



BLIGHTED PROPERTY REVIEW COMMITTEE

**DETERMINATION HEARING
THURSDAY, FEBRUARY 20, 2014
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 twelve 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 determined or certified as a blighted property.

As described in the Ordinance, if your property is determined or certified as 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 property owner. If you fail to comply with the final BPRC Certification Order, the property will then be certified to the Reading Redevelopment Authority by the Planning Commission for acquisition of the property through voluntary sale or the use of the Authority's power of eminent domain.

III. Determination Hearing

1. 1236 Marion St, Gloria Rodriguez, owner, 1236 Marion St, Rdg, 19604, purchased July 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**
6. Due to the findings from City staff, the Chair requests a motion to determine 1236 Marion St as a blighted property or to remove it from the target list.

2. 1101 Douglass St., Albert Comfort, owners, CMR 402 Po BOX 894 APO AE VA 09180, purchased Nov 1995

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 1101 Douglass St as a blighted property or to remove it from the target list.

3. 617 Spruce St., William Copeland & Gail Culpit, owners, 617 Spruce St, 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 617 Spruce St as a blighted property or to remove it from the target list.

4. 612 Spruce St., Pierre Joseph, 846 Seven Gables Cir SE Palm Bay FL 32909, purchased March 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**
6. Due to the findings from City staff, the Chair requests a motion to determine 612 Spruce St as a blighted property or to remove it from the target list.

5. 630 Spruce St, Benjamin & Hideki Spencer owners, 630 Spruce St, Rdg, 19601 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 630

Spruce St as a blighted property or to remove it from the target list.

6. 625 Pine St, Florencia & Romonicto Perez, owner, 625 Pine St, 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 625 Pine St as a blighted property or to remove it from the target list.

7. 150 Spring St, Donald Thomas, owner, 150 Spring St, purchased June 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 150 Spring St as a blighted property or to remove it from the target list.

8. 111 S 11th St, Omar Garcia, owner, 2210 Fernwood St Reading 19604 purchased Feb 2013

- 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 111 S 11th St as a blighted property or to remove it from the target list.

9. 117 S 11th St, Jose Barrena & Jamie Jimenez , Owner, 84 Orange Ave Elmwood Park NJ 0740719604, 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**
7. Due to the findings from City staff, the Chair requests a motion to determine 117 S 11th St as a blighted property or to remove it from the target list.

10. 312 S 11th St, David Crespo, 5918 57th St Maspeth NY 11378, purchased June 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 312 S 11th St as a blighted property or to remove it from the target list.

11. 517 S 11th St, Fredymar Perez Nieves & Aurea E Delgado, owner, 517 S 11th Street Reading PA 19601, 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**
6. Due to the findings from City staff, the Chair requests a motion to determine 517 S 11th St as a blighted property or to remove it from the target list.

12. 528 S 11th St., Silvia Perez, owner, 11516 114TH PL # Ozone Park South Ozone Park NY 11420, purchased Nov 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 528 S 11th St as a blighted property or to remove it from the target list.

13. 519 S 11th St, BET Investing LLC, 1259 Northampton St PMB 309 Easton PA 18042, purchased July 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 519 S 11th St as a blighted property or to remove it from the target list.

14. 1413 Muhlenberg St, Maria Sanchez & E Feliciano, owners, 1413 Muhlenberg St, purchased June 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 certify 1413 Spring St as a blighted property or to remove it from the target list.

15. 1420 Muhlenberg St, Khanh Le Ngan, owner, 1420 Muhlenberg St, purchased April 2013

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 1420 Muhlenberg St as a blighted property or to remove it from the target list.