



CITY OF WARREN
REDEVELOPMENT AUTHORITY
REGULAR MEETING
May 25th, 2022

The regular meeting of the Redevelopment Authority (RDA) was held on April 27, 2022, at 1:00 PM in Council Chambers of the Municipal Building, 318 W. Third Avenue.

ROLL CALL

Chair Michael Boyd called the meeting to order. Members present; Secretary/Treasurer Holly LeMeur, and Doug Hearn. Also present; Scott Taylor – Zoning Ordinance Enforcement, Randy Rossey – Director of Codes & Planning Official, Mike Holtz – DPW Director, Kassie Damcott - Recording Secretary. Absent: Melinda Saunders, Vice President Gary Sawtelle, Nancy Freenock – City Manager

EXECUTIVE SESSION ANNOUNCEMENT

Chair Michael Boyd announced that the Redevelopment Authority met in executive session immediately prior to this meeting for the purpose of obtaining legal advice.

APPROVAL OF THE AGENDA

Upon motion by Mr. Hearn and second by Mrs. LeMeur, RDA members voted unanimously to approve the agenda as presented.

APPROVAL OF MINUTES

Mr. Hearn made a motion to approve the April 27, 2022, regular meeting minutes, followed by a second from Mrs. LeMeur. The motion carried unanimously.

VISITORS

- Josh Cotton - Warren Times Observer
- Phil Gilbert – City councilmember
- Wendy McCain – City councilmember

CORRESPONDENCE

There was no correspondence to bring before the Authority.

TREASURER'S REPORT

Ms. LeMeur reviewed the following bank statements and invoices:

April 2022

Key Bank:

Beginning balance: \$633,576.31 Interest earned: \$5.21. Total balance on April 30, 2022: \$633,581.52.

Northwest Savings Bank:

Beginning balance: \$66,329.76 Interest earned: \$2.73. Total ending balance on April 30, 2022: \$66,332.49.

Mr. Hearn made a motion to approve the treasurers report, Mr. Boyd seconded the motion. The motion carried unanimously.

Invoices for approval:

Invoice #11630 for \$227.55 - reimbursement to the City of Warren for fees they paid on behalf of the RDA which consisted of Stapleford & Byham Legal Fees – inv #7354 for \$145.80 and reimbursement to the City of Warren for costs associated with the deed

transfer of 708 West Fifth Avenue. These items were reviewed and approved by a motion from Mr. Hearn, followed by a second from Mr. Boyd. The motion carried unanimously.

OLD BUSINESS

- ***Hudson Group letter of support:*** It was asked of the RDA to sign a letter of support for the Hudson Companies Eagle Crest project. In response to this request, Mr. Hearn asked if the City Council had signed a letter of support, to which Mr. Rossey responded that yes, they have. Mrs. LeMeur stated she would not be in support of signing the support letter, due to several factors such as design and the possibility of other, larger development opportunities in the immediate area. Mr. Hearn said that he would support the project because there has not been any meaningful development on that property in over 40 years and believes that the designer can make adjustments to the design to make it fit the area better. Mr. Hearn asked if a motion would be entertained, given the opposition to the project would not likely bring a unanimous vote. Mr. Boyd said that a motion would be entertained, though with the limited number of attendees, the motion would probably die due to lack of votes. No motion was made, therefore the letter of support was not signed.
- ***RDA Loan for 219 Liberty Street:*** The RDA received the loan terms of \$250,000 with a repayment term of 20 years at 3.25%. The first payment due will be 6 months from loan document signing and there will not be a prepayment penalty. A motion to accept the loan terms as presented was made by Mr. Hearn and seconded by Mrs. LeMeur. The motion carried unanimously.

NEW BUSINESS

- ***423 Rankin Street Bids*** – Per Mr. Rossey, bids were opened for the purchase of 423 Rankin Street property on May 23rd. Two bids were received, with the highest bid of \$5,200.00 received from Ritri Holdings LLC. A motion to accept the bid from Ritri Holdings, LLC was made by Mrs. LeMeur, seconded by Mr. Hearn and the motion carried unanimously.

ADJOURNMENT

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

NEXT MEETING

The next meeting will be held on Wednesday, June 22nd, 2022, at 1:00 PM.

Minutes prepared by Kassie Damcott.