THURSDAY, OCTOBER 21, 2010
PENN ROOM
6:00 p.m.
AGENDA

I. Call to Order

II. Public Comment

III. Approval of the Agenda & August and September Minutes (attached)

IV. Hearing & Meeting Schedule
   Nov 2010 – Determination 2nd batch and Certification of 1st batch
   Dec 2010 – Determination of 3rd batch
   Jan 2011 - Certification of 2nd batch
   Feb 2011 – Certification of 3rd batch
   March 2011 - BREAK
   April 2011– Determination of 4th batch
   May 2011 - Determination of 5th batch
   June 2011– Certification of 4th batch
   July 2011– Certification of 5th batch
   Aug 2011- BREAK
   Sept 2011 – Determination of 6th batch
   Oct 2011 – Determination of 7th batch
   Nov 2011 – Certification of 6th batch
   Dec 2011 – Certification of 7th batch
V. November Certification Hearing List
Determination Order and Certification Hearing Notice sent September 20

217 N 2nd St Ventura Octavio
116 N 3rd St Wellington Salinas
243 N 4th St Lobos Four LLC
517 N 4th St Olga Sovgyra
1237 Buttonwood St Harry Stouffer
161 Clymer St J&B Investment
146 Elm St Samuel Sanchez
153 Elm St Carl Pearson
305 Locust St Mireya Pagan

VI. November Determination Hearing List

235 N 3rd St Miguel Martinez
257 N 3rd St Joyce & McCrea
207 N 4th St Vic Properties
213 N 4th St Lobos Nine LLC
300 N 4th St Yanio Garcia
302 N 4th St Mireya Pagan
304 N 4th St Yanio Garcia
306 N 4th St Yanio Garcia
310 N 4th St Angel Vasquez
310 N 4th St Gomez
531 South 14th St Angelo
930 Penn St LLC Amendolia
531 South 14th St Angelo
932 Penn St LLC Amendolia
1459 Fairview St Scott Kilpatrick
1158 Buttonwood Dwight Amole
338 Madison Ave N 4th St LLC Williamsport

VI. Update on 2009 Certified Properties

A. 2009 Certification List –
1. 157 North Front Street (Lissette Chevalier & Willys Abreu)– rehab
progressing
2. 210 North Front Street (Miguel and Giselle Herrera) – rehab complete
3. 228 North 2nd Street (Jaime Walters 6-2010) – ownership change – permits for interior rehab pulled
4. 212 South 8th Street (Penn Optical Bldg) - owned by 212 South Eighth Street Ltd, Isaac Teitelbaum, President, Brooklyn NY - follow-up w/ Sean Morretti realtor
5. 118 West Elm Street (Steven Roberson) – demolition scheduled
6. 343 McKnight Street (Lissette Chevalier – property transferred 4-2010) – recheck permits and progress
7. 360 McKnight Street (Sheila Perez) – refer to RRA for eminent domain
8. 127 Walnut Street (Sandra I. Greer) – refer to RRA for eminent domain
9. 628 North Front Street (Franklin Heredia) – demolition scheduled
10. 328 Pear Street (Stephen Pettiway) – demolition scheduled
11. 317 Schuylkill Avenue (Napoleon Scott Stephany) – rehab progressing

B. Under Appeal to the Building and Fire Appeals Board
1. 153 Walnut Street – under appeal to Building & Fire Appeals Bd

VII. Follow Up List
2. Follow-up w/ Opportunity House on 124 North 4th Street – D. Wright – appraisal ordered; purchase from Opportunity House
3. Disposition of 620 North Front Street – Ms. Mayfield and Mr. Franco (August)

VIII. Other Matters

IX. Adjourn
Blighted Property Review Committee  
Thursday, August 19, 2010  
Meeting Report

BRPC Members Attending:  L. Olsen, Chair; D. Reed, M. Wolfe, A. Grant, W. Bealer, M. Candelario. D. Luckey  
Others attending:  S. Haver, L. Kelleher  
Mr. Olsen, Chair, called the meeting to order at 6:00 p.m. and announced that a quorum was present.

