

City of Reading
Blighted Property Review Committee
Certification Hearing
Thursday, September 16, 2009
Council Chambers

Committee Members Attending: L. Olsen, A. Grant M. Wolfe, M. Candelario, D. Luckey, W. Bealer

Others Attending: L. Kelleher, M. Mayfield, D. Wright, S. Franco, J. Orrs

Call to Order

Lee Olsen, Chair, called the hearing to order at 6:01 p.m.

Purpose

Mr. Olsen stated that the hearing is held in accordance with the Commonwealth of Pennsylvania Urban Redevelopment Law of 1945, as amended, and the City of Reading Blighted Property Review Committee Ordinance #65-2006 and Ordinance #42-2009 ("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 nine 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 certify whether it, in fact, meets the definition of blight.

At the hearing the BPRC shall render a final Order which shall be mailed to the persons affected. As described in the Ordinance, if your property is certified as blighted, the BPRC will send its findings to the City of Reading City Council and the Planning Commission, who will affirm the certification to the Redevelopment Authority of the City of Reading (Authority) for acquisition of the property through a voluntary sale or the use of the Authority's power of eminent domain. The Authority shall order appraisals and a title search of the property to begin this process.

Mr. Olsen read the list of properties under the committee's consideration tonight.

Mr. Olsen stated that Solicitor to the BPRC, Michelle Mayfield will conduct the hearing. Ms. Mayfield explained the proceeding and the criteria that a blighted property must meet.

Ms. Mayfield entered the agenda with all its attachments into the record. The attachments include but are not limited to hearing advertisement, sample letter to property owners, posting notices for each property, Criteria Sheets for each property, the transcript for the July Determination Hearing and other documents handed to the committee during the hearing.

212 South 8th Street

Ms. Mayfield asked City Staff and any member of the public who will be giving testimony to rise. The court reporter administered the oath to Mr. Franco, Mr. Orrs and Mr. Wright from the City. Ms. Kelleher stated that the property owner was not present and no one signed in to present public comment.

Finding of Fact - City

Mr. Franco stated that he is a certified Building Codes Official and is the Chief Building Inspector, who oversees the Building Trades Division. He stated that he testified at the July Determination Hearing and recalls that testimony along with that of Lt. Lessar from the Fire Department. He stated that the property owner has not responded to his many attempts make contact. He stated that he performed an exterior inspection of the building today and there was no change to the buildings condition. He stated that the owner failed to remit a rehabilitation plan and has not pulled any improvement permits as of today.

Mr. Orrs stated that that he has a combination codes certification and is also certified for electrical and plumbing inspections. He stated that he is a Codes Supervisor who oversees the property maintenance inspectors. He stated that he has reviewed the property file and Mr. Reinhart's testimony from the Determination Hearing. He stated that new trash and weeds violations were issued since the Determination Hearing. Codes also issued a work order to re-secured doors that were ajar. A lien for the cost of the work order will be issued.

Mr. Wright stated that he oversees the HOME and ESG programs in the CD Department and supervised Mr. Cooper, an intern who worked in the CD Office and who testified at the Determination Hearing. He stated that he reviewed Mr.

Cooper's testimony from the Determination hearing. He stated that there has been no change in the liens and delinquencies.

Testimony from Property Owner

Ms. Mayfield inquired if the property owner wished to present testimony. There was no response.

Public Comment

Ms. Mayfield inquired if anyone from the public wished to testify about this property. There was no response.

BPRC Vote and Decision

Mr. Olsen asked the BPRC to consider a motion to certify 212 South 8th Street as a blighted property, due to the findings and testimony from City staff.

Mr. Bealer moved, seconded by Mr. Candelario, to certify 212 South 8th Street as a blighted property. Mr. Olsen asked all committee members in agreement to signify by saying "Aye" and those opposed to signify by saying "Nay". All committee members signified by saying "Aye". The motion was approved unanimously.

317 Schuylkill Avenue

Ms. Mayfield asked City staff who would be presenting testimony and members of the public who would be presenting testimony to rise. The court reporter administered the oath to City Staff and Napoleon Stephany, property owner.

Finding of Fact - City

Ms. Mayfield had Mr. Franco restate his experience and credentials. He also stated that he testified at the Determination Hearing.

Mr. Franco stated that he performed an exterior at the property today and there has been no change in the condition of the property. He stated that a rehabilitation plan for the property has not been submitted and improvement permits have not been pulled. He stated that the property was purchased at the July tax sale and the new owner has filed permits for the installation of drywall and new windows; however, the fees have not yet been remitted. He stated that the title did not yet transfer to the new owner.

