**PUBLIC HEARING FOR DEMOLITION ACT 152**

**TUESDAY, APRIL 13, 2021**

**4:30 PM**

**BOROUGH COUNCIL CHAMBERS**

**MINUTES**

THIS IS THE TIME AND PLACE FOR A HEARING BY THE GLASSPORT BOROUGH COUNCIL UNDER BOROUGH ORDINANCE SECTION 5-401 OF 2009 IPMC WHICH IS THE INTERNATIONAL PROPERTY MAINTENANCE CODE TO CONSIDER WHETHER TO DECLARE VARIOUS STRUCTURES IN THE BOROUGH DANGEROUS AND PUBLIC NUISANCES SUBJECT TO DEMOLITION. SINCE THIS IS A COUNCIL HEARING, I WOULD ASK THE SECRETARY TO TAKE ATTENDANCE SO THAT WE KNOW WHO IS CURRENTLY HERE.

ROLL CALL: Colecchi, present; Handra, present; Hickman, absent; Kowalski, absent; Norelli, present; Trunzo, present; Skiba, present; Mayor Keith DiMarco, present.

If the absent members of Council come in during the hearing, we will note that on the record as to the time when they appear.

My name is Falco Muscante and I am with the Borough Solicitor’s Office which is Maiello, Brungo and Maiello. I will be conducting this hearing according to local agency law. An audio recording of this hearing is being taken and this recording along with all of the Exhibits will be considered the record.

A transcript of audio recording will only be made if there is an appeal taken by an interested party from the decision of Borough Council. Anyone who will be providing testimony in any of these hearings then you should stand now and we will swear you in. That will include the Borough Secretary and Building Inspector.

The solicitor had everyone raise their right hand and asked them if they swear to tell the truth, the whole truth and nothing but the truth. Say I do. Just so we have a record of when you testify, we will ask you to state your name so that we have it on record that you have been sworn in.

Any property owner who is here has the right to testify on your own behalf and you also have the right to cross examine any Borough witnesses. So, when they are finished testifying, if you have questions directed to them, we will give you an opportunity to ask those questions before we take your testimony.

Because this is a local agency hearing, the technical rules of evidence don’t apply. We are going to try and receive any evidence that is relevant. I think there are a couple attorneys here. If there are objections raised to anything, I will make the ruling on those objections. At the conclusion of the hearing, it is not at the conclusion of each individual hearing, but at the conclusion of all hearings, Borough Council will make a decision. Council will discuss whether they are going to make a decision this evening at the end of the hearing, or at their next voting meeting which is a week from today. If they decide they are not going to make that decision until a week from today, you will be given notice as a property owner as to what that decision is so that you can have your right to appeal that decision.

Because we have quite a few properties this evening, there are a couple exhibits that will apply to all of the hearings and we are just going to run through those very quickly. To establish those exhibits, I am just going to ask the Borough Secretary, Ms. Piazza-Whaby, can just identify these so I am going to pass

**2**

down to her the first exhibit. Who is the first property – who is present on behalf of 722 Delaware Avenue.

A lady said she was present on behalf of the bank for the property at 722 Delaware Avenue.

If anyone wants a copy of the first two exhibits for yourself, let us know and we will run those copies off for you; otherwise, we will just have them in the file.

The first one that I passed down to the Borough Secretary we are going to mark that as Exhibit 1 and I would just ask the Borough Secretary if she could identify it for us.

Borough Secretary, Nancy Piazza-Whaby, said that was the legal advertisement put in the Valley Mirror on April 1 of all of the demolition properties that will be spoken of this evening. There are 54.

This Proof of Publication shows that it was advertised on what day and which publication?

Nancy Piazza-Whaby said it was advertised on a Thursday, and it was in the Valley Mirror in Munhall and it was circulated in the Borough.

Solicitor passed down Exhibit 2 to the secretary and she identified it.

It was the International Property Maintenance Code – 2009 Edition – that was part of the Borough Code of Ordinances.

Solicitor said if anyone wants a copy of that, we will provide it to you, just let us know and we will provide that copy to you. We will include as part of the record in each of the hearings, a copy of Exhibit 1 publication and a copy of Exhibit 2 which is taken from the Borough Code of Ordinances and taken from the Property Maintenance Code that has been adopted by the Borough.

So, let’s get started with the individual properties now and the first one again based on the order of signing was the property at 722 Delaware Avenue.

The solicitor passed the notice letter that was sent out by Maiello, Brungo and Maiello Law Offices down to the secretary and marked as Exhibit 3. Take a look at that and comment on what you see. We will walk through each page but the second page of that document is a notice letter is that correct?

The Secretary said yes. The address and the name of those property owners was that based on the last known information that the Borough had? Secretary said yes.

This was sent by Certified Mail Return Receipt Requested? Secretary said yes.

It appears that the mail was returned as undeliverable – Secretary said yes.

Attached to that notice letter is an inspection report and photographs of that property is that correct? Secretary said yes.

Exhibit 4 – I would ask that this is the copy of the notice that was sent to the lienholders for this property? - Secretary said yes.

Could you just identify who it was addressed to? The secretary, Nancy Piazza-Whaby said it was addressed to Mid First Bank, Barclay Capital R. E.

Solicitor said those Exhibits will be marked as 3 and 4 for this hearing.

**3**

1. Kimberly Houg – Attorney for Midland Bank was present for the property at 722 Delaware Avenue requesting a copy of the inspection report from the Building Inspector and Exhibit 3 and

Exhibit 3 – A Certified Letter sent to Bartek/Rice -

Exhibit 4 – A title search was conducted by Maiello, Brungo and Maiello

The solicitor asked Ms. Houg – since you are here, do you have any questions for Ms. Piazza-Whaby?

Ms. Houg said she did not but she did need a copy of Exhibit 3 after the hearing.

Next, we will call on Mr. Volpe to testify and could you just identify yourself by name and position for the Borough.

My name is Steve Volpe and I am a Building Code Official for the Borough of Glassport.

Mr. Volpe, the secretary has identified Exhibit 3 as including an inspection report and photographs. Would those have been the inspection that you completed and the photographs that you took?

Steve Volpe said yes sir.

Could you walk through us for the record briefly what did you find upon your inspection asked the solicitor Falco Muscante?

Steve Volpe said that he did an inspection on February 15, 2021 at 722 Delaware Avenue because the structure was deteriorated, dilapidated, and in need of repair. I was not able to get access to the interior of the structure and my inspection was just on the exterior through the windows. At the time of the inspection, I noted that the utilities have been off for over a year causing the interior of the structure to deteriorate and damage due to having no utilities and water lines will need repaired and the furnace needs repaired or replaced. The side door was damaged, vandals were entering the structure. Downspouts and gutters were missing causing damage to the wood framing around the top of the roof. The mortar joints in the chimney were bad and a couple bricks were falling off. Gutter is missing on the porch causing damage to structures members and roof trusses. The front awning is falling to the ground with deteriorated wood members. The garage has some damage to the siding, peeling paint, damaged downspouts and the garage door is in bad shape.

Solicitor asked “Do the photographs reflect what you just described?

Steve Volpe said yes sir.

Based upon your inspection and the photographs which you have in front of you, did you form a recommendation that you’re making to Council regarding this structure?

Steve Volpe said the structure and condition of the property is a nuisance and an unsafe and dangerous structure.

**4**

Solicitor asked the audience if they had any other questions for Mr. Volpe?

Ms. Houg asked if Steve Volpe had an estimate for the cost of the repairs or the items that you mentioned?

Steve Volpe said right at the moment no.

Ms. Houg said she had no other questions.

Solicitor closed the record on this property and Council will be making a decision later this evening or next Tuesday.

The next property that we have on the list is:

836 Ohio Avenue Rear – Jeffrey Hinerman (Owner) and Tom Matrascia present (potential buyers)

So, the solicitor began the hearing and there are two exhibits.

Exhibit 1 and Exhibit 2 are the same exhibits and the same testimony from Ms. Piazza-Whaby – Proof of Publication for the hearing and the ordinance from International Property Maintenance Code. If any of the parties would like copies just let us know and we will provide those at the conclusion of the hearing.

I would like to show Exhibit 3 to Ms. Piazza-Whaby – Can you identify this for us? The secretary said yes, it’s a Certified Letter sent to Jeffrey and Jacqueline Hinerman, 3220 Oakland Drive, McKeesport, PA 15133. And attached to that notice letter is the inspection report and photographs is that correct. The secretary said yes – of 836 Ohio Avenue Rear and a structural evaluation.

Solicitor asked Mr. Hinerman if he had a copy of that document (the mail that came out to you)?

Mr. Hinerman said yes.

Solicitor asked do you need a copy this evening?

Exhibit 4 was passed down by the solicitor to the secretary. Is this a copy of the letter that was sent to the lienholders? The secretary said yes, it was sent to National City Bank in Brecksville, Ohio

Jeffrey Hinerman asked just out of curiosity why is there something there from National City?

The solicitor said our office conducted a lien search and the National City Bank came up with having a lien on the property. It may be an old lien that was never satisfied and cleared off of the records, but it showed up as part of our lien. All I can say is the lien search showed for some reason that National City Bank had a lien.

Exhibit 4 – A Certified Letter sent to National City Bank

Jeffrey Hinerman would like a copy of Exhibit 4 and also a copy of the Building Inspector’s report.

**5**

Mr. Volpe – Did you conduct an inspection of this property and take photographs of the structure?

Steve Volpe said yes. At the time of the inspection on March 19, 2021 at the property at 836 Ohio Avenue Rear and I did not gain access to the interior of the building at that time. The utilities have been off for years due to the fire damage. During that time there was some damage on the inside that was being repaired. The interior was full of mold and peeling paint. The structure would have to be totally gutted because of the mold and the plumbing would have to be updated to make sure there are no leaks. I feel the cost to repair the structure would be more than the property value.

The solicitor asked if Mr. Volpe took photographs of the property inside?

Steve Volpe said yes.

Solicitor asked if those photographs are attached to your report?

Steve Volpe said yes.

Based upon your inspection and the photographs that you have do you have a recommendation as to what should occur with this structure?

Steve Volpe said I believe the building is a nuisance building and is an unsafe structure.

Does anyone have any questions for Mr. Volpe?

Mr. Hinerman said right now it is in the process of being sold. Towards the end of February I was going to take it off the market. I had every intention of using Betters and finally a week before I was going to cancel my contract with the realtor, I got an offer. I accepted and closing was supposed to be on Friday and Steve when we did the inspection and occupancy said to just let the new owners know that the Borough would want to know what is going to happen with the place. It’s salvageable. I was always hoping that someone would move into that house with construction knowledge and remodel that place. I am too old and I don’t have it in me. If it were me, I would tear it down. I don’t know what you guys intentions are, but there has to be some work. I wouldn’t say it is a nuisance. It’s just twenty years of not being rented.

Tom Matrasha said I was curious about what the Borough was going to say about that particular piece of property. Is this condemned or this looks doable.

The solicitor said the purpose of this demolition hearing and ultimately Council has to make that decision is whether it should be condemned. Based on everything that is heard, anyone who is willing to repair the property and make it livable again, and get it back to being a marketable property, the Borough is willing to work with you. I think there was some comment that Steve said a couple weeks to make your intentions known to the Borough. So even if Council would determine tonight that it is a dangerous structure and should be demolished, they will give you a thirty-day period to present a plan back to the Building Inspector as to what your intentions are with the property as to whether you to intend to rent the property, repair it, get a building permit and start moving forward with that. If that is what you do, it will be removed from the demolition list as long as there is consistent progress.

**6**

Unfortunately, the Borough Council has experienced many times where someone has good intentions and starts something and then only partially completes it and then they have to go forward with another hearing to get it back on the demolition list. So, the importance is once you begin to make progress and get it back to where it needs to be.

Mr. & Mrs. Matrasha asked if there was a strict time line on that?

The solicitor said what Borough Council wants to see is a plan. Mr. Volpe would have to get into the interior of the house and walk through it with you and identify anything that has to be done and then come up with a reasonable time line. Council is more interested in getting a property repaired and rented out or whatever your intentions are as opposed to demolishing it so as long as you present something that is reasonable and you work with the building inspector, I am sure that is going to satisfy Council. That does not mean though that tonight based on its current condition they may still say it should be demolished. But they will hold that in obeyance to see if you are going to work with the building inspector to make the repairs.

