

**BLIGHTED PROPERTY REVIEW COMMITTEE
REGULAR MEETING
January 23, 2020**

The regular meeting of the Blighted Property Review Committee (BPRC) was held on Thursday, January 23, 2020 at 11:30 am in the Administrative Conference Room of the City of Warren Municipal Building, with Ray Pring, Chair presiding.

ROLL CALL

Members present included Ray Pring, Rodney Wren 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, BPRC Recording Secretary.

ACKNOWLEDGEMENT OF VISITORS

Brian Ferry, Reporter for Times Observer
Jessica Solock, owner of 211 Monroe Street

APPROVAL OF MINUTES

Upon a motion by Mr. Fraser and a second by Chief Wren, the minutes of the October 24, 2019 meeting were unanimously approved as presented.

ELECTION OF OFFICERS

Mr. Fraser presented the current slate of officers: Ray Pring, Chair and Denise Whipp Vice-Chair. Chief Wren seconded the motion that passed by unanimous vote. **Ms. Whipp was not present at the meeting but later agreed through email to serve as Vice-Chair.**

CORRESPONDENCE

No correspondence received

PROPERTIES UNDER CONSIDERATION OF 1ST DECLARATION OF BLIGHT

211 Monroe Street Ms. Roudybush presented this property and went over the Fact Sheet and photos that she presented to the committee. This property has been unoccupied for at least 2 years. The exterior is in good condition and the grass is maintained. Utilities have been shut off and there are liens, delinquent taxes and unpaid utility bills.

Mr. Fraser asked Ms. Solock what her intentions are with the property. Ms. Solock stated that she inherited this property when her mother passed away 2 years ago and is just now able to deal with the issues. Her intention is to clean out the inside and rent the house as soon as possible. She has money for the liens and to have the utilities turned back on.

Mr. Pring asked what she could do in the next 30 days. Ms. Solock replied that she could pay the \$1,000 lien, purchase the adjoining Wood Street property, clean up the exterior and get the sewer turned back on. Chief Wren commented that the back porch has trash and debris on it. Ms. Solock will have that cleaned up.

Mr. Fraser asked about the deed to the property. Ms. Roudybush has a copy transferring the property into Ms. Solock's name. Mr. Pring added that the house looks salvageable and would like progress reports at the next meeting.

Mr. Fraser suggested tabling this until the next meeting and asked Ms. Solock to attend and update the committee on her progress.

PROPERTIES UNDER CONSIDERATION OF 2ND DECLARATION OF BLIGHT

500 Market Street. Mr. Hinton reported that the new property owner, Manuel Rebecchi, understands that he has 12 months to remedy the property maintenance issues. Mr. Rebecchi has obtained a local contractor and intends for this to remain a single-family residence. Mr. Hinton suggested the committee wait until the next meeting to see if he receives the green card back from the certified mailing. He will also post the property.

Mr. Fraser asked if the owner had obtained local legal counsel. Mr. Hinton said that he has retained the services of Tim Bevevino. Mr. Fraser suggested that Mr. Hinton include Mr. Bevevino in any mailings. Mr. Hinton will check with Jamie Nuhfer, realtor, for contact information for the property owner.

Mr. Fraser asked if there was any change in the violations. Mr. Hinton replied that there are no changes and the blighted criteria remain. Mr. Fraser would like to see a plan presented to the committee.

Mr. Pring stated that without proof of receipt we cannot move forward with the blighted process. Mr. Fraser would like an update at the February meeting and have it back on the agenda in March.

Action was tabled until the next meeting on this property.

602 Conewango Avenue. Ms. Roudybush reviewed this property which is located at the corner of Glade & Conewango. First Declaration of Blight was mailed July 25, 2019. An invitation was mailed to the owner, Mr. Hartley, to attend the December meeting and he planned to attend. He called the day before to say he could not attend, but it turns out the meeting was cancelled due to a lack of quorum. Ms. Roudybush invited him to attend this January meeting, but he did not appear. Mr. Hartley said he had other properties he is planning to sell so he can rehabilitate 602 Conewango but no improvements have been noted.

Ms. Williams added that the Codes Department gets many complaints about this property. Ms. Roudybush stated there is lots of interest from people who want to purchase the property. She refers them to Mr. Hartley but has no idea if he is interested in selling.

Mr. Fraser made a motion to move 602 Conewango Avenue to second declaration of blight. Chief Wren seconded the motion that passed by unanimous vote.

100 W. Third Avenue (East Street School House Apts., Inc.). Mr. Hinton provided an asbestos abatement report to the committee. Mr. Pring signed the First Declaration of Blight letter today which Mr. Hinton will mail. Mr. Hinton stated that the owner is planning to have Fox & Sons demolish the entire building in the spring. He still does not know what he is doing with the property after the demo is complete.

UPDATE FROM PLANNING COMMISSION/RDA ON BLIGHTED PROPERIES

Mr. Pring stated that the Planning Commission has not met so there is no update.

Ms. Williams reported that the RDA purchased 11 ½ Linwood Street out of the Repository Sale. DPW has demolished the house and cleaned up the property. An interested buyer is already lined up for this parcel.

OTHER BUSINESS

NONE

ADJOURNMENT

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

The next meeting will be held Thursday, February 27, 2020 at 11:30.

Minutes prepared by Ellen Nelson