

**MINUTES**  
**WARREN COUNTY REDEVELOPMENT AUTHORITY**  
**Warren County Courthouse**  
**Commissioners' Conference Room**  
**March 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: Charles Barone, Phil Gilbert, Robert Hart, Pamela Matve, Jeff Labesky, Joe Whipp

Members Absent: None

Staff Present: Dan Glotz, Commissioner Jeff Eggleston

Guests Present: Josh Cotton (Times Observer)

APPROVAL OF MINUTES

The February 21, 2023 Minutes were unanimously approved with a motion by Robert Hart and second by Jeff Labesky. Motion carried.

NEW BUSINESS

1. (#75) – 16 E. Main St., Columbus Township, Parcel #CY-371-517700 – Larry Barker – declared blighted by BPRC on 1-20-22 & removed from RDA on 2-21-23

Pamela Matve stated that the RDA did not contact Columbus Township before removing this item at their last meeting. There is an open foundation, which the Analysis Report refers to as being blighted. The building inspector looked at the open foundation but stated that he didn't feel anyone would fall into it because the walls are high enough, so it is not a building code violation. It is still considered blighted because of the open foundation. Chris Lyon, Columbus Township Secretary/Treasurer was in attendance and stated that the township would like it to stay on the agenda. The supervisors are supportive of Mr. Barker's daughter having an ice cream shop built on the foundation, but they don't know when that will take place. The open foundation is a safety concern for Columbus Township. Robert Hart made a motion, with a second by Joe Whipp, to table this item until next month. A vote was taken and all were in favor; 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

Pamela Matve stated that nothing has come up on this. The property cannot be sent to the Landbank because Pleasant Township is not part of the Landbank. Robert Hart made a motion, with a second by Joe Whipp, to table this item. A vote was taken and all were in favor; motion carried.

2. (#78) - 320 Church St., Sheffield Township, Parcel #SH-367-258200 – Rodney L. & Alice N. Nicholson – declared blighted by BPRC on 7-21-22

Phil Gilbert stated that this item was tabled until June. Jeff Labesky stated that the structure came down about two (2) weeks ago and was demolished and cleaned up by Fox and Sons. Pamela Matve will contact Sheffield Township.

3. (#80) - 17 Hall St., Sheffield Township, Parcel #SH-356-757400 – Dennis Peterson – declared blighted by BPRC on 9-15-22

Pamela Matve said this property has been sold. She sent a letter to the new owner but has not heard from him. Joe Whipp made a motion, with a second by Robert Hart, to table this item. A vote was taken and all were in favor. Motion carried. The new owner will be invited to the April meeting.

4. (#84) – 209 Second St., Sheffield Township, Parcel #SH-356-473900 – James Richwalsky – declared blighted by BPRC on 10-20-22

Pamela Matve stated that this is the wrong property and it should be 207 Second Street. Sheffield Township will submit the correct blighted property paperwork. Jeff Labesky made a motion, with a second by Robert Hart, to remove 209 Second St. from the Agenda. A vote was taken and all were in favor; motion carried.

#### OTHER BUSINESS

None.

#### ADJOURNMENT

Meeting unanimously adjourned at 8:46 a.m.

#### NEXT MEETING

Tuesday, April 18, 2023, at 8:30 a.m., in the Commissioners' Conference Room, Warren County Courthouse.

Respectfully submitted,



Laurie A. Burdick  
Department Secretary  
Warren County Planning & Zoning  
204 Fourth Avenue  
Warren, PA 16365  
814-728-3512  
814-728-3517 (fax)