Mrs. Matrasha asked could it be changed even after we respond and say we would like to repair and rent this. If then you decide that you still want to demolish this where would the cost lie since we are like future owners to demolish it?

Jeffrey Hinerman said I have information for you. I know someone if you want to demolish this yourself.

Solicitor said we will close the record on this and all copies were returned to the solicitor.

Copies of the building inspector report be submitted to the new owner. He needs to get into the inside.

The solicitor asked who is here representing 317 Ohio Avenue? Are you the property owner?

Cynthia Dean and Robert Beech – 317 Ohio Avenue – Process of buying – We are together and are both interested buyers.

Exhibit 1 – Proof of Publication and Exhibit 2 – Property Maintenance Code will be part of this proceeding.

Exhibit 3 was passed down to Ms. Piazza-Whaby

You will have to provide us with an agreement of sale or something with the actual owner.

Cynthia Dean said unless I can speak, I can tell you all the details. We have the documents.

Exhibit 3 – A Certified Letter sent to Anastasia Harris, Steubenville, Ohio and notice of condemnation and notice of hearing. Copy of inspection report and photographs. Last known owner and address is correct.

Do you have any questions for Ms. Piazza-Whaby – No.

**7**

Mr. Volpe – Did you have a chance to inspect this property?

Mr. Volpe said yes – I inspected it on February 11, 2021. I could not gain access to the interior of the building. All curtains and blinds were down. I only made my observations from the exterior of the structure wood frames and the house had asphalt shingles and for many years the utilities were turned off. Just by having the utilities turned off it would be considered an unsafe structure. There is some flashing near the roof near the eaves that are falling off and exposed the wood underneath and deteriorated wood. The attic windows frame window and that is deteriorated.

You have photographs attached to your report?

Based upon your inspection did you form an opinion on this structure?

Steve Volpe said since it has been vacant for a long time, no utilities and should be considered an unsafe

Structure and a nuisance structure.

The solicitor said I have no other questions for Mr. Volpe – do you have any questions for him?

Cynthia Dean said no other than some of his comments are wrong, but.

You are going to testify to that?

Cynthia Dean – I am the grandmother of Robert Beach and his wife intend to buy this property. I wanted to give you a little background on this. We attended a Council Meeting in October trying to get another property that there was an issue. Then Angelo Norelli asked to speak with us. He verbally gave my grandson a list of properties that were vacant around town to see if we were interested in one. So, we spent the next several weeks checking out properties and then in November he decided on 317 Ohio. He wanted to acquire that property and live in it with his family. He filled out a County VPRP application – Vacant Property Recovery Program – and mailed to the County Office on December 2. So, it has been almost six months, but because of COVID it is taking longer than usual. So, they are in the process of trying to get it and I think it would be a shame to tear down a perfectly good house which is structurally sound with no major issues wrong with it and in no disrepair and not an eyesore and not a nuisance and not dangerous. It is merely vacant and nothing wrong with it. We would assume that you would like to get it back on the rolls to have the taxes paid and we were told to request a postponement or something to make on this decision while the process is going through. He has returned all of the paperwork and here is a copy of the email that was the front of it dated December 2. This is the cover letter that was turned into the County. One of the pages is being requested to be signed off on from the Borough and we thought it might speed up things if we give you a copy of this page and you can see that they signed it.

The solicitor asked if Cynthia Dean received any type of confirmation from the County?

Cynthia Dean said I have emailed the woman from the County several times with confirmations and when I have asked about because the house that they lived in had a fire and we were trying to speed up the process a little bit they said they can’t do that because of COVID, so I got several emails back and forth regarding that.

**8**

The solicitor asked this is the documentation that you have as far as your interest as an interested buyer?

Cynthia Dean said yes. After the discussion a neighbor let us into the property. There is nothing wrong with it. Maybe a little bit of peeling paint or wallpaper or something like that.

Solicitor said the neighbor had access to the property?

Cynthia said yes, they cut the grass and they take care of the property and she told us that it would be o.k. to go into the property. We, several years ago bought a house that was in much much worse condition. This is a really good condition house. There was really nothing negative to say about this property other than it has been vacant for so many years and it is a nuisance. We previously mailed a letter to the daughter and asked for the house and she never responded. We contacted the listed homeowner or taxpayer and we did the application, you can ask him anything else about it, but as to describing work to be done and fixed, that is what we need to turn into the County. They have had the application for about six months.

The solicitor said our information is we believe that the owners are deceased. Is that what you are indicating?

Cynthia said the owners listed on the County at the top are deceased, but on the page where the taxes are being paid which we believe is the daughter or granddaughter. She lives in Ohio and we sent her a letter. Technically she is responsible to pay the taxes because she is on the tax page.

Solicitor said it depends. That is the person that we did send notices to and a couple have been returned.

Angelo said he is familiar with some of the houses and that was one of them. That was one of the addresses that he told us to check out. My grandson would really like to buy this. They have two young children and you will have a family in there willing to pay taxes.

Elaina Skiba, President of Council – I guess my question to you is will there be a game plan for the rehabbing of the house.

Cynthia said yes, that is what the County has said. What are your estimated costs of what needs to be done and give us the documentation. This is what they are asking for and we have provided them some of this information already and they want more details.

Elaina asked do you know who you spoke with at the County?

Cynthia said Brooke Gwinn verbally over the phone and through email.

Solicitor said just so you are aware you would also have to go through the local building inspector to gain access and you would have to provide a list of what needs to be done. I can’t say what type of repairs need to be done, but you would have to work through the building inspector to let him know what that time line is going to be to let him know what the progress is being made.

**9**

Cynthia said there is nothing majorly wrong inside or out. The gutter is falling down, that is the worst of it is sounds like. They are really interested. They moved here from Colorado a year or so ago and he has two young children. No one is going to trip or fall into a porch hole.

Michael Trimble said we just need a postponement on the demolition.

Solicitor said Council will have to make a decision on whether they agree with that or whether they are going to take action this evening. As long as there is progress being made. We are done with the hearing unless you have other evidence. We understand your position and Council will take that into consideration.

Cynthia Dean asked if you could mail the decision to this address.

Solicitor closed the record on this property. Council will make a decision either this evening or next Tuesday.

Solicitor said we have about 50 or more to go through.

Exhibit 4 – A Certified Letter sent to the Title Company

Cynthia Dean is requesting a postponement.

The next property on the list is:

513 & 513 ½ Cypress Way – Ellis Property – Kian Ellis present

Similar to the other hearings, the two Exhibits that will be introduced as part of this record is Exhibit 1 which is the Proof of Publication and Exhibit 2 which is a copy of the IPMC. If you require either of those just let us know and we will provide you with copies of them. The next document that we would mark as an Exhibit would be Exhibit 3. Passed down to Mr. Piazza-Whaby to identify the document.

Ms. Piazza-Whaby stated that it was a Certified letter that was sent to 505 Indiana Avenue for Ellis Property Options, LLC. There is a notice of condemnation letter that was sent to 505 Indiana Avenue Certified and the inspection report and photographs.

Solicitor asked if this was the last known property owner and address that the Borough has on file?

The secretary replied yes.

Solicitor asked if the person present could identify their self.

Kian Ellis – Property owner

Solicitor asked if there were any questions for Ms. Piazza-Whaby.

**10**

Mr. Ellis said he had no questions for the secretary.

Solicitor Falco Muscante turned the record over to Steve Volpe. Mr. Volpe is the Building Inspector and Code Official for the Borough. Mr. Volpe – do you have a chance to inspect this property?

Steve Volpe replied that he did an inspection on March 8, 2021. I could not gain access to the interior of the property; I just did an inspection on the exterior and looked into the windows. The structure is wood frame with some vinyl siding and asphalt shingles. At the time of the inspection, utilities were off and the interior structure had some of the ceiling collapse and some peeling paint collapsed and you can see there was evidence of some work being conducted in there. The one window in the rear was boarded up. Some of the windows were open and the window panes were in but the windows are not properly functioning and some of the windows on the exterior were broken and have been damaged and the front porch has deteriorated steps and the flooring is bad on them. It is an unsafe structure and a nuisance structure.

Solicitor asked if the Building Inspector had photographs attached to his report?

Steve Volpe said yes sir.

Solicitor said some of the photographs looked like the interior of the building. Were those taken through the window?

Steve Volpe said yes sir.

Solicitor said based upon your inspection do you have a recommendation as to this property?

Steve Volpe said I believe this structure is a nuisance structure due to lack of utilities and it is vacant and just the overall condition of the structure.

Solicitor asked Mr. Ellis if he had any questions for Mr. Volpe?

Mr. Ellis said I had called Mr. Volpe on the 25th of March and I told him that I was in California at the time and the neighbors have a lot of kids so basically the windows were broken into and the ceiling was pulling down. I have been trying to get back out there to work on the house since I have been back here and he’s just been telling me that I need a building permit. I got like 30 some homes all around this area and I buy condemned houses and I am familiar with structural inspections and all of that. I got his phone number and I know who he is and I plan on set something up so I can make some improvements to the property.

Steve Volpe said he called and asked what he can do and I told him that he would have to show up at the meeting and state his intentions. He would have to submit his scope of work and what he plans on doing and a time period if he wanted to fix it up.

Solicitor asked you would be willing to grant Mr. Volpe access to the inside so he could walk through with you?

**11**

Mr. Ellis said I can meet with him tomorrow if he wants. I got a garage right here next to Beemers with all brand-new windows, rolls of carpet, I have a dump truck. I redo houses so I am willing to set up something with him so he can see what’s going on. When I redo houses, I rip all the copper out anyway. I do them all with plastic plumbing. I do pretty much everything except for the electrical, I deal with an electrician. I have a friend Bobby Kramer and I could just give him the keys to any property I got and he just goes and does whatever I need. I did make an appointment with the Chief Electrical Inspector Richard to come out because when you buy a home you have to have an electrical inspector come out to get the power turned on. Hopefully I can get in touch with him soon so I can get in and do what I got to do.

Solicitor said I have no other questions of Mr. Volpe. Is there anything additional that you would like to add Mr. Ellis?

Mr. Ellis said no.

Solicitor asked if there are any other questions?

Elaina Skiba, President of Council, said she did have a few other questions for Mr. Ellis?

1. How long have you owned this property?

Mr. Ellis said I think we had picked the property up at the end of 2019.

1. Elaina Skiba asked have you done any work to it since then? Has it been occupied since you purchased it?

Mr. Ellis said no, but we have gutted some of the walls out of it and you know, in one of those pictures you should see some of the walls were gutted out and dry wall was put up and mudded. That ceiling that is hanging down, someone ripped it up to get all the copper from the upstairs bathroom and that actually just did me a favor anyway.

1. Elaina Skiba said my other concern is that the windows have been open.

Mr. Ellis said the lady who just bought the house next door she got a lot of kids. Fireworks, swimming pool and everything is in the yard. I will be around the corner when I’m out here doing the yard and stuff and I seen all the stuff in the yard and in one of those pictures you might see a kid and you can see a brick like someone threw it through the window to get through the window. Eventually it was like someone got in there hanging around doing whatever.

1. Elaina Skiba, President of Council asked do you own any other properties in Glassport?

Mr. Ellis said no, most of my properties are in McKeesport, West Mifflin, a couple in East McKeesport and in Clairton.

Elaina Skiba said thank you very much appreciate it.

**12**

Falco Muscante, Solicitor, said unless there is anything more on this, we are going to close the record and Council will make a decision either tonight or next Tuesday. Again, as we have been saying you have been sitting here through these hearings, if the intent is to try and repair the property and get it back to where you are trying to get a tenant in there, the Borough would have to see some progress with Mr. Volpe, in getting the building permit and getting the work done in order for the Borough to remove the property from the demolition list. I know you have sat through a couple of these hearings, so you have heard me say that.

We will close the record on this one and go onto the next property.

Solicitor asked could you state your name please?

Nicholas Daquista

Solicitor asked you are here for 817 Peach?

Nicholas said correct.

Solicitor said the question that Council has is whether the building is currently occupied by a renter or by yourself? Is anyone living in the property?

Nicholas said no I moved out but I kept the gas and I had water on for a while, but It wasn’t being used and I shut it down for water, but I kept the electricity and gas on so that there was heat in the building so there wouldn’t be any problem structurally. I moved out but my intentions are to fix it up as a family home. I grew up in Glassport and I love this town, but when my mom was sick, I brought her to Glassport and Nancy Crncic is across the street and she would keep an eye on my mom.

