



# ***BLIGHTED PROPERTY REVIEW COMMITTEE***

**THURSDAY, AUGUST 19, 2010**

**PENN ROOM**

**6:00 p.m.**

**AGENDA**

**I. Call to Order**

**II. Public Comment**

**III. Approval of the Agenda & July Minutes (attached)**

**IV. Update – Compression of Blighted Property Process Timeline**

**V. September Determination Hearing List**

217 N 2nd St

116 N 3rd St

243 N 4th St

517 N 4th St

1237 Buttonwood St

161 Clymer St

146 Elm St

153 Elm St

305 Locust St

476 Schuylkill Ave

Ventura Octavio

Wellington Salinas

Lobos Four LLC

Olga Sovgyra

Harry Stouffer

J&B Investment

Samuel Sanchez

Carl Pearson

Mireya Pagan

Will Gernert

**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 4<sup>th</sup> 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**

**XI. Adjourn**

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**Property Review Committee**  
**Thursday, July 15, 2010**  
**Meeting Report**

**BRPC Members Attending:** L. Olsen, Chair; D. Reed, M. Wolfe, A. Grant, W. Bealer, M. Candelario

**Others attending:** S. Haver, L. Kelleher, T. McMahon, T. Butler

Mr. Olsen, Chair, called the meeting to order at 6:05 p.m. and announced that a quorum was present. Ms. Kelleher stated that Mr. Luckey was unable to attend due to some medical tests.

**Public Comment**

Mr. Olsen opened the floor for public comment. As no one stepped forward to speak, the comment period was closed.

**Agenda and June Minutes**

Mr. Olsen stated that the minutes were distributed electronically and are attached to the agenda. Ms. Wolfe noted the need to change "Mr. Wolfe" to "Ms. Wolfe" on the first page.

**Ms. Wolfe moved, seconded by Mr. Grant, to approve the agenda and the June minutes as corrected. The motion was approved unanimously.**

**Update – Compression of Blighted Property Process**

Ms. Kelleher stated that a few meetings ago, during a discussion on the delay in obtaining property inspections which has delayed the Determination and Certification Hearings, Ms. Mayfield told the Committee that she would research the law to determine if the timeline used last year could be somewhat compressed. No further information has been provided. Ms. Butler and Ms. Kelleher were asked to follow-up with Ms. Mayfield.

Mr. Olsen stated that the timeline was modeled after that used in Harrisburg and Allentown. Ms. Kelleher noted that the process started with a 90 day notice to abate, which allowed time to conduct and reschedule interior inspections. Ms. Mayfield stated that as interior inspections are not needed, we could possibly avoid the 90 day notice at the upstart.

Mr. Haver noted the need to start the hearing process but Ms. Kelleher stressed the need for a legal determination on the timeline first as providing an initial 90 notice, followed by a 60 day notice prior to the Determination Hearing would push the first Determination Hearing out approximately 5 months.

**Review 2010 Target List**

Ms. Kelleher stated that the 2010 list contains 62 properties. A few months ago the BRPC instructed Mr. Natale from Codes to select 10 properties to inspect and move

forward for a Determination Hearing. Codes has not yet selected any properties. She stated that she and Mr. Haver met to select the first batch of 10 earlier today.

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
476 Schuylkill Ave	Will Gernert

It is hoped that the properties can be posted so a Determination Hearing can be held in September. Ms. Kelleher stated that prior to the Determination Hearing the second batch of 10 properties will be selected and then inspected. The Determination Hearing for the second batch of 10 will be scheduled for the night of the Certification Hearing for the first batch of 10 properties. It is hoped that this schedule can be followed so the entire batch of 62 properties can be handled in about 14 months. Ms. Kelleher also reminded the Committee that Ms. Mayfield suggested completing affidavits for each property on the hearing list to avoid the laborious testimony about the conditions of each property.

Mr. Haver updated the Committee on the meetings regarding 525 Lancaster Avenue, owned by Tripoint and 400 North 4<sup>th</sup> Street, owned by Gary Wegman.

Mr. Grant inquired why the Clymer Apartments are on the list as they are outside the Target area. Ms. Kelleher stated that this property was retained due to the number of complaint calls the office receives about the condition of this property. The mansion was severely damaged in a fire a few years ago and remains un-rehabilitated and vacant; however, the carriage house in the rear is undamaged and occupied. Ms. Mayfield was going to research and advise the Committee about their ability to move the property through the Blighted Property process. No update has been received.

