

**BLIGHTED PROPERTY REVIEW COMMITTEE  
REGULAR MEETING  
FEBRUARY 28, 2013**

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The regular meeting of the Blighted Property Review Committee was held on Thursday, February 28, 2013 at 7:30 AM in the Conference Room of the Municipal building with Chairman William Tarpenning presiding.

Members present were Chuck Hayes, David Hildebrand, Denise Whipp and Jim Zavinski. Alan Gustafson, Building Official; David Hildebrand, Planner/Development Administrator; and Cindy Strandburg, Administrative Assistant.

**MINUTES**

Upon motion by Mr. Zavinski and second by Mr. Hayes, the minutes of the May 17, 2012 meeting were approved as submitted.

**VISITORS**

Tim Porter – 202 Pennsylvania Avenue East  
Jake Perryman – Times Observer reporter

**ELECTION OF OFFICERS**

Upon motion by Mr. Zavinski and second by Mr. Hayes, Mr. Tarpenning was elected as Chairman of the Blighted Property Review Committee. The motion was carried unanimously.

**BUSINESS**

**202 Pennsylvania Avenue East.** Mr. Gustafson stated that this is a Commercial property that was used as a restaurant and prior to that, in the mid 1980, it was a doctor's office and a dance studio.

Mr. Gustafson stated that the exterior of the structure has not been maintained and it is in a general state of disrepair. The roofing material has begun to fall off and several areas appear to be severely deteriorated with possible leakage. The eaves, windows, door trim, the wood trim in the stucco along with the decorative wood beam effects are deteriorated, rotted or falling off. The exterior awnings are shredded and deteriorated. The exterior yard areas are overgrown with vegetation.

Mr. Gustafson stated that the water has been turned off since February, 2012.

In response to Mr. Hayes' question, Mr. Gustafson stated that he has been unable to do an interior inspection.

Mr. Porter owns the business next to 202 Pennsylvania Avenue East. Mr. Porter stated that there is a Locust tree growing into the roof. Mr. Porter contacted the owner, Larry Wilhelm, to ask if he could cut the tree. Mr. Wilhelm stated as long as nothing drops into his property.

Upon motion by Mr. Zavinski and second by Mr. Hayes, Motion for First Declaration of Blight was unanimously approved.

**112 Jackson Avenue.** Mr. Hurst, owner arrived. Mr. Gustafson stated that the exterior of the property has not been maintained and is in a general state of disrepair. The front porch is deteriorated and in need of repair. Several portions of the roof eaves are deteriorated and/or missing. The wood surfaces are bare and in need of painting or covering. The siding is deteriorated and in need of replacement. The windows and door frames are not properly trimmed and weather tight. The widow sashes and doors are deteriorated and rotting. Several windows are broken or missing. The interior was rendered uninhabitable due to an upstairs fire on May 29, 2011.

Mr. Gustafson stated that the owner, Mr. Hurst, has been making some progoress on the collapsed garage in the rear of the property.

Mr. Hust stated that he did not have insurance coverage on the house. It was an electrical fire that was contained in a localized area, however there is smoke and water damage throughout the house. Mr. Hurst stated that he is going to put the house on the market in an attempt to sell it.

Upon motion by Mr. Hayes and second by Mr. Zavinski, motion for Second Declaration of Blight was unanimously approved.

**209 Jackson Avenue.** Mr. Gustafson stated that the property has been vacant since 2004. Wind has ruined a portion of the roof for which the owner, Mr. Khalid Hakim did repair. Mr. Gustafson stated that the exterior of the structure has not been maintained and it is in a general state of disrepair. The rear porch roof is deteriorated and starting to collapse. The metal roofing material on the main portion of the house is becoming detached and blowing off. Portions of the roof eaves are deteriorated and/or missing. The wood surfaces are bare and in need of painting or covering. Portions of the siding are deteriorated and in need of replacement or repair. The windows and door frames are not properly trimmed and weather tight. The window sashed and doors are deteriorated and rotting.

Upon motion by Mr. Zavinski and second by Mr. Hildebrand, motion for Second Declaration of blight was unanimously approved.

### **MISCELLANEOUS**

Mr. Gustafson stated that the property at 116-118 Frank Street has been refurbished by the current owner.

The committee unanimously agreed that due to the declining amount of blighted structures, the BPRC meeting will now be held on a bi-monthly basis. Next meeting will be April 25, 2013

**ADJOURNMENT**

There being no further business to come before the Committee, Mr. Tarpenning declared the meeting adjourned.