Solicitor said what needs to be done right now is you need to be connected with Mr. Volpe so that he can identify anything that you need to do to repair the property and get it back to where it should be.

Nicholas said I appreciate the fact that you put a fire under my butt, some of the things he is a professional and he knows what he is doing. I cleared off the whole back porch – its emotional, but I have to deal with it.

The solicitor asked Nicholas Daquista “You have the inspection report, you received that from Mr. Volpe?”

Nicholas said yes. I am done with just about 90% of everything. I painted the garage door, the two garage doors up front. I fixed the one gutter and cleared out all of the gutters.

The solicitor said we are going to continue the hearing because of what you have done so far and if you can connect with Mr. Volpe and have him inspect it again and he clears it, then you should be fine. Make sure that you connect with him or we will be back here at some other point.

**13**

The solicitor said we are going to close the hearing right now and we are continuing this, we are not going to put it on the demolition list right now as long as you connect with Mr. Volpe and he signs off on all of the work that you said you have done. Then you don’t have anything to worry about.

Angelo Norelli asked what address was this? The solicitor responded 817 Peach.

We are going to get started with these hearings. This is the time and place for a hearing by Glassport Borough Council under Ordinance No. 5-401 and the 2009 International Property Maintenance Code to consider whether to declare these structures in the Borough dangerous and public nuisances subject to demolition. My name is Falco Muscante, from the Borough solicitor’s office which is Maiello, Brungo Maiello and I will be conducting this hearing under what’s called the local agency law. We are recording these hearings so just so you know there is an audio recording being taken and the recording along with the Exhibits will be considered the record of the hearing. A transcript of the recording is only going to be made if there is an appeal taken by someone interested in the property from the decision of Council. Borough Council may decide to make a decision at the conclusion of tonight’s hearings or they will make a decision at their next voting meeting which is next Tuesday. If they decide not to make the decision until next Tuesday and you are a property owner and you want a copy of that decision, let us know before you leave today that you want a copy of it. Anybody that will be providing testimony in these hearings should at this time stand and be sworn in as witnesses and we have already done that for Mr. Volpe and Ms. Piazza-Whaby so they are going to be testifying that they have already been sworn in. So just raise your right hand and the solicitor swore everyone in. The solicitor said as you testify, we will ask you to say your name so that we have it for the record. If you are a property owner, or if you can show that you have an interest in the property, like you are going to buy the property or if you have an agreement of sale or something to show that you have a legal right in the property, you can testify as part of the proceedings. If you are a neighbor or somebody on the street who is here to testify about the condition of the property, you can also testify. Any property owner can testify on their own behalf and you can also cross examine the Borough witnesses, so if you have questions for Mr. Volpe or Ms. Piazza-Whaby you will be given a chance to ask them questions as well. What’s known as the technical rules of evidence do not apply in local agency hearings. Our goal is to gather as much evidence that’s relevant to these properties so that they can make an informed decision. We will be accepting everything if there is any objections to any of the evidence, I’ll make a decision on those objections. We will get started.

Falco Muscante asked the owner of 206 North Monongahela Avenue to state his name.

Sen Sit is the owner.

Falco Muscante said he is going to call on Ms. Piazza-Whaby to provide some testimony. Passed down Exhibit 1 and asked for it to be identified.

Ms. Piazza-Whaby said that is the Proof of Publication that was advertised in the Valley Mirror on April 1, 2021. It is a list of all of the demolition properties in accordance with the 2009 International Property Maintenance Code.

Solicitor said next I am going to show you a document which I have marked as Exhibit 2 and ask you to identify that for us.

**14**

Ms. Piazza-Whaby said that is the International Property Maintenance Code of 2009 as it is in our Borough Code of Ordinances.

Solicitor said that both Exhibit 1 and Exhibit 2 will be made part of all of the proceedings for all of the properties.

Solicitor said next I will show you with regard to 206 North Monongahela Avenue, a copy of what I am going to mark as Borough Exhibit 3. Just ask if you could identify that for us please?

Ms. Piazza-Whaby said this is a certified letter to Sen Sit at 502 Marie Street and a copy of a Certified Letter that was sent to Sen Sit 543 Ohio Avenue and a notice of condemnation and the building inspector’s structural report of 206 North Monongahela Avenue with pictures.

The solicitor asked Sen Sit “Did you receive a copy of that report and the photos?”

Sen Sit said yes.

Solicitor asked Sen Sit “Do you have any questions for Ms. Piazza-Whaby”?

Sen Sit said no.

Solicitor said the next witness is going to be Mr. Volpe. For these hearings, identify yourself and your position with the Borough.

Steve Volpe, Building Code Official for the Borough of Glassport.

Solicitor asked “Mr. Volpe, did you have a chance to inspect this property at 206 North Monongahela Avenue?”

Steve Volpe said yes. I did an exterior visual inspection on Friday, March 19, 2021 at 206 N. Monongahela Avenue. At the time of the inspection, I could not gain access to the interior. I did look in a couple of the windows and I have a couple pictures of the interior structure. At that time, the gas, electric and water has been off. That is causing the structure to be an unsafe structure. The rear porch roof has collapsed and all kinds of debris in the rear of the structure between the garage and the back porch area. Some of the shingles are lifting. A couple areas of the foundation have cracks in them. Wood frame window up in the attic area is deteriorated. The interior of the structure looks like it has been gutted out at some time and exposing the joists and some of the wood framing of the walls and it looks like the property owner stopped. Just stopped construction on the inside. Due to the lack of utilities and the condition of the structure it would be a nuisance and an unsafe structure.

Solicitor Muscante asked you have photographs of the structure?

Steve Volpe said yes.

Solicitor Muscante said I have no other questions for Mr. Volpe at this time – do you have any questions for Mr. Volpe?

**15**

Sen Sit said no.

Solicitor Muscante said this is your opportunity to share whatever you want with Borough Council.

Sen Sit said I purchased this property back in 2015. I started to fix it up and at one point ran out of funds and I stopped a little bit and had all the material for it and it was sitting in the living room area and then I had to stop and save up more money. Most of the windows have been replaced and I was going to rip down the garage, but I started to save up to get it going again. Also, I own 205 and the wall came down where I was living at trying to save up to get that fixed up, but I am just asking to give me a little more time to get it going.

Solicitor Muscante asked do you live at 205?

Sen Sit – no – my x-wife and the kids live there. I live in Erie, so I’m trying to fix up where they are at now and then move down to this one again. I am trying to save up to work on it again next year.

Solicitor asked when did you run out of funds and not being able to work on it?

Sen Sit said it was around 2019.

Solicitor asked it is your intention to compete the repairs on it?

Sen Sit said most likely I am going to move my whole family up to Erie and rent the whole place out.

Elaina Skiba, President of Council, asked “Do you have anyone maintaining the outside of that property because that particular property we get complaints all summer regarding the grass and the Borough is actually paying someone to cut that grass?” This is another issue that we have because it is a rodent haven and it is unsightly, the neighbors don’t even want to put up with it. We don’t even have someone cutting the grass. So, you don’t have someone maintaining the grass?

Sen Sit said I could get somebody or hire someone like a lawn care company to take care of that grass.

Elaina Skiba said we will make contact with you regarding that cause the Borough has been paying someone to maintain it.

Sen Sit said I was trying to have my son take care of it and I will keep on it.

Solicitor asked “Do you have anything else you would like to provide to Council?”

Sen Sit said no that is all I have right now. I just need a little more time.

Solicitor said that the Council is probably going to move forward and make a decision on what the condition is right now and they will either make that decision this evening or next Tuesday. If they make the decision next Tuesday, they will provide you with notice of what their decision is. If they decide that based on its current condition it still is unsafe and should be demolished, and you show some good faith in working with Mr. Volpe, to get a time line of when you are going to complete everything, get the

16

building permits that you need and they start see something happening within the next 30 days let’s say, then they will agree to pull it from any demolition list, but if they don’t see anything happening and you are not working with Mr. Volpe, then it is going to stay on the demolition list.

Sen Sit said within the next 30 days I could get a lawn care in effect.

Solicitor said that would be an act of good faith, but I would encourage you to meet with Mr. Volpe and let him get access to the inside so you know what your whole picture looks like and what you need to do.

Close the record on 206 North Monongahela Avenue.

Solicitor Falco Muscante said the next property on the list is 537 Allegheny Avenue.

Is anyone here on 537 Allegheny Avenue?

Solicitor Falco Muscante said the next one on the list is 714 Detroit Avenue.

Is anyone here on this property?

Are you the property owner sir? Can you state your name so we have it the solicitor asked?

My name is Henry Jerome.

Solicitor Muscante said we will start the hearing on 714 Detroit Avenue.

Exhibit 1 and Exhibit 2 are previously identified. I will mark for the record Exhibit 3 and passed it down to the secretary Ms. Piazza-Whaby for identification.

Ms. Piazza-Whaby said it was a Certified Letter that was sent to Henry and Linda Jerome at 319 State Street, Clairton, PA 15025 and a letter from the solicitor notifying them of the blight situation and also a letter from the building code official on the condition of the property with pictures.

The solicitor passed down Exhibit 4 to Ms. Piazza-Whaby.

Ms. Piazza-Whaby said this is the notice of condemnation that went to City Financial, Inc., on Curry Hollow Road, Pleasant Hills on the property at 714 Detroit Avenue.

The solicitor also marked as Exhibit 5 and Exhibit 6 based on a lien search from their office we identified 714 Detroit Avenue as having both delinquent County and delinquent School District taxes. Notices were provided to both the Counties law department and the Business Manager and School Board President for the School District. Usually that also means that there are Borough taxes but of course we are the Borough and no notice was given to the Borough. We will make those Exhibits part of the records as well. The solicitor asked Mr. Jerome if he would like to have copies of any of the Exhibits that were just mentioned. Do you have any questions for Ms. Piazza-Whaby?

**17**

Mr. Jerome said “I don’t know what to say?” I can’t deal with it.

The solicitor said just hold that thought for now, but do you have any questions for her?

Mr. Jerome said no.

The solicitor called Mr. Volpe and said that he has already been identified as the Building Code Official for the Borough. Mr. Volpe did you inspect this property?

Mr. Volpe said he inspected this on Friday, March 19, 2021 I inspected the property at 714 Detroit Hollow, Glassport. At the time of the inspection all of the utilities were off. I don’t know what to say, the roof was totally collapsed in. Some of the windows were broke, the foundation was in bad shape, the front porch cement slab front pillars are in bad shape, the structure is far beyond being repaired.

The solicitor said do I have to ask what your opinion is?

Mr. Volpe said it is totally gone.

The solicitor asked are the photographs attached that support that?

Steve Volpe said yes.

The solicitor asked Mr. Jerome if he had any questions for Mr. Volpe?

Mr. Jerome said no.

The solicitor turned this over to Mr. Jerome for anything that he wanted to say or share with Council regarding this property.

Henry Jerome said I could donate this to your fire department. The mortgage company took all the money. I couldn’t tear it down; they took all the money. They wouldn’t give any up for demolition. I don’t know what to do with it.

Elaina Skiba, President of Council, said you mentioned something about the fire department.

Henry Jerome said if you want to take it, I’ll sign it over to you.

Elaina Skiba, President of Council, said if you wouldn’t mind giving me a contact phone number, we will put you in touch with the fire department and they can tell you what they are going to do.

Solicitor said that doesn’t mean that it is going to be signed over to the fire department, you are still ultimately the owner, so based on the condition that we heard described and I don’t think that you are disputing that, Council probably will be making a decision tonight or next Tuesday to condemn it and have it added to the demolition list. Depending on the kind of funding the Borough gets for demolition, sometimes they require liens to be filed on the property for the cost of demolition, so it would be liened

**18**

for that cost, sometimes they don’t require that, but that’s wherever the Borough gets the funding from is going to guide that and you’ll receive notices of all that.

The solicitor said for this hearing, we are going to close the record on 714 Detroit Avenue and Council will make a decision either this evening or next Tuesday.

Solicitor Falco Muscante said the next hearing that we have is for the property at 1047 Indiana Avenue.

Who is here on that property? Could you state your name please?

Thomas Vash

Solicitor asked are you the property owner?

Thomas Vash said no sir.

Solicitor asked “What is your interest in the property?”

Thomas Vash said I am adjacent to it and see it every day.

Solicitor said we will give you a chance to speak at the end but let’s go through the process.

Exhibit 1 and Exhibit 2 will be part of the record as we mentioned earlier. I would like to pass down to the secretary Exhibit 3 and just ask if you could identify that for us.