Public Comment  
Mr. Olsen opened the floor for public comment.  
Nate Dubbs, of North 3rd Street, explained that an application to the Pepsi Refresh project is underway to seek funding of $250,000 for the artist’s housing initiative around the Goggleworks. The submission is due on September 1, 2010. Goggleworks is the sponsoring agency. After its submission people across the nation will be voting on all the initiatives submitted. Those receiving the most votes will move into the second phase. He explained the funding breakdown of the proposed project.  
Mr. Olsen stated that Our City Reading and the City is also interested in this initiative. He inquired if Mr. Dubbs is seeking an endorsement letter from the BPRC and from the City.  
Mr. Luckey explained that in addition to artists housing the project will also allow direct purchase of the homes in the area and will provide a loan pool to rehabilitate properties.  
Mr. Olsen directed staff to draft a letter endorsing the supplication to Pepsi Refresh.  
Mayor McMahon arrived at the meeting

Agenda and July Minutes  
Mr. Olsen stated that the minutes were distributed electronically and are attached to the agenda.  
Mr. Bealer moved, seconded by Ms. Reed, to approve the agenda and the July minutes. The motion was approved unanimously.  

Update – Compression of Blighted Property Hearing Process  
Ms. Kelleher explained that several months ago, Ms. Mayfield was asked to develop a hearing process to improve efficiency and reduce redundancy. The process used last year required laborious testimony regarding the conditions of each individual property, which made the hearing last approximately 5-6 hours. The Committee was interested in having staff submit affidavits that contains all the required information and could be stipulated to and added to the record.
Ms. Kelleher stated that the committee has been waiting for a report on the procedure for approximately 3-4 months. As the hearing is scheduled for next month it is critical for the BPRC to receive this report. The Mayor was asked to follow up with the Law Department about this matter.

**September Determination List**

Mr. Haver reported all the properties scheduled for September have been properly posted and the owners notified. He reported on the following properties as follows:

- 217 N 2nd St. – under contract for sale to Our City Reading; sale should be finalized by mid September.
- 116 N 3rd St. – rehab permits have been pulled and the owner is willing to enter into a rehab agreement. Mr. Bealer and Ms. Reed offered to assist by translating the rehab agreement into Spanish.
- 146 Elm St. – the property owner is working to rehab the property.

Mayor McMahon suggested adding 428, 430 and 434 Spring Garden Street to the list.

Mr. Olsen inquired if the list for the November Determination Hearing has been compiled. Ms. Kelleher stated that the following properties were selected for the November Determination Hearing as follows:

<table>
<thead>
<tr>
<th>Addr1</th>
<th>Owner1</th>
<th>Owner2</th>
<th>Owneraddr1</th>
<th>Owneraddr2</th>
</tr>
</thead>
<tbody>
<tr>
<td>235 N 3rd St</td>
<td>Miguel Martinez</td>
<td>Joyce &amp; McCrea</td>
<td>0 405 S 7th St</td>
<td>Reading, PA 19602</td>
</tr>
<tr>
<td>257 N 3rd St</td>
<td>Boykins</td>
<td></td>
<td>0 628 Spruce St</td>
<td>Reading, PA 19602</td>
</tr>
<tr>
<td>207 N 4th St</td>
<td>Vic Properties</td>
<td>Victoria Hernandez</td>
<td>179 Huron St Apt 1R</td>
<td>Brooklyn, NY 11220</td>
</tr>
<tr>
<td>213 N 4th St</td>
<td>Lobos Nine LLC</td>
<td>Ben Epstein</td>
<td>1455 E 15th St</td>
<td>Brooklyn, NY 11230</td>
</tr>
<tr>
<td>300 N 4th St</td>
<td>Yanio Garcia</td>
<td></td>
<td>2228 Raymond Ave</td>
<td>Reading, PA 19605</td>
</tr>
<tr>
<td>302 N 4th St</td>
<td>Mireya Pagan</td>
<td></td>
<td>0 5H</td>
<td>Bronx, NY 10456</td>
</tr>
<tr>
<td>304 N 4th St</td>
<td>Yanio Garcia</td>
<td></td>
<td>2228 Raymond Ave</td>
<td>Reading, PA 19605</td>
</tr>
<tr>
<td>306 N 4th St</td>
<td>Yanio Garcia</td>
<td></td>
<td>2228 Raymond Ave</td>
<td>Reading, PA 19605</td>
</tr>
<tr>
<td>310 N 4th St</td>
<td>Angel Vasquez Gomez</td>
<td></td>
<td>10864 50th Ave FL 1</td>
<td>Corona, NY 11368</td>
</tr>
<tr>
<td>930 Penn St</td>
<td>531 South 14th St LLC</td>
<td></td>
<td>820 Nichols St</td>
<td>Reading, PA 19604</td>
</tr>
<tr>
<td>932 Penn St</td>
<td>531 South 14th St LLC</td>
<td></td>
<td>820 Nichols St</td>
<td>Reading, PA 19604</td>
</tr>
<tr>
<td>1459 Fairview St</td>
<td>Scott Kilpatrick</td>
<td></td>
<td>1459 Fairview St</td>
<td>Reading, PA 19604</td>
</tr>
<tr>
<td>1158 Buttonwood</td>
<td>Dwight Amole</td>
<td></td>
<td>930 Centre Ave</td>
<td>Reading, PA 19604</td>
</tr>
</tbody>
</table>
There was some discussion on the pros/cons of including properties outside the target area and it was determined that while the BPRC’s main focus should stay in the target area, problem properties that are affecting the quality of life in other areas should also be addressed as they can.

