
Blighted Property Review Committee
Thursday, February 17, 2011
Certification Hearing
Meeting Report

Mr. Olsen called the Certification Hearing to order at 6:11 pm.

Mr. Olsen announced that the purpose of the hearing was to consider if the conditions of the properties on the agenda met the conditions set by the Pennsylvania Urban Redevelopment Law of 1945, as amended and the City of Reading Blighted Property Review Committee Ordinance, and could be certified as blighted.

BPRC Attendance: D. Luckey, D. Reed, L. Olsen, A. Grant, W. Bealer, M. Candelario. M. Wolfe

Staff Attendance: L. Kelleher, S. Haver, T. Butler

Mr. Olsen asked Ms. Butler, attorney from the City's Law Department, to conduct the hearing. Ms. Butler explained the hearing procedures and summarized the blighted conditions as set forth in the City's Blighted Property ordinance.

338 Madison Ave, North 4 St LLC aka George Hutchinson, owner(s), 155 Phillips Park Dr South Williamsport Pa 17702, Purchased June 2008

Ms. Wolfe moved, seconded by Ms. Reed, to table 338 Madison Avenue until the April hearing. The motion was approved unanimously.

Mr. Olsen noted that the property owner and his legal counsel are present.

Ms. Butler stated that the property owner and his legal counsel expressed the desire to speak about this property. However, as the property was tabled due to the need to address additional conditions, the request was denied.

363 N 2nd St, Martin Jermaine, owner, of 622 Pine St Reading Pa 19602, Purchased Jan 2002

Ms. Butler asked the property owner to step to the podium. The property owner was not present

Ms. Butler entered the property packet into the record and reviewed the documents and affidavits submitted and attached as follows:

- Notice mailed to the property owner via first class and certified mail on December 17, 2010.
- Notice posted on the property on January 10, 2011
- Delinquent water charges of \$1217.09
- Water Service Off as of March 8, 2008
- The City Building Official reports that the building is vacant and is unchanged.
- Property Maintenance reports that there are numerous trash and rubbish citations.
- Delinquent Recycling charges of \$787.22
- Liens for 2006, 2007, 2008 and 2010 taxes and abatement charges totaling \$3,209.13

Ms. Butler again asked the property owner to step forward. No one responded.

Public Comment

Ms. Butler inquired if anyone present would like to comment on the subject property. No one responded.

BPRC Vote

Ms. Wolfe moved, seconded by Mr. Bealer, to certify 363 N 2nd Street as a blighted property. The motion was approved unanimously.

104 N 4th St. Three Brothers Corp, owner(s), 4614 5th Ave # 3fl, Brooklyn NY 11220, Purchased May 2006

Ms. Butler asked the property owner to step forward. Mr. Acosta stated that he is one of the property owners.

Ms. Kelleher issued the oath to Mr. Acosta and provided Mr. Acosta with a property packet.

Ms. Butler entered the property packet into the record and reviewed the documents and affidavits submitted and attached as follows:

- Notice mailed to the property owner via first class and certified mail on December 17, 2010.
- Notice posted on the property on January 10, 2011
- Delinquent water charges of \$21.
- Water Service off.
- Delinquent 2010 property taxes.
- The City Building Official reports that the building is vacant and exterior maintenance is needed. Conditions are unchanged.
- Property Maintenance reports that there are numerous high grass \ weeds and trash and rubbish citations and unsecured property.
- Delinquent Recycling charges of \$100.02

- No liens

Mr. Acosta described his attempts to pay the property's bills and rehab the property. He stated that if he is unsuccessful in rehabilitating the property within two (2) years, he would be willing to turn the property over to the City.

Mr. Haver inquired about the owner's willingness to deed the property over to one of the City's housing partners. Mr. Acosta stated that he would prefer attempting to sell the property first.

Public Comment

Ms. Butler opened the floor for public comment. No one came forward to speak.

BPRC Vote

Mr. Bealer moved, seconded by Mr. Luckey, to approve the certification of 104 North 4th Street as a blighted property. The motion was approved unanimously.

239 S 6th St, Keith Jackson, owner(s), 930 N 2nd St Reading Pa 19601, Purchased Jan 2009.

Ms. Butler asked the property owner or his representative to step forward. No one stepped forward.

Ms. Butler entered the property packet into the record and reviewed the documents and affidavits submitted and attached as follows:

- Notice mailed to the property owner via first class and certified mail on December 17, 2010.
- Notice posted on the property on January 10, 2011
- Delinquent water charges of \$1007.10
- Water Service Off as of December 2006.
- The City Building Official reports that the building is vacant and conditions are unchanged.
- Property Maintenance reports that there are numerous trash and maintenance related citations from 2005, 2007 and 2008.
- Delinquent Recycling charges of \$620.49
- Liens of \$1569.85 for 2008 and 2009 taxes and the 2010 taxes are also delinquent.

Public Comment

Ms. Butler opened the floor for public comment. No one stepped forward.

BPRC Vote

Ms. Reed moved, seconded by Mr. Candelario, to approve the certification of 239 South 6th Street as a blighted property. The motion was approved unanimously.

