

**BLIGHTED PROPERTY REVIEW COMMITTEE
REGULAR MEETING
September 27, 2018**

The regular meeting of the Blighted Property Review Committee (BPRC) was held on Thursday, September 27, 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, Greg Fraser & Chief Sam 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 July 25, 2018 meeting were unanimously approved with one spelling correction.

ACKNOWLEDGEMENT OF VISITORS

Doug Hall, for 500 Market Street

CORRESPONDENCE

No Correspondence received

PROPERTIES UNDER CONSIDERATION OF 2ND DECLARATION OF BLIGHT

500 Market Street. Owner, Mr. McIntosh, was unable to attend due to another obligation. Mr. Hall questioned a statement in the June minutes that said this property will not be staged to sell. Ms. Nelson explained that he stated that he was installing plumbing, electric, etc. but would not be installed fixtures such as a bathroom sink. Mr. Hall provided an update of work he had accomplished since he last attended a BPRC meeting. He remediated load bearing members before he could begin work on the second floor; made changes to intended heating design for first and second floors; sewer hub in basement is sufficient; second floor electric is 90% roughed in and will be ready for drywall; supplemental heat will be provided until spring. Heat is needed in order to install the drywall.

Chief Pascuzzi went down the list of items for work to be done that Mr. Hall previously provided to the BPRC. Mr. Hall replied with updates on work that is completed and in process. Mr. Fraser stated the he would prefer Mr. Hall to come monthly to the BPRC meeting and provided updates. Mr. Hall agreed that it would be easier for him to attend monthly. Mr. Pring asked about the status of permits. Ms. Williams replied that Mr. Hall had obtained demolition and electric permits; and that he will need to obtain permits for heating, plumbing and drywall installation.

Mr. Pring asked if there were any issues other than heat in order to install the drywall and Mr. Hall replied that no, there was not. Ms. Williams asked if Mr. McIntosh is committed to completing the project. Mr. Hall replied yes.

Chief Pascuzzi made a motion to table action with the stipulation that Mr. Hall attend BPRC meeting every 30 days to provide an update of work performed and Mr. Hinton

will inspect the property to verify the progress of the renovation. Mr. Fraser seconded the motion that passed by unanimous vote.

PROPERTIES UNDER CONSIDERATION OF 1ST DECLARATION OF BLIGHT

- A. **705 W. Fifth Avenue.** Mr. Hinton mailed declaration of First Blight letter to Mrs. Clinton who signed for the letter on August 16. Mr. Hinton is to provide copies of this letter to BPRC. The property went to Upset Sale on September 24 but did not sell. Mr. Pring suggested we table action of this property and to notify the Commissioners and the homeowners of consideration of first blight.

Mr. Fraser made a motion to provide notice of First Declaration of Blight to the County Commissioners. Mr. Pascuzzi seconded the motion that passed by unanimous vote.

- B. **204 Prospect Street.** Ms. Roudybush stated that 204 Prospect Street and 3 Hinkle Street have the same owner who lives in Florida. The owner has no intention of coming to Warren to attend BPRC. Ms. Roudybush offered to have him attend via conference call, but he never returned her call to set this up.

The property is in poor condition. It needs new siding and a roof. The detached garaged should be demolished. The property is listed "as is" with Howard Hanna real estate. The electric was turned back on. Ms. Roudybush has not seen the interior of the house which has been vacant for at least 5 years. There is a payment agreement for the property taxes and there is a \$450.00 balance on the sewer bill. A notice of violation was sent for the porch which was demolished. Notices are sent for high grass each year. After the notice is received the owner arranges for lawn care the rest of that season.

Mr. Fraser made a motion to proceed with the first declaration of blight and direct staff to proceed with property maintenance issues. Chief Pascuzzi seconded the motion that passed by unanimous vote.

- C. **3 Hinkle Street.** Ms. Roudybush stated there is no record of a water account for the past 6 years. The exterior is in fair condition, shrubs and trees are overgrown, the roof needs replaced, and the back porch and addition are collapsing. This property has the same grass issues as 204 Prospect Street and there is a payment agreement for the property taxes.

