



# ***BLIGHTED PROPERTY REVIEW COMMITTEE***

**THURSDAY, JULY 15, 2010**

**PENN ROOM**

**6:00 p.m.**

**AGENDA**

- I. Call to Order**
- II. Public Comment**
- III. Approval of the Agenda & June Minutes (attached)**
- IV. Update – Compression of Blighted Property Process Timeline**
- V. Review 2010 Target List**
- VI. Inspection Report – 1<sup>st</sup> 10 Target Properties**
- VII. Brief re Draft State Blighted Property Legislation**
- VIII. Update on 2009 Certified Properties**
  - A. 2009 Certification List – update on eminent domain process from Redevelopment Authority**
    - 1. 157 North Front Street (Lissette Chevalier & Willys Abreu)– progress report**
    - 2. 210 North Front Street (Miguel and Giselle Herrera) - progress report**
    - 3. 228 North 2nd Street (Jaime Walters 6-2010) – progress report**
    - 4. 212 South 8th Street (Penn Optical Bldg) - owned by 212 South Eighth Street**

- Ltd, Isaac Teitelbaum, President, Brooklyn NY
5. **118 West Elm Street** (Steven Roberson) – demolition scheduled
  6. **343 McKnight Street** (Lissette Chevalier – property transferred 4-2010)
  7. **360 McKnight Street** (Sheila Perez)
  8. **127 Walnut Street** (Sandra I. Greer)
  9. **628 North Front Street** (Franklin Heredia) – demolition scheduled
  10. **328 Pear Street** (Stephen Pettiway) – demolition scheduled
  11. **317 Schuylkill Avenue** (Napoleon Scott Stephany)

**B. Under Appeal to the Building and Fire Appeals Board**

1. **153 Walnut Street** – under appeal to Building & Fire Appeals Bd

**IX. Follow Up List**

2. **Follow-up w/ Opportunity House on 124 North 4<sup>th</sup> Street** – D. Wright
3. **Disposition of 620 North Front Street** – Ms. Mayfield and Mr. Franco (August)

**X. Other Matters**

**XI. Adjourn**

**Committee Members Attending:** A. Grant, M. Candelario, D. Luckey, M. Wolfe

**Others Attending:** L. Kelleher, S. Haver

Mr. Luckey called the meeting to order at 6:09 p.m.

### **Public Comment**

Mr. Luckey opened the floor for public comment and inquired if anyone present wished to make remarks to the committee. As no one came forward, the comment period was closed.

### **Agenda and Minutes**

Mr. Luckey asked the members present to consider the agenda for this meeting and the minutes from the May Meeting.

Mr. Wolfe moved, seconded by Mr. Candelario, to approve the agenda and the minutes from the May meeting. The motion was approved unanimously.

### **Report and Recommendation - 2010 Blighted Properties**

Mr. Haver reviewed the report attached to the agenda behind the spreadsheet of blighted properties. He displayed images of the properties selected by the BPRC and made recommendations for additions and removals. He stated that he visited all properties the morning of May 27<sup>th</sup>, took photographs and spoke with owners, if present. He suggested adding the following properties to the 2010 Target List as follows:

- 302, 304 and 310 North 4<sup>th</sup> Street
- 515 and 517 North 4<sup>th</sup> Street
- 153 Elm Street
- 237 and 239 South 6<sup>th</sup> Street
- 310 and 312 Heckman's Court
- 

Mr. Haver also suggested removing the following properties from the 2010 list as they were being rehabilitated. He noted that some of the properties appear to have residents.

- 827 N 5<sup>th</sup> Street
- 522, 526, 530, 531, 533 Franklin Street

Ms. Kelleher explained that the Franklin Street properties were added due to the

streetscape improvements planned for this neighborhood. She also noted that 827 N 5<sup>th</sup> Street was added at the request of people residing in the Centre Park Historic District.

The BPRC discussed the recommendations made by Mr. Haver and thanked him for his efforts to move the BPRC mission forward. The BPRC decided to keep the Franklin and North 5<sup>th</sup> Street properties on the target list, to attempt to obtain executed Rehabilitation Agreements and to continue monitoring the properties.