**Update 2009 Certified Properties**

Mr. Haver reported as follows:

- **628 North Front Street** - slated for demolition. The contractor is awaiting receipt of the executed contract. The property was recently purchased at tax sale.

- **360 McKnight Street** – no progress, refer to the Redevelopment Authority for eminent domain

- **127 Walnut Street** – the exterior of the property has been painted. Mr. Haver noted that the Redevelopment Authority is interested in acquiring this property due to its proximity to the Goggleworks.

- **253 Reed Street** – slated for demolition, seeking permission from the PHMC (Pennsylvania Historic Museum Commission)

- **153 Walnut Street** – Ms. Mayfield was to provide a report

- **124 North 4th Street** – acquired for demolition

- **620 North Front Street** – Ms. Mayfield was to provide an update at this meeting; Ms. Wolfe reported that rehabilitation is occurring at this property.

Ms. Reed reported that building materials are being sold on weekends at the southwest corner of Schuylkill Ave and West Windsor Street. Mr. Haver was asked to follow up. There was also discussion on potentially illegal work being performed at the old Park’s Refinishing Building.

**Other Matters**

Mr. Olsen asked Mayor McMahon to update the BPRC on the Wall of Shame. Mayor McMahon stated that the Wall of Shame was borrowed from Allentown and includes properties that are on and off the BPRC list. Mr. Olsen stated that he supports the concept and action.

Ms. Reed suggested going further by attaching the name and home address of the property owner and publicizing the building’s condition in the property owner’s home town.
There was discussion about the Properties of Merit program. Ms. Kelleher explained that under the model provided by the organization, a committee unsupported by the City, is to run the program. Ms. Kelleher stated that a committee was formed, two meetings were organized by the Council Office and when the program was turned over to the Committee itself, it fell apart. After some discussion it was decided that a similar program could be organized and run successfully on the local level without assistance from Properties of Merit. The importance of recognizing good property maintenance as well as blighted properties was noted.

Mr. Bealer noted the deteriorated condition of the 100 block of South 8th Street. He noted that the proximity of this block to the downtown could make it a good redevelopment area for housing or another use.

Mr. Olsen invited the BPRC members to the 2020 presentation next Wednesday at 5 p.m. at the Reading Eagle Boardroom (entrance from the Court Street doors). He described the initiative to improve the appearance of the Penn Street Corridor.

Ms. Kelleher thanked Mr. Haver for the work he has done to support the BPRC and move the hearing process forward.

Mr. Olsen announced that the first Determination Hearing will occur on Thursday, September 16th at 6 p.m. in Council Chambers. BPRC members should convene in the Council Office at 5:30 p.m. for a preparatory meeting. As Mr. Olsen will be out of town on September 16th, Mr. Luckey was asked to chair the meeting.

Mr. Candelario moved, seconded by Mr. Grant, to adjourn the meeting.

Respectfully Submitted by Linda A. Kelleher CMC, City Clerk
Mr. Lucky called the Determination Hearing to order at 6:15 p.m. He stated that he will be chairing the meeting as Mr. Olsen is on vacation.

