

MINUTES
WARREN COUNTY REDEVELOPMENT AUTHORITY
Warren County Courthouse
Commissioners' Conference Room
April 19, 2022
8:30 A.M.

The meeting of the Warren County Redevelopment Authority was called to order by Chair Phil Gilbert, at 8:30 a.m.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Members Present: Charles Barone, Phil Gilbert, Robert Hart, Pamela Matve

Members Absent: Joe Whipp

Staff Present: Dan Glotz, Laurie Burdick, Commissioner Jeff Eggleston

Guests Present: None

APPROVAL OF MINUTES:

The March 15, 2022 Minutes were unanimously approved with a motion by Charles Barone and second by Pamela Matve. Motion carried.

NEW BUSINESS:

1. 34 E. Main St., Columbus Township, Parcel #CY-371-524800 – Christopher R. Adams – declared blighted by BPRC on 1/20/22

Dan Glotz presented this item to the Board, along with photographs, and stated that there are several parties interested in purchasing this property; however, it will be up for Judicial Sale on May 26th. The property is also listed with a realtor. This property item has gone through the Township, Blighted Property Review Committee and the Planning Commission process, and all required steps were followed. The property owner was invited to the meetings but did not attend nor contact staff. He is signing for the certified mail. Robert Hart made a motion, with a second by Pamela Matve, to table this item for two (2) months to see if it sells at the Judicial Sale. A vote was taken and all were in favor; motion carried.

UNFINISHED BUSINESS:

1. 61 2nd Mill St., Sheffield Township, Parcel #SH-354-929500 – John Hilyer - declared blighted by BPRC on 6-17-21 (Tracking No. 71)

Dan Glotz presented recent photographs from the owner showing that the structure is now down. Therefore, Charles Barone made a motion, with a second by Robert Hart, to remove this item from the RDA's Agenda. A vote was taken and all were in favor; motion carried.

2. 58 Bush Lane, Tidioute, Limestone Township, Parcel #TD-199-3714 – Rachel Watson (previously Berenbrok et al.) - declared blighted by BPRC on 12/20/18

Dan Glotz presented recently-taken photographs of the structure. The garage was separated from the original building, the neighbor is using the garage, and the owner of 58 Bush Lane claims that she does not own the garage. The majority of the garage is on the neighbor's parcel but a portion of it still remains on the 58 Bush Lane parcel. There are still issues with the principal structure that need to be addressed. Therefore, Robert Hart made a motion, with a second by Charles Barone, to request Attorney Stapleford to write a letter to the owner. A vote was taken and all were in favor; motion carried. Laurie Burdick will contact Attorney Stapleford to request that she write the owner a letter.

3. 59 2nd Mill St., Sheffield Twp., Parcel #SH-354-9374 – Victor D. & Tamara L. Earle – declared blighted by BPRC on 11/21/19

Dan Glotz presented recent photographs from the owner showing that the structure is now down. Therefore, Charles Barone made a motion, with a second by Robert Hart, to remove this item from the RDA's Agenda. A vote was taken and all were in favor; motion carried.

4. 1465 Route 62, Irvine, PA, Pleasant Township, Parcel #YV-932-9463 – Bradley Mason - (previously owned by Lawrence Nuhfer & Stephen Smith) – declared blighted by BPRC on 2/18/21 (Tracking No. 64)

Dan Glotz tried to call Mr. Mason, but there was no answer. He left a message for Mr. Mason to call him back, but Mr. Mason has not done so. Phil Gilbert will check on the property tax status. Attorney Stapleford had written a letter to Mr. Mason dated March 29, 2022. Because it has not yet been thirty (30) days since the letter was sent, Pamela Matve made a motion, with a second by Robert Hart, to table this item for another month. A vote was taken and all were in favor; motion carried.

OTHER BUSINESS:

1. Permit for Grunderville

Nothing new was presented.

2. Strategic Planning

Commissioner Jeff Eggleston stated that because there is a lot of information to discuss, he would like to call a special meeting between now and the next RDA meeting for the purpose of doing a strategic plan for the Landbank and RDA. He further stated that there is a grant available through DCED that helps facilitate the development of the landbank. In addition, he will advertise for the special meeting.

3. Anzietta C. DiPierro property at 146 Saybrook Road in Sheffield Township

This item had previously been on the RDA's Agenda and was removed in February because Mr. DiPierro had replaced the metal roof on the house and informed the RDA that his tenant had moved back into the premises. Following the removal of this item from the agenda in February, Sheffield Township contacted staff and indicated that no one was living in the house,

and they are also concerned about the structural integrity of the house. Dan Glotz then visited the property and knocked at the door. The door was ajar, no one answered the door, and the door was padlocked on the outside. Mr. Glotz presented photographs to the RDA. Following a discussion, Pamela Matve made a motion, with a second by Charles Barone, to send a letter to Mr. DiPierro inviting him to their next meeting in May. A vote was taken and all were in favor; motion carried.

ADJOURNMENT:

Meeting unanimously adjourned at 9:08 a.m. with a motion by Charles Barone and second by Robert Hart. Motion carried.

NEXT MEETING:

Tuesday, May 17, 2022, at 8:30 a.m., in the Commissioners' Conference Room, Warren County Courthouse.

Respectfully submitted,



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