

**BLIGHTED PROPERTY REVIEW COMMITTEE
REGULAR MEETING
FEBRUARY 16, 2023**

The regular meeting of the Blighted Property Review Committee (BPRC) was held on Thursday, February 16, 2023, at 11:30 AM in Council Chambers of the City of Warren Municipal Building, 318 W. Third Avenue, Warren, PA.

ROLL CALL

Chair Ray Pring called the meeting to order. Members present included Douglas Hearn, Fire Chief Dave Krogler, Maury Cashman and Vice-Chair Denise Whipp. Also, present were Randall Rossey, Director of Codes and Planning; Scott Taylor, Zoning & Ordinance Enforcement Official; Jessica Trumbull, Codes Secretary; Kassie Damcott, Recording Secretary.

ACKNOWLEDGEMENT OF VISITORS

Josh Cotton - representing the Warren Times Observer
Andrew Clark - owner of 104 Water Street
Shelly Cordosi - owner of 104 Water Street

APPROVAL OF AGENDA

Upon a motion by Mr. Cashman and a second by Mr. Krogler, the agenda for the Thursday, February 16, 2023, meeting was approved, with those in attendance also in favor.

APPROVAL OF MINUTES

Upon a motion by Mr. Hearn and a second by Mrs. Whipp, the minutes from the January 19, 2023, meeting were unanimously approved as presented by those present.

CORRESPONDENCE

There was no correspondence to come before the Committee.

CONSIDERATION OF 1st DECLARATION OF BLIGHT

104 Water St - Mr. Taylor reports this property has been vacant for the last decade and was purchased in 2019 by the present owner, Mr. Andrew Clark. There were several property maintenance issues present at the time of the purchase, as well as structural defects as well. Mr. Clark has been working to remedy the structural issues with an engineer and construction company. Mr. Clark reports he sees the remainder of the work taking about two more years before he can move in. He intends to have a studio space and a residential loft or apartment space. A motion to table the property to the May 2023 meeting, with the expectation that Mr. Clark has a better timeline and stamped drawings by then, was made by Mr. Krogler. The motion was seconded by Mrs. Whipp and passed unanimously by those present.

418 Hazel St - Mr. Taylor reports he began looking into this property in mid-2022 and found several property maintenance issues present. The owner is reported to be deceased and the remaining kin (a son) resides in Harrisburg, PA. Mr. Taylor previously had contact with the son, who was invited to today's meeting, but no actions have been taken to remedy the properties deficiencies in several months. A request to speak with the City's solicitor to confirm that BPRC and RDA have the authority to assign responsibility to the deceased owner's son was made. A motion to declare first blight was made by Mrs. Whipp, seconded by Mr. Hearn and passed unanimously.

202 N Irvine St - Mr. Taylor reports this property has been vacant for five years. The property went through the foreclosure process as well as bankruptcy, but the bank returned the home to the owner due to the state of disrepair. There are several years of unpaid taxes due on the

property as well as municipal liens. The owner of the property, Dallas Erghot, was invited to today's meeting, but did not respond. The property is up for judicial sale in May 2023. A motion to declare first blight was made by Mr. Krogler, seconded by Mr. Hearn and passed unanimously.

UPDATE FROM PC/RDA

No update available at this time.

NEW BUSINESS

No new business at this time.

LAND BANK

Mr. Cashman provided an update on the county landbank progress. The goal of the land bank is to be another tool municipalities can use when obtaining properties and working with owners to avoid blight or remedy blight. Commitment to the County Land Bank will be up for consideration at Monday's council meeting.

ADJOURNMENT

With there being no further business to come before the Committee, the meeting was adjourned upon motion by Mr. Cashman and seconded by Mr. Krogler.

The next meeting will be held Thursday March 16, 2023, at 11:30 a.m.

Minutes prepared by Kassie Damcott