

## PUBLIC HEARING

WEDNESDAY

7:00 P.M.

November 3, 2021

**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, Mark A. Lazzaro Building Inspector, Mayor Brien Hranics, Don Glenn Engineer, Malisa Migliori and Solicitor McGrail.**

**Solicitor McGrail announced the public hearings are being held by Zoom 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 October 26, 2021 including all taxing bodies of record, South Allegheny School district and Allegheny County assessment office. The properties have been posted with notices of the zoom 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 1425 Washington Boulevard, lot and block# 383-N-007. The property is owned by Glenn and Elinor Broman. Building Inspector Mark Lazzaro provided testimony to the condition of the property. Solicitor McGrail asked the condition of the property. exterior 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. He 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. He stated yes, kids can get into the property and it's a fire hazard too. Solicitor McGrail stated the property owner Craig Broman and he contacted her office and said they have no objection to the condemnation of this property. She then asked if it was Mark Lazzaro's professional opinion to demolish the property, he said yes.

Solicitor McGrail asked 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.

Next hearing is for property located at 1801 New York Avenue lot and block 465-A-095, currently owned by Anna and Gerald Chontos irrevocable trust. Mr. Chontos responded and said he wasn't going to take any action on this property. Solicitor McGrail took testimony from Mark Lazzaro and he stated the property is in poor condition and very run down. He stated that he previously met with Mr. Chontos three years ago to come up with a plan to make repairs and get the house cleaned up. Mr. Lazzaro stated that nothing has been done since that time and now it has only gotten worse and he didn't follow through with the plan. He also did an inspection report and is rated high on the list for demolition. Solicitor McGrail also entered into the record the inspection report for this property and all the properties involved in the condemnation hearings this evening. He stated it creates a health and safety issue for the Borough of Port Vue. The Solicitor entered into the record a letter from Mr. Trevor Osgood who has just purchased the property from Mr. Chontos and a letter from Mr. Gerald Chontos. Solicitor McGrail read the letters into the record. Mr. Lazzaro said he has not had communication with Trevor Osgood or met with him to discuss any type of repairs.

Solicitor McGrail asked 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.

Next hearing is for property located at 1106 Monroe Avenue, lot and block #383-G-101 title owner of the property is Terrance and Tracy Coulter. The title owner's contacted her and indicated the property is under

agreement with Three Rivers Holding Company. The Solicitor forwarded a copy of the inspection report to them. Troy Banks with Canary Lion LLC stating he's purchasing the property and understands he will have to make the repairs and make all building corrections. The Solicitor read his message into the record.. She then asked Mr. Mark Lazzaro for testimony and condition of the property. Mr. Lazzaro stated the property is collapsing in some areas back porch roof, steps in the front, a lot of junk, building materials and appliances. He assumes the property is vacant and inhabitable at this time. He stated the electric is disconnected but the meters are still there. The Solicitor asked if the property is a safety and health hazard to the community. Mr. Lazzaro stated yes. Solicitor McGrail asked if the property could be rehabilitated? He stated yes, properties can be rehabilitated if they have a good contractor who will come in, commit and do the repairs. It's always better to rehabilitate a property to get it back on the tax rolls versus demolition, but if they don't have a good comprehensive plan for rehabilitation it's better to take them down.

Mr. Junecko asked when Solicitor McGrail received the letter from Troy Banks. She stated last week, October 25, 2021.

Solicitor McGrail asked 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.

Next hearing is for property at 1822 Trimble Avenue, lot and block #465-A-129. The Solicitor asked Mr. Lazzaro for his inspection report. He stated that no report was done, because you can't get into the yard to get to the house because the property so overgrown. He recollects the property and was there. He stated the amount of overgrowth increases the deterioration of the wood. He said the neighbors cleaned the on side up so that don't have to have the overgrowth on to their property. He stated the property is vacant and impacts the neighbor's property. He also stated it's a health and safety concern to the community. Solicitor McGrail stated she has not received any correspondence from anyone regarding the property or hearing. Mr. Hresko stated owner's address we had was in Florida and we received the mail back for the code enforcement letter. The Solicitor stated she was able to come up with a good address to a person, Gary Crouch on Romine Avenue, Port Vue and also an address Belle Vernon where the letters were received..

Solicitor McGrail asked 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.

Next hearing is for property located at 1027 Lysle Avenue, lot and block 383-G-146. Solicitor McGrail asked for testimony from the Building Inspector Mark Lazzaro as to the condition of the property. He stated it's very overgrown, there's a detached garage behind the house has also collapsed off its foundation, the back yard is filled with debris, pallets, tarps, garbage, building materials, empty barrels, etc... it's uninhabitable, creating a health and safety issue to the community.

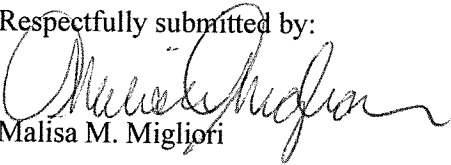
Solicitor McGrail read in the record correspondence from the Attorney Katyln Donnoly with KLM Law Group. The law firm is representing HUD. She stated the property is going for mortgage foreclosure/sheriff sale the first Monday in December and this is a property with a HUD mortgage. There was a tree that fell on the garage. The owner's filed an insurance claim and took the tree down but they did nothing else. Ms. Donnoly asked the hearing be dismissed and adjourned since they received the notice late and will address the issues after they take over the property or that a third party will come in and bid on the property, take it over and rehabilitate it. If no one bids on it then the bank will bid in, but they are not required to bid in and if that's the case the property would continued to be blighted. The bank may not take deed on the property and with the condition it's in they probably wouldn't. Hud wouldn't approve the removal of the tree.

Solicitor McGrail recommended to keep this property on the condemnation list and feels that their client and there may not be any interested parties and the bank may not want to bid in.

Solicitor McGrail asked 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.

Motion to adjourn by Mr. Lombardo, seconded by Mr. Betters. All in favor, so moved.

Respectfully submitted by:



Malisa M. Migliori

Borough Manager



Mark D. Tortorice

President of Council