
Blighted Property Review Committee

Thursday, August 19, 2010

Meeting Report

BRPC Members Attending: L. Olsen, Chair; D. Reed, M. Wolfe, A. Grant, W. Bealer, M. Candelario. D. Luckey

Others attending: S. Haver, L. Kelleher

Mr. Olsen, Chair, called the meeting to order at 6:00 p.m. and announced that a quorum was present.

Public Comment

Mr. Olsen opened the floor for public comment.

Nate Dubbs, of North 3rd Street, explained that an application to the Pepsi Refresh project is underway to seek funding of \$250,000 for the artist's housing initiative around the Goggleworks. The submission is due on September 1, 2010. Goggleworks is the sponsoring agency. After its submission people across the nation will be voting on all the initiatives submitted. Those receiving the most votes will move into the second phase. He explained the funding breakdown of the proposed project.

Mr. Olsen stated that Our City Reading and the City is also interested in this initiative. He inquired if Mr. Dubbs is seeking an endorsement letter from the BPRC and from the City.

Mr. Luckey explained that in addition to artists housing the project will also allow direct purchase of the homes in the area and will provide a loan pool to rehabilitate properties.

Mr. Olsen directed staff to draft a letter endorsing the supplication to Pepsi Refresh.

Mayor McMahan arrived at the meeting

Agenda and July Minutes

Mr. Olsen stated that the minutes were distributed electronically and are attached to the agenda.

Mr. Bealer moved, seconded by Ms. Reed, to approve the agenda and the July minutes. The motion was approved unanimously.

Update – Compression of Blighted Property Hearing Process

Ms. Kelleher explained that several months ago, Ms. Mayfield was asked to develop a hearing process to improve efficiency and reduce redundancy. The process used last year required laborious testimony regarding the conditions of each individual property, which made the hearing last approximately 5-6 hours. The Committee was interested in having staff submit affidavits that contains all the required information and could be stipulated to and added to the record.

Ms. Kelleher stated that the committee has been waiting for a report on the procedure for approximately 3-4 months. As the hearing is scheduled for next month it is critical for the BPRC to receive this report. The Mayor was asked to follow up with the Law Department about this matter.

September Determination List

Mr. Haver reported all the properties scheduled for September have been properly posted and the owners notified. He reported on the following properties as follows:

- 217 N 2nd St. – under contract for sale to Our City Reading; sale should be finalized by mid September.
- 116 N 3rd St. – rehab permits have been pulled and the owner is willing to enter into a rehab agreement. Mr. Bealer and Ms. Reed offered to assist by translating the rehab agreement into Spanish.
- 243 N. 4th St. – on the Tax Sale list for December 2010.
- 146 Elm St. – the property owner is working to rehab the property

Mayor McMahan suggested adding 428, 430 and 434 Spring Garden Street to the list.

Mr. Olsen inquired if the list for the November Determination Hearing has been compiled. Ms. Kelleher stated that the following properties were selected for the November Determination Hearing as follows:

Addr1	Owner1	Owner2	Owneraddr1	Owneraddr2
235 N 3rd St	Migual Martinez		0 405 S 7th St	Reading, PA 19602
257 N 3rd St	Joyce & McCrea Boykins		0 628 Spruce St	Reading, PA 19602
207 N 4th St	Vic Properties	Victoria Hernandes	179 Huron St Apt 1R	Brooklyn, NY 11220
213 N 4th St.	Lobos Nine LLC	Ben Epstein	1455 E 15th St	Brooklyn, NY 11230
300 N 4th St	Yanio Garcia		0 2228 Raymond Ave	Reading, PA 19605
302 N 4th St	Mireya Pagan		0 706 E. 166th St Apt 5H	Bronx, NY 10456
304 N 4th St	Yanio Garcia		0 2228 Raymond Ave	Reading, PA 19605
306 N 4th St	Yanio Garcia		0 2228 Raymond Ave	Reading, PA 19605
310 N 4th St	Angel Vasquez Gomez		0 10864 50th Ave FL 1	Corona, NY 11368
930 Penn St	531 South 14th St LLC	Angelo Amendolia	820 Nichols St	Reading, PA 19604
932 Penn St	531 South 14th St LLC	Angelo Amendolia	820 Nichols St	Reading, PA 19604
1459 Fairview St	Scott Kilpatrick		1459 Fairview St	Reading
1158 Buttonwood	Dwight Amole		930 Centre Ave	
338 Madison Ave N 4 th St LLC		George Hutchinson	330 Rose St	Williamsport

There was some discussion on the pros/cons of including properties outside the target area and it was determined that while the BPRC's main focus should stay in the target area, problem properties that are affecting the quality of life in other areas should also be addressed as they can.

