



BLIGHTED PROPERTY REVIEW COMMITTEE

**DETERMINATION HEARING
THURSDAY, AUGUST 21, 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

The purpose of the Determination Hearing is In accordance with the Commonwealth of Pennsylvania Urban Redevelopment Law of 1945, as amended, and the City of Reading Blighted Property Review Committee Ordinance as amended by Bill #108-2010. 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 these properties 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, or follow the designated alternative remedy. At the hearing the BPRC shall render an 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.

III. Approval of June Minutes

IV. Properties to be Released

- 1. 1459 Fairview Street**

V. Determination Hearing

1. 1216 Linden St., Justin Koch, owner, 1216 Linden St, Rdg, purchased July 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**
6. Due to the findings from City staff, the Chair requests a motion to determine 1216 Linden St as a blighted property or to remove it from the target list.

2. 1321 Perry St., NAP Properties LLC & Gisela Garcia Albarran, Owners, PO Box 7301 Reading Pa 19603, purchased March 2014

- 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 1321 Perry St as a blighted property or to remove it from the target list.

3. 426 Lancaster Ave., Giovanni and Elaine Rampulla, 426 Lancaster Ave., Rdg, 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 426 Lancaster Ave. as a blighted property or to remove it from the target list.

4. 1027 Franklin St., Jerry Martin owner, 1027 Franklin, Rdg., purchased June 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 1027 Franklin St as a blighted property or to remove it from the target list.

5. 618 Fern St, Antonio Lopez & Leslie Caraballo, owners, 618 Fern St, 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 618 Fern St as a blighted property or to remove it from the target list.

6. 170 W. Oley St, Cesar Melo, owner, PO Box 5843 Wyomissing Pa 19610, purchased Feb 2001

- 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 170 W. Oley St as a blighted property or to remove it from the target list.

7. 543 Weiser St, Juan Del Rosario , Owner, 7508 Woodside Ln Apt 32 Lorton VA 22079, 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**
6. Due to the findings from City staff, the Chair requests a motion to determine 543 Weiser St as a blighted property or to remove it from the target list.

8. 632 Weiser St, Bankers Trust Co of CA Trust for Vendee Mortgage Tr., 1761 E. Saint Andrew Pl., Santa Ana CA 92705, 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 632 Weiser St as a blighted property or to remove it from the target list.

9. 1038 Cotton St, Raymond Gehring, owner, 1043 Cotton Street Reading PA 19601, purchased Oct 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 1038 Cotton St as a blighted property or to remove it from the target list.

10. 1414 Cotton St, James Billman Sr., 21 Columbia Ave Reading Pa 19606, purchased Aug 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 1414 Cotton St as a blighted property or to remove it from the target list.

11. 1412 Cotton St, Ethel/Rose Sigafos, owners, 1412 Cotton St, Rdg., purchased May 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 1412 Cotton St as a blighted property or to remove it from the target list.

12. 107 Walnut St, Odnie Paulemont, owner, 107 Walnut St, purchased April 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 107 Walnut St as a blighted property or to remove it from the target list.
- 7.

13. 1321 Mineral Spring Rd., JP Morgan Chase Bank Natl Assoc., owner, 1111 Polaris Pkwy Columbus OH 43240, purchased Aug 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 1321 Mineral Spring Rd as a blighted property or to remove it from the target list.

14. 1345 Mineral Spring Rd, Jennifer and Michael Aston, owner, PO Box 276 Shartlesville Pa 19554, purchased April 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 1345 Mineral Spring Rd as a blighted property or to remove it from the target list.

15. 1350 Mineral Spring Rd, Anatalia Ramos-Gonzalez, owner, 1721 Bellgrove St Lakeland FL 33805, purchased Aug 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 1350 Mineral Spring Rd. St as a blighted property or to remove it from the target list.

16. 1352 Mineral Spring Rd, Vincent Sewlall, owner, 1352 Mineral Spring Rd., 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**
6. Due to the findings from City staff, the Chair requests a motion to determine 1352 Mineral Spring Rd. as a blighted property or to remove it from the target

list.

17. 218 N 2nd St., Gilma Mari Jimenez De Santiago, owner, 218 N 2nd St, purchased Nov 1994

- 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 218 N 2nd St as a blighted property or to remove it from the target list.

18. 1347 Church St, Gary Gebhard, owner, 521 N Funk Rd Boyertown Pa 19512, 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 1347 Church St as a blighted property or to remove it from the target list.

19. 1253 South St, Kenneth John Kiwak, owner, 1253 South St, purchased Oct 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 1253 South St as a blighted property or to remove it from the target list.

20. 47 S. 10th St, Andres Romero Juarez, owner, 47 S. 10th St, purchased April 2014

- 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 47 S 10th St as a blighted property or to remove it from the target list.

21. 444 S 9th St, Fermim Perez, owner, 444 S 9th St, purchased May 2014

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 444 S 9th St as a blighted property or to remove it from the target list.

22. 442 S 9th St, Jessie Eady, owner, 520 Franklin St Apt 4 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
6. Due to the findings from City staff, the Chair requests a motion to determine 442 S 9th St as a blighted property or to remove it from the target list.

23. 1204 N 6th St, Gail and James Bartley, owner, 717 E Walnut St Allentown Pa 18109, purchased March 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 1204 N 6th St as a blighted property or to remove it from the target list.

24. 835 Muhlenberg St, Eastern Development Prop Trust, owner, 701 S Broad St Philadelphia Pa 19147, purchased June 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 835 Muhlenberg St as a blighted property or to remove it from the target list.

**25. 1036 Cotton St, Frederic Bastien and Garcia Piverger, owner, 1043 2748 SW 120th Ter
Miramar FL 33025, purchased June 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 1036 Cotton St as a blighted property or to remove it from the target list.