



BLIGHTED PROPERTY REVIEW COMMITTEE

**DETERMINATION HEARING
THURSDAY, AUGUST 20, 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 April Minutes

IV. Properties to be De-certified

V. Determination Hearing

1. 1516 Mineral Spring Rd., owner Terry Shore M & Rebecca Minicozzi 1516 Mineral Spring Road Reading Pa 19602 – purchased July 2015

- 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 1516 Mineral Spring Road as a blighted property or to remove it from the target list.

2. 534 Pike Street, Victor Castillo 1316 Woodcrest Dr., Rdg 19607, purchased March 2015

- 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 534 Pike St as a blighted property or to remove it from the target list.

3. 208 Maple St., Lisbeth Kelly 135 Henry St., Valley Stream NY, 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 determine 208 Maple St. as a blighted property or to remove it from the target list.

4. 416 Orange St, Antonio Ricardo Laurencio Owner, 305 Laurel Ridge Rd Apt 7 Reinholds Pa 17569 – Purchased Oct 2009 , 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 416 Orange St as a blighted property or to remove it from the target list.

5. 525 Ritter St, Ramona and Douglass Green, owner, 274 S 8th St., Newark NJ, purchased March 1988

- 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 525 Ritter St as a blighted property or to remove it from the target list.

6. 122 S 8th St, West Coast Investors Assoc , Owner, 1816 57th St. Sarasota FL, 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 122 S 8th St as a blighted property or to remove it from the target list.

7. 124 S 8th St, West Coast Investors Assoc , Owner, 1816 57th St. Sarasota FL, 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 124 S 8th St as a blighted property or to remove it from the target list.

8. 547 Maple St, Craig Berardino, owner, 188 Beach 25th St., Far Rockaway NY, purchased Oct 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 547 Maple St as a blighted property or to remove it from the target list.

9. 213 S 11th St, Princeton Commercial Property Holdings LLC. owners, 313 Barksdale Professional Ctr., Newark DE, purchased Dec 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 213 S 11th St as a blighted property or to remove it from the target list.

10. 931 Elm St, Jesse Gates, owner, 931 Elm, Rdg. owner, purchased Oct 1991

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

11. 712 N 10th St, Rafael Fernandez, owner, PO Box 6463, Wyomissing PA, purchased Sept 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 710 S 10th St as a blighted property or to remove it from the target list.

12. 1326 N 12th St., JP Morgan Chase Bank NA., owner, 7225 Baymeadows Way., Jacksonville FL, purchased Oct 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 1326 N 12th St as a blighted property or to remove it from the target list.

13. 1141 Perry St., RJZ Realty Corp, Ronald J. Taitt Jr., owner, 21713 137th Ave., Gardens NJ, purchased August 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 1141 Perry St. as a blighted property or to remove it from the target list.

14. 1508 Centre Ave., Beverly Gaston, owner, 6132 Landover Circle., Morrow GA, purchased March 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 determine 1508 Centre Ave., as a blighted property or to remove it from the target list.

15. 754 Schuylkill Ave., Angela Brazzle, owner, 2206 Upper Gap Rd., Coatesville PA, purchased March 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 751 Schuylkill Ave., as a blighted property or to remove it from the target list.

16. 522 S 18th St., Federal National Mtg Assoc owner, 1835 Market St Ste 2300 Philadelphia Pa, Purchased July 2015

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 522 S 18th St as a blighted property or to remove it from the target list.

17. 514 S 17th ½ St, Charles Gibson and Sandra Drauschak, owners, 514 S 17th St 1/2, purchased Oct 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 514

S 17th ½ St as a blighted property or to remove it from the target list.

18. 132 Pear St, GRX Properties LLC., owner, 349 W Main St., Birdsboro 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 determine 132 Pear St as a blighted property or to remove it from the target list.

19. 652 S 17th ½ St, NOSAM LLC aka Cathy Kopicz, owner, 537 Trolley Rd., Mohnsville PA, purchased Sept 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 652 S 17th ½ St as a blighted property or to remove it from the target list.

20. 1321 Good St, Andre Howard owner, PO Box 34169, Phila, PA, purchased Nov 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 1321 Good St as a blighted property or to remove it from the target list.

21. 1323 Good St, Bernice Amenu, owner, 1323 Good St Rdg., purchased Jan 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 1323 Good St as a blighted property or to remove it from the target list.

22. 38 S 10th St, Elaine Wolfe and Faustino Cortes Vargas, owner, 38 S 10th St., Rdg., purchased May 1988

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

23. 158 W Greenwich St, Idelle Jean Baptiste, owner, 189 Belmont St., Brockton MA, purchased Oct 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 158 W Greenwich St as a blighted property or to remove it from the target list.

24. 156 Hudson St, Shelia Marie Arroyo Carrero owner, 409 Maiden creek Rd., Fleetwood 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**
7. Due to the findings from City staff, the Chair requests a motion to determine 156 Hudson St as a blighted property or to remove it from the target list.

25. 1220 Hampden Blvd., Patricia and Richard Burkhart, owner, 1220 Hampden Blvd., , 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 1220 Hampden as a blighted property or to remove it from the target list.