

CITY OF WARREN
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Warren, PA 16365



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The City of Warren is an Equal Opportunity provider and employer

June 16, 2020

Mrs. Donna Zariczny, President
Warren County Board of School Directors
6820 Market Street
Russell, PA 16345-3406

RE: 219 Liberty Street (Brick House property)

Dear Mrs. Zariczny:

As you may be aware, the subject property was sold at Judicial Sale a few years ago. The owner of record, Summer 16, LLC, is located near Philadelphia. Despite repeated notices and citations, Summer 16, LLC, has taken no action to remediate the blight conditions associated with the property.

The owner has tried to sell the property and also offered to donate it to a willing party; those efforts have not met with success. The Brick House is expected to go to Upset Sale in September, 2020. Considering the recent history, it is likely that there will be no bidders in regard to this property.

The City of Warren is concerned by the ongoing deterioration of the property and the impact that it may have on adjacent properties. However, the City lacks the resources to rehabilitate the property and, hence, did not agree to accept title to the property when offered.

The Pennsylvania Department of Community and Economic Development is making grant funds available to local governments for the purpose of fighting blight. The City of Warren/The Redevelopment Authority of the City of Warren (City/RDA) proposes to apply for funding to make the subject property "warm, safe, and dry." To qualify for the DCED funding, the City/RDA must demonstrate that it has, or can easily acquire, title to the property.

Summer 16, LLC, has been contacted and asked for confirmation that it will immediately transfer title to the property located at 219 Liberty Street, Warren, PA, to the City/RDA

contingent upon award of the grant funds. The City/RDA is requesting that, should the transfer occur, the County and Warren County School District forgive all past due taxes, penalties, interest, and costs. As of this date, the amount due to the School District is \$6,705.58. The City is owed \$2,399.32 which it will also forgive.

Restoration of the Brick House is essential to preservation of the commercial core of the City. To that end, the City/RDA is willing to accept title to the property if grant funds are awarded and if the County and School District will agree to forgive all amounts due relative to real estate taxes on the 219 Liberty Street property.

If you agree to this request, please forward a letter to me stating such; it will be appended to the grant application.

Thank you for your consideration of this request. It is hoped that by working together we can address blighted properties and find adaptable uses for such structures to support the area economy.

If you wish to discuss this matter, you may contact me by phone at 814-723-8630 or by e-mail to nfreenock@cityofwarrenpa.gov.

Sincerely,



Nancy K. Freenock
City Manager

cc: Amy Stewart, Superintendent
Jim Grosch, Director of Business Services