3 RDA properties that will be located within the drilling site. There will be no evidence of the wells on the surface of the properties. The royalties will not be collected until 5 years from the present but will include oil, natural gas, and liquid hydrocarbon. Mr. Rossey is requesting the RDA move forward. Motion to move forward by Mr. Boyd with a second by Mr. Dellamedaglia. All present were in favor.

Appointment to Comprehensive Plan Task Force – Mr. Rossey explained that there are task force members chosen from several boards and committees and that Mr. Hearn was chosen to represent the RDA. Mr. Rossey asked for a motion to approve the appointment of Mr. Hearn to the task force. Mr. Boyd made a motion to approve Mr. Hearn to the Comprehensive Plan Task Force; the motion was seconded by Mr. Dellamedaglia. The motion carried unanimously.

Declaration of Blight 202 N Irvine – Mr. Rossey gave an update that included that this property was purchased at the tax sale. Mr. Rossey asks that the RDA invite the new owner to the August meeting to allow time for the buyer to form a plan on how to abate all issues including garage demo, property maintenance issues, vacant for a long amount of time, and currently has no utilities. Motion to table this property discussion until the August 15, 2023, meeting was made by Mr. Boyd with a second by Mr. Hearn. All present were in favor.

Declaration of Blight 418 Hazel St – Mr. Rossey states that this property has been through 2nd Declaration of Blight from Blighted Property Review Committee as well as the Planning Commission. Although the property owner has stated that he is going to work on it, there has been nothing done to this property and there has been no contact from him since it was declared 2nd Blight at the April BPRC meeting. Mr. Rossey is asking that the RDA invite the owner to the June 28th, 2023, meeting to address his plans to abate the issues at the present time currently including no utilities, property maintenance issues, house is in disrepair, and has been vacant for 10 plus years. A motion was made by Mr. Boyd to invite the property owner to the June meeting. Mr. Dellamedaglia seconded the motion. Motion carried unanimously.

NEXT MEETING

The next meeting will be held on Wednesday, June 28, 2023, 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. Boyd, and a second from Mr. Hearn. The motion carried unanimously.

Minutes prepared by Jessica Trumbull.