



CITY OF WARREN
REDEVELOPMENT AUTHORITY
REGULAR MEETING
September 27th, 2023

The regular meeting of the Redevelopment Authority (RDA) was held on September 27, 2023, at 1:00 PM in the 1st Floor Admin Conference Room of the Municipal Building, 318 W. Third Avenue.

ROLL CALL

Chair Gary Sawtelle called the meeting to order at 1:00 PM. Additional members present included Secretary/Treasurer Doug Hearn, Mindy Sauers and Philip Dellamedaglia. City Staff present included Randy Rossey – Director of Codes & Planning, Scott Taylor - Code Enforcement Officer, Mike Holtz - City Manager; Kassie Damcott - Administrative Assistant and Jessica Trumbull – Recording and Codes Department Secretary.

VISITORS

Josh Cotton—Times Observer
Andy Close--Your Daily Local

AGENDA APPROVAL

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

AMEND AGENDA & STATEMENT OF PURPOSE FOR AMENDMENT

No amendments at the present time

APPROVAL OF MINUTES

Mr. Hearn made a motion to approve the August 23, 2023 regular meeting minutes, followed by a second from Mr. Dellamedaglia. The motion carried unanimously.

CORRESPONDENCE

No correspondence currently.

EXECUTIVE SESSION: To discuss real estate

TREASURER'S REPORT

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

Key Bank:

Beginning balance: \$387,896.77 Interest earned: \$132.21. 1 payment from DewBoi properties: \$1,500.00 Total balance on August 31, 2023: \$389,528.98

Northwest Savings Bank:

Beginning balance: \$60,890.50 Interest earned: \$2.58. 1 check #1226 totaling \$236.15 to the City of Warren. Ending balance on August 31, 2023: \$60,656.93.

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

Invoices for approval:

There was (1) one invoice for approval this month. Invoice #8103 was for payment to City of Warren for (1) Stapleford & Byham invoice for \$253.80 (1) invoice for an insurance endorsement in the amount of \$51.00 for a total of \$304.80. A motion to approve the payment of the invoice was made by Mr. Dellamedaglia and seconded by Mrs. Sauers. The motion carried unanimously.

OLD BUSINESS

202 N Irvine Street – Mr. Taylor reports that this home was sold at the May tax sale to James Young, who has since replaced the roof, and has abated past property maintenance issues. He also reports that Mr. Young has turned on all the utilities. Mr. Young plans to rent this property as soon as it has been completed.

1103 Spring Street – Mr. Taylor reports that this property was purchased at tax sale in May and although it was to be demolished, it was put on hold due to the company hired to perform the demolition having not begun the work as of, yet.

Façade Grant Reimbursements – Mrs. Damcott presented one business owner requesting payment for the work he has completed by participating in the DCED Keystone Communities Façade Grant. Kurt Smith has completed his projects and has submitted his invoices for reimbursement in the amount of \$10,000. Mrs. Damcott stated that although there were multiple addresses for his projects the reimbursement can all be paid on one check. A motion for reimbursement was made by Mr. Dellamedaglia with a second by Mr. Hearn. The motion passed unanimously.

NEW BUSINESS

Sale of 414 Laurel Street – Mr. Rossey states that this property was handed to the RDA as part of a settlement in the Spring. In the meantime, Whirley Industries expressed interest in purchasing the property with a negotiated price of \$1,000.00 which was accepted with the stipulation that Whirley Industries would replace the sidewalk and agree to have the property re-zoned. A motion was brought before the committee to accept the sale of this property by Mr. Dellamedaglia with a second by Mr. Hearn. All present were in favor.

Declarations of Blight: 128 Water Street & 206 N Irvine Street – Mr. Rossey reports that 128 Water Street 2nd Declaration of Blight was approved through the BRPC in August and that decision was upheld through the Planning Commission in September. After several attempts to contact the owner, there has been no response. Mr. Rossey stated that if the committee would like he can reach out to the property owner again and see what his plans are for the property. Mr. Rossey moved on to 206 N Irvine Street in which he states the timeline is the same, 2nd Declaration of Blight was approved through the BRPC in August and that decision was upheld through the Planning Commission in September. This property was set to go up for tax sale in September. The owner has since handed this property over to her son who has provided documentation that he is now the manager and as such has expressed to Mr. Rossey that he would like to appear before the authority to discuss his plans for this property. Mr. Rossey stated that he will reach out to the owners of both properties with an invitation to the next meeting.

NEXT MEETING

The next meeting will be held on Wednesday, October 25, 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. Hearn, and a second from Mr. Dellamedaglia. The motion carried unanimously.

Minutes prepared by Jessica Trumbull.