Ms. Wolfe moved, seconded by Mr. Grant to add 302, 304 and 310 North 4<sup>th</sup> Street, 515 and 517 North 4<sup>th</sup> Street, 153 Elm Street, 237 and 239 South 6<sup>th</sup> Street and 310 and 312 Heckman's Court to the 2010 Target List. The motion was approved unanimously.

#### **Purchase of Blighted Properties at Tax Sale**

Mr. Haver stated that he met with Ms. Phile at the County Tax Claim Bureau and their Solicitor Attorney Georgeadis. Currently none of the proposed 2010 Target properties are on the tax sale list. Ms. Kelleher stated that three (3) of the properties on the list certified in 2009 are on the Repository Sale list.

Mr. Luckey reported that the Redevelopment Authority has not signed off on the agreement with the CD Department due to the City's Act 47 status and the effect that status will have on the annual CDBG allocation. He stated that the City may need to shift funding away from certain programming to cover operational costs. Mr. Haver stated that normal government operations cannot be funded using CD funds. Ms. Kelleher stated that the Recovery Plan instructs the City to shift funding away from internal operations such as purchasing of fire trucks, etc. Ms. Kelleher also noted that the purchase price for properties on the Repository Sale list are very low and no where near fair market value.

#### **Brief re Draft State Blighted Property Legislation**

Ms. Kelleher stated that Ms. Mayfield has not submitted the brief. The issue was referred to the July meeting.

#### **Update 2009 Certified Properties**

No progress has been made as the agreements between the Redevelopment and Community Development Department were not finalized.

#### **Committee Reports**

No committee reports were given.

#### **Other Matters**

Mr. Candelario suggested translating the Rehabilitation Agreement into Spanish. Mr. Haver stated that someone in the CD Department can undertake this task.

Mr. Grant noted the need to create the final 2010 Target List. Mr. Haver stated that Mr. Natale was instructed at last month's meeting to begin inspecting the properties currently listed and then forwarding 10 properties at a time for the BPRC process. Using this "batched" approach the BPRC should be able to handle processing a heavier load. However, he noted his disappointment with Mr. Natale's absence from tonight's meeting and stated that a report was not forwarded.

Ms. Kelleher stated that the BPRC is also waiting on information from Ms. Mayfield regarding compressing the process timeline. She explained that originally the City attempted to schedule internal inspections and provided a 60 day turn around that provided for rescheduling due to "no shows". Using only exterior inspections would eliminate the need to provide for the 60 day notification and rescheduling period.

Mr. Haver offered to follow-up with Ms. Mayfield and Mr. Natale.

There was a discussion on the difficulty in using NSP funds due to the tight timeframes and their accompanying stringent regulations.

There was a brief discussion on issues surrounding 525 Lancaster Avenue, owned by Triad.

As no further business was brought forward, Mr. Candelario moved, seconded by Mr. Grant, to adjourn the meeting at approximately 7:27 p.m.

*Respectfully submitted by Linda A. Kelleher CMC, City Clerk*

**Follow-up List – From May & June Mtg**

- Inspection reports re the first 10 properties on the Target Area List – R. Natale
- Brief on State Blighted Property Legislation – M. Mayfield
- Effect Act 47 will have on the annual CDBG allocation – L. Kelleher

**Follow-up List – from April Mtg**

1. Follow-up from Redevelopment Authority re eminent domain
  - a. 317 Schuylkill Avenue
  - b. 157 Walnut Street
  - c. 210 North Front Street

- d. 228 North 2nd Street
  - e. 127 North 2nd Street
  - f. 153 Walnut Street – under appeal to Building & Fire Appeals Bd
  - g. 212 South 8th Street (Penn Optical Bldg) - owned by 212 South Eighth Street Ltd, Isaac Teitelbaum, President, Brooklyn NY
  - h. 360 McKnight Street (Sheila Perez)
  - i. 127 Walnut Street (Sandra I. Greer)
  - j. 317 Schuylkill Avenue (Napoleon Scott Stephany)
2. Purchase properties from repository sale list
    - a. 628 North Front Street (Franklin Heredia)
    - b. 328 Pear Street (Stephen Petteway)
    - c. 118 West Elm Street (Steven Roberson)
  3. Completion of agreement between RRA and CD Office re reimbursement of eminent domain costs – M. Mayfield & S. Haver
  4. Reestablishment of De-conversion Incentive Program
  5. Follow-up w/ Opportunity House transfer of 124 North 4<sup>th</sup> Street to City or RRA - D. Wright & A. Mukerji
  6. Follow-up w/ OCR re their interest in obtaining 116 N 3<sup>rd</sup> Street – D. Wright & S. Haver
  7. Work w/ County Tax Claim Bureau to purchase properties via private sale – M. Mayfield & S. Haver
  8. Implementation of Codes assistance with inspections of the target properties – Awaiting Response
  9. Review and discussion re State blighted property legislation – M. Mayfield
  10. Follow-up from Building Inspector re the condition and status of the following properties:

