

MINUTES
WARREN COUNTY REDEVELOPMENT AUTHORITY
Warren County Courthouse
Commissioners' Conference Room
Tuesday, January 16, 2024
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, Jeff Labesky, Joe Whipp

Members Absent: None

Staff Present: Pamela Matve, Executive Director of the Warren County Landbank;
Commissioner Dan Glotz; Laurie Burdick; Michael Lyon

Guests Present: Josh Cotton (Times Observer)

ELECTION OF POSITIONS

Joe Whipp made a motion, with a second by Robert Hart, to keep the current Chair, Vice-Chair, and Secretary for 2024. A vote was taken and all were in favor; motion carried.

APPROVAL OF MINUTES

The October 17, November 21, and December 19, 2023 Minutes were unanimously approved by motion of Robert Hart and second by Charles Barone. Motion carried.

UNFINISHED BUSINESS

1. (#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

Phil Gilbert reported that the 2021 taxes were paid. He said the 2022 taxes are due now, so this will go to Upset Sale in September. Pamela Matve sent a letter to the owner. The certified letter came back but the regular did not. Judicial Sale will be next year in May. Robert Hart made a motion, with a second by Charles Barone, to table this item until October 2024. A vote was taken and all were in favor; motion carried.

2. (#80) - 17 Hall St., Sheffield Township, Parcel #SH-356-757400 – David Eichenlaub – declared blighted by BPRC on 9-15-22

Pamela Matve stated that the owner came in to see her a couple of months ago and he was to let her know when the electric was on, but she has not heard from him. Jeff Labesky stated that he was not aware of anyone living there and that he would look into the status of the utilities. Pamela Matve will give the owner a call for a status report. Charles Barone made a motion, with a second by Jeff Labesky, to table this item until next month. A vote was taken and all were in favor; motion carried.

3. (#87) – 209 W. Main St., Sheffield Twp., Parcel #SH-355-924900 – Louis Decicco - declared blighted by the BPRC on 2/16/23

Pamela Matve stated that back in November, the township agreed to remove this item from the Agenda. Jeff Labesky reported that the two main gas tanks have been removed and the owner has complied with all that they asked him to do. He said the structure is secure. Robert Hart made a motion, with a second by Charles Barone, to remove this item from the RDA's Agenda. A vote was taken and all were in favor; motion carried.

NEW BUSINESS

1. (#89) – 2016 Jackson Ave., Warren, PA, Glade Township, Parcel #WN-583-2574 – BSRE Holdings LLC – declared blighted by BPRC on 8-17-23

This was on the Agenda for the December meeting, and Mr. Mohler called in at that time with a status report; however, there wasn't a quorum for the meeting. Pamela Matve stated that Mr. Mohler reported that there was a problem with the title and it had a bad septic system. They hired an engineer from Pittsburgh to design a new septic system. There had previously been a tarp on the roof, but they put a new roof on the structure. The utilities have not been transferred into their names yet, and they expect the septic system to be done in the spring. Phil Gilbert reported that there are no taxes due on the property. Commissioner Daniel Glotz stated the Planning Department had to sign off on the sewage module late last year, and they can't put in a new sewage system until it has been approved by DEP. Joe Whipp made a motion, with a second by Robert Hart, to table this item for three months and then ask for an update. A vote was taken and all were in favor; motion carried.

2. Approve Agreement with Andrea Stapleford for Solicitor

Pamela Matve stated that the rate has increased to \$145 per hour. Charles Barone made a motion, with a second by Robert Hart, to retain Attorney Stapleford for the next year. A vote was taken and all were in favor; motion carried.

ADJOURNMENT

Meeting unanimously adjourned at 8:43 a.m. with a motion by Charles Barone and second by Robert Hart. Motion carried.

NEXT MEETING

Tuesday, February 20, 2024, at 8:30 a.m., in the Commissioners' Conference Room, Warren County Courthouse.

Respectfully submitted,

A handwritten signature in blue ink that reads "Laurie A. Burdick". The signature is written in a cursive style with a small dot above the 'i' in "Burdick".

Laurie A. Burdick
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