

**BLIGHTED PROPERTY REVIEW COMMITTEE
REGULAR MEETING
JUNE 24th, 2021**

The regular meeting of the Blighted Property Review Committee (BPRC) was held on Thursday, June 24th, 2021, at 11:30 am in Council Chambers of the City of Warren Municipal Building, 318 W. Third Avenue, Warren, PA.

ROLL CALL

Committee members present included Ray Pring, Denise Whipp, Greg Fraser & Chief Rodney Wren. Also present were Vince DeJoy (Director of Zoning, Codes & Economic Development), Mike Holtz (DPW Director), Jessica Roudybush (Code Official), Nancy Freenock (City Manager) and Kassie Damcott (BPRC Recording Secretary).

APPROVAL OF MINUTES

Upon a motion by Mr. Fraser and a second by Chief Wren, the minutes of the May 27th, 2021, meeting were unanimously approved as presented by those present.

ACKNOWLEDGEMENT OF VISITORS

Mr. Robert Huck. R: 104 W. Third Avenue
Miss Jessi Solock. R. 211 Monroe Street

CORRESPONDENCE

No correspondence received

PROPERTIES UNDER CONSIDERATION OF 2ND DECLARATION OF BLIGHT

104 W. Third Avenue (East Street School House Apts., Inc.) Mr. Huck attended the meeting with an update for the East Street School property he owns. He stated that he was not awarded the grant he planned to use to pay for some of the demolition of 90% of the property. Without receiving the grant money, it leaves Huck to demo the property on his own which will take significantly longer given the scope of work and the lack of funds. He believes that he will be well into 2022 before the property is taken down completely.

Mr. Fraser mentioned that the chimney on the East Street side of the property seems to have fallen down, which Huck stated he has removed himself. By taking the chimney down it left a hole in the roof which Huck said he has a temporary patch over for the time being and confirmed there are no leaks caused by the temporary fix. For the time being, Huck states he is working on the chimneys, as they are the tallest points of the building and then will move onto obtaining a lift for the bell tower demolition. Ms. Bee reminded Mr. Huck to be sure he is obtaining all proper demolition permits along the way.

Mr. Fraser made a motion to delay the second declaration of blight until the next meeting, but would like Huck to return next month with definite progress towards removing chimneys and the tower before then. Chief Wren seconded the motion, that passed by unanimous vote by those present.

PROPERTIES UNDER CONSIDERATION OF 1ST DECLARATION OF BLIGHT

211 Monroe Street. Property owner, Jessi Solock, attended the meeting to give an update on the property and her plans for it in the future. She told the committee that it was her mother's home and she is not ready to sell at this time, nor will she live in the home, due to the contents of the home needing to be sifted through and removed, which is an emotional matter for her. Solock purchased the home, where it was then removed from Sheriff's Sale and remedied the high grass. This was confirmed to be true by Ms. Bee. The lack of utilities, including heating and cooling the structure concern the committee as there is the high risk of mold and deterioration the longer it is vacant and unattended. Mr. Fraser made a motion to table the property until December 2021 but continue follow up to ensure the property does not become blighted. Mr. Pring seconded the motion, that passed by unanimous vote by those present. The committee decided that this this property will be tabled for the time being and ask that the homeowner return at the end of the year, December 2021 time frame and give a better, more specific update as to what she is going to do with the property.

UPDATE FROM PLANNING COMMISSION/RDA ON BLIGHTED PROPERIES

500 Market Street. There has been no update from the contractor, per Ms. Bee. The last she knew there was interior work being done and the goal was to be finished up by Fall or end of the year at the latest. The owner has been very good about getting the proper permits and inspections from the very beginning. It was discussed among members that because this property's blighted process began well over a year ago, that a letter be sent requesting the owner to attend a BPRC meeting with an update of the progress or the committee will have to consider a 2nd blight declaration. Fraser made a motion to table the 2nd blight declaration pending communication with the owners. Chief wren seconded the motion, and it was passed by unanimous vote by those present.

NEW BUSINESS

Presentation of properties to consider for first blight

80 Carbon Place & 316-316 ½ Carbon Place were chosen out of the presentation for consideration of first blight declaration. Ms. Bee will move forward with the first blight declaration and plans to have more information at the next meeting.

1022 Spring Street was on the presentation as a possible blight property. Mr. Holtz knows the owner, Jim Embree and will reach out to him to request he attends the next meeting or provide correspondence as to what his plan is to remedy the properties issues.

Mission Statement

Mr. Pring volunteered himself and Mr. DeJoy to work on a mission statement for the BPRC and they are still working on it.

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, July 22nd, 2021, at 11:30.

Minutes prepared by Kassie Damcott