Ms. Mayfield had Mr. Orrs restate his credentials and duties. Mr. Orrs stated that he has reviewed Mr. Reinhart's testimony from the Determination Hearing and has reviewed the property file. He stated that he performed an exterior inspection today and noted no change in the condition of the property. He stated that in addition to new windows the property requires work to correct the peeling paint and the deterioration of the brick point work.

Ms. Mayfield had Mr. Wright restate his duties. Mr. Wright stated that he oversees the HOME and ESG programs in the CD Department and supervised Mr. Cooper, an intern who worked in the CD Office. He stated that he reviewed Mr. Cooper's testimony at the Determination hearing. He stated that there has been no change in the liens and delinquencies.

Testimony from Property Owner

Ms. Mayfield asked the property owner to come forward to testify. Mr. Stephany stated that he purchased the property at the July 17th Free and Clear Sale. He requested time to make the required repairs. Ms. Mayfield reminded Mr. Stephany that his building permits are unpaid and that the permits cannot be issued until the permit fee is remitted. Mr. Franco and Ms. Mayfield explained the permitting process and the need to obtain permits before undertaking improvement projects. Mr. Franco stated that inspections are required after the projects are completed to make sure they meet required standards.

Mr. Stephany stated that he intends to reside at the property when it is rehabbed. Ms. Kelleher issued a rehab agreement to Mr. Stephany and provided instruction. Mr. Stephany stated that he currently resides at 249 North Front Street.

Mr. Luckey stated that the rehab agreement will not stall the blighted property process. Ms. Mayfield explained the blighted process to Mr. Stephany, noting that the process does not stop when a rehab plan is remitted.

Ms. Mayfield asked Mr. Stephany if he found the red notice boards inside the property. Mr. Stephany stated that the signs are inside the property. Ms. Mayfield instructed Mr. Stephany to return the sign boards to the City. If the sign boards are not returned a bill will be issued.

Public Comment

Ms. Mayfield asked if anyone present would like to provide comment. No one came forward.

BPRC Decision

Mr. Olsen asked the BPRC to consider a motion to certify 317 Schuylkill Avenue as a blighted property, due to the findings and testimony from City staff.

Ms. Wolfe moved, seconded by Mr. Grant, to certify 317 Schuylkill Avenue as a blighted property. Mr. Olsen asked all committee members in agreement to signify by saying "Aye" and those opposed to signify by saying "Nay". All committee members signified by saying "Aye". The motion was approved unanimously.

118 West Elm Street

Ms. Mayfield asked City staff and members of the public planning to testify to rise. The court reporter administered the oath to those presenting testimony.

Findings of Fact - City

Ms. Mayfield had Mr. Franco restate his duties and credentials. He stated that he testified at the July Determination Hearing.

Mr. Franco stated that he noticed no improvement in the condition of this property upon his exterior inspection today. He stated that the property owner entered into a demolition agreement with the City and that demolition is planned for 30-60 days. He stated that he has had no further contact with the property owner.

Ms. Mayfield had Mr. Orrs restate his credentials and duties. Mr. Orrs restated his credentials and duties. He stated that he reviewed the testimony made by Mr. Reinhart at the July Determination Hearing. He stated that on exterior inspection today he noticed no change or improvement to the building.

Ms. Mayfield had Mr. Wright restate his duties. Mr. Wright stated that he oversees the HOME and ESG programs in the CD Department and supervised Mr. Cooper, an intern who worked in the CD Office. He stated that he reviewed Mr. Cooper's testimony at the Determination hearing. He stated that there has been no change in the liens and delinquencies.

Testimony from Property Owner

Ms. Mayfield inquired if the property owner was present. No one came forward.

Public Comment

Ms. Mayfield inquired if anyone wished to comment about this property. No one came forward.

BPRC Decision

Due to the findings and testimony from City staff, Mr. Olsen asked the BPRC to consider a motion to certify 118 West Elm Street as a blighted property.

Mr. Bealer moved, seconded by Mr. Candelario, to certify 118 West Elm Street as a blighted property. Mr. Olsen asked all committee members in agreement to signify by saying "Aye" and those opposed to signify by saying "Nay". All committee members signified by saying "Aye". The motion was approved unanimously.

343 McKnight Street

Ms. Mayfield asked City staff and members of the public planning to testify to rise. The court reporter administered the oath to those presenting testimony.