Address	Owner
243 N 4th St	Lobos Four LLC aka Ben Epstein
104 N 4th St	Three Brothers Corp
124 N 4th St	Opportunity House
207 N 4th St	Vic Properties Victoria Hernandes
213 N 4th	Lobos Nine LLC aka Ben Epstein
300 N 4th St	Yanio Garcia
306 N 4th St	Yanio Garcia
200 N 4th St	Diversified Investment

	Properties
227 N Front St	Gary Wegman Wendy Rosado
217 N 2nd St	Ventura Octavio R Lopez
363 N 2nd St	Martin Jermaine
200 N Front St	OCR
257 N 3rd St	Joyce & McCrea Boykins
235 N 3rd St	Migual Martinez
213 N 4th St	Lobos Nine LLC Ben Epstein Bayview Financial Holdings LP
827 N 5th St	David Quint
116 N 3rd St	Carlos Cordona
146 Elm St	Aladdin Bonilla
530-532 Penn St	Phyllis Knoblauch
116 S 6th St	Angela Brazzle
123 S 6th St	Antione Kelly
125 S 6th St	Ester & Gary Gebhard
534 Walnut St	David Hafner
158 W Green St	Amin Farouk Ghorah
506 N 12th St	DBC LLC Bruce Becker
1237 Buttonwood St	Harry Stouffer
1158 Buttonwood St	Dwight Amole Rose Torres
645 Locust St	Michael Gregory

647 Locust St	Michael Gregory
305 Locust St	Pagan Mireya
161 Clymer St	J&B Investment Robert & Jill Savory
476 Schuylkill Ave	Will Gernert
525 Lancaster Ave	525 Lancaster Ave Partners aka Andrew Hicks
922 Penn St	Richard Camelio
924 Penn St	531 South 14th St LLC Angelo Amendolia
930 Penn St	531 South 14th St LLC Angelo Amendolia
932 Penn St	531 South 14th St LLC Angelo Amendolia
644 N Front St	Walter Barerra
516 Franklin St	Francisco Mercado
522 Franklin St	Enterprize TNT Inc Theodore Graul
526 Franklin St	Milton Brendle
531 Franklin St	Evelyn Ramirez
530 Franklin St	Liddy Toribio
532 Franklin St	Xavier Mendoza
538 Franklin St	Crespo Reality Inc David Crespo
334 Chestnut St	Allison Little

Address	Owner	Owner address	Pre-Emin	GVC	Tax Delinq	Water	Trash/Recyc
104 N 4th St	Three Brothers Corp	4614 5th Ave #3Fl Brooklyn NY 11220	Yes	Yes	School Current City Current	Current	Recyc 152.05
200 N 4th St	Pedro Acosta Diversified Investment Properties Gary Wegman	5629 Remsen Pl Apt3 1900 Holly Rd Rdg 19606	Yes	Yes	School Current City Current	Current	N/A
207 N 4th St	Vic Properties Victoria Hernandez	179 Huron St Apt 1R Brooklyn NY 11220	Yes	Yes	School current City 603.33	Current	Recyc Current
213 N 4th	Lobos Nine LLC aka Ben Epstein	145 SE 15th St Brooklyn 11230	Yes	Yes	School current City 281.49	Current	Recyc \$304.11
243 N 4th St	Lobos Four LLC aka Ben Epstein	145S E 15th Brooklyn NY 11230	Yes	Yes	School current City 4249.86	Current	N/A
300 N 4th St	Yanio Garcia	2228 Raymond Ave Reading 19605 706 E 166th St Apt 5H Bronx NY 10456	Yes	Yes	School current City 1103.04	\$135.74	Recyc 608.21
302 N 4th St	Mireya Pagan	2228 Raymond Ave Rdg 19605	Yes	Yes	City Current School Current	35.26	Recyc 160.71
304 N 4th St	Yanio Garcia	2228 Raymond Ave Rdg 19605	Yes	Yes	School Current City 767.03	3582.02	Recyc 304.11
306 N 4th St	Yanio Garcia	2228 Raymond Ave Reading 19605	Yes	Yes	School Current City 774.31	386.39 145.36	N/A N/A
310 N 4th St	Angel Vasquez Gomez	10864 50th Ave FL 1 Corona NY 11368	Yes	Yes	School Current City 1323.55	253	Recyc 436.11
515 N 4th	Domingo Tejada	PO BOX 418 Reading 19603	Yes	Yes	School Current City 798.16	Current	Recyc Current
517 N 4th	Olga Sovgyra	2000 84th ST Apt 604 Brooklyn NY 11214	Yes	Yes	School Current City 366.71	109.52 Shut Off	Recyc 109.23