Mr. Candelario announced that the purpose of the hearing was to consider if the conditions of the properties on the agenda met the conditions set by the Pennsylvania Urban Redevelopment Law of 1945, as amended and the City of Reading Blighted Property Review Committee Ordinance, and could be determined as blighted.

**BPRC Attendance:** D. Luckey, D. Reed, M. Wolfe, A. Grant, W. Bealer, M. Candelario

**Staff Attendance:** L. Kelleher, S. Haver, M. Mayfield

Mr. Luckey asked Ms. Mayfield, attorney from the City's Law Department, to conduct the hearing. She asked the property owner to step to the podium.

Ms. Mayfield summarized the blighted conditions as set forth in the City's Blighted Property ordinance.


Ms. Kelleher issued the oath to Francisco and Octavio Lopez and provided them with a copy of the agenda materials pertaining to the conditions of the property.

Ms. Mayfield reviewed the agenda materials, along with the documentation and findings from City staff, stipulated by affidavit. The materials were entered as an exhibit.

Francisco Lopez stated that he will provide translation services for his father, the property owner. Through translation, Mr. Lopez reported that he purchased the property under a rent to own arrangement that began in 2004. He stated that the property was transferred to him in December 2007. In response to a question from Ms. Mayfield, Mr. Lopez stated that he did not investigate the delinquent taxes, water charges, liens, etc. for the property before it was transferred to him.
Mr. Lopez stated that he purchased money orders to begin to cure the tax delinquencies and brought them along to the hearing. Ms. Mayfield explained that the BPRC cannot accept payments and advised Mr. Lopez to make payment at the Treasurer’s Office between 8 am and 4 pm during the work week.

Mr. Lopez stated that the property does not have trash or recycling service as it has been vacant since 2004. He described his plan to rehabilitate the property and reside there after he retires. He described the problems he has had making improvements to the property due to neighborhood conditions. He added that his property has been broken into several times and thieves have stolen his copper piping and supplies. He explained that as he has had a hard time keeping up with the property and that he has advertised it on the real estate market for the last year. Mr. Haver stated that Mr. Lopez declined the offer made by Our City Reading. Mr. Lopez stated that he declined the offer because the priced offered was too low. He stated that he currently resides in New York City.

Mr. Lucky thanked Mr. Lopez for attending the hearing and he explained the need for the City to aggressively address the number of blighted properties that affect various neighborhoods.

Mr. Candelario inquired if Mr. Lopez reported the break-ins to the police.

Mr. Haver reported that Mr. Lopez has not requested a rehab agreement. He advised Mr. Lopez that there are many programs to assist the rehabilitation of owner occupied properties. He asked Mr. Lopez to schedule a meeting with him.

Public Comment
Mr. Luckey opened the floor for public comment. No one came forward to address this property.

BPRC Vote
Ms. Wolfe moved, seconded by Mr. Bealer, to approve the determination of 217 North 2nd Street as a blighted property. The motion was approved unanimously.

Mr. Luckey advised Mr. Lopez that the Certification Hearing will take place in November.

2. 116 North 3rd Street, owned by Wellington Salinas, 836 Redwood Avenue, Reading, PA 19606, purchased in March 2010.
Ms. Mayfield asked the property owner or his representative to step forward. No one stepped forward and Ms. Mayfield announced that the property owner was not present.

Ms. Mayfield reviewed the agenda material, along with the documentation and findings from City staff, stipulated by affidavit. The materials were entered as an exhibit.

Mr. Haver stated that the rehabilitation of the property is underway. Mr. Luckey asked that the BPRC consider keeping the property in the process to ensure the completion of the rehabilitation.

Public Comment
Mr. Luckey opened the floor for public comment. No one stepped forward to speak.

BPRC Vote
Mr. Bealer moved, seconded by Ms. Reed, to determine 116 North 3rd Street as a blighted property. The motion was approved unanimously.


Ms. Mayfield asked the property owner or his representative to step forward. Eric Byrne stepped forward and stated that he is the property manager for this property.

Ms. Kelleher issued the oath to those intending to testify.

Ms. Mayfield reviewed the agenda material, along with the documentation and findings from City staff, stipulated by affidavit. The materials were entered as an exhibit. Mr. Byrne was supplied with a copy of the exhibit.