Findings of Fact - City

Ms. Mayfield had Mr. Franco restate his credentials and duties. He stated that he testified at the July Determination Hearing.

Mr. Franco stated that the property owner's agent allowed an interior and exterior inspection. Trash has been removed from the interior of the building but the trash in the yard remains. He stated that the owner's agents are negotiating to purchase this property. He stated that the agents were instructed to see Ms. Kelleher to obtain a rehab agreement.

Ms. Kelleher stated that the owner's agents came to City Hall and were handed a rehab agreement this afternoon.

Ms. Mayfield had Mr. Orrs restate his credentials, experience and years of service. He stated that he reviewed the testimony made by Mr. Reinhart at the July Determination Hearing. He stated that the property was placarded on July 27th for failure to enter into the housing permit process. A citation has been filed. He added that he performed an exterior inspection today and noted no improvement in the condition of the property.

Mr. Olsen questioned the placarding of the property. Mr. Orrs explained that the property was placarded because the owner failed to enter into the housing permit process. The placarding has nothing to do with the maintenance issues at the property.

Ms. Mayfield had Mr. Wright restate his duties. Mr. Wright stated that he oversees the HOME and ESG programs in the CD Department and supervised Mr. Cooper, an intern who worked in the CD Office. He stated that he reviewed Mr. Cooper's testimony at the Determination hearing. He stated that there has been no change in the liens and delinquencies.

Testimony from Property Owner

Ms. Mayfield asked the property owner's agents to step forward. Lissette Chevalier and Willie Abreu stepped forward and stated that Mr. Oriol purchased many rental properties in 2005. Their negotiations to purchase this property are stalled due to a \$10,000 delinquent water bill. Ms. Mayfield suggested that the agents contact MidPenn Legal for assistance.

Mr. Olsen commended the agents for working to correct issues at this property; however, he noted that this legal process will move forward.

Public Comment

Ms. Mayfield inquired if anyone wished to comment about this property. No one came forward.

Decision of the BPRC

Due to the findings and testimony from City staff, Mr. Olsen asked the BPRC to consider a motion to certify 343 McKnight Street as a blighted property.

Mr. Grant moved, seconded by Ms. Wolfe, to certify 343 McKnight Street as a blighted property. Mr. Olsen asked all committee members in agreement to signify by saying "Aye" and those opposed to signify by saying "Nay". All committee members signified by saying "Aye". The motion was approved unanimously.

157 North Front Street

Ms. Mayfield asked City staff and members of the public planning to testify to rise. The court reporter administered the oath to those presenting testimony.

Findings of Fact - City

Ms. Mayfield had Mr. Franco restate his credentials and duties. He stated that he testified at the July Determination Hearing.

Mr. Franco stated that he recently spoke with the property owner's agents who announced their intent to enter into a rehab agreement. He stated that after performing an exterior inspection he noticed that the building is now secured and the trash and debris have been removed from the interior of the building.

Ms. Kelleher handed a rehab agreement to the agents.

Ms. Mayfield had Mr. Orrs restate his credentials and duties. He stated that he reviewed the testimony made by Mr. Reinhart at the July Determination Hearing. He stated that he observed that the building is secure during an exterior inspection this afternoon.

Ms. Mayfield had Mr. Wright restate his duties. Mr. Wright stated that he oversees the HOME and ESG programs in the CD Department and supervised Mr. Cooper, an intern who worked in the CD Office. He stated that he reviewed Mr. Cooper's testimony at the Determination hearing. He stated that there has been no change in the liens and delinquencies.

Testimony from Property Owner

Ms. Chevalier and Mr. Abreu stated that they recently purchased this property. They announced their intent to rehab the property. They provided a copy of the settlement sheet which shows that all liens and delinquencies have been cleared.

Public Comment

Ms. Mayfield inquired if anyone wished to comment about this property. No one came forward.

Decision of the BPRC

Due to the findings and testimony from City staff, Mr. Olsen asked the BPRC to consider a motion to certify 157 North Front Street as a blighted property.

Mr. Bealer moved, seconded by Mr. Grant, to certify 157 North Front as a Blighted Property.

Mr. Olsen asked all committee members in agreement to signify by saying "Aye" and those opposed to signify by saying "Nay". All committee members signified by saying "Aye". The motion was approved unanimously.

360 McKnight Street

Ms. Mayfield asked City staff and members of the public planning to testify to rise. The court reporter administered the oath to those presenting testimony.

Findings of Fact - City

Ms. Mayfield had Mr. Franco restate his credentials and duties. He stated that he testified at the July Determination Hearing.

