



# ***BLIGHTED PROPERTY REVIEW COMMITTEE***

**CERTIFICATION HEARING  
THURSDAY, APRIL 16, 2015  
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 February Minutes**

**IV. Properties to be Released**

## **V. Certification Hearing**

### **1. 111 West Elm, JJ Property Management Co., Paoli Pike, West Chester, purchased Jan, 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 certify 111 West Elm St as a blighted property or to remove it from the target list.

### **2. 205 Hudson Street, Ijeoma Okafor , Coatsville, PA, purchased Nov 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 certify 205 Hudson Street as a blighted property or to remove it from the target list.

### **3. 422 West Oley Street, Mayro Ubalso, 1114 Meade Street, Reading PA, purchased Sept 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 certify 422 West Oley Street as a blighted property or to remove it from the target list.

### **4. 806 Schuylkill Avenue, Juan Melo, 327 Greenwich St., Reading, 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 certify 806 Schuylkill Avenue as a blighted property or to remove it from the target list.

5. **610 Schuylkill Avenue, Arguello Einstein, Clifton NJ, purchased Dec 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 certify 610 Schuylkill Avenue as a blighted property or to remove it from the target list.
  
6. **253 North 5<sup>th</sup> Street, Richard Miracia, 331 N 6<sup>th</sup> Street, Reading, 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 253 North 5<sup>th</sup> Street as a blighted property or to remove it from the target list.
  
7. **732 North 6<sup>th</sup> Street, Cathryn Scholl, 732 N 6<sup>th</sup> St., Reading, purchased Aug 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 certify 732 North 6<sup>th</sup> Street as a blighted property or to remove it from the target list.
  
8. **716 A Moss Street, Veterans Affairs, Pottstown PA, purchased April 1976**
  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 716 A Moss Street as a blighted property or to remove it from the target list.
  
9. **520 Birch Street, Walton Investments LLC, Pittsburgh PA, purchased Sept 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 certify 520 Birch Street as a blighted property or to remove it from the target list.

**10. 520 A Birch Street, Jason Lee Harrell, 520 A Birch St, Reading PA, purchased May 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 certify 520 A Birch Street as a blighted property or to remove it from the target list.

**11. 940 Elm Street, Livin Rodriguez, 631 Elm St., Reading PA, 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 certify 940 Elm Street as a blighted property or to remove it from the target list.

**12. 120 Peach Street, John Bollinger, Key West FL, purchased Aug 1999**

- 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 120 Peach Street as a blighted property or to remove it from the target list.

**13. 549 South 6<sup>th</sup> Street, Maria Reyes & Thelma Semedo, 727 Thorn Street Reading, purchased Nov 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 certify 549 South 6<sup>th</sup> Street as a blighted property or to remove it from the target list.

- 14. 515 Wunder Street, Josephine & Genevieve Templin, 135 N 3<sup>rd</sup> St, Reading,**
  - 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 515 Wunder Street as a blighted property or to remove it from the target list.
  
- 15. 1308 Spruce Street, Luis Torres, 102 S 6<sup>th</sup> Street, Reading, 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 certify 1308 Spruce Street as a blighted property or to remove it from the target list.
  
- 16. 235 South 13<sup>th</sup> Street, Arelis Martiinez, Brooklyn NY, purchased Aug 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 certify 235 South 13<sup>th</sup> Street as a blighted property or to remove it from the target list.
  
- 17. 645 Moss Street, Juan Perez Sanchez, 645 Moss 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 certify 645 Moss Street as a blighted property or to remove it from the target list.
  
- 18. 643 Moss Street, Felix Jimenez, 643 Moss St., Reading, purchased April 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 certify 643 Moss Street as a blighted property or to remove it from the target list.

**19. 1033 Buttonwood Street, John Haas, PO Box 12691 Reading Pa 19612, purchased Aug 1987**

- 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 1033 Buttonwood Street as a blighted property or to remove it from the target list.

**20. 1048 Cherry Street, Stewart Rahman, New York NY, purchased Oct 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 certify 1048 Cherry Street as a blighted property or to remove it from the target list.

**21. 824 Franklin Street, Miracia Richard, 331 N 6<sup>th</sup> St., Reading, purchased February 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 certify 824 Franklin Street as a blighted property or to remove it from the target list.

**22. 1046 Moss Street, Alwifido & Barbara Rodriguez, 1046 Moss Street, Reading, purchased Aug 1999**

- 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 1046 Moss Street as a blighted property or to remove it from the target list.

- 23. 409 Elm Street, Erick Ciprian, 322 N 5th Street, Reading, Purchased Nov 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 certify 1046 Moss Street as a blighted property or to remove it from the target list.