The Secretary said it is a letter for Notice of Condemnation on the properties at 1047 Indiana Avenue and there are two structures and there were pictures taken and an inspection report that was done by Steve Volpe and they were both sent Certified.

Solicitor asked and they were both sent to the last known owner at their last known address?

The Secretary said yes.

Solicitor asked and that address was the property address, correct?

The Secretary said yes.

The solicitor said just so the record is clear it appears that both the Certified Mail and the regular mail was returned to our office.

The solicitor passed down Exhibit 4 to Ms. Piazza-Whaby and asked for it to be identified by her.

Ms. Piazza-Whaby said this is a letter that was sent to Delta Funding Corporation in New York from the solicitor for the property at 1047 Indiana Avenue.

**19**

The solicitor said just so the record is clear after a lien search, our office identified these companies as having potential liens against the property.

The solicitor said do you have any questions for Ms. Piazza-Whaby?

No

The solicitor turned this over to Mr. Volpe. He has identified himself in the other hearings as the Borough’s Code Official. Mr. Volpe, did you inspect this property? Can you tell us what the results of your inspection were?

Steve Volpe said on February 11, 2021, I inspected the property at 1047 Indiana Avenue, Glassport. I inspected both structures. I was not able to enter the brick and asbestos siding structure but was able to enter the brown siding structure. The brown vinyl wood frame structure – the one structure is wood frame – vinyl siding structure is asphalt shingle. At the time of the inspection the utilities have been off since 2013. I was able to access the interior structure and observed vandals and interior damage to the walls and the ceiling and they removed the copper tubing from the water supply lines and the electrical wiring has been removed or damaged. Some of the wood supports from the rear addition are inadequate and not designed for the weight of the addition and the vinyl siding is missing on the rear and side portion of the structure. The interior is full of debris, the furnace is missing, peeling paint and damage to the plaster and brick and asbestos siding structure, the windows are broken out, the wood framing is deteriorating along the roof and the wood frames and door frames are in bad shape and the utilities have been disconnected since 2013. The wiring and plumbing have been removed. It’s been damaged by vandals and you can see in that the interior walls and ceiling have been damaged and the rear deck is deteriorated and unsafe condition.

The solicitor asked if Steve had photographs attached to the report to support the inspection?

Steve Volpe said yes.

The solicitor asked “What is your final recommendation regarding what should be done with this structure?” Or structures?

Steve Volpe said the property has no utilities and it is a nuisance structure and since it is a nuisance structure it is unsafe and considered dangerous under the property maintenance codes.

The solicitor said anymore questions for Mr. Volpe.

Thomas Vash said no, but I would just like to add some stuff though. We have been seeing a lot more rodents, rats, mice, snakes, all coming from the back alley. I live on Delaware so it is just in my back yard. Both buildings. The vinyl siding structure was occupied up until about 2013 with a couple. The one next to it was also his and really never occupied other than junk always. We moved here in 2004 and that property was up for demolition with a destruction demo label on it (it was yellow or orange) from back then and nothing was done. Something needs to be done and it needs to be done now. It is just getting worse. It is falling apart and it is going to hurt somebody.

**20**

The solicitor asked Mr. Volpe, since both of these notices were returned to this property owner and they were sent actually to the address itself, was the property posted as well.

Steve Volpe said yes sir. Both of them.

Tom Vash said the owner now lives in town so I see him all the time and I know that you know who he is.

The secretary said there is the father Dwight and the son Dwight. The son owns this.

The Dad lives on North Monongahela Avenue.

Tom Vash said the property is overgrown.

Elaina Skiba, President of Council, said we have been applying for every grant out there and I have this block being baited. They bait the catch basins and they bait the sewers. I am going to have this addressed again and will have this whole block addressed.

The solicitor asked if there is anything else on this property? We will close the record for the property at 1047 Indiana Avenue and we will make a decision on this after this meeting or on Tuesday at the Regular Meeting.

The next property is the property at 637 Monongahela Avenue. Anyone here on that property?

Deborah Beisler

The solicitor asked are you the owner?

Deborah said yes.

The solicitor said with this property Exhibit 1 and Exhibit 2 which is the Proof of Publication and the International Property Maintenance Code will be made part of this record and next I would mark as Exhibit 3 the document that I am going to pass down to the Secretary, Ms. Piazza-Whaby. If you could identify this, please?

Ms. Piazza-Whaby said that this is a Certified Letter from the Solicitor that was sent to 1012 Belair Road, McKeesport, and also a Certified Letter that was sent to 844 Michigan Avenue No. 1, Glassport indicating the notice of condemnation under the International Maintenance Code and also the Building Inspector report that was sent to both addresses with pictures.

The solicitor said he would note for the record that it appears that the certified mail and regular mail to 1012 Belair Road, McKeesport, 15133, was returned. Is that a current address anymore?

Deborah Beisler said no. My current address is 844 Michigan Apt. 1

**21**

The solicitor asked so you received what Ms. Piazza-Whaby referred to in Exhibit 3? You have a copy of that? Do you have any questions for Ms. Piazza-Whaby?

Deborah – no

The solicitor asked Mr. Volpe to walk us through his inspection.

Steve Volpe said the inspection was for 637 Monongahela Avenue – the rear porch and side deck

And the exterior of the structure. This inspection was conducted on Wednesday, December 11, 2019 and at the time the utilities were off at that time during the inspection and the electric was cut at the pole, the side deck is deteriorated and in unsafe condition, the rear of the building has debris and office shelving under the porch roof. The rear porch has deteriorated lumber which is in a state of possible collapse, the rear porch has missing steps creating a fire hazard, there is a portion of the chimney and brick leaning inward toward the roof and the brick are loose. And also attached is an inspection which was conducted on Thursday, May 4, 2017. At that time the inspection was requested by the Borough of Glassport for safety concerns and this one has the front portion of the structure is leaning outward and not plumb. This causing stress on the block on the side creating the block to crack at the joints. The roof does not have any protective covering. Roof paper and shingles are missing. There are no shingles on the roof and the wood sheathing is exposed causing deterioration and creating holes in the roof. The windows are broken out and the frames are deteriorating and cannot be repaired. The block is cracked and some are missing. The structure does not have utilities and the electric has been terminated at the pole. The exterior of the structure is not kept in clean, sanitary and safe condition and shingles are falling off of the roof and on adjacent properties and on the road into the alleyways. Driveway parking area is not kept in proper state of repair and is not maintained free of hazardous conditions. The parking pad next to the garage is overgrown with grass and weeds. The overhang extensions have deteriorated due to the inadequate drainage and no down spouts and gutters. The structure has been placquered as an unsafe structure. The placquered has been removed and due to the condition of the roof and water entering the structure, the roof will eventually collapse and exert pressure on the exterior walls causing them to collapse.

The solicitor asked Mr. Volpe if he has supporting photographs for the two inspections that were done?

Steve Volpe said yes.

The solicitor asked based on your inspections did you form an opinion on what should be done with the structures?

Steve Volpe said the structure would be considered a nuisance structure and an unsafe structure and I feel that it should be demolished.

The solicitor asked Ms. Beisler if she had any questions for Mr. Volpe?

Deborah Beisler said no.

The solicitor said at this point you can share anything that you would like with Council.

**22**

Deborah Beisler said I inherited this because my husband passed away. I’ve been fighting this for twelve years just to try and maintain the back taxes. If it wasn’t for my son and my mother still living, I probably would have taken the bridge by now. I can’t deal with this anymore. I work so hard and I have nothing to show for it. And this was all left to me and this is what I got.

Ms. Van Natta said I went up and took my stuff out. I’ve had two dumpsters up there to get a lot of stuff out. The back porch they cannot get to. They took the steps down when they tore the garage down. I had two dumpsters up there just last month and I can only do so much. I have a husband at home that is sick. My son is going up this week to cut the grass. I have no problem cleaning the back porch off. We have a tree in the middle of the thing that came from the TIKI house. We just got snippers to get that all taken down.

Elaina Skiba said you mentioned the steps to that property. When the Borough had to do an emergency demolition on the garage when it collapsed into the alley, the Borough made that decision to take those steps because there were kids. No one should have been on those steps. They were unsafe. I just didn’t want you to think that the Borough took down steps to a building. So that was in the best interest of the residents to have those steps removed.

Van Natta said I had trouble with kids getting in there partying all night.

The solicitor said if you have nothing else, we are going to close the record on this property and I wasn’t really hearing that you are disputing the condition of the property you are just not able to keep it up, so the Council will make a decision on this tonight or at the meeting on Tuesday and we will be providing notice to you at the current address that you have on what that decision is.

The solicitor said this is a hearing for 810 Ohio Avenue – Are you involved with the property? Are you the owners?

Exhibit 1 and Exhibit 2 (Proof of Publication and the IPMC) have been marked as exhibits as part of this proceeding and next we are going to mark as Exhibit 3 and we will pass this down to the secretary and ask her to identify it.

The secretary said it is a Certified Letter that was sent to Arthur Folk and Betty Jane Folk, of 4949 Scorer Street, No. 210, Pittsburgh, and a notice of condemnation certified letter was sent for the property and also the building inspector report with pictures were sent.

The solicitor asked the Folks if they received a copy of the inspection report?

Betty Folk said yes.

The solicitor asked if Mrs. Folk had any questions for Ms. Piazza-Whaby?

Betty Folk said no.

The solicitor turned this over to Steve Volpe, Building Code Official and asked him if he can walk through his inspection for us?

**23**

Steve Volpe said the inspection was done on Thursday, March 18, 2021 located at 810 Ohio Avenue, Glassport. At the time of the inspection, the structure was secure and I could not gain entry. The structure is unfit for human occupancy due to lack of utilities, various windows have been damaged and are not operable. Wood framing around the windows have deteriorated wood, some of the windows have been broken, some were open. Some of the downspouts and gutters were damaged and not functional. The foundation is sandstone and the joints are deteriorated causing some holes in the foundation and wall. The rear porch has collapsed and there is a bunch of debris under it and still on it and it is creating a fire hazard. The electrical service – the entrance cable is in bad shape and would need replaced. There are no utilities which would constitute an unsafe structure.

The solicitor asked Mr. Volpe if he had photographs that would reflect your inspection?

Mr. Volpe said yes.

The solicitor asked if Mr. & Mrs. Folk had any questions for Mr. Volpe?

They said no.

The solicitor said at this time it is open for you to provide any information to Council.

Betty Folk said anything that you can do to knock it down. I have no interest in it at all.

The solicitor said depending on the funding source that the Borough gets, it may be necessary to file a lien on the property as well for the cost of the demolition. Sometimes the funding sources require that and sometimes they don’t. The Borough will follow whatever guidelines there are for the funding. Unless you have anything else then we are going to close this hearing and Council will make a decision on this tonight or next Tuesday.

Betty Folk said any help that you can give me I would greatly appreciate it.

The solicitor said you will get a notice of what the decision is.

Solicitor said the next property on our list is the property at 830 Ohio Avenue. Is there someone here interested in that property or are you the property owner? Just state your name.

Matthew Fowler – Owner

Blake – I represent the firm that is purchasing the property

Solicitor said not just for 830 Ohio Avenue, but for all of the properties that are remaining, this is the time and place for a hearing by the Glassport Borough Council under Borough Ordinance Section 5-401 and the 2009 IPMC International Property Maintenance Code to consider whether to declare various structures in the Borough dangerous and public nuisances subject to demolition. My name is Falco Muscante and I’m from the Borough Solicitor’s office Maiello, Brungo and Maiello and I will be conducting this hearing according to what is known as the local agency law. There is an audio recording of the hearing being taken and this recording along with the Exhibits will be considered the record. A

**24**

transcript will only be made if an appeal is taken by an interested party from the decision of Borough Council otherwise, we just maintain the recording. Anyone present on any of the remaining properties who is going to provide testimony on any of the remaining properties if I could just ask you to stand and raise your right hand and I will swear you in. The Building Inspector and Secretary have previously been sworn in at the other hearing.

