

**BLIGHTED PROPERTY REVIEW COMMITTEE
REGULAR MEETING
MARCH 22, 2012**

The regular meeting of the Blighted Property Review Committee was held on Thursday, March 22, 2012, at 7:30 AM in the Conference Room of the Municipal Building with Chairman William Tarpenning presiding.

Members present were Chuck Hayes, David Hildebrand, John Lewis, Joe Sprentz, and William Tarpenning. Alan Gustafson, Building Code Official; Jim Nelles, City Manager; and Cindy Strandburg, Administrative Assistant were also present.

ELECTION OF OFFICERS

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

MINUTES

Upon motion by Mr. Lewis and Second by Mr. Hildebrand, the minutes of the December 1, 2011 meeting were approved as submitted.

VISITORS

Colin Kyler – Warren Times Observer

BUSINESS

213-215 E. Fifth Avenue (WN 584-7497) Mr. Gustafson stated that this property has been unoccupied since 2010 but there has not been any significant water usage since 2008. The exterior of the structure has not been maintained and it is in a general state of disrepair. Portions of the siding consist of foam insulation panels that are deteriorated and falling away from the building. The window and door frames are deteriorated and are rotting. The rear yard contains garbage and miscellaneous debris.

In response to Mr. Sprentz question, Mr. Gustafson stated that Mr. Nosker, owner, did respond to the first consideration of blight letter and he indicated that he is siding the structure within the next month.

Mr. Sprentz made the motion for First Declaration of Blight. The motion was second by Mr. Lewis and carried unanimously among the members present.

116-118 Frank Street (WN 573-5956) Mr. Gustafson stated that this property has a long standing property nuisance and maintenance issues. The exterior of the structure has not been maintained and it is in a general state of disrepair. The front and rear porches are deteriorated and need to be removed or repaired. Portions of the roof are falling. The wood surfaces are bare and in need of painting. The siding is deteriorated and in need of replacement. The window sashes and doors are deteriorated and rotting. Several windows are broken or missing.

The left apartment is mostly gutted. The right unit is in poor condition and is unsuitable for human habitation.

Mr. Gustafson stated that the property was purchased last year and at the time of sale the new owner, Mr. Jeff Frailey, was informed of the repairs that needed to be made to the structure. The owner indicated that he was going to make the required repairs, however, shortly after the closing of the sale he put the property back on the market.

Mr. Gustafson further stated that the owner, Mr. Frailey, contacted him and indicated that he did have a buyer for the property.

Mr. Sprentz made the motion for First Declaration of Blight. The motion was second by Mr. Lewis and carried unanimously among the members present.

10 North Carver Street (WN 587-2853) Mr. Gustafson stated that the property has been vacant since March 2010 as the owner is deceased. Mr. Gustafson further stated that there is not any family that has come forward to claim the property. The exterior of the structure has not been maintained and it is in a general state of poor repair. Portions of the siding eaves and soffit are missing and/or rotted and in need of repairs. The roof is in poor condition and which has caused leaking to the interior of the building. The attached porch and garage is deteriorating and are structurally unsound. The interior of the structure is in very poor condition due to the roof leaking and a lack of heat. The plaster has fallen in several locations due to the excessive moisture and the building does contain mold.

Mr. Gustafson stated that this property is a good candidate for rehabilitation.

Mr. Sprentz made the motion for Second Declaration of Blight. The motion was second by Mr. Hildebrand and carried unanimously among the members present.

1034 Spring Street (WN 574-7262) Mr. Gustafson stated that the exterior of the structure has not been maintained and it is in a general state of poor repair. Mr. Gustafson stated that the property has had numerous property nuisance and maintenance code violations since 1999. It has been unoccupied since 9/2009. There are several broken and/or missing windows. There are no utilities running to the structure

Mr. Gustafson stated that the homeowner did make contact with the City offices and he did allow an interior inspection which showed that some renovations were started however, they were done without a permit and they are not up to code.

Mr. Sprentz made the motion for Second Declaration of Blight. The motion was second by Mr. Hayes and was carried unanimously among the members present.

ADJOURNMENT

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