Mr. Franco stated that he performed an exterior inspection today and he noted no improvement in the condition of the property. He stated that no permits have been pulled and no rehab plan has been submitted; however, the building has been secured.

Ms. Mayfield had Mr. Orrs restate his credentials and duties. He stated that he reviewed the testimony made by Mr. Reinhart at the July Determination Hearing. He stated that he observed no improvement or change during an exterior inspection today.

Ms. Mayfield had Mr. Wright restate his duties. Mr. Wright stated that he oversees the HOME and ESG programs in the CD Department and supervised Mr. Cooper, an intern who worked in the CD Office and testified at the Determination Hearing. He stated that he reviewed Mr. Cooper's testimony from the Determination hearing. He stated that there has been no change in the liens and delinquencies.

Testimony from Property Owner

Ms. Perez stated that she recently returned from Puerto Rico; however, her husband has not yet returned due to the death of his father. She announced her intent to submit a rehab agreement. She stated that after the property is rehabilitated her college aged son plans to reside at the property with his girlfriend. She stated that improvements have been made to the 3rd and 2nd floors of the property. She also explained the difficulty she has with neighbors dumping trash in the yard and breaking the exterior doors and windows on the first floor of the property.

Public Comment

Ms. Mayfield inquired if anyone wished to comment about this property. No one came forward.

Decision of the BPRC

Due to the findings and testimony from City staff, Mr. Olsen asked the BPRC to consider a motion to certify 360 McKnight Street as a blighted property.

Ms. Wolfe moved, seconded by Mr. Bealer, to certify 360 McKnight Street as a blighted property. Mr. Olsen asked all committee members in agreement to signify by saying "Aye" and those opposed to signify by saying "Nay". All committee members signified by saying "Aye". The motion was approved unanimously.

210 North Front Street

Ms. Mayfield asked City staff and members of the public planning to testify to rise. The court reporter administered the oath to those presenting testimony.

Findings of Fact - City

Ms. Mayfield had Mr. Franco restate his credentials and duties. He stated that he testified at the July Determination Hearing.

Mr. Franco stated that he performed an exterior inspection today. He stated that he noticed improvement to the upper rear porch. He also stated that Mr. Aquino applied for building permits to repair the emergency steps, and replace drywall. However, the property owner has not submitted a rehab plan. He also noted that the building is still vacant.

Ms. Mayfield had Mr. Orrs restate his credentials and duties. He stated that he reviewed the testimony made by Mr. Reinhart at the July Determination Hearing. He stated that he observed the same improvements mentioned by Mr. Franco and that no new citations were issued.

Mr. Luckey noted that if the interior issues are cured the property may be eligible to be removed from the list. Ms. Wolfe asked Mr. Orrs when an interior inspection could occur. Mr. Orrs stated that the next opportunity to schedule an interior inspection would be November.

Ms. Mayfield had Mr. Wright restate his duties. Mr. Wright stated that he oversees the HOME and ESG programs in the CD Department and supervised Mr. Cooper, an intern who worked in the CD Office. He stated that he reviewed Mr. Cooper's testimony from the Determination hearing. He stated that there has been no change in the liens and delinquencies.

Testimony from Property Owner

Mr. Simon Almonte Aquino stepped forward to testify. He was assisted by Ms. Marlene Fernandez, who explained that Mr. Aquino is the father of her godmother. Through Ms. Fernandez, Mr. Aquino explained his work to make the necessary property improvements. He stated that new flooring and doors should complete the project. He also announced his plan to reside at the property.

Mr. Luckey asked Ms. Kelleher to provide Mr. Aquino with a rehab plan. Ms. Kelleher gave Mr. Aquino a rehab plan and provided instruction. Mr. Franco stated that Trades needs to inspect the work completed.

Ms. Mayfield asked Mr. Aquino if the red sign boards are located inside the property. When he said that the signs are inside the property, Ms. Mayfield stated that the signs must be returned to the City or the property owner will be billed.

Mr. Olsen commended Mr. Aquino for the work he has done at this property.

Public Comment

Ms. Mayfield inquired if anyone wished to comment about this property. No one came forward.

Decision of the BPRC

Due to the findings and testimony from City staff, Mr. Olsen asked the BPRC to consider a motion to certify 210 North Front Street as a blighted property.

Mr. Candelario moved, seconded by Mr. Grant, to certify 210 North Front Street as a blighted property. Mr. Olsen asked all committee members in agreement to signify by saying "Aye" and those opposed to signify by saying "Nay". All committee members signified by saying "Aye". The motion was approved unanimously.