Any property owner or anyone interested in the properties such as someone that has an agreement of sale to show that you have an interest as a potential purchaser are permitted to provide testimony and the owners can also cross examine the Borough witnesses Mr. Volpe and Ms. Piazza-Whaby. Because this is a local agency hearing the technical rules of evidence will not be strictly adhered to if there is any objections by anyone then I will make rulings on those objections. The goal of these proceedings is to accept any testimony that is relevant to the property so that Council can make an informed decision. At the conclusion of the hearing Council will make a decision on whether to have these properties condemned and added to a demolition list. That decision may be made this evening. If it is not made this evening, it will be made at the next voting meeting of Council which is next Tuesday. If you are not a property owner and you want to receive a copy of that decision you will have to provide us with a copy of your information. The property owner will always receive a copy of that decision. So, if you are a property owner, you will automatically get a copy of that decision. We will begin the first hearing under this set which is 830 Ohio Avenue. For that property and all the remaining properties, we are going to introduce a couple Exhibits that apply to all of the properties. The first one is what is marked as Exhibit 1 and I am going to pass that down to Ms. Piazza-Whaby and ask her if she can identify this for us, please.

The secretary said a proof of publication notice for a legal ad that was placed in the Valley Mirror on April 1, 2021 in accordance with the 2009 International Building Code. There were 54 properties listed.

Next the solicitor passed down to the secretary what is known as Exhibit 2 and ask if you can identify that for us?

The secretary said this is a copy of the International Property Maintenance Code of 2009 which is part of our Borough Code of Ordinances

Both of those Exhibits 1 and 2 will be made part of all of our remaining properties records. If anyone wants a copy of either of those Exhibits, let us know when it is time for you to testify and we will make sure that you get copies of those. Now specifically for 830 Ohio Avenue I am going to mark the next Exhibit which is Exhibit 3. Pass that down to the secretary.

The secretary stated that this was a Certified letter that was sent to Matthew Fowler at 5722 64th Avenue in Riverdale, Maryland. It was a notice of condemnation for the property at 830 Ohio Avenue along with a building inspector structural evaluation report and pictures.

The solicitor asked Mr. Fowler if he received a copy of that inspection report?

Matthew Fowler said yes

Mr. Fowler do you have any questions for Ms. Piazza-Whaby?

**25**

Mr. Fowler said no.

The solicitor called the next witness, Mr. Volpe, could you just state your name and identify yourself again for the record for the last time.

My name is Steve Volpe, I am the Building Code Official for the Borough of Glassport. Do you want me to continue with my report?

The solicitor said yes.

Steve Volpe said he conducted an inspection on Friday, March 19, 2021, for 830 Ohio Avenue. At the time of the inspection, I could not gain access to the interior of the structure so I did my inspection on the exterior. The structure is wood frame covered with insul brick insulation, asphalt shingles. The overall condition of the exterior is in bad shape. The insul brick is old and frayed and, in some areas, have been removed exposing the wood underneath and some of the wood actually is deteriorated exposing the studs underneath the wood siding. The chimney has some loose bricks and is in unsafe condition that could fall onto the sidewalk injuring pedestrians or neighbors. The electrical entrance cable is frayed and the double meter box only has one meter. That would have had to have been replaced. That is unsafe. There are a few broken windows in the rear of the building and some are boarded up. The wood along the foundation is deteriorated and various areas where rodents can enter. The window frames are rotten and some of them are basically falling out. The structure is in deplorable condition. Some of the shingles are starting to lift. The flashing around the trim on the roof is missing exposing deteriorated wood underneath and the peeling paint. The wood siding in the rear is so deteriorated some areas it is missing exposing the studs underneath and even the studs are starting to deteriorate. The structure is unsafe and a nuisance and it is vacant and it should be demolished.

The solicitor asked do you have photographs supporting your inspection?

Steve Volpe said yes.

The solicitor asked Mr. Fowler if he had any questions for Mr. Volpe?

Mr. Fowler said no.

The solicitor said we will turn this over to you and if you want to call a witness you can.

Mr. Fowler said I am sorry to leave it in that condition. I always meant to fix it up of course I fell on hard times afterward, but that is beside the point. The house itself on the inside does have the whole inside gutted. All of the plaster walls and new electrical new boxes in the basement that go all the way up to the ceiling. The dry wall has been done. Both bathrooms have been done. It does need work in the kitchen. The outside is really bad like Mr. Volpe said. I wanted to get a more professional opinion and something has to be done with it. Every time I think about it. I called two professional companies. That’s what they do is buy houses and fix them. They would be much more knowledgeable about it so I sent this gentleman a key to look at the house inside and out and I have as well and all of the timbers underneath if you go downstairs the outside is just like he was saying some missing areas, but the big timbers I don’t see any big cracks in the foundation but I am not a professional. He looked at it inside

**26**

and out and said it was very salvageable and I checked their company out. They buy approximately 5 houses a month and that’s what they do for a living. He said that he can definitely renovate the house and he already has contractors looking at it to see and fix it. I’m sorry again for the delay but I think this is the best thing to do. I can get an additional home inspector’s report, but he does this for a living and he also has another one that he just bought on Michigan. There has been a lot of work done on it. I think it is much better for the community to have families there and people paying taxes and buying from the local stores is what everybody wants and that is what I have always envisioned but I don’t know how I would pay for the demolition and I think it would be much better for the town if he is allowed to fix it up and bring it back.

The solicitor asked for the agreement of sale that was mentioned? It was presented to him by Blake who represented the firm that was purchasing the property. So, we are going to mark this as Property Owner Number 1 and it was passed around to Council. The solicitor asked Blake if he wanted to address Council?

Blake Quinlan – I represent Steel Edge Capital and also Penn Wood LP who is the party that is buying the property. I did personally walk through the property myself and I have about 100 photos or so and I took pictures of the electrical boxes and pretty much the entire interior of both sides of the unit. We do have a lock box on the property and we are getting contractor bids as we speak right now, we have a closing date of May 20 and we plan to start renovations immediately. That is our routine.

Solicitor asked if the closing date was May 20. As part of that process, I am sure you are going to reach out to our Building Inspector and get him inside there as well so he can walk through.

Blake Quinlan – said yes, it will have to pass before it goes to title. We do this for a living, we do about five or ten of these a month and I have dealt with McKees Rocks and we have dealt with far worse and it is well worth it to get your taxes instead of demolishing it and leaving a vacant space. That is the whole idea of construction.

Solicitor asked if Council had any questions for Mr. Quinlan?

Angelo Norelli, Council, asked if 733 Michigan Avenue is sold?

Blake Quinlan said we are working on getting that sold. We are working with the owner who lives out of town. I did go out and get pictures of that one as well. I didn’t see a demolition notice on that one.

The solicitor said that is a separate property, let’s not talk about that and confuse it with this one.

Are there any other questions for Mr. Quinlan on this property asked the solicitor? Anything else from either of you on this property? As we have been telling other interested purchasers Council has to make a decision on the property as it exists right now. However, even if Council would decide based on the current condition, we would take a recommendation from Mr. Volpe that it should be condemned and added to the demolition list, as long as we see that there is somebody interested in the property such as yourself, shall prove that you are moving towards a closing and working along with Mr. Volpe to identify the issues with the property and get them addressed and you are able to provide him with a timeline, realistically, a realistic time line, we are not trying to jam anybody up, but a realistic time line showing

**27**

that there is going to progress made on the issue, then the Borough Council can make a decision that they will remove it from the demolition list. We have had many times in the past where people have said that they are going to do something and then they don’t do anything and then Council has to have a second hearing because they have taken those people at their word, so as long as there is consistent progress being made and Mr. Volpe will report that to us.

Blake Quinlan asked what would you need from us in order to make the decision to not demolish this property.

Steve Volpe said the first thing to do is set something up and I can do an inspection and you will need a scope of work. Naturally you will need the proper permits and inspections.

Blake Quinlan said and that would happen after the sale of the property?

Steve Volpe said yes.

Blake said I can meet you down there and go take a look at it and I will get you a card after this.

Solicitor said unless there is anything further on this property, we can close the record on the property at 830 Ohio Avenue and again Council will make a decision tonight or at the voting meeting on Tuesday of next week and the property owner will receive a copy of that decision.

Elaina Skiba, President of Council, asked if anyone was present regarding 508 Spruce Alley.

Solicitor Falco Muscante said we will open the hearing on 508 Spruce Alley and again Exhibit 1 and Exhibit 2 which is the Proof of Publication and the International Property Maintenance Code Ordinance will be Exhibit 1 and 2 for this proceeding.

Sir, are you the owner of this property asked the solicitor?

Uh, no, my name is Tom Jaskolski and my brother Ray Jaskolski. We are the sons; my mother is 99 years old and she couldn’t make it today and we are here representing her.

Exhibit 3 is being passed down to the secretary and she can identify it for us.

The secretary stated that it was a Certified Letter that was sent to Anthony and Francis Jaskolski, 508 Spruce Alley, Glassport, for a notice of condemnation on 508 Spruce Alley, the garage and there is an inspection report on the garage being an unsafe structure by the building inspector with pictures.

The solicitor asked the property owners names are identified on the letter and the address those are the last known property owners and address on record.

The secretary said yes.

Tom Jaskolski said yes everything is right. The property owner is Francis Jaskolski. One of the things about it is you have it down as 508 Spruce Alley. That is not the correct address. 508 Spruce has a home

**28**

with a garage on the inside – integral garage. This garage is on the property at 510 and 512 Spruce Alley. So just get that clear when they go to demolish the house.

Solicitor said very good point. Hold on sir. Do you have any other questions for her?

Tom Jaskolski said no, I just wanted to set the record straight.

Solicitor said you will have a chance to speak in just a second. I am going to turn this over to Mr. Volpe then our Building Code Official and ask him to walk us through his report on the garage, which you are saying is 510 and 512 Spruce.

Elaina Skiba, President of Council, said I would just like to add that the garage is actually on the parcel according to the County Website. It is one parcel with one lot and block number. That is why we included it as 508 Spruce.

Tom Jaskolski said o.k. that’s fine.

Solicitor asked for Mr. Volpe’s report.

Steve Volpe said he conducted an inspection on Wednesday, March 17, 2021, at the 508 Spruce Alley garage. When I did the inspection, the entire roof is collapsed pushing the exterior walls outwardly and portions of the wall have shifted and collapsed. The electric has been disconnected. The garage doors cannot open due to the roof collapse and the way the walls have shifted. The front of the structure is leaning forward due to the pressure that is being exerted onto the front side walls and collapsed roof. As you can see in the pictures, the garage is in an unsafe condition and is not usable.

The solicitor asked did you form a recommendation based on that inspection?

The Building Inspector said the garage is not salvageable and should be demolished.

The solicitor asked “Sir do you have any questions for Mr. Volpe?”

Tom Jaskolski said I see the pictures here and they look totally different. There is no glass in the garage doors. There was two roofs, there is only one roof on there now. It is being cleaned up. I reached out to the lawyer when my mother got this letter and he said he would get in touch with you and have you give me a phone call so that I can meet you at the property and go over what has to be done because that garage is about 6” in concrete. It was poured and is a concrete slab. All that has to come down is the roof and maybe go 6 blocks high all around the end because if you remove that block, the spring water from up on Delaware will wipe out that whole yard. So, I reached out to the lawyer and he said he was going to touch with you so we could go over and discuss the situation. Basically, what started this is when the Bureau of Mines went up on the hill and built that gigantic wall to stop all the spring water that usually comes down Pacific into Iowa. Once they did that all the water is underground coming under Pacific. It is going through 5 neighbor’s houses and garages and that is what made that garage come down. I have a trench dug out in the yard right now and you can go and walk and look at it and you will see the water coming out of the ground and how it is going. It is the Bureau of Mines that basically started this. I don’t know what the Borough will do with that.

**29**

The solicitor asked Mr. Jaskolski – Your question to Mr. Volpe was whether your attorney had contacted him?

Tom Jaskolski said no, the attorney that sent us this letter.

The solicitor said that is our office. What was your question about our office?

Tom Jaskolski said they were going to reach out to Mr. Volpe is that it? And he was supposed to give me a phone call. I got no response. I would like to get together and see what we could do to clarify it. Like I said, only about ½ of it has to come down. The main thing is the whole yard because if you remove what is going on there you are going to on Indiana Avenue their wall is going to be destroyed. If you do certain things, and I can explain that when we go up there. I can meet you anytime.

Steve Volpe said that’s fine. We can look at it.

Elaina Skiba, President of Council, said seven or eight years ago that water up in the back there was tested and it didn’t come back with any chemicals that indicated that it was mine water. It is Spring water.

Tom Jaskolski said that is correct, but it’s just like if I went over your house and put a plug in your bathroom sink and turned on the water at some point it is going to overflow and go from the second floor down to the first floor and destroy your house. That’s what the Bureau of Mines did when they stopped the Spring water. Water has to go someplace and what it did was went to my mom’s house and went to 514, 524, 506 and that is where the Spring water is.

