

**BLIGHTED PROPERTY REVIEW COMMITTEE
REGULAR MEETING
March 20th, 2025**

The regular meeting of the Blighted Property Review Committee (BPRC) was held on Thursday, March 20th, 2025, at 11:30 AM in the Council Chambers of the City of Warren Municipal Building, 318 W. Third Avenue, Warren, PA.

ROLL CALL

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

ACKNOWLEDGEMENT OF VISITORS

Frank Geiger- 1309 Allegheny Avenue
Myron Nordin- Codes Department Official

APPROVAL OF AGENDA

Upon a motion by Chief Krogler and a second by Mr. Hearn, the agenda for the Thursday, March 20th, 2025, meeting was approved, with those in attendance also in favor.

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

The agenda stands as presented upon a motion by Chief Krogler with a second by Mr. Hearn. All present in favor.

APPROVAL OF MINUTES

Upon a motion by Mr. Hearn and a second by Chief Krogler, the minutes from the February 20th, 2025, meeting were unanimously approved.

CORRESPONDENCE There was no correspondence to come before the Committee.

CONSIDERATION OF FIRST DECLARATION OF BLIGHT

202 Russell- Mr. Taylor reported that there are still no utilities, and back taxes are owed on this property. Most property issues have been abated. The owners of record were invited to the meeting but were unable to attend. Mr. Rossey spoke with the owners who stated that the electricity and gas will be turned on with proof of payment coming, he did not state if or when the water will be active. Once the utilities have been turned on, the property can be rented according to the owner. A motion for First Declaration of Blight was made by Chief Krogler, with a second by Mr. Hearn. All present were in favor.

1308 Allegheny Avenue- Mr. Taylor stated that this property was recently acquired by Mr. Geiger and there has been visible progress since the transaction took place. Property maintenance issues have mostly been abated although there is some clutter on the property from the clearing out of the inside of the home. Mr. Taylor also reported that there are utility flags on the property, the back taxes have been paid and there is a small sewer account bill that is still in arrears. Mr. Geiger told the committee that the water lines had to be moved last week, the electricity has been turned on and the gas will be turned on soon. He also stated that the inside of the house was gutted, and he is working on replacing the flooring, the stairs, the windows and the drywall. He also mentioned that he would like to replace the front door as well as the basement doors. According to Mr. Geiger the property will be up for sale as soon as he

has finished renovations, which he hopes to have done within the next 3 months. The property will be a rental until it is sold. A motion was made by Chief Krogler to table this property until July with updates from Mr. Taylor until that time. A second was made by Mr. Hearn and all present were in favor.

SECOND DECLARATION OF BLIGHT

None at this time.

UPDATE FROM PC/RDA

None currently

NEW BUSINESS

None currently

OLD BUSINESS

Update: 202 Pennsylvania Avenue E- Mr. Taylor reported that this property was sold and since that time the utilities have all been turned on, the property maintenance issues have mostly been abated. The new owner has made the upstairs habitable, and he will be living there while the downstairs part of the building will be used for his business. The new owner has removed all the trees and shrubs and replaced the roof. Chief Krogler made a motion to rescind the Declaration of Blight on this property with a second from Mr. Hearn. Motion passed unanimously.

Update: 7 Madison Street- Mr. Rossey reported that Mr. Johnson from the Johnson Family Trust has been staying in touch and updating him about this property since he was here in 2024. Mr. Johnson reported that the heating has been installed, he is working on doors and windows, he is also finishing up the interior renovations including the kitchen and bathroom. Mr. Rossey stated that he expects the home should be ready to rent by May or June. A motion to table this property until June for an update was made by Chief Krogler with a second by Mr. Hearn. All members present were in favor.

NEXT REGULAR MEETING:

The next meeting will be held Thursday March 20th, 2025, 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 Mr. Cashman and seconded by Mr. Hearn. All present were in favor.

Minutes prepared by Jessica Trumbull