Mr. Haver stated that this property is on the upcoming County Tax Claim Bureau tax sale, slated for December.

Mr. Byrne stated that Mr. Epstein did not receive any notices about the hearing. Ms. Kelleher explained that notice was sent both to Lobos Four's corporate address and to Mr. Epstein's home address via certified and first class mail. She stated that the certified letters were returned unsigned but the letters and notices mailed first class were not returned. Ms. Mayfield stated that the court system has opined that the lack of a returned first class letter is assumed to be received.
Mr. Byrne stated that Mr. Epstein can afford to contribute to the property but is hesitant as a reuse plan has not been identified. He stated that Mr. Epstein retained poor property managers, before he took over, and was reluctant to spend more money on this property. He explained that he became the property manager in August 2010 and has met with Mr. Haver and Ms. Kelleher to discuss the reuse of this property. He described the various impediments to rehabilitating this property. He asked the BPRC to delay their vote to determine the property as blighted and provide the property owner with additional time.

Mr. Luckey stated that some progress has been made since the property was placed on the BPRC Target List.

Ms. Reed asked Mr. Byrne if Mr. Epstein is interested in the reuse of this property or if he is just an investor. Mr. Byrne explained that Mr. Epstein is wealthy and depended on his partners to work to rehabilitate the property. He stated that at present he is unsure of Mr. Epstein’s true intentions.

Public Comment
Mr. Luckey opened the floor for public comment. No one came forward to speak.

BPRC Vote
Ms. Reed moved, seconded by Mr. Grant, to determine 243 North 4th Street as a blighted property. The motion was approved unanimously.

Mr. Luckey advised Mr. Byrne that the Certification Hearing would be held in November.

4. 517 North 4th Street, owned by Olga Sovgrya, of 200 84th Street, Apt 604 Brooklyn NY 11214, purchased April 2008.

Ms. Mayfield asked the property owner or his representative to step forward. No one stepped forward and Ms. Mayfield announced that the property owner was not present.

Ms. Mayfield reviewed the agenda materials, along with the documentation and findings from City staff, stipulated by affidavit. The materials were entered as an exhibit.

Public Comment
Mr. Luckey opened the floor for public comment. Mr. Domingo DeJesus, owner of 517 North 4th Street, stepped forward to testify. Ms. Kelleher issued the oath to Mr. DeJesus.

Mr. DeJesus stated that due to the condition on 517 North 4th Street, he was forced to keep his property vacant. He stated that 517 North 4th is having a negative impact on his property. He stated that his attempts to contact the property owner failed. Mr. DeJesus stated that he would like to rent this property.

BPRC Vote
Mr. Grant moved, seconded by Mr. Bealer, to determine 517 North 4th Street as a blighted property. The motion was approved unanimously.

5. 1237 Buttonwood Street, owned by Harry Stouffer, of PO Box 70 Cressona PA 17929

Ms. Mayfield asked the property owner to step forward. Ms. Kelleher attempted to issue the oath to Mr. Stouffer; however, he refused to take the oath.

Ms. Mayfield reviewed the agenda material, along with the documentation and findings from City staff, stipulated by affidavit. The materials were entered as an exhibit. Mr. Stouffer objected and claimed that the hearing violates constitutional rights as his accusers are not present for questioning. He expressed the belief that the hearing and the blighted property process is null and void. He also claimed that the property is not vacant as his dog resides at the property.

Mr. Stouffer stated that he did not receive the notification of the hearing. Ms. Kelleher explained that the notice was mailed to Mr. Stouffer’s Cressona address by first class and certified mail. She stated that the certified mail was returned; however, the first class letter was not returned. Ms. Mayfield stated that the courts have opined that unreturned first class mail is viewed as received. Ms. Kelleher showed Mr. Stouffer copies of the notices and other blighted property letters that were mailed to Mr. Stouffer.

Mr. Stouffer left the hearing.

Ms. Mayfield stated that Mr. Stouffer failed to appear at a recent codes appeal hearing as he claimed to be out of town on an extended trip.
Ms. Reed stated that the building is an eyesore and a public hazard and thanked the BPRC and staff for bringing this property forward.

Public Comment
Mr. Luckey opened the floor for public comment. No one came forward to speak.

