

**BLIGHTED PROPERTY REVIEW COMMITTEE
REGULAR MEETING
November 16, 2023**

The regular meeting of the Blighted Property Review Committee (BPRC) was held on Thursday, November 16, 2023, at 11:30 AM in Council Chambers of the City of Warren Municipal Building, 318 W. Third Avenue, Warren, PA.

ROLL CALL

Chair Ray Pring called the meeting to order. Members present included Vice Chair Denise Whipp, Douglas Hearn, and Fire Chief Dave Krogler, Maurice Cashman was absent. Also present, Mike Holtz, City Manager; Randall Rossey, Director of Codes and Planning; Scott Taylor, Code Enforcement Officer; Jessica Trumbull, Codes and Recording Secretary.

ACKNOWLEDGEMENT OF VISITORS

Josh Cotton - representing the Warren Times Observer

APPROVAL OF AGENDA

Upon a motion by Mr. Hearn and a second by Mrs. Whip, the agenda for the Thursday, November 16th, 2023, meeting was approved, with those in attendance also in favor.

MOTION TO AMEND THE AGENDA AND STATEMENT OF PURPOSE FOR THE AMENDMENT

Agenda stands as presented.

APPROVAL OF MINUTES

Upon a motion by Mrs. Whip and a second by Mr. Hearn, the minutes from the September 21, 2023, meeting were unanimously approved as presented.

CORRESPONDENCE

There was no correspondence to come before the Committee.

2ND DECLARATION OF BLIGHT

820 Carbon Place. – Mr. Taylor stated that there is nothing new to report on this property. Mr. Arndt was invited to attend the meeting but called Mr. Rossey stating that he could not be here due to currently being on a jobsite. Mr. Arndt reports that he does have a heat source, but it has not yet been installed. Mr. Pring posed the question of access to the property being a point of contention with the homeowner in the August meeting. At that time Mr. Arndt was informed that the issue was beyond the purview of the Committee and the City. Mrs. Whip stated that although it is apparent that the homeowner has spent money he has still not complied with the ordinance and this property renovation has not moved forward. Mr. Taylor stated that it is unknown if there has been any progress on the inside of the home as he has not been able to access the inside but upon his last visit, the home was completely gutted and was only a shell. And in light of that, even if utilities are all connected and operable, this property would still be considered blight due to the condition of the inside and outside of the home with no visible progress in over 2 months. A motion was made by Mrs. Whip for 2nd Declaration of Blight with a second by Chief Krogler. Motion carried unanimously by all present.

CONSIDERATION OF 1ST DECLARATION OF BLIGHT

104 Water Street – Mr. Taylor states that the permits have been paid for and are waiting on the contractor for pick up. Mr. Taylor reports that he will continue with the progress updates for this building until the March 2024 meeting when this property will be up for presentation before the committee. Mr. Rossey stated that the Codes Department will address any nonfunctioning

utilities with Mr. Clark. A motion to table this property until the March 2024 meeting was made by Mrs. Whip and seconded by Chief Krogler. All present were in favor.

9 Nesmith - Mr. Taylor reported that this property came to the attention of the Codes Department in May 2021 when the water was shut off. In December this property was declared condemned due to all utilities being nonfunctioning. Mr. Taylor stated that he was in contact with the property maintenance company while the property was being foreclosed on or sold between mortgage companies. Mr. Taylor reports that he is currently dealing with a third person working on this property. He also states that there are no functional utilities at present, the roof needs repaired and there is general maintenance that needs to be done. According to Penn Power they have currently removed the electric lines to the property as there is chronic flooding in the basement that has rendered the property unsafe. Mr. Taylor stated that the walls, floors, and ceilings are also starting to crumble and fall due to the water coming through a hole in the roof as well as the basement. Three contractors were contacted, two walked away and one submitted a demo option. The mortgage company was informed that the home cannot be sold until all violations are resolved. A motion for 1st Declaration of Blight was made by Chief Krogler with a second by Mr. Hearn. All present were in favor.

UPDATE FROM PC/RDA

206 N Irvine - Mr. Rossey reports that this property received 2nd Declaration of Blight in August and the current property owner has turned over the property to her son who states he will be attending the November 22nd RDA meeting.

7 Hinkle Street – This property received 2nd Declaration of Blight in February and was sold at the September 2023 tax sale. Mr. Rossey stated that he and City Manager, Mr. Holtz spoke with the new buyer prior to the purchase about the violations on the property that will need to be abated. He agreed to attend the November RDA meeting.

OLD BUSINESS

17 Conewango – Mr. Taylor reports that in the Summer of 2016 this property was damaged by a fire but has since been sold and is currently being rehabilitated. The buyer obtained all building permits and has since replaced the roof, all utilities are currently on, and has finished the outside of the building in keeping with the original aesthetic as much as possible. The owner lives out of state but spends his summer in this home and does the remodeling while he is in town.

The next meeting will be held Thursday December 21st, 2023, at 11:30 a.m.

ADJOURNMENT

With there being no further business to come before the Committee, the meeting was adjourned upon a motion by Chief Krogler and seconded by Mrs. Whip. All present were in favor.

Minutes prepared by Jessica Trumbull