1158 Buttonwood St, Dwight Amole and Rose Torres, owner(s), 846 Whitner Rd Reading, 19606, purchased February 1998

Ms. Butler asked the property owner to step to the podium. No one stepped forward.

Ms. Butler entered the property packet into the record and reviewed the documents and affidavits submitted and attached as follows:

- Notice mailed to the property owner via first class and certified mail on December 17, 2010.
- Notice posted on the property on January 10, 2011
- Delinquent water charges of \$1540.25
- Water Service Off as of January 2009.
- The City Building Official reports that the building is vacant and conditions are unchanged.
- Property Maintenance reports that there are numerous maintenance related citations, a citation for failure to make the required plumbing and electrical repairs and a Notice of Violation for failure to comply with rental registration regulations.
- No delinquent Recycling charges
- Liens for 2001, 2003, 2004, 2005, 2006, 2007, 2008 and 2009 taxes totaling \$8,076.71 and the 2010 taxes are also delinquent.

Public Comment

Ms. Butler opened the floor for public comment. No one stepped forward.

BPRC Vote

Ms. Wolfe moved, seconded by Mr. Grant, to approve the certification of 1158 Buttonwood Street as a blighted property. The motion was approved unanimously.

644 N Front St, Walter Barerra , owner(s), 3020 Curtis Rd Sinking Spring Pa 19608, Purchased May 2009.

Ms. Butler asked the property owner or his representative to step forward. No one responded.

Ms. Butler entered the property packet into the record and reviewed the documents and affidavits submitted and attached as follows:

- Notice mailed to the property owner via first class and certified mail on December 17, 2010.
- Notice posted on the property on January 10, 2011
- Delinquent water charges of \$666.69
- Water Service Off as of January 2007
- The City Building Official reports that the building is vacant and that structural damage is evident. He added that conditions are unchanged.
- Property Maintenance reports that there are numerous Notices of Violation for trash and high weeds between 2006 and 2010 and that the property is vacant and has been cited as blighted and a public nuisance.
- Delinquent Recycling charges of \$367.19
- No Liens but 2010 City property taxes in the amount of \$746.40 are unpaid

Public Comment

Ms. Butler opened the floor for public comment. No one stepped forward to speak.

BPRC Vote

Mr. Bealer moved, seconded by Ms. Reed, to approve the certification of 644 North Front Street as a blighted property. The motion was approved unanimously.

158 W Green St, Amin Farouk Ghorab , owner(s), 216 Holiday Ln Blandon Pa 19510, Purchased Jan 2005

Ms. Butler asked the property owner to step to the podium. Mr. Ghorab stepped forward and Ms. Kelleher administered the oath and provided Mr. Ghorab with a copy of the property packet.

Ms. Butler entered the property packet into the record and reviewed the documents and affidavits submitted and attached as follows:

- Notice mailed to the property owner via first class and certified mail on December 17, 2010.
- Notice posted on the property on January 10, 2011
- Delinquent water charges of \$1091.23
- Water Service Off as of March 2008
- The City Building Official reports that the building is vacant and conditions are unchanged.
- Property Maintenance reports that there are numerous maintenance related and unsecured building citations
- Delinquent Recycling charges of \$95.53
- Liens of \$1498.97 for 2007, 2008 and 2009 taxes and the 2010 taxes are also delinquent.

Mr. Ghorab stated that he is seeking building permits to rehab the property. He expressed his desire to make the property safe and secure. He stated that property maintenance citations prior to his ownership are not his responsibility.

Public Comment

Ms. Butler opened the floor for public comment. No one stepped forward to speak.

BPRC Vote

Mr. Grant moved, seconded by Ms. Wolfe, to approve the certification of 158 West Green Street as a blighted property. The motion was approved unanimously.

**1121 Birch St., Joseph and Ruth Matter , owner(s), PO Box 12821 Reading Pa 19612,
PurchaseDate Not Listed**

Ms. Butler asked the property owner or his representative to step forward. No one stepped forward.

Ms. Butler entered the property packet into the record and reviewed the documents and affidavits submitted and attached as follows:

- Notice mailed to the property owner via first class and certified mail on December 17, 2010.
- Notice posted on the property on January 10, 2011
- Water delinquencies totaling \$1127.96 as of January 2005.
- Water Service Off
- The City Building Official reports that the building is vacant, boarded up and conditions are unchanged.
- Property Maintenance reports that there have been Notices of Violation and citations for maintenance conditions, along with rubbish and weeds for 2005, 2006, 2007, 2008.
- Delinquent Recycling charges totaling \$294.59
- Liens in the amount of \$670.60 for recycling and abatement
- 2010 property taxes of \$1127.96 are unpaid.

Public Comment

Ms. Butler opened the floor for public comment. No one stepped forward.

BPRC Vote

Ms. Reed moved, seconded by Mr. Candelario, to approve the certification of 1121 Birch Street as a blighted property. The motion was approved unanimously.