Address	Owner	Owner address	Pre-Emin	GVC	Tax Delinq	Water	Trash/Recyc
227 N Front St	Alcala & Celia Sanchez	911 N Front	Yes	No	School current City 203.74	160.31 Shut Off	Recyc Current
217 N 2nd St	Ventura Octavio R Lopez	514 W 211th St Apt2A New York NY 10034	Yes	Yes	School Current City 614.80	Current	Recyc 170.60
363 N 2nd St	Martin Jermaine	622 Pine St Reading 19602	Yes	Yes	School Current City 3087.60	1028.48	Recyc 770.21
116 N 3rd St	Wellington Salinas	863 Redwood Ave Rdg 19610	Yes	No	School Current City 1459.13	90.31	Recyc 876.30
257 N 3rd St	Joyce & McCrea Boykins	628 Spruce St	Yes	Yes	School Current City Current	Current	N/A
235 N 3rd St	Migual Martinez	405 S 7th St Reading 19602	Yes	Yes	School Current City 356.33	1488.71 Shut Off	recyc 219.07
827 N 5th St	Keith Zielaskowski	711 Spring St Wyomissing 19610	Yes	No	School Current City Current	Current	Recyc Current
146 Elm St	Samuel Sanchez	520 Schuylkill Ave Rdg 19601	Yes	No	School 315.04 City 1653.03	734.18 Shut Off	Recyc 457.69
153 Elm	Carl Pearson	4432 Somerton Rd Trevose PA 19503	Yes	Yes	School Current City 1058.25	90.24	Trash 360.72 Recyc 436.11
530-532 Penn St	Phyllis Knoblauch	619 Walnut St Reading 19601	Yes	No	School Current City Current	Current	N/A
922 Penn St	Brito Amado	108 N Front St Reading PA 19601	Yes	No	School 561.29 City 1503.96	2545.83 Shut Off	Recyc 152.05
924 Penn St	531 South 14th St LLC Angelo Amendolia	820 Nichols St Reading PA 19604-06	Yes	No	School Current City 1190.70	1439.7	Recyc 506.21
930 Penn St	531 South 14th St LLC Angelo Amendolia	820 Nichols St Reading PA 19604-06	Yes	No	School Current City 2115.18	321.01	Recyc 304.11
932 Penn St	531 South 14th St LLC	820 Nichols St	Yes	No	School Current	195.74	Recyc 456.16

