

Memorandum



Date: September 1, 2025
To: Buchanan City Commission
From: Richard Murphy
Subject: **Consideration of Approval of Resolution to Transfer an OPRA Certificate at 502 Claremont St. in Buchanan**

Background

The City Commission held a public hearing and approved an Obsolete Property Rehabilitation Exemption (OPRA) Certificate on February 14, 2022, for the owner, Claremont Stark, LLC, at 502 Claremont St. in Buchanan.

As you are aware, Dr. Ayana Redding of ALR Real Estate has recently purchased the property at 502 Claremont St. from Claremont Stark, LLC., and has requested approval of a transfer of the OPRA certificate.

With approval of this resolution, the City Commission is allowed by statute to grant a transfer of the OPRA Certificate from Claremont Stark LLC to ALR Real Estate.

Dr. Redding has outlined her vision to implement a new nursing school facility at this property, has already invested a significant amount of money to purchase the property, and has presented a business plan to construct new improvements for the buildout of the new facility which will provide new jobs in Buchanan and create a new large nursing class enrollment in our city that will result in a vibrant reuse of this longtime vacant building.

Recommendation

City staff recommends approval of the resolution to transfer the OPRA certificate.