Update 2009 Certified Properties

Mr. Haver reported as follows:

- 628 North Front Street - slated for demolition. The contractor is awaiting receipt of the executed contract. The property was recently purchased at tax sale.
- 360 McKnight Street – no progress, refer to the Redevelopment Authority for eminent domain
- 127 Walnut Street – the exterior of the property has been painted. Mr. Haver noted that the Redevelopment Authority is interested in acquiring this property due to its proximity to the Goggleworks.
- 253 Reed Street – slated for demolition, seeking permission from the PHMC (Pennsylvania Historic Museum Commission)
- 153 Walnut Street – Ms. Mayfield was to provide a report
- 124 North 4th Street – acquired for demolition
- 620 North Front Street – Ms. Mayfield was to provide an update at this meeting; Ms. Wolfe reported that rehabilitation is occurring at this property.

Ms. Reed reported that building materials are being sold on weekends at the southwest corner of Schuylkill Ave and West Windsor Street. Mr. Haver was asked to follow up.

There was also discussion on potentially illegal work being performed at the old Park's Refinishing Building.

Other Matters

Mr. Olsen asked Mayor McMahon to update the BPRC on the Wall of Shame. Mayor McMahon stated that the Wall of Shame was borrowed from Allentown and includes properties that are on and off the BPRC list. Mr. Olsen stated that he supports the concept and action.

Ms. Reed suggested going further by attaching the name and home address of the property owner and publicizing the building's condition in the property owner's home town.

There was discussion about the Properties of Merit program. Ms. Kelleher explained that under the model provided by the organization, a committee unsupported by the City, is to run the program. Ms. Kelleher stated that a committee was formed, two

meetings were organized by the Council Office and when the program was turned over to the Committee itself, it fell apart. After some discussion it was decided that a similar program could be organized and run successfully on the local level without assistance from Properties of Merit. The importance of recognizing good property maintenance as well as blighted properties was noted.

Mr. Bealer noted the deteriorated condition of the 100 block of South 8th Street. He noted that the proximity of this block to the downtown could make it a good redevelopment area for housing or another use.

Mr. Olsen invited the BPRC members to the 2020 presentation next Wednesday at 5 p.m. at the Reading Eagle Boardroom (entrance from the Court Street doors). He described the initiative to improve the appearance of the Penn Street Corridor.

Ms. Kelleher thanked Mr. Haver for the work he has done to support the BPRC and move the hearing process forward.

Mr. Olsen announced that the first Determination Hearing will occur on Thursday, September 16th at 6 p.m. in Council Chambers. BPRC members should convene in the Council Office at 5:30 p.m. for a preparatory meeting. As Mr. Olsen will be out of town on September 16th, Mr. Luckey was asked to chair the meeting.

Mr. Candelario moved, seconded by Mr. Grant, to adjourn the meeting.

Respectfully Submitted by Linda A. Kelleher CMC, City Clerk

FOLLOW-UP REQUIURED

- Inspection (and completion of the check sheet) and completion of affidavits for the Sept. Determination Hearing as follows:

217 N 2nd St

Ventura Octavio

116 N 3rd St

Wellington Salinas

243 N 4th St

Lobos Four LLC

517 N 4th St

Olga Sovgyra

1237 Buttonwood St	Harry Stouffer
161 Clymer St	J&B Investment
146 Elm St	Samuel Sanchez
153 Elm St	Carl Pearson
305 Locust St	Mireya Pagan
476 Schuylkill Ave	Will Gernert

- Legal determination for compressed BPRC timeline
- Legal determination for use of Blighted Property process for 161 Clymer St
- Interior Inspection of 530-532 Penn Street (requested in February)
- Eminent Domain – refer 360 McKnight and 127 Walnut Street to Redevelopment Authority
- 626 N Front Street – on tax sale list, neighboring church would like to obtain for off street parking; follow up w/ S. Haver
- Reestablishment of De-conversion Incentive Program (May meeting)