**470 Schuylkill Ave, Jeannie Alexis , owner(s), 125 E Charles St Wernersville Pa 19565,
Purchased Aug 2007**

Ms. Butler asked the property owner to step to the podium. Ms. Alexis stepped forward and Ms. Kelleher administered the oath and provided Ms. Alexis with a copy of the property packet.

Ms. Butler entered the property packet into the record and reviewed the documents and affidavits submitted and attached as follows:

- Notice mailed to the property owner via first class and certified mail on December 17, 2010.
- Notice posted on the property on January 10, 2011
- No delinquent water charges
- Water Service On
- The City Building Official reports that there is no change in the buildings conditions. He stated that the property owner has applied for a zoning permit for church use.
- Property Maintenance reports that there are numerous trash and debris citations.
- No delinquent Recycling charges
- Liens of \$393.56 remain on the 2009 property taxes. The 2010 taxes are delinquent.

Ms. Alexis declined to comment on the conditions of the property.

Public Comment

Ms. Butler opened the floor for public comment. No one stepped forward.

BPRC Vote

Ms. Reed moved, seconded by Mr. Bealer, to remove 470 Schuylkill Avenue from the blighted property list, as it no longer meets the defined criteria for blight. The motion was approved unanimously.

The Committee congratulated Ms. Alexis for working to improve the property and clear the back taxes.

127 N. Front St., Jose Santiago-Rivas, owner(s), 314 W Oley St Reading Pa 19601, Purchased Oct 2003

Ms. Butler asked the property owner to step to the podium. Mr. Santiago-Rivas stepped forward and Ms. Kelleher administered the oath and provided Mr. Santiago-Rivas with a copy of the property packet.

Ms. Butler entered the property packet into the record and reviewed the documents and affidavits submitted and attached as follows:

- Notice mailed to the property owner via first class and certified mail on December 17, 2010.
- Notice posted on the property on January 10, 2011.
- Delinquent water charges of \$23.10
- Water Service Off as of March 2005.
- The City Building Official reports that a rehab agreement has been filed but the property's conditions remain unchanged.
- Property Maintenance reports that there are numerous Notices of Violations for trash and weeds along with abatement work orders from 2001, 2003, and 2006.
- Delinquent Recycling charges of \$280.60
- No liens but 2010 property taxes are unpaid.

Mr. Santiago-Rivas stated that he paid the 2010 property taxes on February 2, 2011 and produced the receipt as evidence. He stated that the inclement weather and the down economy have prevented him from working on the rehabilitation of the property. He stated that he has questions about the rehab form used by the City.

Public Comment

Ms. Butler opened the floor for public comment. No one stepped forward.

BPRC Vote

Mr. Grant moved, seconded by Mr. Bealer, to approve the certification of 127 North Front Street as a blighted property. The motion was approved unanimously.

121 N. 3rd St., Herbert Mixon, owner(s), PO Box 14341 Reading Pa 19612, Purchase Date Not Listed.

Ms. Butler asked the property owner to step to the podium. No one responded.

Ms. Butler entered the property packet into the record and reviewed the documents and affidavits submitted and attached as follows:

- Notice mailed to the property owner via first class and certified mail on December 17, 2010.
- Notice posted on the property on January 10, 2011.
- Delinquent water charges in the amount of \$861.34.
- Water Service Off as of August 2008.
- The City Building Official reports that the building is vacant, boarded up and

conditions are unchanged

- Property Maintenance reports that there are Notices of Violations for trash, weeds and failure to make the required repairs between 2003-2007.
- Delinquent Recycling charges of \$141.93
- Liens list 1107.57 owed for 2004, 2005, 2006, and 2007 taxes and 2010 taxes are also delinquent

Public Comment

Ms. Butler opened the floor for public comment. No one came forward.

BPRC Vote

Mr. Candelario moved, seconded by Ms. Reed, to approve the certification of 121 N 3rd Street as a blighted property. The motion was approved unanimously.

431 Buttonwood St., Scott Stephany Napolean , owner(s), 249 N Front St Reading Pa 19601, Purchased Oct 2009

Ms. Butler asked the property owner or his representative to step forward. No one stepped forward.

Ms. Butler entered the property packet into the record and reviewed the documents and affidavits submitted and attached as follows:

- Notice mailed to the property owner via first class and certified mail on December 17, 2010.
- Notice posted on the property on January 10, 2011
- Water delinquencies totaling \$1727.72
- Water Service Off as of September 2006.
- The City Building Official reports that the building is vacant and burned out. He reports that conditions are unchanged.
- Property Maintenance reports that there have been Notices of Violation for trash, weeds, unsecured property, poor maintenance and illegal occupation between 2007 and 2009.
- Delinquent Recycling and Trash charges totaling \$387.99
- No liens however the 2010 property taxes are delinquent.

Public Comment

Ms. Butler opened the floor for public comment. No one stepped forward.

BPRC Vote

Mr. Wolfe moved, seconded by Mr. Bealer, to approve the certification of 431 Buttonwood

Street as a blighted property. The motion was approved unanimously.

Mr. Olsen announced that the Certification Hearing was concluded and adjourned at approximately 6:55 pm.

Respectfully submitted by Linda A. Kelleher, Secretary