



BLIGHTED PROPERTY REVIEW COMMITTEE

**DETERMINATION HEARING
THURSDAY, MAY 19, 2011
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 ("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 determine whether it, in fact, meets the definition of blight and can be certified as a blighted property.

As described in the Ordinance, if your property is certified to be blighted, the BPRC will issue an Order which will provide you with approximately 60 days to rehabilitate the property to correct/remove the cause of blight certification, or follow the designated alternative remedy. At the hearing the BPRC shall render a final Order which shall be mailed to the persons affected. If you fail to comply with the BPRC Certification Order, the property will then be certified to the Reading Redevelopment Authority by the Planning Commission and City Council for acquisition of the property through a voluntary sale or the use of the Authority's power of eminent domain.

DECISION

1. 338 Madison Ave, North 4 St LLC aka George Hutchinson, owner(s), 155 Phillips Park Dr South Williamsport Pa 17702, Purchased June 2008

CONTINUED FROM FEBRUARY CERTIFICATION HEARING

Resolved codes issues,

Resolved delinquent taxes.

Water service issue to be corrected by April 19th.

BPRC Vote and Announcement of Decision

Due to the findings from City staff, the Chair will request a motion to certify 338 Madison Street as a blighted property or to remove it from the target list.

III. Determination Hearing

1. 922 Penn St, owned by Brito Amado, 108 N Front Street, Reading PA, Purchased March 2001 – *TABLED at 4-21 Hearing*

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. BPRC Vote and Announcement of Decision

Due to the findings from City staff, the Chair will request a motion to determine 922 Penn Street as a blighted property or to remove it from the target list.

2. 615 Church St, owned by Susan Moser, 1823 Cotton St Reading Pa 19606, Purchased January 2005 – *TABLED at 4-21 Hearing*

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. BPRC Vote and Announcement of Decision

Due to the findings from City staff, the Chair will request a motion to determine 615 Church Street as a blighted property or to remove it from the target list.

3. **517 Strong Alley, Jack Shutzl, owner, 1801 Cambridge Ave Apt A18 Wyomissing Pa 19610, Purchased Dec 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. **BPRC Vote and Announcement of Decision**

Due to the findings from City staff, the Chair will request a motion to determine 517 Strong Alley as a blighted property or to remove it from the target list.

4. **519 Strong Alley, Jack Shutzl, owner, 1801 Cambridge Ave Apt A18 Wyomissing Pa 19610, Purchased Dec 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. **BPRC Vote and Announcement of Decision**

Due to the findings from City staff, the Chair will request a motion to determine 519 Strong Alley as a blighted property or to remove it from the target list.

5. **304 Elm Street St, owned McCrea & Joyce Boykins, 628 Spruce Street, Reading Pa 19602, 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. **BPRC Vote and Announcement of Decision**

Due to the findings from City staff, the Chair will request a motion to determine 304 Elm Street as a blighted property or to remove it from the target list.

6. 306 Elm Street, owned by Eloisa Cortes Detinoco, 207 N 2nd St Reading Pa 19601, Purchased March 1998

- 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. BPRC Vote and Announcement of Decision**

Due to the findings from City staff, the Chair will request a motion to determine 306 Elm Street as a blighted property or to remove it from the target list.

7. 401 Green Terrace, owned by Rough Diamonds Assets LLC aka , PO Box 124 East Earl Pa 17519, Purchased March 2011

- 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. BPRC Vote and Announcement of Decision**

Due to the findings from City staff, the Chair will request a motion to determine 401 Green Terrace as blighted properties or to remove them from the target list.

8. 115 S 6th St, owned by Amor Nouri, 1045 Church Rd Green Lane Pa 18054, Purchased Dec 2008

- 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. BPRC Vote and Announcement of Decision**

Due to the findings from City staff, the Chair will request a motion to determine 115 S 6th Street as a blighted property or to remove it from the target list.

9. 600 N 3rd St, owned by Ricardo Reyes Nury Reyes, 1113 Boulevard New Milford NJ 07646, Purchased August 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. BPRC Vote and Announcement of Decision**

Due to the findings from City staff, the Chair will request a motion to determine 600 N 3rd Street as a blighted property or to remove it from the target list.

10. 602 N 3rd St, owned by Ricardo Reyes Nury Reyes, 1113 Boulevard New Milford NJ 07646, Purchased August 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. BPRC Vote and Announcement of Decision**

Due to the findings from City staff, the Chair will request a motion to determine 602 N 3rd Street as a blighted property or to remove it from the target list.

11. 243 Washington St., owned by Juan Velez Carmen Velez, 510 Lockheed Ave Reading Pa 19601, Purchased March 2000

- 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. BPRC Vote and Announcement of Decision**

Due to the findings from City staff, the Chair will request a motion to determine 243 Washington Street as a blighted property or to remove it from the target list.

12. 737 N. 4th St., owned by Pamela Mooneram, 12061 171st St Jamaica NY 11434, Purchased October 2004

- 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. BPRC Vote and Announcement of Decision**

Due to the findings from City staff, the Chair will request a motion to determine 737 N. 4th Street as a blighted property or to remove it from the target list.

13. 829 N 11 St., owned by Xavier Mendoza, 1009 N 10th St Reading Pa 19604, Purchased April 2002

- 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. BPRC Vote and Announcement of Decision**

Due to the findings from City staff, the Chair will request a motion to determine 829 N 11th Street as a blighted property or to remove it from the target list.

14. 144 Mulberry St., owned by Oscar Molina, 333 Minor St Reading Pa 19602, Purchased Feb 2004

- 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. BPRC Vote and Announcement of Decision**

Due to the findings from City staff, the Chair will request a motion to determine 144 Mulberry Street as a blighted property or to remove it from the target list.