The solicitor asked if there was anything else? We are going to close the record on the property and based on the Lot and Block we are going to refer to it as 508 Spruce Alley, but it is identified as the garage from the inspection reports. As we have been telling the other property owners, if you have an interest in trying to make the repairs to stop the Borough from moving forward with the demolition, then we encourage you as you just had a discussion with Mr. Volpe, to connect with him, so that he can identify and give you what needs to be done on the property. We are not going to remove it from the list because we have to see that consistent progress is being made and you have to work on a time line that’s reasonable on when the repairs are actually going to be done and if we see that repairs are being made then we will remove it from the list, but if nothing is happening it will remain on the demolition list and could be subject to demolition so we encourage you to work with Mr. Volpe and identify the issue and creating that timeline. Council has to make a decision on what is available right now so based on the record as it exists tonight, they are going to make a decision this evening or next Tuesday and it will go to the property address and you will receive this decision from Council so reach out to Mr. Volpe.

If progress isn’t made, it will stay on the demolition list, the Borough is pursuing funding for the demolition, and that process may take months, but as long as it stays on there it is part of the demolition. A period of months before the Borough will have the funding from the County to demolish it.

Close the record on 508 Spruce Alley for the garage.

Gave Steve Volpe the information to get in touch with him (Tom Jaskolski)

**30**

The next one we have on record is 143 Erie Avenue

The solicitor asked are you the property owners?

The owners said yes.

The solicitor stated as we said before Exhibit 1 and Exhibit 2 will be made a part of the Borough record.

Next, we will mark Exhibit 3 and pass it on down to the secretary.

Secretary identified the Certified Letter to Michael and Lisa Amos – 28 Erie Avenue, Glassport for the condemnation for the property at 143 Erie Avenue along the Building Inspector structural evaluation and pictures.

The solicitor asked Mr. & Mrs. Amos if they received a copy of the inspection report.

Lisa Amos said yes.

The solicitor said his office also conducted a lien search of the property Exhibit 4 and identified that there were delinquent County and delinquent School District taxes. We are required to give notice to both the County and the School District. We re going to mark this as Exhibit 4 and Exhibit 5 is to the Business Manager and School Board President that they had an interest in the property having delinquent taxes. If you want copies of any of the Exhibits one through five let us know before you leave and we will make sure that you get copies. So, Exhibits 1,2,4 and 5 you would need.

Mr. Volpe testimony – Friday, March 19, 2021 I conducted an inspection. I could not gain access to the interior of the structure. I did my inspection on the exterior. Unfit for human occupancy and considered an unsafe structure under the IPMC. Some of the wood framing around the windows there are gaps around the windows. That would have to be repaired. The foundation on the right side is cracked and extends up through the brick veneer. At one time it looks like the property owner was making an attempt to fix up the inside and just stopped. The exterior wood frame around the garage door is deteriorated and in bad shape. Couple sections of the vinyl siding that was missing. Looked like at one time they tried to fix the one side up and just stopped. The one picture from the interior it would be a vacant and nuisance structure and lack of utilities cause it to be an unsafe structure.

The solicitor asked could you also identify the photographs that support your inspection?

Steve Volpe said yes.

The solicitor asked do you have any questions for Mr. Volpe?

Lisa Amos asked if you wanted to see the current pictures on this property as of today?

The only thing that we have not done yet is the basement door because this is the block that is going to replace that door and it is going to be filled in with dirt. We bought the block and we just don’t have it filled in yet.

Steve Volpe said I guess this meeting you are stating your intentions of what you want to do?

**31**

Lisa Amos said correct. That place was broken into about three or four times now. They stole all the water pipes and we had to redo that. Twice this happened.

Steve Volpe said he would be doing an inspection up there.

Lisa Amos said we don’t have the utilities on up there for a reason. But we have a service truck that he borrows from work and we use that for electric. We are down there working.

Solicitor asked do you have any other questions for Mr. Volpe and do you have anything else that you would like to add to what you have already mentioned?

Lisa Amos said no unless you want to see all of the pictures from the inside also?

Solicitor asked are those extra pictures that we can add as part of our file?

Lisa Amos said sure you can keep them.

Solicitor said we are going to mark these Property Owner No. 1 so that is like an Exhibit from you. I understand from your testimony that you are willing to address any of the issues that remain issues.

Lisa Amos said we put an offer lot into this and my husband broke his back at work.

Mr. Amos said it has all new wiring, new plumbing, the copper is not in right yet but they are going to work for it this time.

Solicitor said as we have been saying for those that wish to bring their properties up to code, the Borough is willing to consider that if Mr. Volpe goes down and inspects it and reports back to us that the issues have been identified, then I am sure that the decision of Council would be not to have it condemned, but if he inspects it and there are remaining issues, the Borough would still probably take action to have it condemned. If you are working with Mr. Volpe to correct these issues and you have a reasonable timeline that makes sense, then Council will probably remove it from the list and it wouldn’t be subject to demolition. We have had many that have promised to do things and not followed through with them and we don’t want to have to go through these hearings over and over again so we have to look at the property as it exists right now.

Lisa Amos said we were trying not to let people know that we were working on it because it was broken into so many times.

Mr. Amos said if there any other issues, I will take care of it.

The solicitor said as long as Mr. Volpe reports back to us that you are working with him and he will report back to Council.

Close the hearing on 143 Erie Avenue.

**32**

The next property that we have is 828 Delaware Avenue stated the solicitor.

Are you the property owner sir?

I am.

For the hearing on 828 Delaware Avenue making Exhibit 1 and 2 part of the record for that property.

That’s the Proof of Publication and a copy of the International Property Maintenance Code. If you would like copies of either of those let us know and we will make sure that you get those. The next we will mark as Exhibit 3 and passed it down to the secretary.

The secretary said it was a Certified Letter that was sent to Got Cleaner, LLC- 5911 Rosilyn Street, McKeesport, PA from the Solicitor with a notice of condemnation for the property owner at 828 Delaware Avenue along with the Building Inspector inspection report with pictures of 828 Delaware Avenue.

Mr. Mendez, are you the owner of GOT Cleaner, LLC asked the solicitor?

Mr. Mendez said I am.

The solicitor asked Mr. Mendez if he received a copy of what the secretary just said was sent out to you?

Mr. Mendez said I did.

The solicitor said this will be marked as Exhibit 3. Do you have any questions for Ms. Piazza-Whaby?

Mr. Mendez said no.

The solicitor said the next person we will call on is Mr. Volpe, the Borough’s Building Code Official and ask him to walk us through his inspection report of the property.

Mr. Volpe said I conducted an inspection on Friday, March 19, 2021 on the property at 828 Delaware Avenue, Glassport. At the time of the inspection, I could not gain access to the interior of the structure. I conducted this inspection from the exterior. The roof needs repaired. There is a hole in the front portion of the roof. He has tarps on the roof because of water damage on the interior. The flashing around the roof is missing exposing the wood framing. The siding, certain areas of the siding that has been removed. Looking in the front window there are areas where the studs exposed and the main front room there is building materials and debris stored in the front room. The gutters and down spouts have been damaged or missing because of inadequate drainage. The place is vacant. The exterior porch, some of the supports and exterior decking is deteriorated and that’s all I have.

The solicitor asked Mr. Volpe if he had photographs attached to his report that supported his inspection?

Mr. Volpe said yes.

**33**

Based on your inspection did you form an opinion on what should be done with your property?

Mr. Volpe said other than damage to the structure, there is roof damage and it looked like the gentleman is trying to fix the interior up. There are garbage bags and there is some debris there and work was done, but currently it is vacant, and it would be considered a nuisance and a dangerous structure and in violation of the International Property Maintenance Code.

The solicitor asked Mr. Mendez if he had any questions for Mr. Volpe?

Mr. Mendez said no.

The solicitor asked Mr. Mendez if he had anything to share with Council?

Mr. Mendez said I recently purchased this property five months ago. I have been doing some work on the interior removing drywall and removing some flooring, but the winter came and I couldn’t do any of the exterior work and I was waiting for winter to be over to do the roof and siding and everything else and then I got this letter. I am a contractor myself, and I spoke to Mr. Volpe when I got this letter, and I explained to him my plan on bringing this property up to date. So, I am going to follow up with him in getting the necessary permits to renovate completely this home. That is my plan to work with him and bring this home up to date.

The solicitor asked if there was anything else and if anyone had any other questions?

Elaina Skiba, President of Council, asked did you see this property before you purchased it?

Mr. Mendez said I did.

The solicitor said unless you have anything further, we will close the record. As you heard from other hearings that you sat in on, the Council has to make a decision on the current condition of the property and recommendations that are provided by Mr. Volpe, and that decision is based on as it exists right now. If you are going to consistently work with him to develop a plan of when you are going to complete all the repairs that are needed, and bring it up to code and he reports back to us that you are making progress, according to that timeline then Council will remove it from the demolition list, but they have to make a decision based on the way it exists right now.

Mr. Mendez asked how soon can I apply for the permits?

The solicitor said you can work that out with Mr. Volpe. You have to get him inside so he can tell you all that you need to do. You are going to have to meet with him, get him inside and let him do his inspection. Council will be making a decision probably at their voting meeting next Tuesday, and you will get a notice of that decision, but the key is you will have to be working with Mr. Volpe to get the repairs done.

The record is closed on 838 Delaware Avenue stated the solicitor.

The next property that we have is 628 Indiana Avenue. Is anyone here for that asked the solicitor?

**34**

The solicitor asked are you the owner of that property?

I am the resident.

The solicitor asked do you rent the property?

Honey Landymore said no it was a family house and I stayed. I haven’t been doing anything about it but I am willing to.

Elaina Skiba, President of Council, asked Honey, which one do you live in?

Honey Landymore said 628.

The solicitor asked do you have an interest in 624 Indiana Avenue or not?

Honey said no, there is nothing that I can do about that one.

The solicitor said for the hearing on 628 Indiana Avenue again Exhibit 1 and Exhibit 2 will be part of this record which is the Proof of Publication and the copy of the International Property Maintenance Code. We are also going to mark as Exhibit 3, hand that over to the secretary if she can identify that for us, please.

The secretary said that a Certified Letter was sent to Pearl Piergrossi at 628 Indiana Avenue, Glassport, from the solicitor for the property at 628 Indiana Avenue. Notice of Condemnation along with the Building Inspector’s Inspection Report of 628 Indiana Front and Rear and pictures.

The solicitor asked “Pearl Piergrossi is the last known owner at that address 628 Indiana Avenue”?

The secretary said yes.

The solicitor asked “My understanding is that she is deceased”? Is that correct?

Honey Landymore said yes.

Ms. Landymore, did you receive a copy of that inspection report asked the solicitor?

Honey Landymore said yes.

The solicitor stated let me mark as Exhibit 4 a document I am going to pass down to the secretary and see if she can identify that.

The secretary said it is a letter from Maiello, Brungo and Maiello to Allegheny County Courthouse in Pittsburgh, the notice of condemnation on a property at 628 Indiana Avenue was sent. The County showed up separately as a lienholder meaning to have something filed against the property as a debt in addition to their tax liens so their must be a separate judgement out there from the County.

**35**

The solicitor said also we are going to mark as Exhibit 5 and Exhibit 6 also in the lien search that our office did it shows that there are delinquent taxes owed to both the County and the School District so we had to send letters to the County Law Department and also to the Business Manager and the Board President of South Allegheny School District notifying them of today’s hearing as well so that is Exhibit 5 and Exhibit 6. If you want copies of any Exhibits that you don’t have, let us know before you leave and we will make sure that we get those copies to you. Do you have any questions for Ms. Piazza-Whaby?

Next, we will call Mr. Volpe, as our witness. He has identified himself as the Borough’s Building Code Official. Mr. Volpe, can you walk us through your inspection report, please?

Steve Volpe said on February 11, 2021, I did an exterior inspection at 628 Indiana Avenue for the front and rear structure. The front structure is wood frame structure with vinyl siding and asphalt shingles. The utilities were on and there are residents occupying the front structure. The rear decking of the front structure is deteriorated and the supports are inadequate. There is debris in the rear yard between the houses creating a fire and health hazard. There is a piece of siding missing on the rear structure and the downspout is missing on the side of the structure. The rear structure at 628 Indiana, the structure is wood frame with asphalt shingles. Some of the windows were damaged and the rear of the structure basement. The rear porch steps are deteriorated and unsafe. The gutter and roof of the rear structure is deteriorated and the gutter is hanging off of the structure and ready to fall off. The paint is weathered exposing the wood siding and some of the paint is peeling paint and the utilities are on and there are residents occupying this structure also.