228 North 2nd Street

Ms. Mayfield asked City staff and members of the public planning to testify to rise. The court reported administered the oath to those presenting testimony.

Findings of Fact - City

Ms. Mayfield had Mr. Franco restate his credentials, position and years of service. He stated that he recalled his testimony from the Determination Hearing.

Mr. Franco stated that he inspected the interior and exterior of this property and noted improvements that were made to the interior and exterior of the property. The trash has been removed and repairs were made to the roof. He stated that the property owner is applying for the required mechanical permits to restore utility service. He also stated that the property owner has submitted a rehab plan. Adjustments to the completion dates will occur after he meets with the property owner. He stated that he is impressed with the progress made to date.

Ms. Mayfield had Mr. Orrs restate his experience and duties. He stated that he reviewed Mr. Reinhart's testimony from the Determination Hearing. He stated that he inspected the exterior of the property and saw the same improvements noted by Mr. Franco.

Ms. Mayfield had Mr. Wright restate his duties. Mr. Wright stated that he oversees the HOME and ESG programs in the CD Department and supervised Mr. Cooper, an intern who worked in the CD Office. He stated that he reviewed Mr. Cooper's testimony from the Determination hearing. He stated that there has been no change in the liens and delinquencies.

Testimony from Property Owner

Ms. Garcia stated that she hopes to complete the rehabilitation and move into the property in October.

Mr. Luckey inquired if the rehabilitation will be complete prior to the completion of the blighted property process. Mr. Franco expressed the belief that the rehab will be completed before the end of the blighted property process.

Ms. Mayfield asked Ms. Garcia to provide her current mailing address. Ms. Garcia stated that she currently resides at 314 McKnight Street. City staff suggested that Ms. Garcia contact NHS, BCAP and CDBG to seek funding for the

remainder of the rehabilitation.

Ms. Mayfield asked Ms. Garcia if the red sign boards are inside the property. After Ms. Garcia said yes, Ms. Mayfield instructed her to return them. She stated that if the signs are not returned, she will be billed.

Public Comment

Ms. Mayfield inquired if anyone wished to comment about this property. No one came forward.

Decision of the BPRC

Due to the findings and testimony from City staff, Mr. Olsen asked the BPRC to consider a motion to certify 228 North 2nd Street as a blighted property.

Ms. Wolfe moved, seconded by Mr. Grant, to certify 228 North 2nd Street as a blighted property. Mr. Olsen asked all committee members in agreement to signify by saying "Aye" and those opposed to signify by saying "Nay". All committee members signified by saying "Aye". The motion was approved unanimously.

127 Walnut Street

Ms. Mayfield asked City staff and members of the public planning to testify to rise. The court reporter administered the oath to those presenting testimony.

Findings of Fact - City

Ms. Mayfield had Mr. Franco restate his credentials and duties. He also stated that he testified at the July Determination Hearing.

Mr. Franco stated that he performed an exterior inspection today and there was no improvement to the condition of the property. He also stated that he spoke with Mr. Solomon, agent to owner Sandra Greer, today. He stated that Mr. Solomon submitted a rehab agreement this afternoon. He stated that he will meet with Mr. Solomon to discuss the agreement and he will also schedule an interior inspection.

Ms. Mayfield had Mr. Orrs restate his experience and duties. He stated that he reviewed Mr. Reinhart's testimony from the Determination Hearing. He stated that he inspected the exterior of the property and saw no improvement.

Ms. Mayfield had Mr. Wright restate his duties. Mr. Wright stated that he oversees the HOME and ESG programs in the CD Department and supervised Mr. Cooper, an intern who worked in the CD Office. He stated that he reviewed Mr. Cooper's testimony from the Determination hearing. He stated that there has been no change in the liens and delinquencies.

Testimony from Property Owner

Ms. Mayfield asked Ms. Kelleher if the property owner planned to attend. Ms. Kelleher stated that the property owner did not plan to attend the hearing.

Public Comment

Ms. Mayfield inquired if anyone wished to comment about this property. No one came forward.

Decision of the BPRC

Due to the findings and testimony from City staff, Mr. Olsen asked the BPRC to consider a motion to certify 127 Walnut Street as a blighted property.

Mr. Candelario moved, seconded by Mr. Bealer, to certify 127 Walnut Street as a blighted property. Mr. Olsen asked all committee members in agreement to signify by saying "Aye" and those opposed to signify by saying "Nay". All committee members signified by saying "Aye". The motion was approved unanimously.

