



**REDEVELOPMENT AUTHORITY OF THE CITY OF UNIONTOWN
BOARD OF DIRECTORS MEETING AGENDA
February 21, 2024**

1. Pledge

2. Call to Order/Roll Call/Additional Attendances

The Redevelopment Authority of the City of Uniontown, Pennsylvania met in regular session in Uniontown, Pennsylvania on Thursday, the 21st day of February 2024.

The Executive Director called the meeting to order at 4:00 PM and roll call was as follows:

Present: Dr. Kurt Sturdevant
Mr. Paul Palya
Mr. Matt George
Brad Trott (Phone)

Additional Attendance: Sign-in sheet Provided.

Director Simmons, Executive Director
Andrea Myers, Executive Assistant

3. The Executive Director stated: "If a potential conflict exists, you are duty bound to disclose."

4. Approval of Minutes

a. January 17, 2024

Director Simmons requested a Motion to approve the meeting minutes for February 21, 2024.

Motion: Mr. Paul Palya

Second: Dr. Kurt Sturdevant

All in Favor. Motion Carried

b. February 5, 2024, Special Meeting

Will be approved during the March meeting.

5. Treasurer's Report

a. Balance Sheet - Profit and Loss

The balance sheet is clearing up and showing some positive numbers. We are seeing moving in some good directions.

Director Simmons requested a Motion to approve the treasurer's report for February 21, 2024.

Motion: Dr. Kurt Sturdevant

Second: Mr. Matt George

All in Favor. Motion Carried

b. Approval of Checks and Online Transfers

Director Simmons requested a Motion approve the online transfers for February's monthly reimbursements.

Motion: Dr. Kurt Sturdevant

Second: Mr. Matt George

All in Favor. Motion Carried

6. Public Comment - No Public Comment

7. Property Purchase Requests/Donation - Processing Counteroffers



There is currently talk on purchase for Clarendon Ave. A neighbor's spouse has plans to clean the property and add to the appearance a bit. Director Simmons shared her ideas of handling sales internally and learning more from Westmoreland. Soon a marketing package will be reviewed.

8. New Business

a. Property Maintenance –

i. Lincoln View, Property cleanup

No formal requests

ii. 30 Whiteman – Mortgage

Contact was made with the homeowner. Director Simmons reviewed options of eviction or possible mortgage with the commitment to apply for rehabilitation dollars and contingent upon inspections. The board discussed whether it would be beneficial to offer a mortgage to 30 Whiteman. An option was also discussed to offer the purchase of the property and process the eviction. The mortgage default process was reviewed. The condition of the property was discussed but not yet reviewed. Triple net lease was discussed as an option with conditions. The final decision was to inspect the property and then determine whether there are options.

b. Lemon Street Park and Pavilion Project Update

The project is moving quickly with the certification newly awarded. This was done during the last special meeting. Again, this is moving fast and should be completed soon. Director Simmons will keep up with the updates.

c. Storey Square Maintenance/Ownership Agreement

i. Insurance Claim – Contractor Quotes

Director Simmons reached out to six companies for estimates to submit to a claim. Director Simmons requested the operations and maintenance agreement be drafted by Mr. Jeremy Davis. The condition of ownership and maintenance was discussed. It was suggested that a parcel be mapped. If Joyces were to need an agreement it could be in writing.

d. Storey Square Summer Concert Series

The originators of the event are no longer with the hospital in which was the main owner. WVU will step back, and other sponsors will be pursued. WVU will provide \$5,000. RACU will have full control of the event. Nemaocolin is willing to sponsor. The budget for the event and sponsorship levels were reviewed. The discussion involving Storey Square was how to handle the budget for the bands regarding how much each band could cost. The group discussed the plans for costs of bands and how the sponsorship can assist with maintenance.

e. Local Share Account – Modification Expires June 2024 potential Ext.

The planning commission will meet soon and there will be regular meetings.

f. Welcome the Legislators Update

Stefanos meeting is upcoming the meeting was opened to all boards.

g. Downtown Business District Cooperation Agreement.

The agreement will be updated to include scheduled rates combined not to exceed four hours with special events to be approved in advance.

h. City Cooperation – Approved December 18, 2023

i. CDBG Administration – CDBG Workgroup - Update

Modifications are underway which will allow advertising for State Theater, Grant Street One Voice Once Community Tutoring.

ii. CDBG Competitive (Update) Sewage Workgroup - Update

Surveys must be completed along Pershing.



iii. Landlord Registration Ordinance (Update)

1. March 27 Landlord Summit

The event is proposed for March 26 not the 27 at 6PM. There will be many landlords on the side and leading, up to the event. A letter will be sent out to the entire list and update the list. California Borough shared the process which will be mirrored. Changes were reviewed.

iv. Blight Remediation Plan – Task Force Timeline

Upcoming Blight Remediation meeting with Westmoreland. Grant to be extended.

v. 2024 Exhibits - Schedule of Rates

- 1. Recreation Grant Submission/Assistance Due April**
- 2. Strategic Management Planning Grant DCED Presentation**
- 3. Redevelopment Assistance Capital Program (RACP) Authorization**

An authorization is under review for Economic Development and Blight Reduction.

Brad questioned the meeting minutes and process for uploading, specifically if it should be only what the Sunshine Law requires. Mr. Jeremy Davis points out that the Executive Session should not be included in the public posting. While it was only the motions Mr. Jeremy Davis suggested a revision to be read as "Executive Session held pertaining to Personal" instead of "Executive Session" as the number on the agenda.

Mr. Brad Trott Requests a Motion to revise the January 17 meeting minutes "Executive Session held pertaining to Personal" Reason instead of "Executive Session."

Motion: Mr. Paul Payla

Second: Dr. Kurt Sturdevant

All in Favor. Motion Carried

9. Old Business

- a. Website Updates Review (Update)**
- b. Low Interest Loan Program (Update)**
- c. Demolition Update**
- d. SAM Update Underway**
- e. Fire Training in Vacant Structures**
- f. PHFA - PHARE Realty Transfer Tax Fund Submitted \$200,000 Pending**
- g. HOME Investment Partnership Update – Pending Announcements**

h. Traffic Light Grant Review

10. Executive Session (Personnel)

11. Next Meeting March 20, 2024

12. Adjournment

Director Simmons requested a Motion to adjourn the meeting.

Motion: Brad Trott

Second: Kurt Sturdevant

All in Favor. Motion Carried

  

Brad Trott, Secretary

Date