

## PUBLIC HEARING

WEDNESDAY

7:00 P.M.

April 6, 2022

**Solicitor Patricia McGrail**

**Hearing called to order:**

**In attendance: Mr. Tortorice, Mr. Hresko, Mr. Junecko, Mrs. Thomas, Mr. Hale, Mr. Robert Betters, Mr. Greg Lombardo, Mayor Brien Hranics, Don Glenn Engineer, Malisa Migliori and Solicitor McGrail.**

**Solicitor McGrail announced the public hearings are being held in person this evening and all interested parties have been given the opportunity to submit documentation to be read into the record regarding the property. She announced this is the time and place for the public hearings for 5 properties that have been identified as blighted put on the condemnation list. Hearing notices were mailed to all owners on March 1, 2022 regular and certified mail including all taxing bodies of record, South Allegheny School district and Allegheny County assessment office. The properties have been posted with notices of the meeting, and all legal advertisements have been advertised in the Mon Valley independent.**

This is the date and time set for a Public Hearing on the condemnation of the structure in the Borough of Port Vue. The property is identified as blighted and unsafe. The property is 804 Romine Avenue, lot and block 308-R-326. The property is owned by SFR3-020, LLC. Building Inspector Mark Lazzaro had provided the property inspection reports to the condition of the property. Solicitor McGrail asked if anyone is here this evening to provide testimony about the property. Mr. Geschke 802 Romine Avenue is here this evening to provide testimony to the property at 804 Romine Avenue. He said there are racoons going into broken windows and going into the home. He also stated there's a large hornet's nest on the front and also stated that parts of the roof are falling off. Solicitor McGrail said this property was previously part of a condemnation hearing a few years back when it was owned by Everbank. Since then, the property has changed hands twice. As of recent she said she has received a letter from the new owner SFR-020 LLC. Solicitor McGrail said this company is Nationwide and is in the business of rehabilitating properties to provide affordable homes to American working families, she also is entering into the record a letter from Tucker Ellis and a scope of work attached. Solicitor McGrail said Council has a few options. We can proceed with the demolition or give SFR3-020, LLC three months to make all the necessary repairs and enter into an agreement to make repairs and possibly have them waive any right to appeal if they didn't complete the work to be done. Council had general discussion on this matter. She said this is just a suggestion and Council can make the determination. Malisa Migliori provided testimony to the conditions. Solicitor McGrail asked the condition of the property. She stated the exterior is run down, not maintained, deck on rear is dilapidated and falling down, the interior is cluttered up, siding falling off the dormer, property appears to be vacant. She stated no utilities or meters on location and the property is uninhabitable. She asked if it creates a health and safety and hazard to the community. She stated yes, kids can get into the property and it's a fire hazard too. She then asked if it was Mark Lazzaro's professional opinion to demolish the property and high priority, she said yes. Nothing else to add to the record. Solicitor McGrail closed the hearing.

Next property for condemnation hearing is 824 Glenn Avenue, lot and block# 465-K-249 and the owner of the property is Abdalla Grimes. Mr. Grimes is here this evening to provide testimony. We have a building inspection report from Mark Lazzaro the Building Inspector. Mr. Grimes said he's going to mow the grass and start demolition on the interior. Mr. Tortorice asked about a time frame to have it completed. Mr. Grimes said he is going to take down paneling, replace with dry wall, replace windows, the doors and cut the grass and fix all the holes. Mr. Grimes has owned the property for about 2 years and anticipates 3 to 4

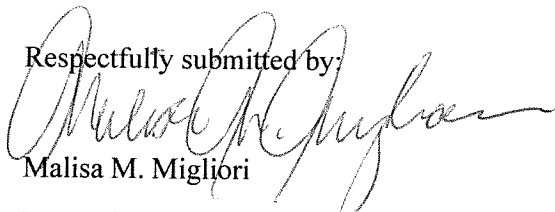
months to complete work. He said he's hired a contractor, Williams Brothers for also a contractor interior front porch and back porch with both contractors. Manager asked for copies of contractors, he said no paper work yet they are working on numbers. She asked if the property is vacant and he said yes. Solicitor McGrail read the inspection report into the record. No other questions for Mr. Grimes. Solicitor McGrail asked if any of the items in the inspection report have been addressed and he said only the grass. The report lists the structure as low priority. Also submitted to the record code enforcement violation letters to the owner. In attendance this evening to give testimony to the property is Kasey Jones, 900 Glenn Avenue. She said four years ago it was abandoned, windows are broken and boarded up. She said there's very suspicious behavior there. There's been several instances where dogs have been left in the house with no utilities and no access to water. The dogs escaped and caught by animal control. He's owned the property for two years and has never cut the property and asked for Council to consider the demolition of the property. Another resident provided testimony to property conditions. Mr. Charles Smith, 917 Glenn Avenue. He said he's lived there for 2 years and said there's at least 10 bags of garbage on the back porch and throughout the whole yard, windows are broken out and the property is vacant. He also said it's a big problem and eyesore. Another resident provided testimony regarding 824 Glenn Avenue. Mrs. Margaret Mansfield 1028 Glenn Avenue. She listed the same conditions. She said there was a fire next door and this property had excessive water damage due to that fire. She said the property is a mess. Solicitor McGrail asked if anyone wanted to provide testimony to this property. No other testimony at this time, Solicitor McGrail closed the hearing.

Next hearing is for property located at 1704 Stegman Avenue lot and block 466-M-013, currently owned by the estate of Edwin and Beverly Jackowski. Owner notices were sent to the only heir and she's not opposed to the demolition and condemnation of the property. Huntington Bank initiated a foreclosure action, but that has not been finalized. Huntington Bank has received notification and the green card has been signed but have not responded back as to what their position is on the property. Solicitor McGrail took testimony from Malisa Migliori. She read the inspection report from Mark Lazzaro into the record and he stated the property is in poor condition and very run down. The inspection report is rated high on the list for demolition. The property is a medium priority, fire hazard, close proximity to causing danger to adjacent property, vermin/rodent infestation, health hazard to neighbors (mold, mildew/unsanitary conditions). She read all the non-compliant building issues listed in the inspection report and attached to the record. Solicitor McGrail also entered into the record the inspection report for this property and all the properties involved in the condemnation hearings this evening. Ms. Migliori stated it creates a health and safety issue for the Borough of Port Vue.


Solicitor McGrail asked again if anyone is here this evening to give any additional testimony on the property? With no further comments and no other testimony provided. Solicitor McGrail closed the hearing.

Solicitor McGrail stated these properties will be brought before Council to take action during the Regular Meeting.

Respectfully submitted by:



Malisa M. Migliori  
Borough Manager



Mark D. Tortorice  
President of Council