

MINUTES
WARREN COUNTY BLIGHTED PROPERTY REVIEW COMMITTEE
Warren County Courthouse
Commissioners' Conference Room
Thursday, November 21, 2024
12:00 noon

The regular meeting of the Warren County Blighted Property Review Committee was called to order by Chair Paul Pascuzzi at 12:02 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

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

APPROVAL OF MINUTES

Minutes of the September 19, 2024 meeting were approved unanimously with a motion by Commissioner Daniel Glotz and a second by Rick Brewster. All in favor. Motion carried.

UNFINISHED BUSINESS

1. (#94) – 277 Main St., Tidioute, Tidioute Borough, Parcel #TD-276-171500 – owned by Nathaniel Weaver

Nathaniel Weaver reported that the 2023 taxes are paid in full, and he presented a receipt for the payment. Attorney Flasher stated that the purchasers are in the residence but she is waiting for them to come up with the funds for the transfer taxes and for the deed recording. They are hoping that closing will take place by the end of the year. She further stated that the purchasers are currently paying rent in lieu of the purchase. Also, the water has been installed. Michael Lyon stated that the water lines are connected by the Borough from the main line but it's not connected to the residence. Mr. Pascuzzi stated that the electric is on in the house and asked if the gas was connected, and Mr. Weaver replied that it should be because it has been connected at 5 Scott Street. Mr. Pascuzzi stated that people are living in the house, and water is available to the house. Mr. Pascuzzi shared current photographs of the property. Cindy Paulmier, from Tidioute Borough Council, stated that they are nowhere near connecting to the water. She stated that the Borough had done their part, but the residents still have a lot of digging to do before they can attach the service line to the house. Ms. Paulmier could not verify the gas connection, but Attorney Flasher stated that they are not required to have gas, as long as they have a source of heat. Mr. Weaver stated that the sewer is connected. He said the water/sewer/garbage are all on the same bill. He paid all of the past due bills and the connection fee. Mr. Pascuzzi read aloud a portion of the letter to Mr. Weaver from Tidioute Borough, dated April 30, 2024, particularly the paragraph that asked for his compliance in addressing the deficiencies at the structure. Mr. Weaver reported that there is electric baseboard heat in the house. Because the transfer is expected to take place before the end of the year, Jeffrey Zariczny made a motion, with a second by Rick Brewster, to table this item for thirty (30) days. A vote was taken and all were in favor; motion carried. Mr. Weaver was asked to bring proof of utilities, including sewer and water, to the next meeting, specifically copies of bills stamped "paid."

2. (#95) – 5 Scott St., Tidioute, Tidioute Borough, Parcel #TD-274-329870 – owned by Nathaniel Weaver

The 2023 taxes have been paid, with a copy of the receipt presented. This property has not been sold but Mr. Weaver intends to do so. Electric is on and gas is hooked up. Utilities are also hooked up. Attorney Flasher stated that they have an identified buyer but she has to put the paperwork together. Cindy Paulmier stated that Mr. Weaver has spray painted letters on the house again. A written plan was presented at the October meeting that lacked a quorum. Mr. Pascuzzi stated that if they went back to the original blighted conditions, they have all been addressed. Mr. Weaver applied for zoning permit(s) for the porches, but the Borough has not received copies of the building permit(s) for the back porches. Cindy Paulmier stated that these houses should probably go off the blighted list, but when they have a problem, they don't know who to go to. She further stated that since June, the Borough has heard that these houses have been sold, so she asked where the proof is that they have been sold. Attorney Flasher responded that there are legitimate buyers for 277 Main Street, who are currently living there. She said a new buyer was identified as of a couple of days ago for 5 Scott Street. She hasn't had time to put the sales agreement together and expects it to happen next week. She said there has been a lot of tension in Tidioute and it hasn't been pleasant. Rick Brewster stated that a recommendation has been made by Ms. Paulmier to remove these houses from the Blighted Property Agenda and he said when they take a look at what has been addressed relative to blight, there may be other building code violations that are beyond this Committee's jurisdiction, so he made a motion, with a second by Jeffrey Zariczny, that, based on the information they have been provided, to remove this property from the Blighted Property Review Committee's Agenda. A vote was taken and all were in favor. Motion carried.

NEW BUSINESS

None.

OTHER BUSINESS

None.

ADJOURNMENT

Meeting unanimously adjourned at 12:39 p.m. by motion of Dan Glotz and second by Rick Brewster. Motion carried.

NEXT MEETING

Thursday, December 19, 2024 @ 12:00 noon in the Commissioners' Conference Room, 1st Floor, Warren County Courthouse.

Respectfully submitted,



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