Address	Owner	Owner address	Pre-Emin	GVC	Tax Delinq	Water	Trash/Recyc
116 S 6th St	Angelo Amendolia Rdg Housing Authority	Reading PA 19604-06	Yes	No	City 2788.75 School Current City 627.80	2873.05 Shut Off	Recyc 201.06
123 S 6th St	Antione Kelly	1743 Reading Blvd	Yes	No	School Current City 1468.26	2543.88 Shut Off	Recyc 219.07 Trash Current
125 S 6th St	Ester & Gary Gebhard	Wyomissing PA 19610 521 N Funk Rd	Yes	No	School current City 4522.11	Current	N/A
237 S 6th	Khoa Nhu Tran	Boyertown PA 19512 1221 Butler	Yes		School Current City Current	Current	Recyc 286.21
239 S 6th	Keith Jackson	Reading 19601 930 N 2nd St	Yes	No	School Current City 1445.72	Shut Off	Recyc 611.99
534 Walnut St	David Hafner	Reading 19601 2730 NE 6th Ln	Yes	No	School Current City 378.66	90.31	Recyc Current
158 W Green St	Amin Farouk Ghorah	Wilton Manors FL 33334 216 Holiday Lane	Yes	Yes	School current City 1291.76	874.76 Shut Off	Recyc Current
506 N 12th St	DBC LLC Bruce Becker	1200 N 11th Street Reading PA 19604	Yes	Yes	School Current City 459.88	Current	Recyc Current
1237 Buttonwood St	Harry Stouffer	PO Box 70 Cressona PA 17929	Yes	Yes	School Current City 224.21	9868.24 Shut Off	N/A
1158 Buttonwood St	Dwight Amole Rose Torres	930 Centre Ave Reading PA 19601	Yes	No	School Current City 5852.66	897.23	N/A
645 Locust St	Michael Gregory	609 Madison Ave Reading PA 19601	Yes	Yes	School Current City 934.81	135.6	Recyc Current

Address	Owner	Owner address	Pre-Emin	GVC	Tax Delinq	Water	Trash/Recyc
647 Locust St	Michael Gregory	609 Madison Ave Reading PA 19601	Yes	Yes	School Current City 1406.18	135.66	Recyc 170.06
305 Locust St	Mireya Pagan	706 E 166th St Apt 5H Bronx NY 10456	Yes	Yes	School Current City Current	Current	Recyc 500.35
161 Clymer St	J&B Investment Robert & Jill Savory	PO Box 553 Douglassville PA 19518	Yes	No	School current City 9684.24	1215.39	N/A
476 Schuylkill Ave	Will Gernert	100 DeWald Rd  Reading PA 19606	Yes		School Current  City Current	  Current	  Recyc Current
525 Lancaster Ave	525 Lancaster Ave Partners aka Andrew Hicks	Ave Downingtown PA 19335	Yes	Yes	School Current City 24551.67	40566.18	N/A
644 N Front St	Walter Barerra	3020 Curtis Rd Sinking Spring PA 19608	Yes	Yes	School Current City 304.60	450.22 Shut Off	Recyc 358.69
516 Franklin St	Francisco Mercado	351 Broad St Apt816B Newark NJ 07104	Yes	Yes	School Current City 730.04	117.1 Shut Off	Recyc 170.06
522 Franklin St	Enterprize TNT Inc  Theodore Graul	282 Woodside Dr  Boyertown PA 19512	Yes	Yes	School Current  City 403.74	Current	Recyc 340.12 Trash Current
526 Franklin St	Milton Brendle	170 N Bingaman St Reading PA 19606	Yes	Yes	School Current City 665.74	Current	Recyc Current
531 Franklin St	Evelyn Ramirez	531 Franklin St Reading PA 19601`	Yes	Yes	School Current City Current	Current	Recyc Current
530 Franklin St	Liddy Toribio	530 Franklin St Reading PA 19601	Yes	Yes	School Current City 474.22	869.03	Recyc 1144.39
532 Franklin St	Xavier Mendoza	813 N 11th St	Yes	Yes	School current	3497.47	<b>Owner</b>

538 Franklin St	Crespo Reality Inc David Crespo	Reading PA 19604 5918 57th St	Yes	Yes	City 1671.79 School Current	Current	N/A
334 Chestnut St	Allison Little	Maspeth NY 11378 330 Pine St	Yes	No	City Current School Current	1157.23	Recyc 464.29
318 N 6th St	Eramildes Gonzalez	Reading 19601 245 Azalea Dr	Yes	Yes	City 907.41 School Current	Shut Off Current	Recyc340.12 Trash 1467.40
1459 Fairview St	Scott Kilpatrick	New Milford NJ 07646 1455 Fairview St	Yes	No	City 389.75 School current	425.42	Recyc 152.05
942 N 12th St	Gary & Edeana Gans	762 N 12th St 19604	Yes	No	City 447.56 School Current	Shut Off 849.17	Recyc 352.09
517 Strong Alley	Jack Shultz	1801 Cambridge Ave Apt A18, Wyo 19610	Yes	Yes	City 2794.65 School Current	Shut Off	No Recyc No Trash
519 Strong Alley	Jack Shultz	1801 Cambridge Ave Apt A18, Wyo 19610	Yes	Yes	City 804.05 School Current	Shut Off	No recyc No Trash
310 Heckmans Ct	Donna Conrad	16 Woodside Dr Temple 19560	Yes	Yes	City 804.05 School Current	Shut Off Current	Recyc Current
312 Heckmans Ct	Paula Felez	445 W 153rd St Apt 4BB New York NY 10031	Yes	Yes	City 138.82 School Current	640.16 Shut Off	Recyc 152.05