Address	Owner	Owner address	Pre-Emin	GVC	Tax Delinq	Water	Trash/Recyc
104 N 4th St	Three Brothers Corp	4614 5th Ave #3Fl Brooklyn NY 11220	Yes	Yes	School Current City Current	Current	Recyc 152.05
200 N 4th St	Pedro Acosta Diversified Investment Properties Gary Wegman	5629 Remsen Pl Apt3 1900 Holly Rd Rdg 19606	Yes	Yes	School Current City Current	Current	N/A
207 N 4th St	Vic Properties Victoria Hernandez	179 Huron St Apt 1R Brooklyn NY 11220	Yes	Yes	School current City 603.33	Current	Recyc Current
213 N 4th	Lobos Nine LLC aka Ben Epstein	145 SE 15th St Brooklyn 11230	Yes	Yes	School current City 281.49	Current	Recyc \$304.11
300 N 4th St	Yanio Garcia	2228 Raymond Ave Reading 19605 706 E 166th St Apt 5H	Yes	Yes	School current City 1103.04	\$135.74	Recyc 608.21
302 N 4th St	Mireya Pagan	Bronx NY 10456	Yes	Yes	City Current School Current	35.26	Recyc 160.71
304 N 4th St	Yanio Garcia	2228 Raymond Ave Rdg 19605	Yes	Yes	School Current City 767.03	3582.02	Recyc 304.11
306 N 4th St	Yanio Garcia	2228 Raymond Ave Reading 19605	Yes	Yes	School Current City 774.31	386.39 145.36	N/A N/A
310 N 4th St	Angel Vasquez Gomez	10864 50th Ave FL 1 Corona NY 11368	Yes	Yes	School Current City 1323.55	253	Recyc 436.11
515 N 4th	Domingo Tejada	PO BOX 418 Reading 19603	Yes	Yes	School Current City 798.16	Current	Recyc Current
338 Madison Ave	North 4 St LLC George Hutchinson	333 Rose St Williamsport 17701-41	Yes		School Current City 4648.38		None None
227 N Front St	Alcala & Celia Sanchez	911 N Front	Yes	No	School current City 203.74	160.31 Shut Off	Recyc Current

363 N 2nd St	Martin Jermaine	622 Pine St Reading 19602	Yes	Yes	School Current City 3087.60	1028.48	Recyc 770.21
257 N 3rd St	Joyce & McCrea Boykins	628 Spruce St	Yes	Yes	School Current City Current	Current	N/A
235 N 3rd St	Migual Martinez	405 S 7th St Reading 19602	Yes	Yes	School Current City 356.33	1488.71 Shut Off	recyc 219.07
827 N 5th St	Keith Zielaskowski	711 Spring St Wyomissing 19610	Yes	No	School Current City Current	Current	Recyc Current
530-532 Penn St	Phyllis Knoblauch	619 Walnut St Reading 19601	Yes	No	School Current City Current	Current	N/A
922 Penn St	Brito Amado	108 N Front St Reading PA 19601	Yes	No	School 561.29 City 1503.96	2545.83 Shut Off	Recyc 152.05
924 Penn St	531 South 14th St LLC Angelo Amendolia	820 Nichols St Reading PA 19604-06	Yes	No	School Current City 1190.70	1439.7	Recyc 506.21
930 Penn St	531 South 14th St LLC Angelo Amendolia	820 Nichols St Reading PA 19604-06	Yes	No	School Current City 2115.18	321.01	Recyc 304.11
932 Penn St	531 South 14th St LLC Angelo Amendolia	820 Nichols St Reading PA 19604-06	Yes	No	School Current City 2788.75	195.74	Recyc 456.16
116 S 6th St	Rdg Housing Authority		Yes	No	School Current City 627.80	2873.05 Shut Off	Recyc 201.06
123 S 6th St	Antione Kelly	1743 Reading Blvd Wyomissing PA 19610	Yes	No	School Current City 1468.26	2543.88 Shut Off	Recyc 219.07 Trash Current
125 S 6th St	Ester & Gary Gebhard	521 N Funk Rd Boyertown PA 19512	Yes	No	School current City 4522.11	Current	N/A
237 S 6th	Khoa Nhu Tran	1221 Butler Reading 19601	Yes		School Current City Current	Current	Recyc 286.21
239 S 6th	Keith Jackson	930 N 2nd St Reading 19601	Yes	No	School Current City 1445.72	Shut Off	Recyc 611.99
534 Walnut St	David Hafner	2730 NE 6th Ln	Yes	No	School Current	90.31	Recyc