There was next a discussion on the change in ownership at 116 N 3<sup>rd</sup> Street. Mr. Haver reported that the new owner is making the necessary repairs with the required permits; however, he advised that the property should remain on the Target List for processing as this property is in the Target area.

The Committee requested an update on 530-532 Penn Street. Ms. Kelleher reported that the Committee is waiting for the results of the interior inspection requested at the beginning of the year. Although the exterior conditions are improved, the inside is still uninhabitable. Mayor McMahon noted the need to at a minimum, acquire an inspection of the roof. It is believed that old roof damage caused a number of interior issues such

as mold. It is also believed that the stairways to the upper floors of the building have been removed.

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

Ms. Kelleher distributed copies of the draft provided by Ms. Mayfield. Mr. Haver provided an overview of the legislation, noting that this bill passed the Senate by a 50-0 vote.

**Ms. Reed moved, seconded by Mr. Olsen, to have a letter drafted to the State Legislators requesting their forward movement and enactment of this bill. The motion was approved unanimously.**

### **Update 2009 Certified Properties**

Mr. Haver reported as follows:

- 317 Schuylkill Avenue – under rehabilitation with the required building permits
- 157 North Front Street – the new property owners are installing mechanicals and completing cosmetic repairs and have the required building permits
- 210 N Front Street – rehabilitated
- 228 North 2<sup>nd</sup> Street – sold on June 10<sup>th</sup>, permits were pulled for interior repairs
- 127 North 2<sup>nd</sup> Street – recheck address (Remove)
- 212 South 8<sup>th</sup> Street – no forward progress and severe environmental problems exist. Mr. Haver was asked to contact Realtor Sean Morretti to discuss issues around this property. Ms. Kelleher noted the huge delinquent water charges and real estate taxes on this property.
- 118 West Elm Street – slated for demolition. The contractor is awaiting receipt of the executed contract.
- 343 Mc Knight Street – Mr. Haver will recheck building permits and progress. Ms. Kelleher was asked to recheck ownership information.
- 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.

- 628 North Front Street - slated for demolition. The contractor is awaiting receipt of the executed contract.
- 328 Pear Street - slated for demolition. The contractor is awaiting receipt of the executed contract.
- 153 Walnut Street – no further information concerning the appeal.

#### **Follow-up List**

- 124 North 4<sup>th</sup> Street – an appraisal has been ordered and an offer will be made to Opportunity House, who is willing to sell the property.
- 620 North Front Street – update unavailable until late August.

Ms. Wolfe noted that 626 North Front Street is on the tax sale list. She noted the neighboring church's interest in acquiring this property for off-street parking. She was asked to follow-up with Mr. Haver.

#### **Other Matters**

Mr. Olsen asked Mayor McMahon to provide an overview about the proposed Artists District around the Goggleworks. Mayor McMahon explained the goal is to provide living space for artists around the Goggleworks. He stated that this initiative was somewhat successful in restoring communities in other cities. The area is between North 3<sup>rd</sup> Street and Schuylkill Avenue – Buttonwood to Walnut Street. He noted that the DCED has stressed the need for the City to focus on an area to revive housing stock. He stated that the City is currently trying to obtain a planning grant to begin this process.

The Committee next discussed the ability of a non-profit organizations to obtain federal grants independently. Mayor McMahon expressed the belief that a partnership with the local municipality is required.

Mr. Grant noted that the current NSP grant does not provide funding for demolition and noted the need for a balance between rehabilitation where possible and demolition where the condition of the property warrants.

Mr. Candelario inquired if the Rehabilitation Agreement is available in Spanish. Mr. Haver reported that a CD intern is working on the translation.

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

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

## FOLLOW-UP REQUIRED

- Inspection (and completion of the check sheet) and posting of the following for the Sept. Determination Hearing

217 N 2nd St  
116 N 3rd St  
243 N 4th St  
517 N 4th St  
1237 Buttonwood St  
161 Clymer St  
146 Elm St  
153 Elm St  
305 Locust St  
476 Schuylkill Ave

Ventura Octavio  
Wellington Salinas  
Lobos Four LLC  
Olga Sovgyra  
Harry Stouffer  
J&B Investment  
Samuel Sanchez  
Carl Pearson  
Mireya Pagan  
Will Gernert

