
Blighted Property Review Committee
Thursday, April 18, 2013
Determination & Certification Hearing
Meeting Report

Mr. Olsen called the Determination and Certification Hearing to order at 6:07 pm. He announced that a quorum was present.

Mr. Olsen announced that the purpose of the hearing was to consider if the conditions of the properties on the agenda met any of the 12 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 or determined as blighted.

BPRC Attendance: L. Olsen, R. Corcoran, W. Bealer, H. Urena, M. Wolfe, D. Luckey

Staff Attendance: L. Kelleher, T. Butler, Esq., M. Reinhart

Mr. Olsen asked Ms. Butler, attorney from the City's Law Department, to conduct the hearing. He stated that properties with owners present will be taken first and the remaining properties will be handled in a consent agenda fashion.

Determination Hearing

1. 211 Gerry St., Harvey, Mary and Kenneth Moyer, owners, 301 S Wyomissing Ave Shillington Pa 19607 no purchase date listed; *Tabled until April at the March Hearing*

Mr. Olsen stated that a property packet was not created for this property and he referred this property to the Motion to Table section of the agenda.

Motion to Table until June Hearing

1. 143 W. Green St, Yvette Richardson, owner, 143 W. Green St, Rdg, 19601, purchased Aug 1995

2. 1627 N 10th St, Rosa Juan C Cantres, PO Box 13775 Reading Pa 19612, purchased July 2005

3. 211 Gerry St., Harvey, Mary and Kenneth Moyer, owners, 301 S Wyomissing Ave Shillington Pa 19607 no purchase date listed; *Tabled until April at the March Hearing*

Ms. Wolfe moved, seconded to Mr. Urena, to table these properties until the June 20th Determination Hearing. The motion was approved unanimously.

Mr. Olsen asked Ms. Butler to conduct the remainder of the hearing.

Ms. Butler explained the hearing procedures and summarized the blighted conditions as set forth in the City's Blighted Property ordinance. All property owners were provided with a copy of the property packets that will be entered into the record. She reiterated that properties with owners present would be taken first and the properties without representation would be taken in a consent agenda format.

CERTIFICATION HEARING

1. 225 S 12th St, Alexis Hallums, owner, 225 S 12th St, Rdg, 19601 purchased July 2006

Ms. Butler stated that the property owner is not present; however, Wells Fargo will be addressing this property. Ms. Kelleher administered the oath to Mr. Giles, representing Wells Fargo. Ms. Butler entered the following conditions into the record from the property summary sheet as follows:

- Notice mailed to the property owner via first class and certified mail on February 25, 2013
- Delinquent water charges totaling \$1103.18; Water off November 2011
- Electric – no response
- Gas service inactive since April 2009
- Delinquent Taxes N/A
- Trades: No response
- Codes: Unpaid QoL for trash and weeds and three no show inspections totaling \$1525
- Delinquent Trash and Recycling Charges \$1473.45
- Liens N/A

Mr. Giles stated that he presented a check to Ms. Reinhart tonight to pay off the delinquent balances that Wells Fargo was aware of. He stated that he drove by the property on the way to this hearing and that the property seems to have no trash and weeds issues. He stated that Wells Fargo sent the Act 91 letter to Ms. Hallums to inform her that foreclosure will begin. He stated that Wells Fargo will be hiring someone to maintain the property while the foreclosure process takes place. He stated that it will be 60-90 days until Wells Fargo can file for foreclosure, as per federal regulations. He stated that Wells Fargo intends to protect its interest in this property.

Mr. Luckey asked Ms. Reinhart to verify the payments. Ms. Reinhart stated that the property owner also made some payment on the delinquencies after the blighted process began. She stated that she will need to check with various offices to find out what balances remain.

Mr. Giles stated that Wells Fargo paid all bills that were forwarded to the institution.

Ms. Butler inquired if the owner still has access to the property. Mr. Giles stated that the lock out process will not occur until foreclosure is filed. He stated that Wells Fargo intends to keep the utilities off until Wells Fargo takes possession of the property. He stated that while the property is not registered as vacant, Wells Fargo did pay the housing permit fee. Ms. Reinhart agreed and noted the need for a property maintenance inspection to occur.

Mr. Giles requested that the inspection notices and other notices be mailed to Wells Fargo. He stated that Wells Fargo will participate in the inspection. Mr. Corcoran inquired if Wells Fargo can legally enter the property if they do not have title to the property.

Ms. Reinhart stated that the property owner will need to contact Property Maintenance before the inspection can occur because the property has been placarded. She stated that the property owner is local and visited the Property Maintenance Office after the hearing notice was posted.

Mr. Giles suggested tabling the property until the June hearing which would allow time for the foreclosure filing to occur and the delinquencies to be cleared.

Ms. Butler suggested that Mr. Giles say in contact with Ms. Reinhart and that he also contact RAWA and the Customer Service Center to obtain the Water and Trash/Recycling balances and to register the property as vacant.

Public Comment

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

Mr. Luckey moved, seconded by Mr. Bealer, to table 225 S 12th St until the June hearing. The motion was approved unanimously.

2. 637 N 9th St., Andromeda Group, owners, 703 Swade Rd Wyndmoor Pa 19038, purchase date February 2011

Ms. Butler asked Mr. Buono to step forward. Ms. Kelleher administered the oath to Mr. Buono.