								Current
		Wilton Manors FL 33334				City 378.66		
158 W Green St	Amin Farouk Ghorah	216 Holiday Lane Blandon PA 19510	Yes	Yes	School current City 1291.76	874.76 Shut Off	Recyc Current	
506 N 12th St	DBC LLC Bruce Becker	1200 N 11th Street Reading PA 19604	Yes	Yes	School Current City 459.88	Current	Recyc Current	
1158 Buttonwood St	Dwight Amole Rose Torres	930 Centre Ave Reading PA 19601	Yes	No	School Current City 5852.66	897.23	N/A	
645 Locust St	Michael Gregory	609 Madison Ave Reading PA 19601	Yes	Yes	School Current City 934.81	135.6	Recyc Current	
647 Locust St	Michael Gregory	609 Madison Ave Reading PA 19601 150 E Pennsylvania Ave	Yes	Yes	School Current City 1406.18	135.66	Recyc 170.06	
525 Lancaster Ave	525 Lancaster Ave Partners aka Andrew Hicks	Downingtown PA 19335	Yes	Yes	School Current City 24551.67	40566.18	N/A	
644 N Front St	Walter Barerra	3020 Curtis Rd Sinking Spring PA 19608 351 Broad St	Yes	Yes	School Current City 304.60	450.22 Shut Off	Recyc 358.69	
516 Franklin St	Francisco Mercado	Apt816B Newark NJ 07104	Yes	Yes	School Current City 730.04	117.1 Shut Off	Recyc 170.06	
522 Franklin St	Enterprize TNT Inc Theodore Graul	282 Woodside Dr Boyertown PA 19512	Yes	Yes	School Current City 403.74	Current	Recyc 340.12 Trash Current	
526 Franklin St	Milton Brendle	170 N Bingaman St Reading PA 19606	Yes	Yes	School Current City 665.74	Current	Recyc Current	
531 Franklin St	Evelyn Ramirez	531 Franklin St Reading PA 19601`	Yes	Yes	School Current City Current	Current	Recyc Current	

530 Franklin St	Liddy Toribio	530 Franklin St Reading PA 19601	Yes	Yes	School Current City 474.22	869.03	Recyc 1144.39
532 Franklin St	Xavier Mendoza	813 N 11th St Reading PA 19604	Yes	Yes	School current City 1671.79	3497.47	Recyc 1134.49
538 Franklin St	Crespo Reality Inc David Crespo	5918 57th St Maspeth NY 11378	Yes	Yes	School Current City Current	Current	N/A
334 Chestnut St	Allison Little	330 Pine St Reading 19601	Yes	No	School Current City 907.41	1157.23 Shut Off	Recyc 464.29
318 N 6th St	Eramildes Gonzalez	245 Azalea Dr New Milford NJ 07646	Yes	Yes	School Current City 389.75	Current	Recyc340.12 Trash 1467.40
1459 Fairview St	Scott Kilpatrick	1455 Fairview St	Yes	No	School current City 447.56	425.42 Shut Off	Recyc 152.05
942 N 12th St	Gary & Edeana Gans	762 N 12th St 19604	Yes	No	School Current City 2794.65	849.17 Shut Off	Recyc 352.09
517 Strong Alley	Jack Shultz	1801 Cambridge Ave Apt A18, Wyo 19610	Yes	Yes	School Current City 804.05	Shut Off	No Recyc No Trash
519 Strong Alley	Jack Shultz	1801 Cambridge Ave Apt A18, Wyo 19610	Yes	Yes	School Current City 804.05	Shut Off	No Trash Recyc Current
310 Heckmans Ct	Donna Conrad	16 Woodside Dr Temple 19560	Yes	Yes	School Current City Current	Current	Current
312 Heckmans Ct	Paula Felez	445 W 153rd St Apt 4BB New York NY 10031	Yes	Yes	School Current City 138.82	640.16 Shut Off	Recyc 152.05

