

MINUTES
WARREN COUNTY REDEVELOPMENT AUTHORITY
Warren County Courthouse
Commissioners' Conference Room
February 21, 2023
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: Phil Gilbert, Robert Hart, Pamela Matve, Jeff Labesky

Members Absent: Charles Barone, Joe Whipp

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

Guests Present: Josh Cotton (Times Observer), Benjamin Lindemuth

APPROVAL OF MINUTES

The January 17, 2023 Minutes were unanimously approved with a motion by Robert Hart and second by Jeff Labesky. Motion carried.

NEW BUSINESS

1. **Approval of the Public Officials & Liability Insurance**

Pamela Matve stated that she paid this because it had to be paid by the 18th. A motion was made by Jeff Labesky, with a second by Robert Hart, to approve the Public Officials & Liability Insurance. A vote was taken and all were in favor; motion carried.

2. **(#77) – 200 Horton Ave., Sheffield Township, Parcel #SH-359-633200 – Amy Bailey – declared blighted by BPRC on 5-9-2022**

Pamela Matve received an email from Sheffield Township that people have moved into the house and are working on it, and it can now be removed from the Agenda. Jeff Labesky 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.

3. **(#84) – 209 Second St., Sheffield Township, Parcel #SH-356-473900 –James Richwalsky – declared blighted by BPRC on 10-20-22**

Pamela Matve stated that the owner was invited to both the Blighted Property Review Committee and the Planning Commission, but he has not attended the meetings. Mr. Richwalsky has signed the green certified cards for the mailings. Jeff Labesky stated that a Mr. Korbar informed Sheffield Township that he owned the property. As of August of last year, the Assessment Card

still shows that James Richwalsky owns it. Phil Gilbert checked the tax status and said the taxes are paid and the property is still under the name of James Richwalsky. Robert Hart made a motion, with a second by Jeff Labesky, to table this item. A vote was taken and all were in favor; motion carried.

4. (#83) – 63 Second Mill St., Sheffield Township, Parcel #SH-354-925800 – Fairhill North 2 – declared blighted by BPRC on 10-20-22

Pamela Matve said Fairhill North 2 picked up their certified mailings in October but not the one in January. Phil Gilbert stated that the 2021 taxes are due so this will be on the Upset sale in September. Pamela Matve stated that there are broken windows, it's a nuisance, and the grass is in violation. She has tried to call and email Fairhill but there is no response at all. Robert Hart made a motion, with a second by Jeff Labesky, to move this item onto the Landbank. A vote was taken and all were in favor; motion carried.

5. (#81) - 336 Horton Ave., Sheffield Township, Parcel #SH-367-22530 – James Winschel – declared blighted by BPRC on 8-18-22

Pamela Matve received an email from Sheffield Township that someone is living in the structure, so this item can be removed from the Agenda. Jeff Labesky made a motion, with a second by Phil Gilbert, to remove this item from the RDA's Agenda. A vote was taken and all were in favor. Motion carried.

6. (#75) – 16 E. Main St., Columbus Township, Parcel #CY-371-517700 – Larry Barker – declared blighted by BPRC on 1-20-22

Pamela Matve presented photographs and stated that Mr. Barker has removed the structure but has left the open foundation. Mr. Barker was to attend today's meeting, but he did not. Mr. Barker did not go through the proper channels to obtain a permit to have the structure demolished, so this has been forwarded to the Building Code Department for review. Robert Hart made a motion, with a second by Jeff Labesky, to remove this item from the RDA's Agenda. A vote was taken and all were in favor; motion carried.

UNFINISHED BUSINESS

1. (#61) - 58 Bush Lane, Tidioute, Limestone Township, Parcel #TD-199-3714 – Rachel Watson (previously Berenbrok et al.) - declared blighted by BPRC on 12/20/18

Pamela Matve presented photos to the RDA showing that the structure has been removed and, according to Limestone Township, this can come off of the Agenda. Robert Hart made a motion, with a second by Jeff Labesky, to remove this item from the RDA's Agenda. A vote was taken and all were in favor; motion carried.

2. (#64) - 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

Pamela Matve stated that this item is tabled. There is still no contact. The gentleman lives in New York and the last letter was sent to him in January

and he did not sign for it. Robert Hart made a motion, with a second by Jeff Labesky, to forward this item onto the Landbank. The motion was later rescinded, due to Pleasant Township not being a part of the Landbank, with a motion by Jeff Labesky and second by Robert Hart. A vote was taken and all were in favor; motion carried.

3. (#76) - 34 E. Main St., Columbus Township, Parcel #CY-371-524800 - Christopher R. Adams - declared blighted by BPRC on 1/20/22

Pamela Matve stated that she received an email from Chris Lyon, Secretary at Columbus Township Office. There are new owners of this property that Columbus Township is familiar with, and this item can be removed from the Agenda since they are working on the structure. Jeff Labesky 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. (#72) - Anzietta C. DiPierro property at 146 Saybrook Road in Sheffield Township

Pamela Matve stated that nothing has been done. Mr. DiPierro was to have the roof removed and she presented photographs from last week that she shared with the RDA showing that the roof has not been removed. Jeff Labesky made a motion, with a second by Robert Hart, to move this item onto the Landbank. A vote was taken and all were in favor; motion carried.

5. (#78) - 320 Church St., Sheffield Township, Parcel #SH-367-258200 - Rodney L. & Alice N. Nicholson - declared blighted by BPRC on 7-21-22

Pamela Matve stated that this property was sold to Benjamin & Amanda Lindemuth. Benjamin Lindemuth was present at the meeting and stated that they have hired Fox & Sons to demolish the structure and expect to have it demolished by May or June of this year. This property was purchased at Repository Sale. A motion was made by Jeff Labesky, with a second by Robert Hart, to table this item until June. A vote was taken and all were in favor; motion carried. Mr. Lindemuth was informed to call should the structure be demolished before that time.

6. (#79) - 14 West Main St., Sheffield Township, Parcel #SH-356-7748 - Vedo L. Andrea, et al. - declared blighted by BPRC on 7-21-22

Pamela Matve stated that she had received an email from Sheffield Township and this can be removed from the Agenda. Jeff Labesky 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.

7. (#80) - 17 Hall St., Sheffield Township, Parcel #SH-356-757400 - Dennis Peterson - declared blighted by BPRC on 9-15-22

Pamela Matve spoke to Dennis Peterson on the 14th. She also called Cash Now and they told her that Mr. Peterson had backed out. According to Mr. Peterson, he backed out because they wanted him to find a buyer. Mr. Peterson stated that he does have a buyer who is going to meet with an attorney to start the purchasing process. Robert Hart made a motion, with a second by Jeff Labesky, to table this item. A vote was taken and all were in favor; motion carried.

OTHER BUSINESS

None.

ADJOURNMENT

Meeting unanimously adjourned at 9:00 a.m. with a motion by Robert Hart and second by Jeff Labesky. Motion carried.

NEXT MEETING

Tuesday, March 21, 2023, at 8:30 a.m., in the Commissioners' Conference Room, Warren County Courthouse.

Respectfully submitted,



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