

**MINUTES**  
**WARREN COUNTY BLIGHTED PROPERTY REVIEW COMMITTEE**  
**Warren County Courthouse**  
**Commissioners' Conference Room**  
**Thursday, September 19, 2024**  
**12:00 noon**

The regular meeting of the Warren County Blighted Property Review Committee was called to order by Chair Paul Pascuzzi at 12:00 p.m.

**ROLL CALL**

Members Present: Rick Brewster, Commissioner Daniel Glotz, Paul Pascuzzi, John Phillips, Jeffrey Zariczny

Members Absent: None

Staff Present: Michael Lyon, Laurie Burdick, Phil Gilbert

Guests Present: Cindy Paulmier (Tidioute Borough Council), Josh Cotton (Times Observer), Constable Shawn Young, Attorney Sarah Flasher, Nathaniel F. Weaver (CEO - FKU, LLC)

**APPROVAL OF MINUTES**

Minutes of the August 15, 2024 meeting were approved unanimously with a motion by Rick Brewster and a second by Commissioner Daniel Glotz. All in favor. Motion carried.

**UNFINISHED BUSINESS**

1. (#94) – 277 Main St., Tidioute, Tidioute Borough, Parcel #TD-276-171500 – owned by Nathaniel Weaver
2. (#95) – 5 Scott St., Tidioute, Tidioute Borough, Parcel #TD-274-329870 – owned by Nathaniel Weaver

Relating to both Item #1 and Item #2, Chair Paul Pascuzzi stated that at last meeting, a motion was made to invite Mr. Weaver to today's meeting, and he was asked to bring a written plan. Mr. Pascuzzi briefly explained the Blighted process. Attorney Sara Flasher attended the meeting representing Mr. Weaver. She said Tidioute Borough filed 50 citations against Mr. Weaver and she attended a hearing with Judge Miller from Forest County. Of those 50 citations, 19 remain, and they are still under an order of correction until the 28<sup>th</sup>. This was for the paint and structure, etc. Mr. Weaver has had contractors working on the properties; one that committed suicide and others that have walked off the job. Attorney Flasher said the neighboring people in Tidioute have been less than supportive of his attempts to work on the property. She said she sent someone down there that she knew personally, who said he would see the job through, and he is almost finished. She said she didn't know Mr. Weaver needed a written plan, but she can put one together and submit it after today's meeting. Nathaniel Weaver stated that he has spent \$40,000 on these properties this year to bring them up to par. Attorney Flasher stated that Mr. Weaver's plans were to use these properties as rentals, but because there is a lot of tension between him and Tidioute Borough staff, it will be in his best interest to sell them. She said they will be on the tax roll and they are habitable. She

said the properties don't look like they did originally. Attorney Flasher said Mr. Weaver paid his back water bill yesterday in the amount of \$4,000+, so he is definitely vested in these properties.

Rick Brewster asked Nathaniel Weaver if the delinquent 2023 property taxes were paid. Mr. Weaver said he can get them paid. Attorney Flasher stated that the taxes would get paid during a real estate sale.

Commissioner Dan Glotz made a motion, with a second by John Phillips, to invite Mr. Weaver to the next meeting and provide a plan of action for rectifying the blighted conditions, along with photographs to justify the work that has been completed to compare against what they have in the files for both properties. A vote was taken and all were in favor; motion carried.

#### **NEW BUSINESS**

None.

#### **OTHER BUSINESS**

None.

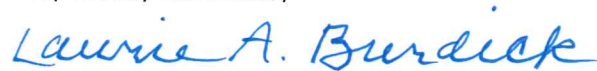
#### **ADJOURNMENT**

Meeting unanimously adjourned at 12:12 p.m. by motion of Rick Brewster and second by John Phillips. Motion carried.

#### **NEXT MEETING**

Thursday, October 17, 2024 @ 12:00 noon in the Commissioners' Conference Room, 1<sup>st</sup> Floor, Warren County Courthouse.

Respectfully submitted,



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