



BLIGHTED PROPERTY REVIEW COMMITTEE

**CERTIFICATION & DETERMINATION HEARING
THURSDAY, SEPTEMBER 15, 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.

II. Certification Hearing

- 1. 829 N 11th St., owned by Xavier Mendoza, 1009 M 10th St, Reading PA 19604, Purchased April 2002 – Tabled at July Certification 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 requests a motion to certify 829 N 11th Street as a blighted property or to remove it from the target list.

- 2. 922 Penn St, owned by Brito Amado, 108 N Front Street, Reading PA, Purchased March 2001 – Tabled at July Certification Hearing**

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

- 8. Due to the findings from City staff, the Chair requests a motion to certify 922 Penn Street as a blighted property or to remove it from the target list.**

- 3. 229 N. 4th St., owned by Lobos Three LLC aka Ben Epstein, 1455 E 15th ST Brooklyn NY 11230, Purchased November 2005 - – Tabled at June Certification 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 requests a motion to certify 229 N. 4th Street as a blighted property or to remove it from the target list.

III. Determination Hearing

- 1. 1217 Oley St, owned by Wells Fargo Wagon, 888 E Walnut St Pasadena CA 91101, Purchased April 2010**

- 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 requests a motion to determine 1217 Oley Street as a blighted property or to remove it from the target list.

- 2. 542 Tulpehocken St, owned by Buy We Will LLC, 157 N. Front Street, Reading 19601, 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. BPRC Vote and Announcement of Decision**

Due to the findings from City staff, the Chair requests a motion to determine 542 Tulpehocken Street as a blighted property or to remove it from the target list.

- 3. 417 Tulpehocken St, owned by Buy We Will LLC, 157 N. Front Street Reading 19601, 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. BPRC Vote and Announcement of Decision**

Due to the findings from City staff, the Chair requests a motion to determine 417 Tulpehocken Street as a blighted property or to remove it from the target list.

4. 1014 Windsor St, owned by Qing-Xue Zhang, 1018 Windsor Street 19604, Purchased September 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 requests a motion to determine 1014 Windsor Street as a blighted property or to remove it from the target list.

5. 1121 Amity St, owned by Vendee Mtg Trust 2000-1 % Bankers Trust Co of CA NA, 1761 E Saint Andrew Pl Santa Ana CA 92705, Purchased June 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 requests a motion to determine 1121 Amity Street as a blighted property or to remove it from the target list.

6. 645 Locust St, owned by Michael Gregory, 609 Madison Ave., Reading PA, Purchased July 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. BPRC Vote and Announcement of Decision**

Due to the findings from City staff, the Chair will request a motion to determine 645 Locust Street as blighted properties or to remove them from the target list.

**7. 647 Locust St, owned by Michael Gregory, 609 Madison Av., Reading PA,
Purchased July 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. BPRC Vote and Announcement of Decision**

Due to the findings from City staff, the Chair requests a motion to determine 647 Locust Street as a blighted property or to remove it from the target list.

**8. 128 Elm Street, owned by Charles Lehman Sr., 1390 Summer Mountain Rd.,
Palmerton PA 18071, Purchased Sept 2010**

- 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 requests a motion to determine 128 Elm Street as a blighted property or to remove it from the target list.

**9. 302 South 7th., owned by Edward Spencer, 551 R McKight Street, 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 requests a motion to determine 302 South 7th Street as a blighted property or to remove it from the target list.

10. 304 South 7th St., owned by Evelyn Villamar, 611 W 137th St Apt 56 New York NY 10031, Purchased December 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 requests a motion to determine 304 South 7th Street as a blighted property or to remove it from the target list.

11. 544 Tulpehocken St., owned by Manuel Cardenas, 544 Tulpehocken Street, Purchased July 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 544 Tulpehocken Street as a blighted property or to remove it from the target list.

12. 364 North Front St., owned by Donna Smith & Steve 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. BPRC Vote and Announcement of Decision**

Due to the findings from City staff, the Chair will request a motion to determine 364 North Front Street as a blighted property or to remove it from the target list.