



BLIGHTED PROPERTY REVIEW COMMITTEE

**CERTIFICATION HEARING
THURSDAY, SEPTEMBER 17, 2009
COUNCIL CHAMBERS at 6:00 p.m.
AGENDA**

**All parties wishing to testify must register on the Sign In Sheet
before the hearing begins.**

I. Call to Order

6:00p.m.

II. Purpose

In accordance with the Commonwealth of Pennsylvania Urban Redevelopment Law of 1945, as amended, and the City of Reading Blighted Property Review Committee Ordinance #65-2006 and Ordinance #42-2009 ("Ordinance"), the City of Reading has determined that the properties listed on this agenda meet the legal definition of "blight" by exhibiting one or more of the following nine conditions listed in the Ordinance. As prescribed by the Ordinance, the City of Reading's Blighted Property Review Committee (BPRC) is meeting to review the reports of the Building/Trades Division and the Property Maintenance Division on your property to certify whether it, in fact, meets the definition of blight.

At the hearing the BPRC shall render a final Order which shall be mailed to the persons affected. As described in the Ordinance, if your property is certified to be blighted, the BPRC will send its findings to the City of Reading City Council and the Planning Commission, who will affirm the certification to the Redevelopment Authority of the City of Reading (Authority) for acquisition of the property through a voluntary sale or the use of the Authority's power of eminent domain. The Authority shall order appraisals and a title search of the property to begin this process.

List of Properties under Consideration

- 212 South 8th Street (Penn Optical Bldg), owned by 212 South Eighth Street Ltd, Isaac Teitelbaum, President, Brooklyn NY
- 317 Schuylkill Avenue , owned by Mercedes I. Spradley, Lancaster PA
- 118 W Elm Street, owned By Steven Roberson, Allentown Pa

- 343 McKnight Street, owned by Buy We Will, LLC, Paul Oriol, President, Reading
- 157 North Front Street.owned by Buy We Will, LLC, Paul Oriol, President, Reading
- 360 McKnight Street, owned by Shelia Perez, Reading
- 210 North Front Street, owned by Brito Amado, Reading
- 228 North 2nd Street, owned by Edward Holt and Cherri Rohrbaugh, Reading (previous owner) Almonte Simon L Aquino (purchased at June 2009 Tax Sale)
- 127 Walnut Street, owned by Sandra Greer, Norristown
- 153 Walnut Street, owned by Ronald Heckman, Macungie
- 628 North Front, owned by Franklin Heredia, Reading
- 328 Pear Street, owned by Stephen Pettitway, Philadelphia

III. Determination Hearing

A. 212 South 8th Street (Penn Optical Bldg)

Owned by 212 South Eighth Street Ltd, Isaac Teitelbaum, President, 1831 E 27th St Brooklyn NY 11229 - purchased March 2006

- 1. Oath to all presenting testimony**

- 2. Findings of Fact & Presentation of Evidence – City Staff**

- 3. Testimony from Property Owner (5 minute limitation)**

- 4. Public Comment (5 minute limitation)**

- 5. Motion to certify 212 South 8th Street as blighted.**

- 6. BPRC Vote and Announcement of Decision**

B. 317 Schuylkill Avenue

Owned by Mercedes I. Spradley, 413 ½ Queens Lancaster PA - purchased May 1994

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. Motion to certify 317 Schuylkill Avenue as blighted.**
- 6. BPRC Vote and Announcement of Decision**

C. 118 W Elm Street

Owned By Steven Roberson, PO Box 1574, Allentown Pa 18105 - no purchase date listed

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. Motion to certify 118 West Elm Street as blighted.**
- 6. BPRC Vote and Announcement of Decision**

D. 343 McKnight Street

**Owned by Buy We Will, LLC, Paul Oriol, President, 157 N Front Street,
Reading - purchased September 2005**

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. Motion to certify 343 McKnight Street as blighted.**
- 6. BPRC Vote and Announcement of Decision**

E. 157 North Front Street

Owned by Buy We Will, LLC, Paul Oriol, President, 157 N Front Street, Reading – purchased September 2005

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. Motion to certify 157 North Front Street as blighted.**
- 6. BPRC Vote and Announcement of Decision**

F. 360 McKnight Street

Owned by Shelia Perez, 612 Weiser Street, Reading – purchased November 2002

- 1. Oath to all presenting testimony**

- 2. Findings of Fact & Presentation of Evidence – City Staff**

- 3. Testimony from Property Owner (5 minute limitation)**
Please see attached written statement from property owner.
Property owner is currently out of the country.

- 4. Public Comment (5 minute limitation)**

- 5. Motion to certify 360 McKnight Street as blighted.**

- 6. BPRC Vote and Announcement of Decision**

G. 210 North Front Street

**Previously owned by Brito Amado, 162 North Front, Reading – property purchased by Almonte Simon L Aquino- 1239 Butler St Reading Pa 19601
June 29, 2009**

- 1. Oath to all presenting testimony**

- 2. Findings of Fact & Presentation of Evidence – City Staff**

- 3. Testimony from Property Owner (5 minute limitation)**

- 4. Public Comment (5 minute limitation)**

- 5. Motion to certify 210 North Front Street as blighted.**

- 6. BPRC Vote and Announcement of Decision**

H. 228 North 2nd Street

Owned by Edward Holt and Cherri Rohrbaugh, 228 North 2nd, Reading - no purchase date listed; purchased by Celia Garcia at the June 29th Tax Sale

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. Motion to certify 228 North 2nd Street as blighted.**
- 6. BPRC Vote and Announcement of Decision**

I. 127 Walnut Street

Owned by Sandra Greer, 15 W Oak St Norristown – no purchase date listed

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. Motion to certify 127 Walnut Street as blighted.**
- 6. BPRC Vote and Announcement of Decision**

J. 153 Walnut Street

Owned by Ronald Heckman, 4677-6 Indian Creek Rd, Macungie – purchased March 1994

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. Motion to certify 153 Walnut Street as blighted.**
- 6. BPRC Vote and Announcement of Decision**

K. 628 North Front Street

Owned by Franklin Heredia, 859 Lobelia Ave., Reading – purchased May 2005

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. Motion to certify 628 North Front Street as blighted.**
- 6. BPRC Vote and Announcement of Decision**

L. 328 Pear Street

Owned by Stephen Pettiway, 602 West Olney Ave, Philadelphia – purchased March 2006

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. Motion to certify 328 Pear Street as blighted.**
- 6. BPRC Vote and Announcement of Decision**