

**BLIGHTED PROPERTY REVIEW COMMITTEE  
REGULAR MEETING  
NOVEMBER 17<sup>TH</sup>, 2022**

---

The regular meeting of the Blighted Property Review Committee (BPRC) was held on Thursday, November 17, 2022, 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, Dave Krogler-Fire Chief, Douglas Hearn, and Maurice Cashman. Also, present were Mike Holtz, DPW Director and Acting City Manager; Randall Rossey, Director of Codes and Planning; Scott Taylor, Zoning & Ordinance Enforcement Official; Tanya Uplinger, Recording Secretary.

**ACKNOWLEDGEMENT OF VISITORS**

Josh Cotton – representing the Warren Times Observer  
Kyle Maney - contractor for 104 Water Street  
David York - contractor for 104 Water Street  
Bob Huck - owner of East Street School  
Dean Gourley - contractor for 21 Glade Avenue

**APPROVAL OF AGENDA**

Upon a motion by Mr. Cashman and a second by Mr. Krogler, the agenda for the Thursday, November 17th, 2022, meeting was approved, with those in attendance also in favor.

**APPROVAL OF MINUTES**

Upon a motion by Mr. Krogler and a second by Mr. Hearn, the minutes from the October 20, 2022, meeting were unanimously approved as presented by those present.

**CORRESPONDENCE**

There was no correspondence to come before the Committee.

**CONSIDERATION OF 2<sup>nd</sup> DECLARATION OF BLIGHT**

**1103 Spring St** - Mr. Taylor reports this property was not sold at tax sale in late September and there has been no correspondence received from the daughter of the deceased owner. There are no active utility services at the property. The property will not move onto the spring tax sale. Upon a motion made by Mr. Krogler and a second from Mr. Hearn, a unanimously approved motion to declare a second declaration of blight was passed.

**211 Monroe St** - Mr. Taylor reports he spoke to Miss Solock about the property and has confirmed the gas service is in the process of being reinstated, and the electric service has been restored. The property maintenance issues at the property have been remedied as well. A motion to table the property to the December 2022 meeting was made by Mrs. Whipp, seconded by Mr. Cashman and passed unanimously to confirm the gas service has been restored.

**104 East St** - Mr. Taylor reports the owner of the property, Bob Huck, met with his contractor, Fox N Sons, last week to receive an update on the status of the demolition. A crane and wrecking ball are slated to be delivered next week, therefore the demolition process should start shortly after Thanksgiving, with final operations to be complete by mid-December. Mrs. Whipp made a motion to table the property to the January meeting. A second was made by Mr. Krogler and all those present were in favor.

## **CONSIDERATION OF 1<sup>ST</sup> DECLARATION OF BLIGHT**

**104 Water St** - Mr. Taylor reports this property is finally moving along, as the owner secured a contractor. The windows have been boarded over, rubbish has been removed from the inside of the structure, utilities are off and a design is in progress. According to Mr. Taylor, no permits can be issued until stamped drawings are complete, due the property being a commercial structure. The plan is for the property to become a studio with residential space and a loft. A motion to table the property until the February 2023 meeting was made by Mrs. Whipp, seconded by Mr. Cashman and passed unanimously by those present.

**21 Glade Ave** - Mr. Taylor invited the contractor for this property, Dean Gourley, to the meeting today to give an update and timeline for the property. Mr. Gourley reports the property's exterior has been completed and he can now set aside the time to work on the inside of the home. The electric service has been on since March of this year, with the gas and water set to be restored after the gas service is reinstalled within the next couple of weeks. The property is slated to be sold late spring or early summer of 2023. A motion to table the property until the December meeting was made by Mr. Krogler, seconded by Mrs. Whipp and passed unanimously by those present.

## **UPDATE FROM PC/RDA**

No update available currently.

## **OLD BUSINESS**

**58 Locust St** - Mr. Rossey provided an update on this property. A letter was sent to the owner, Mr. Jamie Young, inviting him to attend the next RDA meeting in late November, to provide an update and plan for the property. Mr. Rossey also confirms that any blight declarations that are made on a property follow the property, regardless in a change of owners and the City Solicitor confirmed this information.

## **ADJOURNMENT**

With there being no further business to come before the Authority, the meeting was adjourned upon motion by Mr. Cashman and seconded by Mr. Krogler.

The next meeting will be held Thursday December 15<sup>th</sup>, 2022, at 11:30 a.m.

Minutes prepared by Kassie Damcott