**From:** Steven J. Haver

**Sent:** Wednesday, June 02, 2010 1:28 PM

**To:** Linda A. Kelleher; 'Lee Olsen'; 'Wayne Jonas Bealer'; 'Dan Luckey'; 'Manuel Candelario'; 'Mary Wolfe'; Andrew W. Miller; Daniel Z. Wright; Daniel S. Robinson; 'KPick@countyofberks.com'; Steven C. Franco; 'Ron Miller'; Andrew W. Miller; 'Andre'; Yohalna A. Jimenez; Michelle Mayfield

**Cc:** Adam Mukerji; 'Garreth Donly'; 'SPhile@countyofberks.com'

**Subject:** BPRC Property Survey and interactive map

Hello all-

A preliminary inspection and survey was recently completed of the BPRC target properties, and photographs were taken of the properties on the list. All the photographs and data are now available online in a map format at:

<http://www.batchgeo.com/map/8d1b0a9f9afa64a7528293718709cec3>

The map also includes properties recommended to be added or removed, and indicates the resolution of properties from 2009. This map will continue to evolve as the process continues, and will serve as a primary means of communication and coordination. Please take a moment to review the map – give it a few seconds to load; it contains a lot of information. Click on the markers or scroll down to see the photos and data associated with each property. Please pass along any comments or suggestions you may have regarding the map and data.

Based on my review, the following adjustments need to be made to the target list.

The following properties should be removed or deferred:

- 827 N. 5<sup>th</sup> – recently purchased and currently being rehabbed
- 534 Walnut St. – has been renovated
- 516 Franklin – in reasonable shape and appears occupied
- 522 Franklin – appears to be occupied, no major issues
- 526 Franklin – occupied, no exterior issues
- 530 Franklin – occupied, repairs in progress
- 531 Franklin – has been repainted; looks good
- 532 Franklin – occupied, no exterior issues

The following properties should be considered for addition to the target list:

302, 304 and 310 N. 4<sup>th</sup> are adjacent to other properties on the target list and are in as bad or worse condition.

515 and 517 N. 4<sup>th</sup> are both burned-out shells. They are on Rt. 61 coming into the City, and in the NSP2 target area.

153 Elm is in the NSP2 and Arts District target areas, across from a target property at 146 Elm, and across the street from Lauer's Park school.

237 and 239 South 6th Street are dangerously decrepit and an attractive nuisance, as are 310 and 312 Heckman's Court.

I will enlist one of our interns to verify and update all the ownership, tax, and utility data, and will continue to add photos and data to the map as it comes in.

Now that the agreements with the Redevelopment Authority have been finalized, we will be meeting soon to begin the eminent domain process for properties from the 2009 list, as well as developing priorities for the 2010 list.

Steve

**Steven J. Haver**  
Community Development Specialist  
City of Reading  
815 Washington Street  
Reading, PA 19601

610-655-5336 phone  
610-373-2858 fax

-----Original Message-----

**From:** Wayne Jonas Bealer [<mailto:contempfan@gmail.com>]

**Sent:** Monday, October 26, 2009 10:04 PM

**To:** Linda A. Kelleher; Andrew W. Miller

**Cc:** [lolsen@odgarchitects.com](mailto:lolsen@odgarchitects.com); [lphillips@odgarchitects.com](mailto:lphillips@odgarchitects.com); [cnett@odgarchitects.com](mailto:cnett@odgarchitects.com)

**Subject:** Re: October 27, 2009 City Planning Commission agenda

Good Morning Linda and Lee,

Sorry this has taken so long to get to you. As you see I'm working on this Monday night at 9:30 p.m. Hectic Days lately. Anyway, here is everything you ever wanted to know (I think) about the BPRC process and the Planning Commission.