153 Walnut Street

Ms. Mayfield asked City staff and members of the public planning to testify to rise. The court reporter administered the oath to those presenting testimony.

Ms. Mayfield had Mr. Franco restate his credentials and duties. He also stated that he testified at the July Determination Hearing.

Mr. Heckman, property owner, stood and announced his objection to this proceeding as he filed an appeal with the City Clerk. Ms. Mayfield stated that the appeal should have been filed with the Building and Code Board of Appeals. Ms. Mayfield recommended that the BPRC table the certification of this property until the appeal process is complete.

Decision of the BPRC

Mr. Luckey moved, seconded by Mr. Grant to **table** the certification of 153 Walnut Street as a blighted property. Mr. Olsen asked all committee members in agreement to signify by saying "Aye" and those opposed to signify by saying "Nay". All committee members signified by saying "Aye". The motion was approved unanimously.

Ms. Mayfield stated that after the appeal, the BPRC can reconvene to address this property.

628 North Front Street

Ms. Mayfield asked City staff and members of the public planning to testify to rise. The court reporter administered the oath to those presenting testimony.

Findings of Fact - City

Ms. Mayfield had Mr. Franco restate his credentials and duties. He also stated that he testified at the July Determination Hearing.

Mr. Franco stated an executed demolition for this property was filed. Technical specifications are being finalized and the demolition should be complete within 30-60 days.

Ms. Mayfield stated that the demolition will not halt the blighted property process.

Ms. Mayfield had Mr. Orrs restate his experience and duties. He stated that he reviewed Mr. Reinhart's testimony from the Determination Hearing. He stated that he inspected the exterior of the property and saw no improvement. He also noted that a new violation notice was posted in September.

Ms. Mayfield had Mr. Wright restate his duties. Mr. Wright stated that he oversees the HOME and ESG programs in the CD Department and supervised Mr. Cooper, an intern who worked in the CD Office. He stated that he reviewed Mr. Cooper's testimony from the Determination hearing. He stated that there has been no change in the liens and delinquencies.

Testimony from Property Owner

Ms. Mayfield inquired if the property owner was present. No one came forward.

Public Comment

Ms. Mayfield inquired if anyone wished to comment about this property. No one came forward.

Decision of the BPRC

Due to the findings and testimony from City staff, Mr. Olsen asked the BPRC to consider a motion to certify 628 North Front Street as a blighted property.

Mr. Grant moved, seconded by Mr. Candelario, to certify 628 North Front Street as a blighted property. Mr. Olsen asked all committee members in agreement to signify by saying "Aye" and those opposed to signify by saying "Nay". All committee members signified by saying "Aye". The motion was approved unanimously.

328 Pear Street

Ms. Mayfield asked City staff and members of the public planning to testify to rise. The court reporter administered the oath to those presenting testimony.

Findings of Fact - City

Ms. Mayfield had Mr. Franco restate his credentials and duties. He also stated that he testified at the July Determination Hearing.

Mr. Franco stated an executed demolition for this property was filed. Technical specifications are being finalized and the demolition should be complete within 30-60 days.

Ms. Mayfield stated that the demolition will not halt the blighted property process.

Ms. Mayfield had Mr. Orrs restate his experience and duties. He stated that he reviewed Mr. Reinhart's testimony from the Determination Hearing. He stated that he inspected the exterior of the property and saw no improvement. He also noted that a new violation notice was posted in September.

Ms. Mayfield had Mr. Wright restate his duties. Mr. Wright stated that he oversees the HOME and ESG programs in the CD Department and supervised Mr. Cooper, an intern who worked in the CD Office. He stated that he reviewed Mr. Cooper's testimony from the Determination hearing. He stated that there has been no change in the liens and delinquencies.

Testimony from Property Owner

Ms. Mayfield inquired if the property owner was present. No one came forward.

Public Comment

Ms. Mayfield inquired if anyone wished to comment about this property. No one came forward.

Decision of the BPRC

Due to the findings and testimony from City staff, Mr. Olsen asked the BPRC to consider a motion to certify 328 Pear Street as a blighted property.

Mr. Bealer moved, seconded by Ms. Wolfe, to certify 328 Pear Street as a blighted property. Mr. Olsen asked all committee members in agreement to signify by saying "Aye" and those opposed to signify by saying "Nay". All committee members signified by saying "Aye". The motion was approved unanimously.

As no further business was brought forward, the hearing was adjourned.

Respectfully submitted by Linda A. Kelleher CMC, City Clerk