
Blighted Property Review Committee

Thursday, June 17, 2010

Meeting Report

Committee Members Attending: A. Grant, M. Candelario, D. Luckey, M. Wolfe

Others Attending: L. Kelleher, S. Haver

Mr. Luckey called the meeting to order at 6:09 p.m.

Public Comment

Mr. Luckey opened the floor for public comment and inquired if anyone present wished to make remarks to the committee. As no one came forward, the comment period was closed.

Agenda and Minutes

Mr. Luckey asked the members present to consider the agenda for this meeting and the minutes from the May Meeting.

Mr. Wolfe moved, seconded by Mr. Candelario, to approve the agenda and the minutes from the May meeting. The motion was approved unanimously.

Report and Recommendation - 2010 Blighted Properties

Mr. Haver reviewed the report attached to the agenda behind the spreadsheet of blighted properties. He displayed images of the properties selected by the BPRC and made recommendations for additions and removals. He stated that he visited all properties the morning of May 27th, took photographs and spoke with owners, if present. He suggested adding the following properties to the 2010 Target List as follows:

- 302, 304 and 310 North 4th Street
- 515 and 517 North 4th Street
- 153 Elm Street
- 237 and 239 South 6th Street
- 310 and 312 Heckman's Court

Mr. Haver also suggested removing the following properties from the 2010 list as they were being rehabilitated. He noted that some of the properties appear to have residents.

- 827 N 5th Street
- 522, 526, 530, 531, 533 Franklin Street

Ms. Kelleher explained that the Franklin Street properties were added due to the streetscape improvements planned for this neighborhood. She also noted that 827 N 5th Street was added at the request of people residing in the Centre Park Historic District.

The BPRC discussed the recommendations made by Mr. Haver and thanked him for his efforts to move the BPRC mission forward. The BPRC decided to keep the Franklin and North 5th Street properties on the target list, to attempt to obtain executed Rehabilitation Agreements and to continue monitoring the properties.

Ms. Wolfe moved, seconded by Mr. Grant to add 302, 304 and 310 North 4th Street, 515 and 517 North 4th Street, 153 Elm Street, 237 and 239 South 6th Street and 310 and 312 Heckman's Court to the 2010 Target List. The motion was approved unanimously.

Purchase of Blighted Properties at Tax Sale

Mr. Haver stated that he met with Ms. Phile at the County Tax Claim Bureau and their Solicitor Attorney Georgeadis. Currently none of the proposed 2010 Target properties are on the tax sale list. Ms. Kelleher stated that three (3) of the properties on the list certified in 2009 are on the Repository Sale list.

Mr. Luckey reported that the Redevelopment Authority has not signed off on the agreement with the CD Department due to the City's Act 47 status and the effect that status will have on the annual CDBG allocation. He stated that the City may need to shift funding away from certain programming to cover operational costs. Mr. Haver stated that normal government operations cannot be funded using CD funds. Ms. Kelleher stated that the Recovery Plan instructs the City to shift funding away from internal operations such as purchasing of fire trucks, etc. Ms. Kelleher also noted that the purchase price for properties on the Repository Sale list are very low and no where near fair market value.

Brief re Draft State Blighted Property Legislation

Ms. Kelleher stated that Ms. Mayfield has not submitted the brief. The issue was referred to the July meeting.

Update 2009 Certified Properties

No progress has been made as the agreements between the Redevelopment and Community Development Department were not finalized.

Committee Reports

No committee reports were given.

Other Matters

Mr. Candelario suggested translating the Rehabilitation Agreement into Spanish. Mr. Haver stated that someone in the CD Department can undertake this task.

Mr. Grant noted the need to create the final 2010 Target List. Mr. Haver stated that Mr. Natale was instructed at last month's meeting to begin inspecting the properties currently listed and then forwarding 10 properties at a time for the BPRC process. Using this "batched" approach the BPRC should be able to handle processing a heavier load. However, he noted his disappointment with Mr. Natale's absence from tonight's meeting and stated that a report was not forwarded.

Ms. Kelleher stated that the BPRC is also waiting on information from Ms. Mayfield regarding compressing the process timeline. She explained that originally the City attempted to schedule internal inspections and provided a 60 day turn around that provided for rescheduling due to "no shows". Using only exterior inspections would eliminate the need to provide for the 60 day notification and rescheduling period.

Mr. Haver offered to follow-up with Ms. Mayfield and Mr. Natale.

There was a discussion on the difficulty in using NSP funds due to the tight timeframes and their accompanying stringent regulations.

