

**BLIGHTED PROPERTY REVIEW COMMITTEE
REGULAR MEETING
July 25, 2019**

The regular meeting of the Blighted Property Review Committee (BPRC) was held on Thursday, July 25, 2019 at 11:30 am in Council Chambers of the City of Warren Municipal Building, with Ray Pring, Chair presiding.

ROLL CALL

Members present included Ray Pring, Denise Whipp and David Cantrell. Also, present were Terry Williams, Director of Codes, Permits & Recreation Services, Ken Hinton, Code Official, Jessica Roudybush, Code Official and Ellen Nelson, BPRC Recording Secretary.

APPROVAL OF MINUTES

Upon a motion by Mr. Cantrell and a second by Ms. Whipp, the minutes of the April 25, 2019 meeting were unanimously approved as presented.

ACKNOWLEDGEMENT OF VISITORS

Lori Drumm, Reporter for Times Observer
Cindy Brader re: 211 Monroe Street property
Doug Hall re: 500 Market Street property

CORRESPONDENCE

No correspondence received

NEW PROPERTY

Cindy Brader addressed the committee to bring their attention to her neighboring property at 211 Monroe Street. Ms. Roudybush stated that the property has been vacant from some time, the owner is absent and there have been issues with high grass. No notices of violation have been issued.

Ms. Brader lives at 209 Monroe Street and has concerns about this property. The owner died 2-3 years ago, leaving the property to her daughter. The property has no outside maintenance; the side and back deck have garbage and furniture; there is garbage on the lawn, a broken window, a lot of mold around the decking, and one side is half covered in vines.

Mr. Pring thanked her for coming and directed the staff to look into this property and report at the next meeting. It will be discussed at that time.

PROPERTIES UNDER CONSIDERATION OF 2ND DECLARATION OF BLIGHT

500 Market Street. Mr. Hinton reported that the property still has issues. He feels it is still a public nuisance, attractive nuisance, fire hazard, has no utilities and is vacant. He has performed 2 inspections. June 11 for vapor barrier and insulation. June 27 for rough in electric. Framing issues were addressed.

Mr. Hall, contractor, presented a written update of the progress. Mr. Pring asked if it was still actively for sale. Mr. Hall replied that a sign is still there. He stated that Mrs. McIntosh wants the steps rebuilt, but it is not a priority on Mr. Hall's list. Mr. Pring asked what was next and Mr. Hall replied more drywall.

Ms. Whipp stated the property is not on the list because of the construction; stairs were an issue, correct? Mr. Hinton replied that a lot of issues remain, and the blight indicators are still there. If work continues to progress, the blight designation could be removed in the future.

Mr. Pring stated that he appreciates the amount of work that has been done. Mr. Hall prefers to come on a monthly basis to update the committee on the progress.

Mr. Cantrell made a motion to delay second declaration of blight until the next meeting, to see if exterior issues can be mended. Mr. Pring asked for a timeline on the steps at the next meeting and to address limitations to work when the weather turns in November/December. Mr. Hall said the steps are not problematic and he is building to match porch railing. He will put together a plan for the next meeting. Exterior items, painting of soffit on Fifth Street side will probably not be before winter.

Mr. Pring asked about the limited heat source. Mr. Hall stated there is a 55,000 BTU warm morning heater to keep above freezing. It is not forced heat for habitation but is enough heat to continue working.

Denise Whipp recused herself from voting on this property. Mr. Pring tabled action until the next meeting. No vote was needed.

204 E. Fifth Avenue. Ms. Williams stated that this is a success story. First declaration of blight was declared. Neighboring property owner bought this property and was successful at the Zoning Hearing Board. The new owner has a construction company on board. She advised that action be tabled until next month.

Mr. Pring is in favor of tabling action until the next meeting. Ms. Whipp and Mr. Cantrell agreed. No vote needed.

PROPERTIES UNDER CONSIDERATION OF 1ST DECLARATION OF BLIGHT

100 W. Third Avenue (East Street School House Apts., Inc.) Mr. Hinton reminded the committee that action on this property was tabled. He also stated that issues still exist. The property has been signed over to Mr. Huck by his father in law. Mr. Huck is getting quotes for asbestos removal and has contacted Keith White Excavating to discuss demolition bid.

Mr. Pring asked if Mr. Hinton had any concerns to table action. Mr. Hinton has no concerns as long as it stays on the table. Mr. Pring tabled action until the next meeting. No vote needed.

602 Conewango Avenue Ms. Roudybush stated that this property was presented to the committee in April. The owner, Craig Hartley, attended the April meeting and said he was going to rehabilitate the property. Ms. Roudybush said there has been no change of the exterior. There was contracted lawn care but that stopped in June. She has issued 3 Quality of Life violation tickets, notice of violation, has been cited by the local Magistrate. Ms. Roudybush has had no contact with Mr. Hartley. Notice of Violation was issued 2017. This was ignored until a citation was filed.

Ms. Williams added that the Codes Department fields a lot of calls regarding this property.

Mr. Pring asked if the delay in the meeting was the reason for the delay in rehabilitation. Ms. Roudybush replied no. Mr. Pring then asked if there was any reason not to move to First Declaration of Blight.

Mr. Cantrell made a motion to declare First Declaration of Blight for 602 Conewango Avenue. Ms. Whipp seconded the motion that passed by unanimous vote.

UPDATE FROM PLANNING COMMISSION/RDA ON BLIGHTED PROPERTIES

OTHER BUSINESS

Ms. Williams reported that the City of Warren has a new Fire Chief, Rodney Wren who will begin his position on August 5. Chief Wren will be invited to attend the next BPRC meeting in August to take his seat on the committee.

Mr. Fraser plans to start attending meetings again in late fall, following his extended medical leave.

Ms. Williams asked the committee how they want the staff to proceed. What types of properties to look at? What process to engage? Mr. Pring asked that the item be placed on the agenda at the next meeting.

ADJOURNMENT

There being no further business to come before the Committee, Mr. Pring asked for a motion to adjourn the meeting. Mr. Cantrell made a motion to adjourn and Ms. Whipp seconded the motion.

The next meeting will be held Thursday, August 22, 2019 at 11:30.

Minutes prepared by Ellen Nelson