Ms. Butler entered the following conditions into the record from the property summary sheet as follows:

- Notice mailed to the property owner via first class and certified mail on February 2013
- Delinquent water charges totaling \$813.28; Water off May 2012
- Delinquent Taxes \$3429.09 City, School and County 2011-12
- Electric – no response
- Gas inactive since May 2012
- Trades: no response
- Codes: Unpaid QoLs weeds, trash, unpaid housing permits, in amnesty program, inspection scheduled April 22, 2013 – rescheduled two times.
- Delinquent Trash and Recycling Charges \$545.69
- Liens N/A

Mr. Buono stated that he recently submitted a rehab plan and just identified a lease to own buyer who promises to rehab the home for rental use within 60 days. He stated that all delinquencies will be cleared by June 1st. The water and gas service will be restored when the piping is replaced and the property is nearly ready to be occupied. He stated that his tax payments will begin tomorrow and pay in full by June 1. He distributed his repayment plan and promised to add recycling to the schedule.

Ms. Butler asked Mr. Buono what went wrong after he purchased the property. Mr. Buono stated that before he could find a tenant the copper pipes were stolen from the property. Then the contractor hired to rehab the property walked off the job. He stated that this is the only City property he currently owns.

Public Comment

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

Mr. Olsen stated that the board can consider tabling or certifying the property.

Mr. Luckey recommended certifying the property as that will incentivize the owner, current or future, to rectify the issues with the property and request removal. Ms. Wolfe agreed.

BPRC Vote

Mr. Urena moved, seconded by Ms. Wolfe, to approve the certification of 637 N 9th

Street as a blighted property.

Mr. Buono stated that he fears that the certification of the property will kill the buyer's desire to move forward with the purchase. Mr. Luckey noted that the property can be removed from the list as early as June, if all issues are corrected.

Ms. Butler told Mr. Buono that he should remain in contact with Ms. Reinhart from Property Maintenance, as the property can be removed from the list when the issues at the property are corrected.

Consent Agenda

Ms. Butler inquired if anyone representing the following properties is present and inquired if anyone in the audience would like to provide comment on the following properties.

- **1411 Cotton St, GEM Property Inv, owner, 3553 West Chester Pike # 185 Newtown Sq PA 19073, Purchased May 2005**
- **110 R Moss St, Victor and Keldia Cabrera, owners, 1945 Wickford Pl, Rdg, 19610, purchased Oct 2006**
- **742 N 13th St, Sandra Hafer, owner, 1027 Spring St, Rdg, 19604, Purchased Nov 2006**
- **528 N 10th St, Elizabeth Polk, owner, 4412 Bloomfield Ave # F-1 Drexel Hill Pa 19026, purchased Sept 2011**
- **17 S 9th St, Victor & Keldia Cabrera, owners, 1945 Wickford Pl, Rdg, 19610, Purchased Jan 2006**
- **502 Heine St, Ohri Keerty, owner, 128 Colonial Dr Apt C Shillington Pa 19607, purchased Jan 2003**
- **1125 Moss St, Bruce Becker aka DBC Property Mgmt, owner, 221 W Douglass St Reading Pa 19601 purchased Feb 2002**
- **128 West Oley St, Hirneisen Barry L % Pamela Hirneisen, owner, 46601 Carriage Ct Sterling VA 20164, Purchased Jan 2002**

No one stepped forward.

Ms. Butler stated that these properties meet at least one of the blight criteria. In summary:

- All notices were mailed on February 25, 2013
- **1411 Cotton St** – Delinquent Water \$773, Water off Feb 2012, Gas off since April 2012, Trades: windows boarded up, Codes: 8 unpaid QoL and 2 unpaid work orders, unpaid inspection fee, unpaid housing permit fee \$1222.19; Delinquent Recycling \$408.09
- **110 R Moss St** – – Delinquent City, School and County taxes \$1992.34, Guilty

failure to remove falling brick 2011, citation vacant structure and exterior conditions 2013

- **742 N 13th St** – Delinquent Water \$621.69 and water off since Nov 2012, Gas inactive since May 2012, Codes: 2 unpaid QoLs, unpaid work order and illegal rental, property inspection scheduled for May 7th, delinquent Trash and Recycling \$308.72
- **528 N 10th St** – Delinquent Water \$1190.67, Water off since June 2011. Gas Meter removed Feb 2010, 6 unpaid work orders, 21 unpaid QoLs, 2 no show inspections, citation exterior conditions \$3872.82, Delinquent Trash and Recycling \$1778.42
- **17 S 9th St, Victor & Keldia Cabrera** – Delinquent Water \$2390.17, Water off since Jan 2013. Delinquent City, School and County Taxes \$4715.48, Gas Meter removed June 2008, Codes: unpaid work order, housing permits, no show fee \$1250.44
- **502 Heine St** – Delinquent Water \$1237.62, Water off Dec 2012, Delinquent City, School and County Taxes \$5858.83, Trades: deck in rear missing, Codes: citation failure to repair deck, 3 unpaid work orders, 23 unpaid QoL, unpaid housing permits \$3164.13, Delinquent Trash and Recycling \$1239.74
- **1125 Moss St** – Delinquent Water \$263.26 and Fire Service only on, residential water service off, Trades: 85% of windows boarded, Codes: failure to register vacant property, unpaid QoL \$2085, No Rehab Plan.
- **128 West Oley St** – Delinquent Water \$2886.55, Water off since May 2004, Delinquent City, School and County Taxes \$2458.29 2011 and 2012, Gas meter removed May 2003, Codes: 12 unpaid QoL, 5 unpaid work orders \$2233.32, Delinquent Recycling \$232.49

Public Comment

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

BPRC Vote

Mr. Urena moved, seconded by Mr. Corcoran, to approve the certification of the Consent Agenda properties as blighted properties. The motion was approved unanimously.

Ms. Kelleher reminded the committee that an update meeting will be held on Tuesday, May 14th at 6 pm in the Council Office. She noted that this is the first update meeting the committee has had in almost a year.

Mr. Urena moved, seconded by Mr. Corcoran, to adjourn the meeting.

Respectfully submitted by Linda A. Kelleher CMC, City Clerk