

**BLIGHTED PROPERTY REVIEW COMMITTEE
REGULAR MEETING
MAY 27, 2021**

The regular meeting of the Blighted Property Review Committee (BPRC) was held on Thursday, May 27, 2021, at 11:30 am in Council Chambers of the City of Warren Municipal Building, 318 W. Third Avenue, Warren, PA.

ROLL CALL

Members present included Ray Pring, Denise Whipp, Marty McQuillan & Chief Rodney Wren. Also, present were Vince DeJoy, Director of Zoning, Codes & Economic Development, Mike Holtz, DPW Director, Jessica Roudybush, Code Official and Ellen Nelson, BPRC Recording Secretary.

WELCOME NEW MEMBER

Mr. Pring welcomed Marty McQuillan to the Blighted Property Review Committee. Mr. McQuillan, who is the representative appointed by the Redevelopment Authority, gave a summary of his history with the City. He has been on the RDA for 3-4 years and was the outside auditor for the City.

APPROVAL OF MINUTES

Upon a motion by Ms. Whipp and a second by Chief Wren, the minutes of the April 22, 2021, meeting were unanimously approved as presented by those present.

ACKNOWLEDGEMENT OF VISITORS

Mr. Robert Huck. R: 104 W. Third Avenue
Josh Cotton, Times Observer reporter

CORRESPONDENCE

No correspondence received

**PROPERTIES UNDER CONSIDERATION OF 2ND DECLARATION OF BLIGHT
104 W. Third Avenue (East Street School House Apts., Inc.)**

Ms. Bee stated that a first declaration of blight was issued in October of 2019. She added that Mr. Huck was waiting on the status of state grant that would cover 90% of the demolition cost. Ms. Bee had spoken to Commissioner Eggleston and found that the grant has not yet been awarded.

Mr. Huck reported that he has an asbestos report and an estimate for \$98,860 from Fox & Sons for demolition. If he receives the grant, he will be ready to go in 1-2 weeks. Chief Wren commented that this is an old estimate – from July 16, 2020, and asked if they will honor the amount. Mr. Huck will check with Fox & Sons.

Mr. Pring asked if there are any safety issues that would impact a decision to delay action. Ms. Bee replied there is no reason to take action. Mr. DeJoy asked what Mr. Huck's contingency plan is if he is not awarded the grant. Mr. Huck will dismantle himself and it is a big job. Ms. Whipp asked if there was any hope to rehabilitate. Mr. Huck replied it is not practical as the cost would exceed \$1,000,000.00.

Ms. Whipp made a motion to delay the second declaration of blight until the next meeting. Chief Wren seconded the motion, that passed by unanimous vote by those present.

PROPERTIES UNDER CONSIDERATION OF 1ST DECLARATION OF BLIGHT

211 Monroe Street Ms. Bee stated the owner, Jessi Solock, was invited to the meeting today but she is not confident in the delivery of the letter. Chief Wren said not attending is not a good sign. Ms. Whipp struggles with this one as the only current issue is high grass. Ms. Bee stated that is why this property is here, we don't want it to deteriorate. Ms. Whipp would like a certified letter to go out notifying of consideration of first declaration of blight for June meeting.

219 Liberty Street Ms. Bee stated that the owner walked away from this property after purchasing at the judicial sale. Mr. Pring has no doubt it meets the criteria of blight Ms. Bee said the green card was returned from the certified letter. Mr. Holtz stated this would be a big expense for the City if it takes on this property.

Mr. Pring asked if there is any reason not to proceed. Ms. Whipp added the faster the better as this property is getting worse. Ms. Bee added this will go to the tax sale. There were no bids for the property at the judicial sale yesterday. The City has applied for state grant funds to make the building warm, safe, and dry.

Mr. Pring stated the property certainly meets the criteria for blight, but does Ms. Bee have any concerns on proof of delivery of certified letter. Is there any reason not to proceed? Ms. Whipp replied, the sooner the better as it affects the neighboring properties.

Chief Wren made a motion to declare first declaration of blight. Ms. Whipp seconded the motion that passed by unanimous vote by those present.

58 Locust Street Ms. Bee reported that there are many property maintenance issues and a number of complaints. The exterior is in very poor condition and not maintained, and the interior is gutted. A land contract was drawn up in August of 2020, but it was never signed or executed. Ms. Bee sent a notice of violation under the property maintenance code and the party was found guilty at a hearing at the district magistrate's office. He has 90 days to complete the sale of the property to his neighbor.

Ms. Bee said this fits the description of blight and there is no reason to delay a declaration of blight. Hopefully, that will keep the incentive for the owner to continue to pursue this sale of the property.

Ms. Whip made a motion to declare first declaration of blight. Chief Wren seconded the motion that passed by unanimous vote by those present.

UPDATE FROM PLANNING COMMISSION/RDA ON BLIGHTED PROPERIES

111 Pioneer Street Ms. Bee reported the first declaration of blight was never sent and the new owner is now renovating the property. Mr. Pring suggested the first declaration of blight be rescinded.

Chief Wren made a motion to rescind the previous vote for first declaration of blight for 111 Pioneer Street. Ms. Whipp seconded the motion that passed by unanimous vote by those present.

Mr. Pring said we should revisit in July with an update on the progress.

NEW BUSINESS

Mr. Pring would like Ms. Bee to give a presentation of possible properties at the June meeting.

Mission Statement

Mr. Pring volunteered himself and Mr. DeJoy to work on a mission statement for the BPRC.

PUBLIC COMMENT

None

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, June 24, 2021, at 11:30.

Minutes prepared by Ellen Nelson