

**BLIGHTED PROPERTY REVIEW COMMITTEE
REGULAR MEETING
July 26, 2018 (amended September 27, 2018)**

The regular meeting of the Blighted Property Review Committee (BPRC) was held on Thursday, July 26, 2018 at 11:30 am in Council Chambers of the City of Warren Municipal Building, with Chair Ray Pring presiding.

Members present included Ray Pring, Denise Whipp and Greg Fraser. Also present were Terry Williams, Director of Codes, Permits & Recreation Services, Ken Hinton, Code Official, Jessica Roudybush Code Official and Ellen Nelson, Secretary.

APPROVAL OF MINUTES

Upon a motion by Mr. Fraser and a second by Ms. Whipp, the minutes of the June 28, 2018 meeting were unanimously approved as submitted.

ACKNOWLEDGEMENT OF VISITORS

No Visitors

CORRESPONDENCE

No Correspondence received

NEW PROPERTIES PRESENTED TO COMMITTEE

- A. **204 Prospect Street**. Ms. Roudybush reported that this property is on the same corner as 3 Hinkle Street (also being presented today). This property was a duplex at one time. The water has been turned off at 204 Prospect since 2013. There is no record of an account for 206 Prospect. The porch is falling down. In June 2018 a permit was issued to have the electric turned back on. The sewer bill has a balance of \$450.00 that is owed.

- B. **3 Hinkle Street**. This property is vacant, and the taxes are delinquent. The lawn care is sporadic. The grass is mowed when the owner receives a notice from the City. There is no water account at this location.

Mr. Fraser stated that these properties are ideal candidates for the Blighted process.

- C. **219 Liberty Street**. Mr. Hinton stated that this property is vacant and has no utilities. The roof has water issues and there are structural deficiencies. Property taxes are current and there are no liens. This was purchased out of the tax sale in 2017 by "Summer 16". Notices of violation were issued and a citation given. Property owner failed to appear at the summary trial. This property impacts the neighborhood.

This structure shares a roof with the adjoining property and that property owner has no interest in fixing the roof.

The current owner has no interest in this property. The owner was informed at the tax sale that the structure had issues. Photos of the building were shown to the owner.

Mr. Fraser asked if there is a risk to demo to structure. He added that it is begging for the blighted process.

PROPERTIES UNDER CONSIDERATION OF 1ST DECLARATION OF BLIGHT

- A. **705 W. Fifth Avenue.** Mr. Hinton contacted the property owner, Dan Clinton, and obtained the phone number for his ex-wife, Michelle. She does want to sell the property but she was never notified. Mr. Hinton will send notification to Michelle. Shawna Buck is still interested in the property and is not walking away.

Property cannot move forward in the process until proper notification has been given to Michelle as she is still one of the property owners. Action was tabled until proper notification is given.

PROPERTIES UNDER CONSIDERATION OF 1ST DECLARATION OF BLIGHT

- A. **103 Jefferson Street.** Ms. Roudybush stated that the porch stairway failed inspection. Water has been turned on in the name of Zach Allen, 20 N. Carver Street. No permits have been issued for electric or mechanical. The property is scheduled to be on the upset sale in September. Ms. Haibach called the tax office to get the amount due for property taxes.

Mr. Fraser asked about the interior of the property and if Ms. Roudybush felt it could be ready to rent in August. Ms. Roudybush replied that she felt it could be ready. Mr. Fraser added that the only way to keep moving forward is to keep the process moving. Ms. Whipp stated that the property owner is ultimately responsible. Mr. Fraser commented that work has been done – the water is on, there was an attempt to fix the stairs, the inside was cleaned out in March, so this property is salvageable.

At the last tax sale, the mortgage holder paid all the back taxes.

Mr. Pring stated that we have two options. Either table action to see if a renter is obtained or move forward to second declaration of blight.

Mr. Fraser made a motion to proceed with the second declaration of blight. Mr. Whipp seconded the motion. The motion passed by unanimous vote.

UPDATE FROM PLANNING COMMISSION/RDA ON BLIGHTED PROPERIES

Planning Commission did not meet last month so nothing to report.

- A. **1613 ½ Madison Avenue.** A motion was made in June to proceed with the second declaration of blight contingent on getting written notice from Counsel that we have adequately notified all parties. Verbal approval was received from Counsel but something in writing is needed.
- B. **500 Market Street.** Action was tabled until September.

OTHER BUSINESS

- RDA has ownership of 908-910 Pennsylvania Avenue E. DPW will obtain quotes to demo structure.
- 511 ½ East Street was purchased by RDA at tax sale. This will be demolished.
- 17 Conewango Avenue. Conservatorship was granted. Architect and Ms. Roudybush inspected the interior of the building. Mr. Roudybush reports that the structure is sound, roof needs repaired as it has holes from the fire, ceiling rafters are okay, front wall was damaged, electric needs a complete overhaul, plumbing might be okay, could be rehabilitated at a significant cost. Owner, Mr. Shorebird, is cutting the grass. Mr. Fraser added that if the property is sold, Mr. Shorebird will get net proceeds after all costs are paid.
- 11 ½ Linwood Street. Have filed for Conservatorship.
- 708 W. Fifth Avenue. Planning Commission certified this as blighted. RDA is waiting to see how the other properties turn out.
- 714 W. Fifth Avenue is in very sad shape.

ADJOURNMENT

There being no further business to come before the Committee, Mr. Pring declared the meeting adjourned. The next meeting will be held Thursday, September 27, 2018 at 11:30 am.

Minutes prepared by Ellen Nelson