- Legal determination for compressed BPRC timeline
- Legal determination for use of Blighted Property process for 161 Clymer St
- Interior Inspection of 530-532 Penn Street (requested in February)
- Letter in support of proposed State Blighted Property legislation currently in House Committee but approved by the Senate – S. Haver, L. Kelleher
- Remove 217 N 2<sup>nd</sup> Street from 2009 Certification List
- 343 McKnight – recheck ownership & building permits (transferred to Lissette Chevalier April 2010)
- Eminent Domain – refer 360 McKnight and 127 Walnut Street to Redevelopment Authority
- 626 N Front Street – on tax sale list, neighboring church would like to obtain for off street parking; follow up w/ S. Haver
- Reestablishment of De-conversion Incentive Program (May meeting)

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
300 N 4th St	Yanio Garcia	2228 Raymond Ave Reading 19605 706 E 166th St Apt 5H	Yes	Yes	School current City 1103.04	\$135.74	Recyc 608.21
302 N 4th St	Mireya Pagan	Bronx NY 10456	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
338 Madison Ave	North 4 St LLC George Hutchinson	333 Rose St Williamsport 17701-41	Yes		School Current City 4648.38		None None
227 N Front St	Alcala & Celia Sanchez	911 N Front	Yes	No	School current	160.31	Recyc Current

363 N 2nd St	Martin Jermaine	622 Pine St Reading 19602	Yes	Yes	City 203.74 School Current City 3087.60	Shut Off 1028.48	Recyc 770.21
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
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 Angelo Amendolia	820 Nichols St Reading PA 19604-06	Yes	No	School Current City 2788.75	195.74	Recyc 456.16
116 S 6th St	Rdg Housing Authority		Yes	No	School Current City 627.80	2873.05 Shut Off	Recyc 201.06
123 S 6th St	Antione Kelly	1743 Reading Blvd Wyomissing PA 19610	Yes	No	School Current City 1468.26	2543.88 Shut Off	Recyc 219.07 Trash Current
125 S 6th St	Ester & Gary Gebhard	521 N Funk Rd Boyertown PA 19512	Yes	No	School current City 4522.11	Current	N/A
237 S 6th	Khoa Nhu Tran	1221 Butler Reading 19601	Yes		School Current City Current	Current	Recyc 286.21
239 S 6th	Keith Jackson	930 N 2nd St Reading 19601	Yes	No	School Current City 1445.72	Shut Off	Recyc 611.99

534 Walnut St	David Hafner	2730 NE 6th Ln Wilton Manors FL 33334	Yes	No	School Current City 378.66	90.31	Recyc Current
158 W Green St	Amin Farouk Ghorah	216 Holiday Lane Blandon PA 19510	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
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
647 Locust St	Michael Gregory	609 Madison Ave Reading PA 19601 150 E Pennsylvania Ave	Yes	Yes	School Current City 1406.18	135.66	Recyc 170.06
525 Lancaster Ave	525 Lancaster Ave Partners aka Andrew Hicks	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 351 Broad St	Yes	Yes	School Current City 304.60	450.22 Shut Off	Recyc 358.69
516 Franklin St	Francisco Mercado	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	Yes	Yes	School Current	Current	Recyc Current

		Reading PA 19601`			City 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 Reading PA 19604	Yes	Yes	School current City 1671.79	3497.47	Recyc 1134.49	
538 Franklin St	Crespo Reality Inc David Crespo	5918 57th St Maspeth NY 11378	Yes	Yes	School Current City Current	Current	N/A	
334 Chestnut St	Allison Little	330 Pine St Reading 19601	Yes	No	School Current City 907.41	1157.23	Recyc 464.29	
318 N 6th St	Eramildes Gonzalez	245 Azalea Dr New Milford NJ 07646	Yes	Yes	School Current City 389.75	Current	Recyc340.12 Trash 1467.40	
1459 Fairview St	Scott Kilpatrick	1455 Fairview St	Yes	No	School current City 447.56	425.42	Recyc 152.05	
942 N 12th St	Gary & Edeana Gans	762 N 12th St 19604	Yes	No	School Current City 2794.65	849.17	Recyc 352.09	
517 Strong Alley	Jack Shultz	1801 Cambridge Ave Apt A18, Wyo 19610	Yes	Yes	School Current City 804.05	Shut Off	No Recyc No Trash	
519 Strong Alley	Jack Shultz	1801 Cambridge Ave Apt A18, Wyo 19610	Yes	Yes	School Current City 804.05	Shut Off	No recyc No Trash	
310 Heckmans Ct	Donna Conrad	16 Woodside Dr Temple 19560	Yes	Yes	School Current City Current	Current	Recyc Current	
312 Heckmans Ct	Paula Felez	445 W 153rd St Apt 4BB New York NY 10031	Yes	Yes	School Current City 138.82	640.16	Recyc 152.05	