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**Blighted Property Review Committee**  
**Wednesday, November 15, 2023**  
**Hybrid Meeting**

**BPRC Attendance:** T. McMahon, N. Eyrich, C. Miller – in person and M. Wolfe - virtually

**Staff Attendance:** L. Kelleher and H. Scheuring – in person and M. Mayfield - virtually

Mr. Eyrich called the meeting to order at 5:04 pm.

**Priority Properties**

The following list of properties was gleaned from the certified list. This list is a mix of properties that should be considered for demolition and those that may qualify for rehabilitation.

1. 1132 Green St
2. 631 Elm St
3. 1043 Cotton St
4. 120 Peach St
5. 122 S 8th St
6. 124 S 8th St
7. 549 S 6th St
8. 641 S 10th St
9. 1035 Muhlenberg St
10. 1330 Greenwich St
11. 1411 Cotton St
12. 1435 Monroe St
13. 331 N 6th St
14. 1522 N 10th St
15. 1743 Thorn St
16. 360 McKnight St
17. 645 S 17 ½ St
18. 143 Poplar St
19. 39 S 2nd St
20. 338 Pearl St

Ms. Scheuring explained the conditions of some properties and displayed recently taken photos using screenshare.

There was a lengthy discussion on the need to develop an acquisition plan to move certified

properties through the rehab or demo process.

It was noted that prior acquisitions were conducted by either eminent domain (with one developer paying the legal fees), one through voluntary acquisition and one through foreclosure.

Ms. Mayfield noted that the last and current administrations have refused to allow the use of administrative search warrants to gain entry into properties with repeated “no show” inspections or repeated refusal of the property owner to allow entry for an inspection. She and Ms. Scheuring agreed that an interior inspection is required before a rehab determination can be made.

Ms. Scheuring expressed the belief that 122-124 S 8th St., 1035 Muhlenberg St. and 331 N 6<sup>th</sup> St. are rehab candidates as there is no apparent structural damage. Ms. Mayfield will approach the administration to get permission to obtain administrative search warrants for certified properties where rehabilitation is considered.

Ms. Schuering displayed a photo of 1132 Green St and stated that the rear portion of the roof has collapsed into the property. Photos of the front façade show that the property is beginning to tilt to the side, the bricks on the front façade are shifting, and the upper window has started to detach.

All agreed that this property is a candidate for immediate emergency demolition. (*Note a bid opening recently occurred for 1130 Greenwich St which is also a certified property*). Ms. Mayfield will follow-up with the administration about beginning the due process required for emergency demolition.

Ms. Kelleher stated that the City has obtained contracts with 3-4 demotion companies through the bid process. She was asked to inquire if the RRA can utilize these contractors or if they need to undertake a separate bid process.

Ms. Mayfield suggested visiting 1132 Green St with the building inspector, Fire Marshal (FM) and City engineer to obtain input on the need to demo this property. It was noted that this property has had roof problems negatively impacting the adjoining properties for multiple years. Ms. Scheuring noted that the boards to secure the property are regularly displaced by those who choose to enter the property.

Ms. Kelleher noted that the property at 1743 Thorn Street also has a collapsed roof which is exposing the adjoining property to severe water damage.

Ms. Mayfield noted the need to do research prior to entering the acquisition process of

certified properties to determine if an unsatisfied mortgage is present. She explained that foreclosure can be used to acquire a property without a mortgage and with liens, or judgments and delinquent City utility bills. She stated that her paralegal can perform this research.

Ms. Scheuring was asked to arrange a one-stop meeting in the 2<sup>nd</sup> or 4<sup>rd</sup> week in December with the Managing Director, FM, Fire Chief, Dep. CD Director, Law, Ms. Mayfield and Ms. Scheuring to discuss the need for administrative search warrants to determine if rehabilitation or demo should occur at certified properties and about the need for emergency demo at 1132 Green St.

### **Review Nov 30<sup>th</sup> Determination Property Summary Sheet**

Ms. Kelleher and Ms. Scheuring reviewed the Property Summary Sheets with the Board members present. Ms. Kelleher explained that there are 26 properties on the draft agenda, 2 are new and 24 are carried over from the hearings that were postponed in August and September. The 24 properties carried over each have 2 summary sheets so the Board can review the conditions in August and compare with the current conditions.

The review process eliminated 3 properties listed below that no longer meet the criteria and 1 property – 1043 Court Street) that has conflicting addresses and descriptions (this property will be reconsidered for the April 2024 Determination Hearing).

- 141 R Maple St
- 141 N 4<sup>th</sup> St
- 246 S 5<sup>th</sup> St

### **Meeting Schedule**

#### **Finishing 2023**

- **Determination Hearing Thursday, November 30, 2023 at 6 pm**
- **Certification Hearing January 17, 2024 @ 6pm**
  - **Work Session Weds Jan 10?**

#### **2024 Hearing Schedule**

- **Determination Hearing – Thursday April 4<sup>th</sup> @ 6 pm**
  - **Work Session Thurs March 28?**
- **Certification Hearing – Thursday June 6<sup>th</sup> @ 6 pm**
  - **Work Session Thurs May 30?**
- **Determination Hearing – Thursday August 1<sup>st</sup> @ 6 pm**
  - **Work Session Thurs July 25?**
- **Certification Hearing – Thursday October 3<sup>rd</sup> @ 6 pm**
  - **Work Session Thurs Sept 26<sup>th</sup>?**

The meeting adjourned at 8 pm.

*Respectfully submitted by  
Linda A. Kelleher CMC,  
Secretary*