

**BLIGHTED PROPERTY REVIEW COMMITTEE
REGULAR MEETING
April 25, 2019**

The regular meeting of the Blighted Property Review Committee (BPRC) was held on Thursday, April 25, 2019 at 11:30 am in Council Chambers of the City of Warren Municipal Building, with Ray Pring, Chair presiding.

ROLL CALL

Members present included Ray Pring, Denise Whipp and David Cantrell. Also, present were Nancy Freenock, City Manager, Terry Williams, Director of Codes, Permits & Recreation Services, Ken Hinton, Code Official, Jessica Roudybush, Code Official and Ellen Nelson, BPRC Recording Secretary.

APPROVAL OF MINUTES

Upon a motion by Mr. Cantrell and a second by Ms. Whipp, the minutes of the March 28, 2019 meeting were unanimously approved as presented.

ACKNOWLEDGEMENT OF VISITORS

Josh Cotton, Reporter for Times Observer
Doug Hall re: 500 Market Street property
Allen McIntosh, Owner of 500 Market Street
Meredith McIntosh, Owner of 500 Market Street
Craig Hartley, Owner of 602 Conewango Avenue

CORRESPONDENCE

No correspondence received

PROPERTIES UNDER CONSIDERATION OF 2ND DECLARATION OF BLIGHT

500 Market Street. Mr. Hinton reported that no further construction has taken place since the March meeting and the initial blight conditions still exist. Mr. Hinton has talked to the contractor, Doug Hall, who stated that the delay was primarily a misunderstanding and the owners are going to revive the renovation project. Mr. Pring asked if there was a time frame. Mr. Hall replied that it was pending the outcome of today's meeting. He needs to check the status of the electrical permit and then obtain an electrical inspection for work that is close to completion. He will need additional permits for the insulation. Mr. Pring then asked what progress can be made between now and May's meeting. Mr. Hall stated that pending approval of the electrical work, he will install drywall on the second floor and be ready to insulate. Ms. Williams said that the permit is in force and that Mr. Hall should notify our office of any changes from the original plans.

Mr. Pring asked if the structure is still air tight and sound. Mr. Hall replied that it is, there has been no changes. Mr. Pring then asked if the property is still for sale. Mrs. McIntosh replied yes. Mr. Cantrell stated that he would suggest we hold action for a month and see what progress is made. Ms. Whipp again recused herself from voting as her company has this property for sale. Mr. Pring states that he and Mr. Hinton disagree on this property and he does not think it is appropriate to move forward.

Mr. Cantrell made a motion to hold action on 500 Market Street until the next meeting. Mr. Pring seconded the motion that passed by unanimous vote.

204 Prospect Street. Ms. Williams stated that there has been a change of ownership by a neighboring business owner. She suggested that the committee hold action as this property is going before the Zoning Hearing Board.

Mr. Pring agreed on holding action and no vote was needed.

PROPERTIES UNDER CONSIDERATION OF 1ST DECLARATION OF BLIGHT

100 W. Third Avenue (East Street School House Apts., Inc.) Mr. Hinton reminded the committee that action on this property was tabled at the March meeting. Since then, Mr. Huck, owner, stopped in his office to update Mr. Hinton on the situation. Mr. Huck was not able to transfer the property yet. His father-in-law, co-owner, will be up from Florida in May and they will transfer ownership at that time. Mr. Huck has been in contact with Keith White Excavating regarding the demolition of the building. He will obtain a contract and have the demolition done this winter when Mr. White has time in his schedule. Mr. Huck asked for 30 days.

Mr. Pring asked if there is anything that could happen in 30 days that would be detrimental to the community. Mr. Hinton replied no, it is sound, and all property maintenance issued have been handled. Also, there was no visible damage from the recent tornado.

Mr. Pring stated no vote was needed to hold action on this property.

602 Conewango Avenue Ms. Roudybush reported that a notice of violation was issued in December of 2017 for sidewalks and the exterior condition. A large tree in the tree lawn heaved the sidewalk. A citation was issued in June of 2018.

Mr. Hartley, owner, stated that work had stopped due to personal health issues. He has obtained a lawn service to begin in May and will mow twice a month. He is getting to the point where he can start work again. The structure needs new electric and plumbing and he will obtain permits for this work. He would like to get the work finished and the house sold.

Mr. Pring asked Mr. Harley if he can provide a written schedule at the next meeting and show proof that permits have been obtained. Mr. Hartley stated that he will. Mr. Hartley asked if he can go around the tree when he repairs the sidewalk. Ms. Roudybush replied that he can as long as he maintains the proper width for accessible requirements. She also stated the he would need to obtain a sidewalk permit.

Mr. Pring stated no vote was needed to hold action on this property.

UPDATE FROM PLANNING COMMISSION/RDA ON BLIGHTED PROPERIES

17 Conewango Avenue. Ms. Williams reported that the property has been sold to an individual who will renovate the structure. He is in the process of cleaning out now.

OTHER BUSINESS

None

ADJOURNMENT

There being no further business to come before the Committee, Mr. Pring asked for a motion to adjourn the meeting. Ms. Whip made a motion to adjourn.

The next meeting will be held Thursday, June 27, 2019 at 11:30. The May meeting has been cancelled in advance with the knowledge that there not be a quorum.

Minutes prepared by Ellen Nelson