

MEADVILLE REDEVELOPMENT AUTHORITY
Regular Monthly Meeting
April 10, 2024

Call to Order	<p>The monthly meeting of the Board of Directors of the Redevelopment Authority of the City of Meadville was held in-person on Wednesday, April 10, 2024. Present were: Dennis Frampton, Jim Miale, Joe Tompkins, Jan VanTuil, and Jeff Youngs. Staff present were Solicitor Jaclyn Millin Bronson, City Manager Maryann Menanno, Community Development Director Renna Wrubleski (via phone), City Accountant April Smith, City Planner Peter Grella, and Zoning & Code Administrator Justin Sciallo. Also present were Jim Roha, Eric Trypus, Bruce Harlan, Maria Rosado-Husband, and members of the HOPE community. Mr. Miale called the meeting to order at 8:02 a.m.</p>
<p>Public Comment</p> <p>Jim Roha</p> <p>Eric Trypus</p> <p>Bruce Harlan</p> <p>Justin Sciallo</p>	<p>Mr. Roha commented on the agenda item regarding the future reuse of the Columbia Ave lots. He spoke in favor of selling the lots via quitclaim deed with the hope of getting enough out of the land to cover the RDA’s mowing, stormwater, and property tax costs over the years. He also mentioned that there are other lots in the area that could be considered for community gardening.</p> <p>Mr. Trypus introduced himself as the President of the 5th Ward Resident Council and also spoke of the Columbia Ave lots. He explained that he was the one who came up with the proposal and would like to discuss the opportunity to get the lease signed. Mr. Trypus raised a new idea of giving the community seven years to rent-to-own the lots so that it could always be the community’s property. He clarified that he has not previously shared this idea with anyone, so it is the first time anyone has heard it.</p> <p>Mr. Harlan, Executive Director of Women’s Services, explained that he would like the opportunity to set the record straight. He said that he was handed the lease for the Columbia Ave. lots on November 20, 2023, and felt like somebody brought a bazooka to a fist fight. He didn’t understand why a 7-8 page commercial lease with legalese was needed for a community garden. Mr. Harlan shared that his initial response was that Women’s Services was going to need some time to think about it, and he said that he was told on January 8, 2024 by Ms. Wrubleski that there was no rush. At the end of January, he said that Ms. Wrubleski came to the HOPE community coffee hour, in which he and the community explained their concerns, and she suggested the RDA and Women’s Services get their attorneys together to hash out negotiation. By the end of February, he said that he forwarded a lease with some deletions and insertions that was rejected by the RDA’s attorney, which Mr. Harlan thinks says a lot about the RDA’s terms. In March, when he, the community, and the Women’s Services board learned there was a third party interested and they learned that the RDA was keeping the original lease, he said that some of his board was not pleased with the ultimatum given. Mr. Harlan said it was clear there was no appetite from the RDA board to negotiate, and so he thought it was over, but then he said that Mr. Miale and Mr. Tompkins came to the HOPE coffee hour last week and told the community to plead their case again.</p> <p>Mr. Sciallo introduced himself as the City’s new Zoning & Code Administrator,</p>

