



CITY OF WARREN  
REDEVELOPMENT AUTHORITY  
REGULAR MEETING  
July 28, 2021

The regular meeting of the Redevelopment Authority (RDA) was held on July 28, 2021 at 1:00 pm in Council Chambers of the Municipal Building, 318 W. Third Avenue.

**ROLL CALL**

Vice-Chair Wendy McCain called the meeting to order. Members present were Wendy McCain, Mindy Saunders & Holly LeMeur. Also present were Mike Holtz, DPW Director, Vince DeJoy, Director of Zoning, Codes & Economic Development, Jessica Bee, Code Official, Nancy Freenock, City Manager, Andrea Stapleford, City Solicitor and Kassie Damcott, Recording Secretary.

**EXECUTIVE SESSION**

The RDA Board members present for the meeting left Council Chambers and relocated to another office for an executive session for the purpose of receiving legal advice from the Solicitor.

**MINUTES**

Due to a lack of motion as well as second, the minutes from May 26, 2021 meeting were not approved.

**VISITORS**

- Josh Cotton, reporter for Times Observer
- Andy Close, reporter for Your Daily Local

**CORRESPONDENCE**

NONE

**TREASURER'S REPORT** –

Due to Mr. McQuillan's absence, there was not a treasurer's report. Invoices to be paid from May and June 2021 were also not approved, due to lack of motion and lack of a second.

**OLD BUSINESS**

• **602 Conewango avenue**

Ms. Bee reported that the new owner is actively working on this property. Building permits have been issued. They have painted the exterior of the property and have installed the rough electric inside. The plumbing and mechanical aspects of the home are moving along.

• **708 W. Fifth Avenue & 202 Pennsylvania Avenue E**

Ms. Bee reports that this property was originally blighted in 2010, was later removed at some point. The property recently went to tax sale in 2020 and is now in the repository list. Mr. Holtz states that if all else fails and RDA purchases the property, DPW crews could demo this home for a lower cost than previously estimated. Due to the nature of the land being very steep and uneven, the land would remain a vacant property if RDA were to purchase it and tear the structure down.

• **1613 1/2 Madison Avenue**

Ms. Bee stated that this property is set to be demolished this week. The office has received a sewer disconnect request and has issued a demo permit to the current owner.

- **202 Pennsylvania Ave East**

Ms. Bee reports that this property was previously a restaurant and is located at the corner of Oak St and Pennsylvania Ave East. It was deemed blighted in 2017. The property was purchased at tax sale the same year, but the sale was overturned. It is reported that a relative of the current owner is interested in the property but they have made no moves or improvements. The property is on the list for upset sale this September (2021). The total of all liens, including sewer is in excess of \$6,000.

- **WCCBI Task Force – Trestle to Trestle**

Ms. LeMeur stated that the committee met recently and discussed the possibility of a pump track near the Clark St pump station, development and design of the boat launch at the end of Liberty Street and has an upcoming “Brews & Business” at Bent Run Brewing on August 11<sup>th</sup>.

- **Comprehensive Plan**

Mr. DeJoy said the process has now begun, with a presentation to the Planning Commission last week on July 21<sup>st</sup>. Brandi Rosselli from Mackin Engineering and Denny Puko of Planning Consultant LLC made presentations to the Commission last week to explain the process. First, there will be a summit which is invitation only and private from the public to garner interest from business owners, important leaders and residents of the area as well as secure commitment from these members to help the process be as successful as possible. The second and third parts of the comprehensive plan will be public workshops, inviting anyone who would like to attend to give input and share their ideas. DeJoy states that they are hoping to hold the summit in September, with the first workshop coming shortly after that.

## **NEW BUSINESS**

- **Brick House Proposal**

Mr. DeJoy states that he toured the building with a potentially interested developer who recently purchased the property. The owner is now Dewboi Properties, LLC who is very invested in developing the properties he has purchased in the City of Warren. On behalf of the owner, Mr. DeJoy requested to pay for the title searches which could potentially add up to \$1,000. Ms. McCain asked if the property is considered blighted at this time, which Ms. Bee stated it is not. It was then determined that the property will need to be deemed blighted, which it is currently in the process of and should be at the August Blighted Property Review Committee meeting. This process needs to be complete before the RDA pays for anything associated with the property.

- **Downtown Façade Grant Program**

Mr. DeJoy stated that there are three open façade applications as follows:

1. *225 Pennsylvania Ave West* – Faith Inn, owned by Warren-Forest Economic Opportunities Council. Rob Raible has submitted the documents needed to move forward with his grant request. The total cost of this project will total approximately \$48,000, making this request eligible for the full grant amount of \$5,000. Ms. McCain requested a motion to move forward with the next step of the application and approve this grant request. Ms. LeMeur made a motion, followed by a second from Ms. Saunders.

2. *428-438 Pennsylvania Ave East* – Storefronts owned by Kurt Smith. Mr. Smith has

also submitted documents needed to move forward with his grant request. The total cost of this project will come in around \$10,000, making the project potentially eligible for the full \$5,000 grant request. Ms. McCain requested a motion to move forward with the next step of the application and approve this grant request. Ms. LeMeur made a motion, followed by a second from Ms. Saunders.

3. *20 Clark St* – Goat Fort Climbing owned Dana Harrington. Mr. Harrington has also submitted documents needed to move forward with his grant request. The total cost of this project will come in around \$8,400, making the project potentially eligible for the full \$5,000 grant request. Ms. McCain requested a motion to move forward with the next step of the application and approve this grant request. Ms. LeMeur made a motion, followed by a second from Ms. Saunders.

*Wendy McCain asked if the RDA members were liable for any actions for the façade grants. Per Mr. DeJoy, they are not.*

**PUBLIC COMMENT**

NONE

**OTHER BUSINESS**

NONE

**ADJOURNMENT**

With there being no further business to come before the Authority, the meeting was adjourned by Vice Chair Wendy McCain.

**NEXT MEETING**

The next meeting will be held on August 25, 2021 at 1:00 pm.

Minutes prepared by Kassie Damcott.