

PUBLIC HEARING

WEDNESDAY

6:30 P.M.

MAY 7, 2025

Solicitor Falco Muscante opened up the hearing according to the local agency law, the 2021 IPMC to declare the structure at 1100 Grandview Avenue, Port Vue, PA 15133, lot and block #383-K-170 as dangerous and public nuisance. The recording of the exhibits will be the record of law. Let the record show that no one is present. The audio recording is being taken.

This is the date and time set for a Public Hearing on the condemnation of 1100 Grandview Avenue in the Borough of Port Vue, lot and block 383-K-170. The hearing notices were sent to all owners, estate and heirs on April 21, 2025. These mailings were sent to Estate of Christine Baker heirs known and unknown, Larry Muic and Timothy Muic. They were all sent by both Regular, Certified and certificate of mailing.

Testimony swearing in of Nick Ruffner Building Inspector and Malisa Migliori Borough Manager.

Ms. Migliori identified exhibits.

Exhibit 1. Proof of publication and legal notice

Exhibit 2. Notice of Condemnation of the public hearing along with the Building Inspection report dated March 6, 2025. These were sent to 3 different addresses and names, Christine Baker, (2 different addresses) Larry Muic and Tim Muic. She said she thinks these are Christines brothers and listed on Allegheny County Assessment website with Christine. Included with the letter is the building inspection report date 3/26/25. Also attached are the proof of mailings sent by return receipt, certified and certificate of mailing. She stated one piece of mail came back undeliverable.

Exhibit 3. Notice dated 4/22/25 of condemnation and property hearing with updated building inspection report from 04/02/25 which includes interior and exterior. This exhibit includes all the proof of mailings, certified, return receipt and certificate of mailing.

Exhibit 4. The legal property posting and proof of the condemnation hearing posted on 4/23/25.

Exhibit 5. Ordinance violations issued by Code Enforcement officer Ken Hresko issued to get the property into compliance. Citations were for accumulation of debris and garbage with photos attached and owner had 5 days to remediate. There was no response to the citations and was eventually sent to the Magistrates office for a hearing. Final document is scheduled hearing date for the citations on 6/11/25 at 8:30 a.m. in front of Judge Armand Martin.

A letter was sent to Chritine Baker identifying another address for her 900 Upston Avenue along with the 1113 Norwood Avenue, Port Vue and we will now use both addresses to correspond with her.

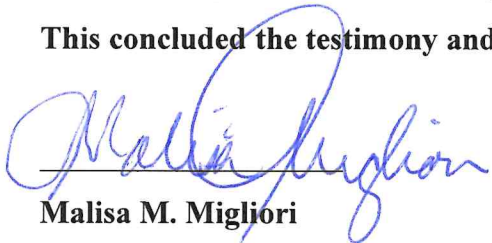
Exhibit 6. Notice of violation-Dangerous Structure/Hazardous condition at 1100 Grandview Avenue. Letter dated and sent on March 25, 2025. The letter details the exterior building inspection and inspection report by Nick Ruffner, Port Vue Borough Building Inspector.

Building Inspector Nick Ruffner:

Exhibit 7. Building inspection report interior and exterior testimony given by Nick Ruffner. There's water issue due to failing roofing system, ceiling falling down, property littered with Junk and debris, partial electric on, beam of roofing system completely rusted out. He stated

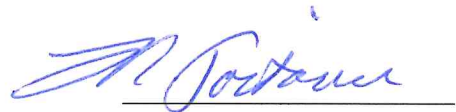
a lot of damage due to water and the columns literally crumbled in your hands, narrow walking paths, none of the plumbing fixtures were working or up to code. He described large holes in the roof, water coming down the joist. He said structure is deemed extremely dangerous and encouraged having this structure demolished in earnest. Conclusion is structure is a hazard to the public and needs condemned and demolished immediately. He also said there's a collapse risk of this structure; he recommended barricading and additional signage posted on the property to warn the public. End of testimony.

This concluded the testimony and the Solicitor closed the Public Hearing.



Malisa M. Migliori

Manager



Mark Tortorice

Council President