



BLIGHTED PROPERTY REVIEW COMMITTEE

**DETERMINATION & CERTIFICATION HEARING
THURSDAY, OCTOBER 20, 2016
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 August Determination Hearing and September Non-Hearing Minutes

IV. Properties to be De-certified

- 1. 426 Lancaster Ave – Certified Oct 2014**

V. Determination Hearing

11. 801 N 9th St., Reading Recreation Co., 50 N 5th St., Reading PA, 19601, purchased March 2015 – Tabled at March Determination hearing

- 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 801 N 9th St. as a blighted property or to remove it from the target list.

VI. Certification Hearing

1. 421 N 2nd Street, Our City Reading, 4500 Perkiomen Ave, Reading PA 19606, Purchased Feb 2003

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

2. 356 McKnight Street, Rodney Hayes, 432 Schuylkill Ave, Reading, Purchased Dec 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 certify 356 McKnight St as a blighted property or to remove it from the target list.

3. 318 McKnight Street, Angel Nazario, 245 W. Oley St, Reading PA, purchased May 2016

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 318 McKnight Street as a blighted property or to remove it from the target list.

4. 648 Tulpehocken Street, Charles and Gloria Cottoman, POB 854, Seaford, DE, 19973, purchased April 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 certify 648 Tulpehocken Street as a blighted property or to remove it from the target list.

5. 1500 Fairview Street, Michael & Jessica Lark, 737 N Lewis Rd., Royersford PA 19468, purchased Sept 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 1500 Fairview Street as a blighted property or to remove it from the target list.

6. 1821 Perkiomen Ave, Dale & Davilyn Wentzel, 1821 Perkiomen Ave., PA 19606, purchased Sept 1985

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 1821 Perkiomen Ave. as a blighted property or to remove it from the target list.

7. 218 Carroll Street, Ibrahim Zok, 218 Carroll St, Reading PA, purchased Sept 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 certify 218 Carroll Street as a blighted property or to remove it from the target list.

8. 1330 Greenwich Street, Donald Heckman, 55 Basket Rd., Reading PA, 19606, purchased Feb 1993

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 1330 Greenwich Street as a blighted property or to remove it from the target list.

9. 752 Schuylkill Ave., Lorenzo Luis, 619 W 179th St., Apt 13, NY, NY 10033, No deed date provided

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 752 Schuylkill Ave. as a blighted property or to remove it from the target list.

10. 319 McKnight Street, Flores Manuel, 837 McKnight Street, Reading, 19601, purchased Sept 1998

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 319 McKnight Street as a blighted property or to remove it from the target list.

11. 833 Green Street, Deleon Rupert Moreno, 835 Green Street, Reading PA, purchased Aug 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 certify 833 Green Street as a blighted property or to remove it from the target list.

12. 2254 Northmont Blvd., Juan Lopez-Ramos, 7 Connecticut Ave, Stamford CT 6902 purchased Dec 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 certify 2254 Northmont as a blighted property or to remove it from the target list.

13. 130 S 12th Street, Moyo Ndodana, 1804 Pennland Ct., Lansdale PA 19446, purchased Mar 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 certify 130 S 12th Street as a blighted property or to remove it from the target list.

14. 632 S 10th Street, Herbert Lee Morrison, 1040 Penn St Apt 112 Reading Pa 19602, 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
7. Due to the findings from City staff, the Chair requests a motion to certify 632 S 10th Street as a blighted property or to remove it from the target list.

15. 1825 Alsace Rd, Angelo & Patricia Promutico, 1825 Alsace Rd., Rdg., PA 19604, purchased Dec 1998

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
8. Due to the findings from City staff, the Chair requests a motion to certify 1825 Alsace Rd as a blighted property or to remove it from the target list.

16. 834 Elm Street, Josias Pina, 834 Elm Street, Reading PA, purchased October 2015 – Tabled at May Certification Hearing

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 certify 834 Elm Street as a blighted property or to remove it from the target list.

17. 213 Cedar Street, Jessica Bailey, 5118 Allentown Pike Temple PA 19560, purchased Sept 2013 – Tabled at May Certification Hearing

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 213 Cedar Street as a blighted property or to remove it from the target list.

18. 1010 Washington Street, Alesia Bell & Brian Harris, 1010 Washington Street Reading, purchased Nov 2000 – Tabled at May Certification Hearing

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 1010 Washington Street as a blighted property or to remove it from the target list.

19. 619 Clinton Street, Maribel Gonzalez, 257 Perry Ave., Greenacres, FL, purchased Sept 2015 – Tabled at May Certification Hearing

- 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**
9. Due to the findings from City staff, the Chair requests a motion to certify 619 Clinton Street as a blighted property or to remove it from the target list.