

**BLIGHTED PROPERTY REVIEW COMMITTEE
REGULAR MEETING
APRIL 28, 2011**

The regular meeting of the Blighted Property Review Committee was held on Thursday, April 28, 2011, at 7:30 AM in the Conference Room of the Municipal Building with Chairman William Tarpenning presiding.

Members present were John Lewis, Joe Sprentz, and William Tarpenning. David Hildebrand was absent. Alan Gustafson, Building Code Official, and James Nelles, City Manager, were also present.

MINUTES

Upon motion by Mr. Lewis and second by Mr. Sprentz, the minutes of the February 24, 2011 meeting were approved as submitted.

VISITORS

Colin Kyler – WTO reporter
Bob Huck – owner of 100 West Third Avenue

CORRESPONDENCE

There was no correspondence.

BUSINESS

100 WEST THIRD AVENUE - WN

Alan Gustafson displayed photos of this property taken in April, 2011 and distributed copies of the fact sheet which was first presented in April of 2006. Mr. Gustafson noted that many of the conditions which met the blight criteria in 2006 have since been remedied. He further noted that the roof, eaves, and windows remain in poor condition. Mr. Huck last addressed the Committee in July of 2008 at which time he indicated that he had contacted an architect. Following the First Declaration of Blight, the Committee, at their July, 2008 meeting, approved tabling further action for 90 days to allow time for repairs. In November of 2008, the Committee received a letter from Mr. Huck indicating that repairs had begun and it was anticipated that they would be complete in the spring of 2009.

Mr. Huck addressed the Committee and stated that his intent continues to be the conversion of the structure to an apartment building. He stated that he has not been financially able to secure the services of an architect. Mr. Huck stated that external work has included removal of the internal gutters, work on the flat roof, work on a chimney on the East Street side of the building (plans include removal of this chimney), and work on the slate roof. During the winter months, internal work included removal of old pipes and removal of ceiling tiles. Mr. Huck indicated that he has purchased an aerial lift and is ready to begin exterior work when the weather breaks. He further indicated that he is working to complete the buyout of a partner in the building venture.

Mr. Huck stated that he believes that the building no longer meets the conditions of a blighted property and noted that utilities are now in service and the property is mown. He further stated that he has purchased the adjacent property and resides there.

Mr. Sprentz indicated that he does not believe the property is currently an attractive nuisance or fire hazard and noted that the building has been secured.

Mr. Lewis made the motion to give Mr. Huck an additional 120 days to show exterior improvements. There being no second, the motion failed.

Mr. Sprentz made the motion to remove 100 West Third Avenue from the list of blighted properties. The motion was seconded by Mr. Lewis and carried unanimously among the members present.

Mr. Gustafson noted that items in violation of Building Code regulations may still be addressed via the Property Maintenance Code.

SECOND DECLARATION OF BLIGHT – 831 ½ WEST FIFTH AVENUE WN

Mr. Gustafson presented the fact sheet and photos regarding this property and noted that it has been vacant since August of 2010. Mr. Gustafson indicated that some work was begun on the property, but was left unfinished. The property is essentially landlocked between Fifth Avenue and Carbon Place. To date, the owner of record has not responded to any efforts to contact him regarding the property. Mr. Gustafson further noted that this property is expected to be exposed to Judicial Sale in September of this year.

Mr. Lewis indicated that he believes the owner currently resides in Sheffield. Mr. Gustafson stated that he will make attempts to contact the owner at the address provided.

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

SECOND DECLARATION OF BLIGHT – 908 FOURTH AVENUE WN

Mr. Gustafson noted that he spoke to the owner of the property on this date. She indicated that she would not be present for the meeting as she had mistakenly thought the meeting occurred the prior week. She stated that financial issues have been a concern; however, she would like to complete the work on the property during the summer. Mr. Gustafson indicated that this has been the owner's response throughout the blight process and no apparent progress has been made. He further stated that while the condition of the interior will likely necessitate it being gutted, the building appears to be structurally sound.

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

ADJOURNMENT

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