The solicitor asked do you have photographs supporting your inspection?

Steve Volpe said yes.

The solicitor asked based upon your inspection did you form an opinion as to both of these structures the front and the rear?

Steve Volpe said the front structure is in better condition than the rear structure. I would say the front structure is a fire hazard with all the debris between the two buildings underneath the front porch. It’s salvageable. I would say it is a nuisance structure and it is unsafe. The rear is in a little worse condition, it is wood framing, the framing around the windows is deteriorated, peeling paint, some of the wood is deteriorated, fire hazard, the steps are unsafe, they are not properly sloped, they are tilting. The awnings are half off and it is ready to collapse, the gutters and the downspouts in the rear of the structure are falling off. The windows are broke, wood frame, and are deteriorated. There are some cracks in the block and this structure is worse off. The garage door is not setting right and there are cracks in the foundation. I would say it is a dangerous structure and a nuisance and should be demolished.

The solicitor asked Ms. Landymore do you have any questions for Mr. Volpe?

Honey Landymore asked so the front house is still salvageable at least?

Mr. Volpe said I would say yes, I don’t know what the interior of the structure looks like. I just did the inspection on the exterior of the structure, I don’t what the interior of the structure looks like.

**36**

The solicitor asked any other questions?

Honey Landymore said no.

Is there anything that you would like to state as your position to Council asked the solicitor?

Honey Landymore said I would like to do what I can to make it not a nuisance.

The solicitor said it sounds like there are a lot of issues with the maintenance of the exterior, cleaning up a lot of debris and pictures show that there are things scattered in between the houses.

Honey Landymore said ya, that can be handled or taken care of.

Elaina Skiba, President of Council, said we sat here before though. So, I don’t know if we are going to do it a third time. The taxes, you are living in a house without your name on it and no taxes being paid and the property is not being kept up. It is a nuisance property and if we have to continue this it is going to stay on the list and Council is going to have to make a really hard decision and it is going to have to be one that you are not going to be happy with. So as long as it is going to be us sitting here, we are not going to do this again.

The solicitor said so what that means is if progress isn’t going to be made, if you are not going to get the property cleaned up, if you are not going to get whatever repairs Mr. Volpe says still need to be made, that means Council will make a decision to have it condemned. If it is condemned that means it can be put on the demolition list. So, based on the current condition, Council has to make that decision. And it is up to you as Ms. Skiba just said to really follow through with what needs to be done. And that maybe also working to get on a payment plan of some kind at least with the Borough to start paying on those delinquent taxes. So, Council will make a decision either this evening or next week. Notice of the decision will be mailed to the last known address but I assume you will receive that and then you will have to work with Mr. Volpe to take care of the things that have to be taken care of. O.K.?

Honey Landymore asked how can I get this put in my name?

Elaina Skiba, President of Council, said we had a discussion about this a long time ago. You have already been given this information. That has to go through your mother and your uncle.

Honey Landymore said my mother doesn’t have any idea of how to do this either.

Elaina Skiba said Nancy and I both had conversations with her and instructed her years ago how to go about this. So, we can talk about that.

Solicitor said unless there is anything else, we can close the record on 628 Indiana Avenue and as I mentioned, the decision of Council will be sent after they make that decision next Tuesday.

The solicitor said next is the property at 101 Monongahela Avenue. We are getting down to the last two. Are you the owner of the property?

**37**

Anthony Piccioni said no, I am an interested party to purchase.

The solicitor asked Mr. Piccioni if he had a sales agreement?

Anthony Piccioni said I don’t have a sales agreement, I had a title search done and I have spoken with the owner, Pam Meisl, and it is just a matter of finding the money because if you have done a title search yourself you are going to see liens with the County, Borough and School and a loan. So, I am well aware of all that and I have to put together all the funds.

Elaina Skiba, President of Council, asked have you gone through the County with the Vacant Property Program?

Anthony Piccioni said I have not. The notice is posted on the door, I live in the alley. I saw a letter on the door, through the summer of last year I was the one that has been cutting the grass there and I cleaned up the debris from the fire. It was sort of a favor of an old family friend, the Meisl’s. I had considered it last year and in the meantime 327 Ohio came up which I purchased and that is gone already. My plan with 101 Monongahela Avenue is the same thing. I haven’t been inside yet, but for all the water that’s been pumped in there and two holes in the roof, plus the burn second floor, it’s more of a place where I can park a vehicle off the street than anything. In the future, it’s a buildable lot because it is more than 25 feet. That’s the future plans. So, I saw the notice on the door and contacted Pam directly and told her that I was interested and that I was coming to the meeting and was interested in buying the property and I had a title search done. It’s just a matter of signing a contract. I was in touch with a real estate agent. The pieces are in place, I just don’t have that paperwork together other than the title search. I will buy this house and tear it down before the end of the year.

The solicitor said I think we should still get this on the record. Let’s get it on the record officially. Exhibit 1 and Exhibit 2 are still introduced as part of the record – that’s the Proof of Publication and the International Property Maintenance Code marking them as Exhibit 3 and passing this down for the secretary to identify.

The secretary said it was a Certified Letter sent to Pamela Forney at 101 Monongahela Avenue, Glassport, from Maiello, Brungo and Maiello, notice of condemnation of the property at 101 Monongahela Avenue sent Certified along with Steve Volpe, Building Inspector unsafe structure along with pictures.

The solicitor said we will mark as Exhibit 4 and pass that down to the secretary and have her identify that.

The secretary said it is a Notice of Condemnation sent Certified to the United Community Federal Credit Union in West Mifflin for the property at 101 Monongahela Avenue under the International Property Maintenance Code.

The solicitor asked the address that Exhibit 3 was sent to and the property owner’s name and address those were the last known addresses that the Borough has on file and I guess that actually was the address of the property itself. For the record the regular mail and the Certified Mail both came back to our office as undeliverable.

**38**

The secretary said yes.

Mr. Volpe, my first question to you is “Was the property itself posted”?

Steve Volpe, Building Inspector said yes.

The solicitor asked Mr. Volpe if he could walk us through his inspection report, please?

Steve Volpe said he did various inspections of the structure in the past. I did one in June, 2020 and I did the latest one March 16, 2021. There is no change in the conditions from the previous inspection. At the time of the inspection naturally there was a hole in the roof. The fire department cut the hole in the roof for ventilation. There has been water damage in there from the fire department and from the weather conditions throughout the course of the year. The windows were busted out by the fire department and they were boarded up. The utilities have been off for a few years. Looking in the rear window it looks like there was some type of hoarding condition with all the clothes and furniture that were throughout the rooms that I could look through. There is evidence of mold growth on the walls and ceiling. There is damage to the plaster walls in the ceiling and due to the length, that it has been vacant and the water damage and mold and structural damage on the interior, it is a dangerous structure.

The solicitor asked and photographs are attached?

Steve Volpe said yes.

The solicitor said do you have any questions?

There were no questions.

The solicitor said we are going to close the record on this and again, if before demolition occurs and you obtain the property and want to demolish it yourself, and that potentially saves the Borough from having to file a lien against the property for the cost of demolition, sometimes that is necessary based on the funding, but as we sit here right now, Council has to make a decision based on the evidence presented and we will be issuing a decision. We just have the address of the property as the last known address. So, the decision would have to be mailed to that address unless the Borough receives information of where to send it to. All we can do is go upon the information that we have, so probably next Tuesday, Council will make a decision and the property owner will have 30 days from the decision to make an appeal on that otherwise it will become a final decision and based on the current condition will probably be to condemn it and have it demolished.

Anthony Piccioni asked who do I need to contact? Council? As I move forward with this to purchase the house?

The solicitor said I would work through Mr. Volpe and depending on what information you have he will pass that on to Council.

The last on the list of sign ins is 513 Vermont Avenue, Glassport stated the solicitor.

**39**

Are you the property owner on that?

Erica Prise stated yes.

The Solicitor stated for this hearing we are introducing Exhibit 1 and Exhibit 2 which is the Proof of Publication and the International Property Maintenance Code. I am going to be marking Exhibit 3 which I will pass down to the secretary and have her identify that for us please.

The secretary stated that it was a Certified Letter that was sent to Erica Prise, of 513 Vermont Avenue, Glassport, for the condemnation of the property at 513 Vermont Avenue from our solicitor and the building inspector report structural evaluation report was sent along with it with pictures.

The Solicitor asked that property owner’s name and address which is the address of the property itself is the last known addresses and information that we have on record?

The Solicitor asked is it Miss Prise?

Miss Prise said yes.

The Solicitor asked do you have any questions for Ms. Piazza-Whaby, Secretary?

Miss Prise said no.

Next, we will call for our witness Mr. Volpe, the building code official for the Borough and ask you to walk through for us your inspection report stated the solicitor.

Steve Volpe, Building Inspector, said he conducted an inspection March 18, 2021 on the property at 513 Vermont Avenue. At the time of the inspection the property was unsecure. The structure is unfit for human occupancy due to lack of water, electric and gas services. Various windows have been damaged and not operable. Downspouts and gutters were damaged and not functioning properly. There was slight evidence of some mold observed on the interior of the property. There was peeling paint and plaster falling off the ceiling in certain areas. There was dog feces throughout the building. It was unsanitary conditions. The front porch is deteriorated and unsafe to walk on. Some of the walls have been patched and repaired. The front porch is deteriorated and some of it is collapsed and a bunch of debris under the porch and tires under the porch. Grass and weed growth on the property. That is all that I have.

Solicitor asked do you have photographs attached to support your inspection?

Steve Volpe said yes.

The solicitor asked based on your inspection did you form an opinion on the current condition of this property?

Steve Volpe said the way it is it would be an unsafe property and vacant so it would be a nuisance property and under the code it would be considered an unsafe structure.

**40**

Ms. Prise do you have any questions for Mr. Volpe asked the solicitor?

Ms. Prise said no.

The solicitor asked do you have anything that you would like to share with Council?

Ms. Prise said yes. I recently was finally able to get a job so I can secure this property. I have been autobursed for 31 months and I am being saved now I have been well for six months now and it’s the hardest thing that I have ever had but I am on track and have the budget to make the adjustments that Mr. Volpe is addressing.

The solicitor asked are you living at the property right now?

Ms. Prise said no.

The solicitor asked were you the last occupant of the property?

Ms. Prise said yes.

The solicitor asked how long was that 31 months ago or was it longer than that?

Ms. Prise said last year.

The solicitor asked sometime last year?

Ms. Prise said yes.

The solicitor said do you have anything else to share with Council?

Ms. Prise I had a limb in my leg repaired and a storm had come through and the neighbor’s awning had crashed through my front porch and I wasn’t able to address that at all, but that is number one on my list. I already have an estimate to fix that and I actually did not get the Certified Letter specifying that he did the inspection.

The solicitor said we will provide you with a copy of it we have an extra one. I don’t have a record in your file that it was returned to our office, so I am not sure what happened.

Ms. Prise asked if the next meeting on Tuesday is that Public?

The solicitor said yes that is a Voting Meeting which is a Public Meeting that starts at 7:00 p.m. next Tuesday at the same location here. So, unless you have anything further, we are going to close the record and again, as you have sat through a couple of hearings, Council has to make a decision based on the condition of the property as it currently exists, so they are going to base it off of the recommendations of the inspection of Mr. Volpe. If it is your intention to repair the property, then I encourage you to connect with Mr. Volpe, get him out there, get him into the property so he can inspect it and give you a total picture of things that you are going to need to do and work with him on

**41**

prioritizing the things that need to be done sooner than later and as long as you are showing consistent progress and he reports that back to Council, then Council will not move forward with demolition but it is very possible next week when they make the decision that it will be to condemn it and have it on the demolition list to wait to see if you are able to make progress.

We will close the record on 513 Vermont Avenue stated the solicitor.

Solicitor stated the next property is 735 Michigan Avenue. Same Exhibits 1 and 2 marked for the record Exhibit 3 which I am passing down to the secretary.

The Secretary looked at Exhibit 3 and that went to 735 Michigan Avenue for Diana Peplar and a Certified Letter informing of a Notice of Condemnation for 735 Michigan Avenue along with an Inspection report from the building inspector, Steve Volpe and pictures of the property at 735 Michigan Avenue.