There was a brief discussion on issues surrounding 525 Lancaster Avenue, owned by Triad.

As no further business was brought forward, Mr. Candelario moved, seconded by Mr. Grant, to adjourn the meeting at approximately 7:27 p.m.

Respectfully submitted by Linda A. Kelleher CMC, City Clerk

Follow-up List – From May & June Mtg

- Inspection reports re the first 10 properties on the Target Area List – R. Natale
- Brief on Stated Blighted Property Legislation – M. Mayfield
- Effect Act 47 will have on the annual CDBG allocation – L. Kelleher

Follow-up List – from April Mtg

1. Follow-up from Redevelopment Authority re eminent domain
 - a. 317 Schuylkill Avenue
 - b. 157 Walnut Street
 - c. 210 North Front Street
 - d. 228 North 2nd Street
 - e. 127 North 2nd Street
 - f. 153 Walnut Street – under appeal to Building & Fire Appeals Bd
 - g. 212 South 8th Street (Penn Optical Bldg) - owned by 212 South Eighth Street Ltd, Isaac Teitelbaum, President, Brooklyn NY
 - h. 360 McKnight Street (Sheila Perez)
 - i. 127 Walnut Street (Sandra I. Greer)
 - j. 317 Schuylkill Avenue (Napoleon Scott Stephany)
2. Purchase properties from repository sale list
 - a. 628 North Front Street (Franklin Heredia)
 - b. 328 Pear Street (Stephen Pettaway)
 - c. 118 West Elm Street (Steven Roberson)
3. Completion of agreement between RRA and CD Office re reimbursement of eminent domain costs – M. Mayfield & S. Haver
4. Reestablishment of De-conversion Incentive Program
5. Follow-up w/ Opportunity House transfer of 124 North 4th Street to City or RRA - D. Wright & A. Mukerji
6. Follow-up w/ OCR re their interest in obtaining 116 N 3rd Street – D. Wright & S. Haver
7. Work w/ County Tax Claim Bureau to purchase properties via private sale – M. Mayfield & S. Haver
8. Implementation of Codes assistance with inspections of the target properties – Awaiting Response
9. Review and discussion re State blighted property legislation – M. Mayfield
10. Follow-up from Building Inspector re the condition and status of the following properties:

Address	Owner
243 N 4th St	Lobos Four LLC aka Ben Epstein
104 N 4th St	Three Brothers Corp
124 N 4th St	Opportunity House
207 N 4th St	Vic Properties Victoria Hernandez

213 N 4th	Lobos Nine LLC aka Ben Epstein
300 N 4th St	Yanio Garcia
306 N 4th St	Yanio Garcia
200 N 4th St	Diversified Investment Properties Gary Wegman
227 N Front St	Wendy Rosado
217 N 2nd St	Ventura Octavio R Lopez
363 N 2nd St	Martin Jermaine
200 N Front St	OCR
257 N 3rd St	Joyce & McCrea Boykins
235 N 3rd St	Migual Martinez
213 N 4th St	Lobos Nine LLC Ben Epstein
827 N 5th St	Bayview Financial Holdings LP David Quint
116 N 3rd St	Carlos Cordona
146 Elm St	Aladdin Bonilla

530-532 Penn St	Phyllis Knoblauch
116 S 6th St	Angela Brazzle
123 S 6th St	Antione Kelly
125 S 6th St	Ester & Gary Gebhard
534 Walnut St	David Hafner
158 W Green St	Amin Farouk Ghorah
506 N 12th St	DBC LLC Bruce Becker
1237 Buttonwood St	Harry Stouffer
1158 Buttonwood St	Dwight Amole Rose Torres
645 Locust St	Michael Gregory
647 Locust St	Michael Gregory
305 Locust St	Pagan Mireya
161 Clymer St	J&B Investment Robert & Jill Savory
476 Schuylkill Ave	Will Gernert

525 Lancaster Ave	525 Lancaster Ave Partners aka Andrew Hicks
922 Penn St	Richard Camelio
924 Penn St	531 South 14th St LLC Angelo Amendolia
930 Penn St	531 South 14th St LLC Angelo Amendolia
932 Penn St	531 South 14th St LLC Angelo Amendolia
644 N Front St	Walter Barerra
516 Franklin St	Francisco Mercado
522 Franklin St	Enterprize TNT Inc Theodore Graul
526 Franklin St	Milton Brendle
531 Franklin St	Evelyn Ramirez
530 Franklin St	Liddy Toribio
532 Franklin St	Xavier Mendoza
538 Franklin St	Crespo Reality Inc David Crespo
334 Chestnut St	Allison Little