



BLIGHTED PROPERTY REVIEW COMMITTEE

**CERTIFICATION HEARING
THURSDAY, MAY 17, 2012
COUNCIL CHAMBERS at 6:00 p.m.
AGENDA**

**All parties wishing to testify must register with the
BPRC Solicitor 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 #108-2010 ("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.

III. Recommendation for Removal from Process

1. 1425 Montgomery St, owned by Albu Augustine, 660 S 17 1/2 St Reading PA 19606, purchased July 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**
6. Due to the findings from City staff, the Chair requests a motion to determine 1425 Montgomery St as a blighted property or to remove it from the target list.

2. 217 Upland Rd, owned by Christine Wartluft, 126 Gerald Ave Shillington Pa 19607, purchased Dec 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**
6. Due to the findings from City staff, the Chair requests a motion to determine 217 Upland Rd as a blighted property or to remove it from the target list.

3. 1326 Carbon St, owned by Joseph Rader, Charles & Brenda Jackson, 1326 Carbon St Reading PA 19601, purchased Dec 1996

- 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**
6. Due to the findings from City staff, the Chair requests a motion to determine 1326 Carbon St as a blighted property or to remove it from the target list.

4. 2257 Raymond Ave, owned by Roman Villasenor, 2257 Raymond Ave, purchased Feb 2012

- 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**
6. Due to the findings from City staff, the Chair requests a motion to determine 2257 Raymond Ave. as a blighted property or to remove it from the target list.

IV. Recommendation for Motion to Table

- 1. 646 Brookline St., owned by US Bank National Association, 211 N Front St Harrisburg Pa 17101, purchased April 2012 – *Transferred to HUD for resale***

- 2. 1302 Butler St, owned by Triumph Savings Bank SSB, 5220 Spring Valley Rd Ste 415 Dallas TX 75254, Purchased March 2012**
 - 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**
 6. Due to the findings from City staff, the Chair requests a motion to determine 1302 Butler St as a blighted property or to remove it from the target list.

VII. Certification Hearing

- 1. 221 Colston St, owned by Dolores & Rafael Figueroa, 221 Colston Ave Reading Pa 19605, 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**
 6. Due to the findings from City staff, the Chair requests a motion to determine 221 Colston St as a blighted property or to remove it from the target list.

**2. 1236 Carbon St, owned by US Bank National Assoc, 14523 SW Millikan Way Ste 200
Beaverton OR 97005, purchased March 2012**

- 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**
7. Due to the findings from City staff, the Chair requests a motion to determine 1236 Carbon St as a blighted property or to remove it from the target list.

**3. 1320 Perry St, Owned by Federal National Mtg Assoc, 1900 Market St Ste 800
Philadelphia Pa 19103, purchased April 2012**

- 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**
6. Due to the findings from City staff, the Chair requests a motion to determine 1320 Perry St as a blighted property or to remove it from the target list.

**4. 1031 Amity St, owned by Kenneth Dinham, 1031 Amity St Reading Pa 19604,
purchased May 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**
6. Due to the findings from City staff, the Chair requests a motion to determine 1031 Amity St as a blighted property or to remove it from the target list.

**5. 1715 Haak St, owned by Francisco Cardenas, 109 Cooper St Brooklyn NY 11207,
purchased Dec 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**
6. Due to the findings from City staff, the Chair requests a motion to determine 1715 Haak St as a blighted property or to remove it from the target list.

6. 49 Arlington St, owned by GMAC Mortgage LLC, 1100 Virginia Dr Fort Washington PA 19034, purchased April 2012

- 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**
6. Due to the findings from City staff, the Chair requests a motion to determine 49 Arlington St as a blighted property or to remove it from the target list.

7. 513 Margaret St, owned by The Bank Of New York Mellon, 715 Metropolitan Ave Oklahoma City OK 73108, purchased April 2012

- 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**
6. Due to the findings from City staff, the Chair requests a motion to determine 513 Margaret St as a blighted property or to remove it from the target list.

8. 402 N 5th St, owned by Jennifer and Michael Aston Jr., 1201 Oley St Apt 1 Reading Pa 19604, purchased Nov 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**
6. Due to the findings from City staff, the Chair requests a motion to determine 402 N 5th St as a blighted property or to remove it from the target list.

9. 249 Blair St., owned by Lorna Murphy, 80 Melbourne Ave 162JD Dover Kent England, purchased March 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**
6. Due to the findings from City staff, the Chair requests a motion to determine 249 Blair Ave as a blighted property or to remove it from the target list.

10. 1425 Fairview St, owned by Ohri Keerty, 128 Colonial Dr Apt C Shillington Pa 19607, purchased Feb 2007

- 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**
6. Due to the findings from City staff, the Chair requests a motion to determine 1425 Fairview St as a blighted property or to remove it from the target list.

11. 1809 Hessian Rd, owned by Christian and Mary Lisella, 1809 Hessian Rd, Rdg, 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**
7. Due to the findings from City staff, the Chair requests a motion to determine 1809 Hessian Rd as a blighted property or to remove it from the target list.

12. 1813 Hessian Rd, owned by Christian and Mary Lisella, 1809 Hessian Rd, Rdg, 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**
6. Due to the findings from City staff, the Chair requests a motion to determine 1813 Hessian Rd as a blighted property or to remove it from the target list.

13. 1530 N 12th St, owned by Deborah Thomas and Tia Juanita Frye, 1530 N 12th St, Rdg, 19604, 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
7. Due to the findings from City staff, the Chair requests a motion to determine 1530 North 12th St as a blighted property or to remove it from the target list.

14. 1401 N 13th St, owned by John Baez, 1445 Mulberry St, Rdg, 19604, purchased Aug 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
7. Due to the findings from City staff, the Chair requests a motion to determine 1401 N 13th St. as a blighted property or to remove it from the target list.

15. 2237 Raymond Ave, owned by McCrae Boykins Jr, 2237 Raymond Ave, purchased April 1997

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
6. Due to the findings from City staff, the Chair requests a motion to determine 2237 Raymond Ave. as a blighted property or to remove it from the target list.

16. 820 Summit Chase Dr., owned by Catalino and Sarah Benitez, 605 15th Ave Apt 22 Newark NJ 07103, purchased April 1997

- 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**
6. Due to the findings from City staff, the Chair requests a motion to determine 820 Summit Chase Dr. as a blighted property or to remove it from the target list.

17. 312 Heckmans Court, owned by Paula Felez, 445 W 153rd St Apt 4bb New York NY 10031, purchased Feb 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**
6. Due to the findings from City staff, the Chair requests a motion to determine 312 Heckmans Court as a blighted property or to remove it from the target list.