

**BLIGHTED PROPERTY REVIEW COMMITTEE
REGULAR MEETING
March 28, 2019**

The regular meeting of the Blighted Property Review Committee (BPRC) was held on Thursday, March 28, 2019 at 11:30 am in the Administrative Conference Room of the City of Warren Municipal Building, with Ray Pring, Chair 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 and Ellen Nelson, Secretary.

APPROVAL OF MINUTES

Upon a motion by Mr. Fraser and a second by Mr. Cantrell, the minutes of the February 28, 2019 meeting were unanimously approved with one correction.

ACKNOWLEDGEMENT OF VISITORS

Robert Huck re: East Street School property
Doug Hall re: 500 Market Street property

CORRESPONDENCE

No correspondence received

PROPERTIES UNDER CONSIDERATION OF 2ND DECLARATION OF BLIGHT

500 Market Street. Mr. Hinton stated that he mailed a notice of declaration to Mr. McIntosh and that Mrs. McIntosh signed the green card, so we have proof of delivery. Mr. Fraser asked if there was an appeal period with the second declaration and Mr. Hinton replied no.

Mr. Hall, contractor, presented a letter to the committee outlining the status of this renovation. Mrs. McIntosh indicated a desire to stop all work inside the structure while Mr. McIntosh asked Mr. Hall to continue work on the outside which includes the front steps, skirting around the porch and some brick repair.

Mr. Hall reported that the second-floor electric is not complete. Mr. Pring asked if the new gas line was turned on and Mr. Hall replied that it is. All utilities are existing. Mr. Pring asked if he had a time frame to complete the outside work. Mr. Hall said no, he leaves that to Mr. & Mrs. McIntosh. He added that roof mediation is still needed but the interior is sound.

Ms. Whipp recused herself from voting on this property because her real estate agency represents this property. Mr. Fraser stated that he feels there is no information that they are moving ahead with the remaining work and he would like to proceed with the second declaration of blight. There was no second to this motion. Mr. Pring stated that the original issues have been taken care of and it is weather tight, but it is not ready to be inhabited.

Mr. Hinton commented that this property still meets the definition of blighted property. It is still a public nuisance, attractive nuisance, a fire hazard, not habitable, utilities are not functioning, and it is vacant. Mr. Fraser suggested that unless continued pressure exists the property remains unsaleable; not only a nuisance but a hazard. Ms. Williams added that the designation of blight remains with the property and allows the next owner to be accountable.

Mr. Pring said he is not ready to vote and asked that a letter be mailed to Mr. & Mrs. McIntosh letting them know we are tabling the declaration and invite them both to attend the April meeting. Mr. Hall asked what he can do to help. Mr. Fraser replied that he could have both Mr. & Mrs. McIntosh come to the next meeting.

204 Prospect Street. Mr. Hinton reported that there have been no changes in the status of this property and no communication from the owner. Ms. Whipp stated that the property is still listed for sale and the asking price has been lowered to \$15,000. Mr. Fraser also asked if the property is being maintained with items like snow removal. Mr. Hinton replied that there were no issues.

Mr. Fraser made a motion to move 204 Prospect Street to Second Declaration of Blight. Ms. Whipp seconded the motion that passed by unanimous vote.

PROPERTIES UNDER CONSIDERATION OF 1ST DECLARATION OF BLIGHT

100 W. Third Avenue (East Street School House Apts., Inc.). Mr. Hinton stated that First Declaration of Blight was declared on this property several years ago. The property has electric and gas utilities. Mr. Fraser recused himself because he has provided legal counsel to East Street Apartments.

Mr. Hinton provided a new fact sheet on this property and stated that he mailed a Consideration of First Declaration of Blight to the owner. Mrs. Huck signed the green card providing proof of delivery.

Mr. Huck said that he did everything that was asked of him, so the property was removed from the blighted list. He added that he wanted to tear down the building but his father-in-law, Alfred Davies, the co-owner, does not. Mr. Huck has communicated with him over the winter months and had a contract with Keith White Excavating, but his father-in-law was unwilling to agree. After receiving the declaration of blight, Mr. & Mrs. Davies are now willing to sign his half over to Mr. Huck so he can now move forward and plans to tear down the building but needs to communicate with Keith White Excavating. A notice of violation was issued for the roof. Mr. Huck said he has not fixed the roof because it would be a waste of money if the building was going to be demolished.

Ms. Williams asked Mr. Huck if he had a time frame for the transfer of ownership. Mr. Huck wanted to come to the meeting first before he proceeded. His plan is to tear down and redevelop the property which sits on two (2) parcels. Mr. Huck will talk to Mr. White about the demolition and will also provide a time line to the Committee.

Ms. Whipp made a motion to postpone any action on 100 W. Third Avenue until the next meeting. Mr. Fraser had previously recused himself. Mr. Pring seconded the motion that passed by unanimous vote.

UPDATE FROM PLANNING COMMISSION/RDA ON BLIGHTED PROPERTIES

Ms. Williams provided updates on the following properties.

17 Conewango Avenue. Ms. Williams reported that there is a very interested party who plans to put in a bid of \$7,000.00 for the property and present a comprehensive plan to renovate. Mr. Fraser asked if \$7,000 will made the RDA whole and Ms. Williams replied that it will.

OTHER BUSINESS

None

ADJOURNMENT

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

The next meeting will be held Thursday, April 25, 2019 at 11:30 am in Council Chambers.

Minutes prepared by Ellen Nelson