According to Pennsylvania Statute and our Establishing Ordinance (Paragraph 1-547 "Reuse of Acquired Property"):

"Acquisition and disposition of blighted property shall not require preparation, adoption or approval of a redevelopment area plan or redevelopment proposal, but at least thirty days prior to acquisition of any property, the Redevelopment Authority (sic) shall transmit identification of the property to the Planning Commission and shall request a recommendation as to the appropriate reuse of the property. The Redevelopment Authority shall not acquire the property where the Planning Commission certifies that disposition for residential or related use would not be in accord with the Comprehensive Plan of the City of Reading."

As the solicitor for the Allentown Redevelopment Authority stated at our conference call, the determination is based upon zoning and the Comprehensive Plan. The statement for reuse is usually pretty general: commercial, industrial or residential reuse. I will add some more details for background for the Commission, although their statement of reuse does not have to have all of the details.

The Planning Commission, however, would probably like to know some of the idea we have for the properties, as well as have a discussion on the Penn Optical Building. Linda and Lee, you will probably be there just to give some background to the process and history on the properties. At the last meeting I had already distributed copies of the property sheets. If Linda could make another set for the members, that could be very helpful — no powerpoint needed.

The Properties:

- 212 South 8th Street: there may be a discussion if this building should be demolished and then the zoning map updated to show this property as R-3 like the surrounding area if there is any thought towards new apartments. Otherwise, should the building be demolished to make way for light manufacturing or other commercial venture like an Auto Body shop (there is one on the corner of Bingaman and 8th that might be looking for more space, for example).

- 118 W Elm Street: This building is scheduled for demolition. I have already submitted a plan for using this lot and the neighboring lots, once they are acquired, for the use of a parking lot for Funeral Home at the corner of W. Elm and Front St. I believe 116 W Elm will make it to the list for demolition in 2010. This would be a change from residential to commercial in this case. There will be a question from Fritz about how the properties are handled and dispersed. If Linda could give some background about the agreement that is being hammered out between Community Development and the Redevelopment Authority, this could be very helpful.
- 343 McKnight Street: This property is slowly making its way to the demolition list. Since this property has a \$10,000 water bill, it probably won't be rehabbed by the people who are taking care of 157 Front Street. I would recommend demolition and splitting the property between the neighboring owners (its a 15 ft. wide lot). This would be a residential reuse as green space.
- 157 N Front Street: The original intention was to combine this with 155 N Front Street and sell the two lots to Habitat for Humanity. Since the one couple has come forward with the intention to rehab, this idea has been put to rest. Either way this would be a residential reuse and considering the square footage this would become an apartment building again.
- 360 McKnight Street: This building is in pretty good shape. This would be a residential reuse, single-family residence, by rehab.
- 210 N Front Street: This one might be coming off the list. This would be a residential reuse, anyway. The question will be if it will become a single-family residence as Mr. Amado testified, or will it become an apartment building again. It would be a pretty big single-family home for that neighborhood (although I don't believe it is bigger than my house).
- 228 N 2nd Street: Since Celia Garcia is moving back to Puerto Rico, it looks like NHS might take control of this building. Although the background story is a little fishy. Anyway, this is a residential reuse, single-family residence, by rehab.
- 127 Walnut Street: I'm not sure of the condition of this building. Steve Franco hasn't mentioned demolition, so I assume this will be a rehab into an apartment building.
- 153 Walnut Street: Mr. Heckman's building. Although he is rehabbing into an apartment building, it would be nice to see this returned to a single-family home and combined with 155 Walnut Street, which was demolished this past year. Either way, this is a residential reuse by rehab.
- 628 N Front Street: This building will be demolished. The plan is to combine it with 626 N Front Street and the city will turn it over to the Lutheran Church (Ms. Wolfe's) on the corner of Greenwich and N Front Streets. This would be a change of residential to recreational space: I'm not sure what category this would be according to Zoning.
- 328 Pear Street: This will be demolished. The recommendation would be to split the property between the neighbors. This would be a residential reuse as green space.

I will drop off some photos and materials from the hearings with Andrew tomorrow.

Thanks,  
Wayne