

**BLIGHTED PROPERTY REVIEW COMMITTEE
REGULAR MEETING
JUNE 28, 2018**

The regular meeting of the Blighted Property Review Committee (BPRC) was held on Thursday, June 28, 2018 at 11:30 am in Council Chambers of the City of Warren Municipal Building, with Chair Ray Pring presiding.

Members present included Ray Pring, Denise Whipp, Greg Fraser and Chief Pascuzzi. Also present were Terry Williams, Director of Codes, Permits & Recreation Services, Ken Hinton, Code Official, Jessica Roudybush Code Official and Ellen Nelson, Secretary.

APPROVAL OF MINUTES

Upon a motion by Mr. Fraser and a second by Chief Pascuzzi, the minutes of the May 24, 2018 meeting were unanimously approved as submitted.

ACKNOWLEDGEMENT OF VISITORS

Doug Hall re: 500 Market Street
Josh Cotton, Times Observer

CORRESPONDENCE

No Correspondence received

PROPERTIES UNDER CONSIDERATION OF 1ST DECLARATION OF BLIGHT

- A. **705 W. Fifth Avenue.** Mr. Hinton reported that the owner, Dan Clinton, is selling this property but his ex-wife does not want to sell. The prospective buyer has backed out and has no interest. The grass has been cut. The property will be going to tax sale. Mr. Clinton's ex-wife is not willing to sign off because she wants more money. Mr. Hinton advised Mr. Clinton to attend this meeting but he did not appear.

Ms. Whipp stated that some improvements have been done. Mr. Hinton added that no inspections have been done since the last meeting. Mr. Pring asked Mr. Hinton if he would consider this property abandoned based on the conversation the two of them had. Mr. Hinton replied yes, and that Mr. Clinton will do what is necessary to keep from getting a notice of violation for exterior property maintenance issues.

Mr. Fraser asked if his ex-wife is on the deed to the property and has she been notified. Mr. Hinton stated that the ex-wife was not notified because our office does not have her address. Mr. Fraser stated that we have an incomplete notification because his ex-wife was not notified. Chief Pascuzzi asked if we can move forward without notification to the ex-wife. Mr. Pring stated that Mr. Clinton appeared at these meetings several times and believes his ex-wife was notified vocally by Mr. Clinton regarding the first declaration of blight. Mr. Pring suggested we contact Council to see if we are on solid ground regarding the notification for declaration of blight. Mr. Fraser added that Mr. Clinton said he had talked to his ex-wife regarding the blight process. Mr. Hinton said that Mr.

Clinton told him that his ex-wife lives in New York state. Mr. Fraser stated we could get a court order to serve notice by publication. Mr. Fraser also suggested that notice be sent listing both property owners. Mr. Hinton will call Mr. Clinton to see if he has a phone number for his ex-wife and will try to reach out to her. Mr. Pring asked Mr. Hinton to research to make sure we have no other address for her.

Mr. Fraser made a motion to table action until the July meeting. Ms. Whipp seconded the motion which passed by unanimous vote.

PROPERTIES UNDER CONSIDERATION OF 2ND DECLARATION OF BLIGHT

- A. **500 Market Street.** Doug Hall, contractor, was present regarding this property. He has letters of intent with photographs. He is close to securing permits. Work to be completed is plumbing, windows, paint, close penetrations (98% done), back porch, roof beams and minor foundation issues. The heating system will be researched by Wilcox Brothers. Penn 24 will be working on the hot water heat and researching sewer lines to see if sufficient. Mr. Hall feels the exterior concerns have been addressed and stated that Mr. Hinton can do a walk through. The attic space will remain attic and not living space. The structure will remain a single-family residence.

The plan is to get the structure to a saleable condition. It is now a construction site and not an abandoned property. Mr. Pring stated that the documents provided listed 3 phases of work and asked if the property will be saleable when these 3 phases are complete. Mr. Pring asked the length each phase will take and are finances available. Mr. Hall replied that to date finances have not been a problem and to get to a saleable condition, the property will have drywall, plumbing and electric but will not be staged to sell.

Phase 1. Address all conditions of first declaration of blight other than utilities; no electric.

Phase 2. Equipment of first floor that they are using. Second floor walls are open, so they can blow in insulation from inside. They will install drywall 8 feet up and then blow in insulation before finishing the drywall. Some glass is still broken. They have a supply to take care of those.

Mr. Hall estimates it will take 1 to 2 years to finish the project. Mr. Fraser asked what the time frame is for heat to be functioning. Mr. Hall replied that there is no solid plan yet as he is waiting for estimates from Wilcox Brothers, but it will be before winter. Electric will be roughed in within 90 days.

Mr. Pring thanked Mr. Hall for appearing and for the work that has been done and asked him to extend that to Mr. McIntosh. Ms. Whipp asked if this property is still considered blighted since it is under construction. Mr. Hinton replied that yes, it is still considered blighted. Chief Pascuzzi asked if it would be reasonable to forestall second declaration of blight until the September meeting. Mr. Pring would like to see the plan fine-tuned, permits pulled for work being done, electric rough in done, update on work done. Mr. Hall stated that the electric will be

done in the next couple of weeks and he will have an answer on the heat this week.

Chief Pascuzzi made a motion to forestall second declaration of blight until the September or October meeting at which time it is expected Mr. Hall will have electric rough in inspected, provide update on additional work completed and advise next steps with a timetable to complete the steps and heat is to be installed before winter. Ms. Whipp seconded the motion which passed by unanimous vote.

Mr. Pring asked Mr. Hall to notify the owner, Mr. McIntosh to appear at the September 27 meeting or through a representative to address the committee. Chief Pascuzzi suggested that we send a copy of the approved minutes from the June meeting to Mr. McIntosh so he has the motion made for his property.

- B. **1613 ½ Madison Avenue.** Ms. Roudybush mailed letter for first declaration of blight in April and will get copies to the committee. The letter was mailed to 4 individual parties and all returned the certified cards except Sheila Wright who is deceased. There has been no contact or response from any of the parties notified. Mr. Fraser asked if we need to notify Ms. Wright's heirs. Mr. Pring said we could table the second declaration of blight or move forward with a conditional approval of second declaration upon attaining advice from Council that notification up to this point is sufficient. Chief Pascuzzi asked if the RDA has any interest in this property.

Mr. Fraser made a motion to proceed with the second declaration of blight contingent on getting written notice from Council that we have adequately notified all parties. Ms. Whipp seconded the motion. Mr. Pring amended the motion adding that if it is determined notification was not sufficient, that proper notification go out and that we revisit at the next appropriate meeting. Ms. Whipp seconded the amended motion which passed by unanimous vote.

UPDATE FROM PLANNING COMMISSION/RDA ON BLIGHTED PROPERIES

- 2 properties presented to the Planning Commission were forwarded to the RDA
- RDA did not meet so there is nothing to report

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, July 26, 2018 at 11:30 am.