BPRC Vote
Ms. Wolfe moved, seconded by Ms. Reed, to determine 1237 Buttonwood as a blighted property. The motion was approved unanimously.

6. 161 Clymer Street, owned by J & B Investments aka Jill and Robert Savory, PO Box 553, Douglassville, PA 19518, purchased April 2007.

Ms. Mayfield asked the property owners to step forward.

Ms. Kelleher issued the oath to the property owners, to Robert Snyder, Esquire and to City Councilor Marcia Goodman-Hinnershitz.

Ms. Mayfield reviewed the agenda material, along with the documentation and findings from City staff, stipulated by affidavit. The materials were entered as an exhibit. The property owners and Attorney Snyder were provided with a copy of the exhibit. Attorney Snyder provided an additional exhibit, marked as Exhibit 11, providing information on the property since its purchase.

Mr. Haver stated that seven (7) liens are levied against the property at this time which totals in excess of $700K. Mr. Bealer noted that the exhibit from the Savory’s includes a demolition estimate.

Attorney Snyder stated that he had no objection to the process or the findings. He stated that Mr. and Mrs. Savory are currently involved in divorce proceedings and that he represents Mr. Savory.

Mr. Savory stated that he purchased the property at a tax sale and found the property to be vacant due to the deteriorated condition of the property. He stated that he worked to restore the property until the debilitating fire two years ago. He stated that the divorce proceedings interrupted his ability to properly address the property’s condition.

Ms. Mayfield asked the Savory’s about the time-line to cure the property’s condition. Mrs. Savory stated that the hearing master will soon decide who owns the property and that demolition will follow shortly.
Mrs. Savory stated that she was not provided with notice of the hearing. Ms. Kelleher stated that notification was mailed to the corporate address of J & B Investments. Mrs. Savory requested that a copy of the notifications also be sent to her. Note: She supplied her address at the conclusion of the hearing.

Ms. Mayfield explained the blighted property process.

Mr. Savory stated that he has been working on the rear portion of the property, a carriage house converted into a multi unit apartment building. He stated that this building is fully occupied.

Ms. Mayfield recounted her past discussions with Mr. Savory. Mr. Savory stated that Ms. Mayfield’s assertions are accurate.

Mr. Savory noted his work with Codes staff to address issues with the property. He requested additional time.

Mr. Bealer explained the process and stated that if the conditions at the property are corrected, the decision made today could be overturned at the November hearing. He explained the blighted property law.

Public Comment
Mr. Luckey opened the floor for public comment. City Councilor Marcia Goodman-Hinnershitz stepped forward to speak.

City Councilor Marcia Goodman-Hinnershitz stated that the property is located in her Council District, District 2. She described the ongoing maintenance issues with the property both during and before J & B Investments ownership of the property. She stated that after the debilitating fire Mr. Savory’s attempts to secure the property properly have been inconsistent. She stated that the property is both a public nuisance and an attractive nuisance. She noted the years of complaints from surrounding residents about the condition of this property. She requested quick resolution to this blighted property for the sake of the neighborhood.

Mr. Savory expressed the belief that the maintenance problems stopped after he purchased the property in 2007.

BPRC Vote
Mr. Grant moved, seconded by Mr. Candelario, to determine 161 Clymer Street as a blighted property. The motion was approved unanimously.

Ms. Mayfield explained the meaning of the Determination vote.

7. 146 Elm Street, owned by Samuel Sanchez, 520 Schuylkill Avenue, purchased May 2010

Ms. Mayfield asked the property owner to step forward.

Ms. Kelleher issued the oath to the property owner.

Ms. Mayfield reviewed the agenda material, along with the documentation and findings from City staff, stipulated by affidavit. The materials were entered as an exhibit.

Mr. Sanchez promised to rehabilitate the property. He said that he has been working on the rehabilitation with Mr. Franco from the Trades Office. He stated that he currently lives in a rental property but plans to move into 146 Elm Street after the building is rehabilitated. He stated that the current economy has affected the rehab of the building; however, he has continued to make improvement. He stated that he recently rented a dumpster to begin working on the interior of the property. He described the problems he has had with neighbors dumping household trash into the dumpster.

Mr. Luckey inquired if he completed a rehab agreement. Mr. Sanchez stated that he did not know what a rehab agreement was. Mr. Luckey asked him to contact Mr. Haver for more information.