The solicitor said we are going to let the record show that there is no one present on behalf of this property. So, turning this over to Mr. Volpe can you summarize what your inspection shows?

Steve Volpe, Building Inspector said he did an inspection on Wednesday, March 17, 2021 at the property located at 735 Michigan Avenue. At the time of the inspection, I could not gain access to the interior of the structure so I did the inspection of the exterior. Structure is unfit for human occupancy due to the lack of utilities. Some windows were broken out at the time of the inspection. It looked like the owner made an attempt to renovate the interior. There was no furniture or nothing on the interior. The wood trim on the porch roof was deteriorated and missing flashing. The exterior has debris and garbage stored on the property. There was also grass and high weeds on the property and the downspouts and gutters are not functioning properly. On the roof there are some shingles that are starting to lift and the rear of the property the entrance to the cellar there is some bricks where the joints are deteriorated and the garage has weeds and debris around it and the actual garage doors are boarded up.

The solicitor asked and you have pictures supporting your inspection?

Steve Volpe said yes.

The solicitor asked based on your inspection what is your recommendation?

Steve Volpe said due to the lack of utilities and lack of property maintenance it is a nuisance structure and an unsafe structure and I feel that this property should be demolished.

The solicitor said even though there is nobody present on behalf of this property the Borough was contacted by the owner Diana Peplar by email Tuesday, April 6 and she submitted the email in response to a couple phone calls and request that she put this in writing so we do have that from the property owner basically it is just saying that she had conversations with Pete Halesey of my office, Steve Volpe and Nancy and she says that she is intending at this time to rent the property out and have the items fixed within the first year of occupancy. I am living out of state due to COVID 19 pandemic and am not comfortable driving back to PA while the pandemic is still active. I am an older woman and have not had my second COVID shot yet and will not be attending the meeting on April 13. She is requesting a year to be able to rent the property and then make the repairs over that year.

**42**

Kate Handra, Council, said she is not going to be able to get an Occupancy Permit with that stuff that is going on there, right?

Steve Volpe, Building Inspector, said a lot of that is exterior work.

Paul Trunzo, Council, said this just didn’t happen overnight this stuff. It’s been sitting like that for a while. That is not even on the inside.

The solicitor said if this person were here, we would tell them the same thing as we told the others, that if they have intentions, they have to connect with Mr. Volpe and get a time line of when they are going to make the repairs, otherwise; it will remain on the list and be subject to demolition. When we communicate the decision from Council to her, we will let her know that this is the intention and this is what you have to do. It will be up to her to come up with something.

We are going to close the record on 735 Michigan Avenue.

The next one is 715 Indiana Avenue stated the solicitor.

The solicitor said then again with 715 Indiana Avenue, Rodney Wolfe, the same as Exhibits 1 and 2 and marking Exhibit 3 and passing this to the secretary to identify for this record.

The Secretary said this was certified mail for Rodney Wolfe, that went to P.O. Box 897, Reedsville, WV

on the condemnation of 715 Indiana Avenue structural evaluation was provided by Steve Volpe with pictures.

Mr. Volpe ran through the inspection report with Council. Wednesday, March 17, 2021. Could not gain access to the interior so he did an exterior inspection. Wood frame covered with insul brick insulation siding, certain areas the insul brick siding is decayed exposing the wood siding underneath. The utilities were off at the time of the inspection, front steps are deteriorated and not functioning. The wood framing is decayed and deteriorated where it meets the foundation causing the damage to the wood siding and possible wood framing on the interior. Down spouts and gutters do not function properly and the wood trim around the roof line is peeling paint and is weathered.

The solicitor asked do you have photographs that support your inspection report?

Mr. Volpe said the photographs are attached to the report and the structure is considered a nuisance and unsafe and I recommend that the property be demolished.

The solicitor said this property is 715 Indiana Avenue and we also will mark as Exhibit 4 the lien search where there were County liens on the property and we sent a letter to the County Law Department notifying them of that and also the Borough was contacted by the owner Rodney Wolfe, on April 6, 2021 and Mr. Wolfe indicated that he verbally represented that he recently sold this property and cannot afford for anything to fall through. That was his verbal representation and just a question over to the secretary my understanding is that there has been no request from any company for a municipal lien letter for the sale is that correct?

**43**

The secretary said no.

The solicitor asked there has been no request for an Occupancy Inspection for this sale?

The secretary said no.

The solicitor asked if there was a request for a dye test?

The secretary said no.

The solicitor asked does the property still remains in the name of Rodney Wolfe?

The secretary said yes.

The solicitor said we will put that on the record and unless there are any records beyond that we will close this on 715 Indiana Avenue.

The next property is 426 Euclid Avenue stated the solicitor.

The same two Exhibits 1 and 2 marking Exhibit 3 and passing it down to the secretary to identify.

The secretary said Brandon and Heather Kucich sent to McKeesport – Notice of condemnation and structural valuation report from Steve Volpe with pictures.

Mr. Volpe said he did an inspection Friday, March 19, 2021 at 426 Euclid Avenue. At the time of the inspection, I could not gain access to the structure. Since the utilities were disconnected the structure is unfit for occupancy. No water or gas services. The electric meter has been removed and the gas meter is locked. Various windows have been damaged and not operable. At one time it looks like they made an attempt to renovate the interior, but they ceased. The wood trim along the roofline is deteriorated due to missing flashing, the exterior is full of debris and garbage and grass and weeds. There is an unsecure opening to the basement where someone could fall into the pit. The downspouts and gutters are damaged and not functioning properly. Rear wall is leaning, roof damage, missing shingles along where the gutter is. It is deteriorated because of damage to the truss ends. No utilities, various windows are damaged, side porch does not have proper supports and is possible for collapse, I attached photos to support my report and the structure is unsafe and a nuisance property and I recommend that it be demolished.

Let the record show that there is no one present and I was contacted by one of the owners Brandon Kucich today, and spoke to him by telephone and he indicated that he is a contractor and has intentions to make the repairs to the property and I informed him that he needed to connect with Mr. Volpe and develop a timeline in making those repairs and based on making reasonable progress to the property that Council would probably still take action to have it condemned but would hold it until they saw whether those repairs happened. So, we will make sure that whenever he gets notice, the decision that he is informed to take that action.

The solicitor said now we are going to do the hearings on the following properties:

**44**

537 Allegheny Avenue

607-609 Allegheny Avenue

508 Cypress Way

629 & 629 ½ Delaware Avenue

716 Delaware Avenue

809 Delaware Avenue

816 Delaware Avenue

822 Delaware Avenue

843 Delaware Avenue

143 Erie Avenue

403 Erie Avenue

401 Euclid Avenue

406 Harrison Street

414 Harrison Street

607 Indiana Avenue

743 Indiana Avenue

834 Indiana Avenue

612 Michigan Avenue

733 Michigan Avenue

533 Monongahela Avenue

310 North Monongahela Avenue

536 Ohio Avenue

725 Ohio Avenue

736 Ohio Avenue

549 Pacific Avenue

813 Peach Alley

830 Peach Alley

838 Peach Alley

514 Spruce Way

524 Spruce Way

509 Vermont Avenue

813 & 813 ½ Vermont Avenue

316 5th Street

509 8th Street

The secretary asked do you have 407 Harrison Street? She called and said that she is having Betters Construction tear this down. It is still standing.

The solicitor said we will have to do this one separately.

The secretary said that 733 Michigan Avenue sent three emails that he was selling this property.

The solicitor said that we will have to do this one separately.

The solicitor said we are going to pull out 407 Harrison Street and 733 Michigan Avenue. We will do those separately.

**45**

But all of the ones that the solicitor just mentioned, this is now the hearing for those properties.

So as part of that hearing we have Exhibit 1 and 2 which is the Proof of Publication and the International Property Maintenance Code of Ordinances. Now I am going to mark as Exhibit 3 and pass it down to the secretary. Could you please identify this for us?

The secretary said yes, for all of those properties, everything has been done Certified and identified by the Building Inspector with the structural evaluations and pictures and they have all been notified.

The solicitor asked if there was anyone from the public with any questions or providing testimony so we will pass it over to you Mr. Volpe for all of the properties that I just listed have you conducted your inspections?

Steve Volpe, Building Inspector, said that he conducted inspections of the above properties and according to the items on his report he considers them unsafe structures and a nuisance structure and it is backed up by pictures taken of the properties.

The solicitor said if there is an appeal taken, we will identify them and we have letters to lienholders and letters to the County for delinquent taxes and letters to the School District for delinquent taxes. That is not for all of the properties, but for certain designated ones which again we will mark those as Exhibits if an appeal is taken on those properties.

That concludes the hearings on all of those properties and now we are going to go back and do the hearings on the other two. So, we have 407 Harrison Street and 733 Michigan Avenue.

The solicitor said let me just go back to 607 Allegheny Avenue. We did get a request from a closing company for a municipal lien letter for property currently owned by Thomas Cain and indicating that he would be selling the property to FHT Realty LLC. However, as we sit here right now the property is still in the name of Mr. Cain. We will make that part of the record as well.

The solicitor said 407 Harrison Street Exhibits 1 and Exhibits 2 which would have been previously marked and Exhibit 3 we will mark that and could the secretary please identify that for us please.

The secretary identified the letters that were sent to 407 Harrison Street, Owner Constance and Robert Sydeski and proper building inspection was done by the building inspector with pictures.

Mr. Volpe said he conducted an inspection on March 19, 2021. At the time of the inspection, I could not gain access to the property. The property was vacant and there was no water, electric or gas. That is causing the structure to be a nuisance structure and an unsafe structure. There are holes in the roof and parts of the shingles are coming off and the chimney is deteriorated and fell to the ground. The windows are broken and damaged. It is an unsafe structure and I feel that the property should be demolished.

The solicitor said we will mark as Exhibit 4 information received from the property owner and I am passing it down to you now, Ms. Piazza-Whaby.

**46**

The secretary said that this was the proposal from Betters Demolition for demolition of the property at 407 Harrison Street in the amount of $9,000.00.

The solicitor asked “So this was received from Ms. Ormand”?

The secretary said it was hand delivered by Gertrude Ormand, the sister of Robert Sydeski.

The solicitor said let the record show that the property owner may be pursuing demolition on their home however Council should make a decision based on the information currently available and then if the property owner follows through, of course it would be removed from the demolition list.

We are going to close the record on 407 Harrison Street.

The solicitor said next is the property at 733 Michigan Avenue. Again Exhibits 1 and 2 are the Proof of Publication and the Ordinance for the International Property Maintenance Code and Exhibit 3 passing it down to the secretary have to be identified.

The secretary said it was properly sent certified to Mr. Lloyd Aguilar at 703 Lincoln Street, Boulevard, PA

and the Building Inspector has done the proper structural evaluation with pictures and those were also sent.

The solicitor said Mr. Volpe would you walk us through your inspection and your recommendation.

Mr. Volpe inspected the property on Wednesday, March 17, 2021. At the time of the inspection the property was not secure. I could gain entry to the front portion of the structure. It was a hoarding situation with clothing, furniture, all throughout the property. Due to the lack of utilities, the structure is unfit for occupancy and it would be considered an unsafe structure. There are windows that were damaged and broken. Some of the downspouts and gutters damaged and not functional. The front steps were unsafe and uneven. The front porch decking is rotting out. The joices are rotting out underneath. Inside of the building is deplorable and unsanitary condition. The ceiling and plaster are deteriorated due to leaking roof. The front supports are in bad shape. The rear roof on the Michigan side the wood is deteriorating. Due to the lack of utilities, it is in unsafe condition and the structural deterioration, I feel that the structure is dangerous and should be demolished.

Ms. Piazza- Whaby, did you receive any communications from Mr. Lloyd Aguilar asked the solicitor?

Ms. Piazza-Whaby said I did. On 4/12/2021, I received three emails from him stating that there is closing on the property. That the property is being sold. He sent three different emails to the Borough email address.

The solicitor asked although receiving those emails, is it your information that the property is still in the name of the current property owner?

The secretary said the name is still under the current property owner Lloyd Aguilar and there has been no official transfer on that property as we sit here right now.

**47**

The solicitor said based on that we will close the record on the property at 733 Michigan Avenue and hopefully unless I am missing something that will conclude the hearings for this evening.

Submitted by: Approved by:

Nancy M. Piazza-Whaby Elaina Skiba

Borough Secretary President of Council

Dated: May 10, 2021