Mr. Fraser asked if this property is listed with a realtor. Ms. Roudybush replied that it is not listed for sale. The owner told her that both properties were listed but she could not find a listing for 3 Hinkle Street.

Chief Pascuzzi asked if there are code violation on either 204 Prospect Street or 3 Hinkle Street. Ms. Roudybush said yes but none have been addressed by the owner. Chief Pascuzzi asked why not pursue under Property Maintenance since the owner responded to the notice of violation on the grass. Ms. Williams stated that we can do both at the same time. Chief Pascuzzi said the blighted process should come after the property maintenance. Mr. Fraser stated if we proceed with both and get no response from property maintenance, then proceed with

blighted process and if we do get a response from property maintenance then we can table action through blighted process.

Mr. Fraser made a motion to proceed with the first declaration of blight with the expectation that staff will proceed with property maintenance issues. Chief Pascuzzi seconded the motion that passed by unanimous vote.

- D. **219 Liberty Street.** Ms. Williams has been in communication with a representative of the current owner which is an LLC. Nathan Krauthammer was at the Judicial Sale and informed of the condition of the property. The owner is planning to let it go to Tax Sale and has no intention of investing any money. Ms. Williams is asking the BPRC to table action to give the department time to exhaust other potential development opportunities.

Mr. Fraser asked if it will be in the best interest for the RDA to acquire property. Ms. Williams stated that it would take a significant amount of money to remediate the property and it is a financial liability. If not successful with other potential buyer, Ms. Williams will ask staff to bring this property to the BPRC in October.

UPDATE FROM PLANNING COMMISSION/RDA ON BLIGHTED PROPERIES

Ms. Williams provided updates on the following properties.

- A. **908-910 Pennsylvania Avenue E.** RDA owns this property. The building was demolished. Karlene Smith, realtor, is willing to relist as empty lot. Mr. Fraser asked how it was zoned and Ms. Williams replied that it is Commercial.
- B. **511 ½ East Street.** Mr. Fraser asked if there is any update. Ms. Williams stated there is an access issue to get equipment and roll off on property due to the shared driveway. Will need to gain access through a neighboring property. One owner has signed off. The other owner is out of town and has given verbal approval, but we are waiting for written approval before we can move forward.
- C. **515 W. Fifth Avenue.** This property was purchased out of the Repository Sale. Permits have been pulled for electric and plumbing. The grass is being maintained. Owners are planning to live here when work is completed.
- D. **102 Center Street.** This property was sold by the RDA to Keith Kophazy. This is pending resolution of an issue with moving the sewer line which goes through this property to the neighboring house.
- E. **17 Conewango Avenue.** We are actively looking for a potential owner.
- F. **11 ½ Linwood Street.** We have requested a Conservatorship hearing. The owner is deceased, and the Executor asked if the RDA wanted ownership
- G. **714 W. Fifth Avenue.** RDA put in a bid for this property from the Repository Sale. The property backs onto Washington Park. If they are the successful bidder, the structure will be demolished.

- H. **708 W. Fifth Avenue.** We have requested a Conservatorship hearing.
- I. **103 Jefferson Street.** Mr. Hinton has a meeting today with the owners to inspect the porch and steps and explain to them why the inspection failed. Mr. Fraser asked if there are other issues. Ms. Roudybush stated that the water and electric are on, gas lines were pulled by Columbia Gas and the owner paid a large amount of money to have they redone. Owners are working on the interior, have been maintaining the lawn. A permit is needed to reinstall the furnace. Ms. Williams stated that the blighted process was very successful in this situation. Ms. Roudybush was contacted by the neighbor and she is very pleased with the work that is being done.
- J. **East Street School.** Mr. Hinton talked to the owner, Mr. Huck. Keith White contacted Mr. Hinton to ask what needs to be done to demolish the building. Mr. Hinton invited Mr. Huck to this meeting but he was unavailable but did confirm that he talked to Mr. White about tearing down the building this winter. His plan is to sub-divide the 2 ½ lot property and sell with or without a single-family residence. Mr. Hinton will invite Mr. Huck to the October meeting

Mr. Pring stated that when the RDA has Conservatorship of a property they are required to carry insurance on it which is a significant benefit.

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, October 25, 2018 at 11:30 am.

Minutes prepared by Ellen Nelson