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	taking over for Gary Johnson.
Approval of Agenda	Mr. Frampton moved to approve the April 10, 2024 meeting agenda. Ms. VanTuil seconded, and the vote was unanimous.
Executive Session Notices	Mr. Miale noted that an executive session was held March 13, 2024 to discuss real estate.
Minutes Approved	The March meeting minutes were not prepared in time and will be approved at the May meeting.
Acceptance of Financial Statements	Mr. Tompkins moved to approve the March 2024 Financial Statements and check register. Ms. VanTuil seconded, and the vote was unanimous.
March 2024	Ms. Smith reviewed the balances of the RDA accounts as of March 31, 2024, and noted that there wasn't a lot of activity this month. She noted that all of the taxes and stormwater fees have been paid out of the general fund. Ms. Smith then reviewed the loan account balances, reminding the board that no loans have been made so far this year. She lastly pointed out the interest made on the investment from the COVID Working Capital Fund and the updated expenditures for the 778-780 Water St. project, currently totaling \$50,800.
Enterprise Zone Loan Fund and Revolving Loan Fund Reports	All active loans are up to date, and Ms. Smith informed the board the Northwest Pennsylvania Investment Cooperative signed up to start ACH payments in May.
Staff Report	
Crawford County Blight Revitalization Program Application Submitted	Ms. Wrubleski informed the board that the County did not approve the RDA's application to the Blight Revitalization Program for the 778-780 Water St. demolition. The response indicated that the project could not be funded since the demolition was already underway.
Crawford County Comprehensive Plan Update	Ms. Wrubleski shared that she and Mr. Grella attended a stakeholder session hosted by the County Planning Office to learn about the current state of the County's Comprehensive Plan Update. She informed the board that the County is exploring the possibility of establishing a Countywide Redevelopment Authority and land bank. Ms. Wrubleski committed to keeping the board apprised of that initiative.
778 & 780 Water St. Update	Ms. Wrubleski updated the board on the status of the 778 & 780 Water St. demolition and reminded the board that she is continuing to explore additional grant funding for further environmental remediation.
RDA Properties Update	Ms. Wrubleski noted that, beyond the proposed deed transfer on today's agenda, there is no other movement on the selling or conveying of RDA properties at this time.
Old Business	None.
New Business	
Discussion/Motion – Columbia Ave. Lots	Following public comment, the board clarified that no decisions regarding the future of the Columbia Ave. lots were made in executive session after last

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Reuse	<p>month’s meeting. Mr. Tompkins pointed out that the board only decided to continue with the originally drafted lease presented to Women’s Services since it was keeping in line with previous lease practices between the RDA and other non-profits. Mr. Miale asked Mr. Harlan for further clarification on the idea of raising the rent to make up for the taxes. Mr. Harlan explained that as a non-profit, Women’s Services does not pay real estate taxes, but they can write rent payments into the annual grants they receive.</p> <p>Mr. Frampton moved to enter into executive session at 8:31 a.m. to discuss real estate. Ms. VanTuil seconded, and the vote was unanimous. The public meeting resumed at 9:10 a.m.</p> <p>Mr. Miale explained that since the board has been working with the HOPE community for several months now, they would like to offer another 30 days for the community to work with Ms. Wrubleski and Ms. Millin to negotiate a mutually agreeable lease between HOPE, Women’s Services, and RDA. Mr. Tompkins expressed his appreciation to the community for coming to the meeting and urged that their and Mr. Harlan’s help was needed to get the support of the Women’s Services board. Ms. VanTuil added that the RDA board has faith in the community’s ability to work together and that this extension is a way to show that the RDA is not trying to shut any doors but rather has past practices and liabilities to keep in consideration.</p>
Resolution – Authorize Signatures – 317 Wadsworth Mortgage	<p>Ms. VanTuil moved to authorize signatures on the 317 Wadsworth mortgage. Mr. Frampton seconded, and the vote was unanimous.</p> <p>This is the mortgage conversion the board gave consensus to move forward with in February to allow the lien on 317 Wadsworth to be paid off when the current owners’ daughter sells the property in the future.</p>
Resolution – Authorize Signatures & Payment – Deed Transfer & Associated Fees – 1193-1195 S. Main St. to Common Roots	<p>Ms. VanTuil moved to authorize signatures and payment on the deed transfer and associated fees for 1193-1195 S. Main St. from the RDA to Common Roots. Mr. Frampton seconded, and the vote was unanimous. Mr. Tompkins recused himself from voting.</p> <p>Ms. Wrubleski shared that upon the board’s consensus at the last meeting to proceed with contacting neighboring property owners about acquiring vacant RDA lots, Common Roots expressed their interest in acquiring the community garden lot next to their quadplex. Mr. Frampton asked if staff knew how the other neighboring property owner felt about this, to which Ms. Wrubleski responded that that neighbor has a very positive relationship with Common Roots and helps out with the garden, as well. Ms. VanTuil asked if Creating Landscapes, who at one point had a lease with the RDA to garden on that lot, was okay with this transfer, too. Ms. Wrubleski responded in the affirmative, adding that the residents of 1189-91 S. Main have been taking care of the garden for sometime now since Creating Landscapes has taken a step back from the lot.</p>

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Adjournment	With no further business to come before the board, Ms. VanTuil moved to adjourn. Mr. Tompkins seconded, and the vote was unanimous to adjourn at 9:36 a.m.
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Jan VanTuil
Redevelopment Authority Secretary

Maryann Menanno
Interim City Clerk