

**BLIGHTED PROPERTY REVIEW COMMITTEE
REGULAR MEETING
APRIL 21, 2022**

The regular meeting of the Blighted Property Review Committee (BPRC) was held on Thursday, April 21, 2022, at 11:30 AM in Council Chambers of the City of Warren Municipal Building, 318 W. Third Avenue, Warren, PA.

ROLL CALL

Committee Member Maurice Cashman called the meeting to order. Members present included Maurice Cashman, Dave Krogler Fire Chief and Doug Hearn. Also present were Randy Rossey, Director of Codes & Planning; Mike Holtz, DPW Director; Scott Taylor, Zoning & Ordinance Enforcement Official; and Kassie Damcott, Recording Secretary. Absent from the meeting: Denise Whipp, Vice-Chair; Nancy Freenock, City Manager; Kelly Conti, BPRC Recording Secretary

Chair Raymond Pring arrived at 11:37am and took over meeting duties.

ACKNOWLEDGEMENT OF VISITORS

Jessi Solock – representing 211 Monroe St.
Josh Cotton – representing the Warren Times Observer

APPROVAL OF AGENDA

Upon a motion by Doug Hearn and a second by Dave Krogler, the agenda for the Thursday, April 21, 2022, meeting was approved, with those in attendance also in favor.

APPROVAL OF MINUTES

Upon a motion by Dave Krogler and a second by Doug Hearn, the minutes of the February 17, 2022, 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

820 Carbon Place - This property is in the process of being rehabilitated by the current owner after sitting vacant for several years. It is reported that the winter weather stalled some of the external work the owner wanted to complete, but much progress has been made inside the home. Zoning & Ordinance Enforcement Officer Scott Taylor stated that the owner has been in contact Bureau Veritas regarding needed permits. He recommended that this property be tabled until preferably, the July BPRC meeting. Upon a motion by Mr. Krogler and a second from Mr. Cashman, declaration of first blight was tabled until July 2022. The motion carried unanimously.

516 Prospect Street - Mr. Taylor reports that the owners of this property primarily live in Florida and there has not been water or gas service to the home for an extended period of time. The clutter in the backyard has been cleaned up since the property was first found to be a blighted candidate. Mr. Taylor recommended this property be tabled until the May meeting to give the owners additional time to get utilities restored to the property. Upon a motion by Mr. Krogler and a second from Mr. Cashman, the property was tabled until the May 2022 meeting. The motion carried unanimously.

15 North Irvine Street - This property was first posted as blighted in the Summer of 2021. Due to a change in staffing in the Codes Department, the property was not brought back in front of the Committee until now and in the meantime, contact was made with the owner who lives in

Washington state. He reported to Mr. Taylor that the home was a rental for a period of time but has been vacant since the Summer of 2021. The homeowner also stated that the property is going through foreclosure but did not state the bank or entity that is performing the foreclosure. The foreclosure entity hired a property management company to remedy the external issues, but the interior of the home is filled with trash. Due to the foreclosure in-progress, Mr. Krogler made a motion to table this property until the June 2022 meeting. Mr. Cashman seconded the motion and the motion carried unanimously.

104 Water Street - Mr. Taylor reports he has had contact with the property owner who lives out of the country but is looking to rehab the property and make it livable for his family when they return to the country in the next year. This property has changed owners several times since it's original blighted declaration in 2007. This property was previously tabled to the June 2022 meeting.

211 Monroe Street - Jessi Solock attended the meeting to give the Committee an update on this property that she inherited from her deceased mother. Miss Solock reports the property maintenance issues have been remedied and she has hired Snell Landscaping to mow the property. There are some bags on the back porch that are items Miss Solock is going through, but it is organized not scattered all over. She states that she has applied for LIHEAP to help her take care of the past-due gas bills her mother had, which is preventing her from restoring gas service to the property. The electric service should be re-connected to the property shortly, Miss Solock says she is just waiting for Penelec to do their part. The water and sewer can not be restored until she can get help or figure out a payment plan for those delinquent utilities. Mr. Pring requested a deadline or at least some idea as to when this property will be able to have functioning utilities and be occupied. At this time, she is unable to give a hard deadline as to when the property will be in a habitable, fully operating condition. She is possibly looking to rent or sell the home, if she is comfortable doing so, within the next year. Upon a motion by Mr. Cashman and a second from Mr. Krogler this property was tabled to July 2022's meeting where Miss Solock is to come back before the Committee with a plan and more progress on the property. The motion carried unanimously.

PROPERTIES UNDER CONSIDERATION OF 2ND DECLARATION OF BLIGHT

7 Hinkle Street - Mr. Taylor reports that this property was in the process of being sold as of the last meeting, but since then it has fallen through due to liens on the property. The owner of the property, Donald Moats, hasn't made any progress or attempt to remedy the property maintenance issues, therefore, Department of Public Works employees cleaned up the property and a lien will be placed against the property. Mr. Krogler made a motion for the second declaration of blight, Mr. Cashman seconded, and the motion passed unanimously.

POTENTIAL BLIGHT CANDIDATES:

Mr. Taylor presented information as to why the properties below are on the blight radar:

- 128 Water Street
- 209 Jackson Avenue
- 8 Morrison Street
- 417 Laurel Street

REVIEW OF PROPERTIES YTD:

Mr. Taylor presented the up-to-date list of properties and confirmed the statuses of each.

RDA / PLANNING COMMISSION UPDATE:

1010 Madison Avenue - The update received was that this property has been demolished after a structure fire occurred on January 31, 2022.

OLD BUSINESS

Mission Statement –

Per Mr. Pring, this is still a work in progress, so he is moving the item to the May meeting.

PUBLIC COMMENT

There was no public comment.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

With there being no further business to come before the Authority, the meeting was adjourned upon motion by Mr. Cashman and a second by Mr. Krogler. The motion carrier unanimously.

The next meeting will be held Thursday, May 26, 2022, at 11:30.

Minutes prepared by Kassie Damcott