Mr. Sanchez stated that he is not an investor but wants to live in the property. He explained that he purchased the property through a rent to own arrangement that began approximately four (4) years ago. He stated that he did not investigate if the property had delinquencies in utility bills or taxes.

Ms. Mayfield explained that delinquent utility bills such as water and property taxes follow the property, not the prior owner. Mr. Sanchez stated that he has started paying off the water bills and will also work to correct the tax delinquencies.
Ms. Mayfield asked Mr. Sanchez to contact Mr. Haver for a rehab agreement and information on the LERTA program and other owner occupied assistance programs available through NHS.

Public Comment
Mr. Luckey opened the floor for public comment. No one came forward to speak.

BPRC Vote
Mr. Grant moved, seconded by Mr. Bealer, to determine 146 Elm Street as a blighted property. The motion was approved unanimously.

8. 476 Schuylkill Avenue, owned by Will Gernert, of 100 Dewald Road, Reading 19606, no purchase date listed

Ms. Mayfield asked the property owner to step forward.

Ms. Kelleher issued the oath to the property owner and his legal counsel, JD Krafczek, Esquire. Attorney Krafczek entered two (2) recent photographs of the property into the record, marked as Exhibit 12 and 13. Attorney Krafczek noted that the property is located within a MC zoning district.

Ms. Mayfield reviewed that agenda material, along with the documentation and findings from City staff, stipulated by affidavit. The materials were entered as an exhibit. She also noted that the Building Inspector has determined that the building is a commercial property that is used to support the owner’s plumbing business. Attorney Krafczek expressed agreement. He stated that as the property is used for business purposes, it is not vacant and would not fall under the ordinance. He asked the Committee to reject the determination of this property.

Ms. Mayfield noted that the only zoning permit issued for this property allows cell towers on the roof of the building. Mr. Gernert stated that he purchased the property in 1988 and believed that the prior owners zoning permit would remain in effect. Ms. Mayfield stated that the City’s zoning ordinance requires a new owner to obtain a new zoning permit. Mr. Gernert stated that he pays all bills in a timely manner.

Ms. Mayfield recommended that the BPRC remove this property from consideration due to the documentation and information affidavit provided by the Building Inspector.
Mr. Bealer thanked Mr. Gernert for paying his bills regularly but noted the extreme disrepair of the building, which used to be a City firehouse. He asked Mr. Gernert to correct the many maintenance issues and apply for a zoning permit.

Ms. Mayfield instructed Mr. Gernert to call the Zoning Administrator to apply for a zoning permit. Mr. Gernert agreed to apply for a zoning permit and make the required maintenance corrections to the building.

Public Comment
Mr. Luckey opened the floor for public comment. No one stepped forward to speak.

BPRC Vote
Mr. Bealer moved, seconded by Mr. Candelario, to reject the determination of 476 Schuylkill Avenue. The motion was approved unanimously.

9. 153 Elm Street, owned by Carl Pearson, of 4432 Somerton Road, Trevose PA 19053, purchased in April 2007

Ms. Mayfield asked the property owner to step forward. The property owner was not present.

Ms. Mayfield reviewed the agenda material, along with the documentation and findings from City staff, stipulated by affidavit. The materials were entered as an exhibit.

Public Comment
Mr. Luckey opened the floor for public comment. No one stepped forward to speak.

BPRC Vote
Mr. Candelario moved, seconded by Ms. Reed, to determine this property as blighted. The motion was approved unanimously.

10. 305 Locust Street, owned by Mireya Pagan, of 70 East 166th Street, Apartment 5F, Bronx, NY 10456, purchased in November 2008

Ms. Mayfield asked the property owner to step forward. The property owner was not present.
Ms. Mayfield reviewed the agenda material, along with the documentation and findings from City staff, stipulated by affidavit. The materials were entered as an exhibit.

Public Comment
Mr. Luckey opened the floor for public comment. No one stepped forward to speak.

BPRC Vote
Mr. Bealer moved, seconded by Ms. Reed, to determine this property as blighted. The motion was approved unanimously.

Ms. Wolfe moved, seconded by Mr. Grant, to adjourn the Determination Hearing.

Respectfully submitted by Linda A. Kelleher, Secretary