

**BLIGHTED PROPERTY REVIEW COMMITTEE  
REGULAR MEETING  
April 20, 2023**

---

The regular meeting of the Blighted Property Review Committee (BPRC) was held on Thursday, April 20, 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 Vice-Chair Denise Whipp, Maury Cashman, Douglas Hearn, and Fire Chief Dave Krogler. Also, present were Randall Rossey, Director of Codes and Planning; Scott Taylor, Zoning & Ordinance Enforcement Official; Jessica Trumbull, Codes and Recording Secretary.

**ACKNOWLEDGEMENT OF VISITORS**

Josh Cotton - representing the Warren Times Observer  
Thomas O'Donnell - owner of 418 Hazel Street

**APPROVAL OF AGENDA**

Upon a motion by Mr. Hearn and a second by Mr. Cashman, the agenda for the Thursday, April 20, 2023, meeting was approved, with those in attendance also in favor.

**APPROVAL OF MINUTES**

Upon a motion by Mr. Cashman and a second by Mr. Hearn, the minutes from the March 16, 2023, meeting were unanimously approved as presented by those present.

**CORRESPONDENCE**

There was no correspondence to come before the Committee.

**CONSIDERATION OF 2<sup>ND</sup> DECLARATION OF BLIGHT**

**418 Hazel Street** - Mr. Taylor reports there has been no action taken since the notice of violation was sent in September of 2022 although he has been in contact with the homeowner. The homeowner, Thomas O'Donnell, states that he is willing to sell the property once it has been cleared of all debris inside the home. Mr. O'Donnell also states that there is no way for any contractors to enter the property due to the location. A motion for a vote was made by Mr. Krogler and seconded by Mr. Hearn, a 2<sup>nd</sup> declaration of blight was approved by a 3-2 vote; those in agreement were Chief Krogler, Mr. Cashman, and Mr. Hearn, all those opposed included Mr. Pring and Mrs. Whipp.

**202 N Irvine Street** – Mr. Taylor states that this property has been vacant for 5 plus years, no utilities are on at the present time, there are holes in the roof, moss growing, and shingles have lifted leaving the roof to leak. There are also several structural issues including the porches and garage. Property also has maintenance issues with overgrown vegetation. Mr. Taylor has reported that the owner has walked away from the property and although notices have been sent to the homeowner they continue not to respond. This property will go up for judicial sale in May 2023. A motion to declare 2<sup>nd</sup> declaration of blight was made by Chief Krogler and a second by Mr. Hearn, motion carried by unanimous decision by all those present.

**1024 Spring Street** – Mr. Taylor reports that the homeowner is deceased and there has been no return contact from the ex-wife who has had no participation in the home in over 13 years. Several complaints have been made by neighbors that there are many rodents, bees and snakes that inhabit the property due to the overgrown vegetation and the property being vacant for many years with no maintenance being performed in over 2 years. This property will go up

for Judicial sale in May 2023. A motion to declare 2nd declaration of blight was made by Mr. Cashman with a second by Chief Krogler. All those in attendance were also in favor.

### **CONSIDERATION OF 1<sup>st</sup> DECLARATION OF BLIGHT**

**325 Prospect street** - Mr. Taylor reports there has been no progress made at this property after there was a small fire in the residence and the electricity was shut off. Since that time, the gas meter has also been removed from the property, but the electricity has recently been turned back on. The homeowner has not returned any calls or followed up with any correspondence that they have received due to peeling paint, roof, and garage issues as well as overgrown vegetation. A motion to declare the first declaration of blight was made by Mr. Cashman and was seconded by Mr. Hearn. All those present were in favor.

**8 Morrison** - Mr. Taylor reports this property has been vacant for several years. Mr. Taylor has been in contact with the owner who has stated that this property has only been used for storage. Mr. Rossey asked for no motion to be made on this property as it has been brought to the city's attention that this property is being sold today April 20, 2023, with the new owner assuming all responsibility for the property. A motion to table this property until the May 18, 2023, meeting was made by Mr. Cashman with Mr. Hearn, Mr. Pring and Mrs. Whipp all in favor and Chief Krogler opposed.

### **UPDATE FROM PC/RDA**

Mr. Rossey states there are no actions or updates to report.

### **OLD BUSINESS**

**211 Monroe Street** Per Mr. Taylor, this property has been cleared of all violations and all utilities have been reinstated and are still in working order. A motion to approve removing this property from 1<sup>st</sup> declaration was made by Chief Krogler with a second by Mr. Cashman. All present were in favor.

**County Landbank** Mr. Rossey reports that the City Council has approved joining the County Landbank, which has no properties at this time, but they will work closely with the City and the RDA in the future.

### **ADJOURNMENT**

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

The next meeting will be held Thursday May 18, 2023, at 11:30 a.m.

Minutes prepared by Jessica Trumbull