

PUBLIC HEARING

WEDNESDAY

7:00 P.M.

June 1, 2022

Solicitor Patricia McGrail

Hearing called to order:

In attendance: Mr. Tortorice, Mr. Hresko, Mr. Junecko, Mrs. Thomas, Mr. Hale, Mr. Robert Better, 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 3 properties that have been identified as blighted put on the condemnation list. Hearing notices were mailed to all owners on May 13th, 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 first property is 1611 New York Avenue, lot and block 466-D-180. The property is owned by Roberta Rager. Ms. Rager is here this evening to object to the letter and demolition. Solicitor McGrail asked about the delinquent taxes and if Ms. Rager has the ability to bring the taxes current? She said yes and not much owed. Solicitor McGrail asked what her plan to rehabilitate the property is. She said whatever we say. Solicitor McGrail asked if she has a contractor, she said it's not in that bad of condition. Ms. Rager said the tenants left it in deplorable condition Solicitor McGrail asked Malisa Migliori provided testimony to the conditions of the property. She stated the exterior is run down, not maintained, deck on rear is dilapidated and falling down, rubbish, garbage, improper storage, property appears to be vacant. Report is attached to the record. She stated no utilities on location and the property and it is uninhabitable. She asked if it creates a health and safety and hazard to the community and numerous code violations. 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 medium priority, she said yes. Solicitor McGrail made recommendation for Ms. Rager to meet with the Borough's Building Inspector and Malisa to go over everything that needs to be addressed with her contractor and a 90 day time line to have the property rehabilitated. Ms. Rager stated the magistrate told her the property is deplorable. Solicitor McGrail further stated that if nothing is done in that time then Council will move to condemn and demolish this property. With nothing else to add to the record Solicitor McGrail closed the hearing.

Next property for condemnation hearing is 1617 Trimble Avenue, lot and block# 466-D-198 and the owner of the property is Edward Hrutkay. This property is in the process of a sheriff sale by South Allegheny School District. Solicitor McGrail said she would contact the School District to advise the Borough is going to proceed condemnation and demolition. The owner is not opposed to the condemnation motion or the demolition of the property. Green Card return receipt was received on May 13, 2022 from the homeowner, on May 20, 2022 from Americredit and Northstart Capital on May 13, 2022. Solicitor McGrail asked if Malisa could provide testimony to the condition of the property. We have a building inspection report from Mark Lazzaro the Building Inspector dated May 18, 2022. The property is a fire hazard, close proximity to causing danger to adjacent property, possibility of structural collapse, vermin/rodent infestation, health hazard to neighbors, mold, mildew, unsanitary conditions. Exterior inspection non-compliant, sidewalks/ driveways, weeds, grass, rodent harborage, accessory structures,

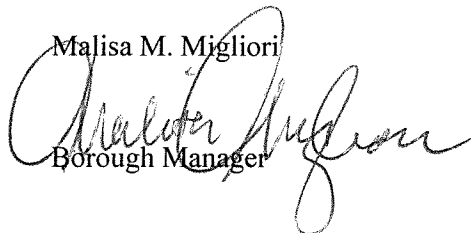
unsafe conditions, no protective treatments, exterior walls, roofs and drainage, overhangs, handrails, chimneys and improper storage. Solicitor McGrail asked if anyone wanted to provide testimony to this property. No other testimony at this time, Solicitor McGrail closed the hearing.


Next hearing is for 1215 Barkley Road property located at lot and block 383-P-135, currently owned by Lawrence J. and Wendy L Mandella. Owner notices were sent and we received returned mail from the post office. She said she would send to both addresses she found and provide them a 30 day period to appeal the decision. Solicitor McGrail took testimony from Malisa Migliori. She read the inspection report from Mark Lazzaro dated May 18, 2022 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 high priority, fire hazard, close proximity to causing danger to adjacent property, vermin/rodent infestation, health hazard to neighbors (mold, mildew/unsanitary conditions and numerous code violations. 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