
Blighted Property Review Committee
Thursday, October 16, 2014
Certification Hearing
Meeting Report

Mr. Olsen called the Certification Hearing to order at approximately 6:10 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 determined as blighted.

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

Staff Attendance: L. Kelleher, T. Butler, Esq., K. Potts

Ms. Butler made the following recommendation to the Committee:

1. Remove 1321 Perry Street from the process, as all issues have been rectified prior to the Determination phase of the process.
2. Continue 1347 Church Street and 1352 Mineral Spring Road until the next Determination, as the issues with these properties were not rectified and the properties were tabled at the last Determination Hearing.

The Committee agreed with Ms. Butler's recommendations.

Ms. Butler recommended removing 1204 North 6th Street from the process as the issues at the property have been rectified and as this property was Determined at the last hearing.

Ms. Wolfe moved, seconded by Ms. Reed to remove 1204 North 6th Street from the process. The motion was approved unanimously.

CERTIFICATION HEARING

Ms. Butler stated that the properties will be taken out of agenda order. The properties with owners or others willing to testify will be taken before properties not having representatives present and the properties without representation will be considered under a Consent Agenda. She explained the hearing process.

1. **1412 Cotton St, Ethel/Rose Sigafos, owners, 1412 Cotton St, Rdg., purchased May 1996**

Ms. Butler stated that the property owner is present and was provided with a property packet. Ms. Kelleher administered the oath to Claudia Pena- Rodriguez. Ms. Pena purchased the property at the June Judicial Tax Sale.

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 mail and posted on the property on September 16, 2014
- Delinquent water charges of \$56.83; Residential Water Service off on Dec. 2008
- Gas service – no response
- Electric service no response
- Delinquent Taxes N/A
- Trades – damaged porch repaired
- Codes – 4 Work Orders, 12 QoL weeds, 8 QoL trash accumulation, 4 QoL snow/ice, 1 QoL dumping, 1 QoL trash containers, \$2984.25 unpaid fines/fees
- Delinquent Trash and Recycling – no response

Ms. Pena stated that she works and resides in New York but she comes to Reading to work on the property one weekend per month. She distributed photographs showing improvements made to the exterior of the property. She stated that when the property is rehabbed she and her husband plan to reside at the property. She stated that she plans to reconnect the utilities when the property is rehabbed.

Mr. Bealer inquired if the unpaid Property Maintenance fines and fees follow the property or if they are removed when a new owner purchases the property. Ms. Butler and Ms. Potts stated that the fines/fees do not remain charged to the the property like water bills or property taxes.

Mr. Luckey and Ms. Wolfe inquired about the timeline for the rehab of the property. Ms. Pena stated that she plans to come to work on the property every weekend and she requested three (3) additional months to make the improvements. She stated that she plans to replace the windows very soon.

Ms. Kelleher and Mr. Olsen suggested that the Committee consider tabling the property until the next Certification which would be in either March of April of 2015.

Public Comment

None.

Mr. Lucky moved, seconded by Mr. Urena, to table 1412 Cotton St until the next Certification Hearing. The motion was approved unanimously.

2. 107 Walnut St, Odnie Paulemont, owner, 107 Walnut St, purchased April 2004

Ms. Butler stated that the property owner is present and was provided with a property packet. Ms. Kelleher administered the oath to Odnie Paulemont.

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 mail and posted on the property on September 16, 2014
- Delinquent water charges of \$1287.84; Residential Water Service off on March 2014
- Gas service – Off 2014
- Electric service no response
- Delinquent Taxes N/A
- Trades – No improvement, façade separating and rotting dormer
- Codes – 1 QoL trash, 2 QoL dumping, 1 QoL trash containers, 3 NOV peeling paint, rotten wood, \$70 unpaid fines/fees
- Delinquent Trash and Recycling – no response

Ms. Paulemont stated that she intends to rehab the property. She explained that she lost her job and the ability to rehab the property. She stated that her daughter is not assisting her with the rehab costs. She described her rehab plans and her intent to hire a contractor.

Ms. Butler noted that the rotting dormer cited in the Trades affidavit has now fallen off of the property.

Mr. Urena inquired about the timeline for the renovation of the property. Ms. Paulemont stated that the timeline depends on the availability of the contractor.

Mr. Urena inquired if Ms. Paulemont is residing at the property. Ms. Paulemont stated that she is residing at the property. Ms. Potts stated that Property Maintenance has been unable to access the interior of the property and that the property will be placarded as unfit for human habitation.

Mr. Luckwy noted that it is illegal for a person to reside in a property without utilities.

Ms. Paulemont admitted that she currently resides with her daughter.

Public Comment

None.

Mr. Bealer moved, seconded by Mr. Urena, to certify 107 Walnut St until the next Certification Hearing. The motion was approved unanimously.

Consent Agenda

Ms. Butler inquired if any one representing the following properties is present and inquired if anyone in the audience would like to provide comment on the following properties. No one stepped forward.

- 1. 1216 Linden St., Justin Koch, owner, 1216 Linden St, Rdg, purchased July 2000**
- 2. 426 Lancaster Ave., Giovanni and Elaine Rampulla, 426 Lancaster Ave., Rdg, no purchase date listed**
- 3. 1027 Franklin St., Jerry Martin owner, 1027 Franklin, Rdg., purchased June 2011**
- 4. 618 Fern St, Antonio Lopez & Leslie Caraballo, owners, 618 Fern St, purchased Dec 2004**
- 5. 170 W. Oley St, Cesar Melo, owner, PO Box 5843 Wyomissing Pa 19610, purchased Feb 2001**
- 6. 543 Weiser St, Juan Del Rosario , Owner, 7508 Woodside Ln Apt 32 Lorton VA 22079, purchased May 2005**
- 7. 632 Weiser St, Bankers Trust Co of CA Trust for Vendee Mortgage Tr., 1761 E. Saint Andrew Pl., Santa Ana CA 92705, no purchase date listed**
- 8. 1038 Cotton St, Raymond Gehring, owner, 1043 Cotton Street Reading PA 19601, purchased Oct 1995**
- 9. 1414 Cotton St, James Billman Sr., 21 Columbia Ave Reading Pa 19606, purchased Aug 2006**
- 10. 1321 Mineral Spring Rd., JP Morgan Chase Bank Natl Assoc., owner, 1111 Polaris Pkwy Columbus OH 43240, purchased Aug 2013**
- 11. 1345 Mineral Spring Rd, Jennifer and Michael Aston, owner, PO Box 276 Shartlesville Pa 19554, purchased April 2004**
- 12. 1350 Mineral Spring Rd, Anatalia Ramos-Gonzalez, owner, 1721 Bellgrove St Lakeland FL 33805, purchased Aug 2007**
- 13. 218 N 2nd St., Gilma Mari Jimenez De Santiago, owner, 218 N 2nd St, purchased Nov 1994**
- 14. 444 S 9th St, Fermim Perez, owner, 444 S 9th St, purchased May 2014**
- 15. 442 S 9th St, Jessie Eady, owner, 520 Franklin St Apt 4 Reading Pa 19602, no purchase date listed**
- 16. 835 Muhlenberg St, Eastern Development Prop Trust, owner, 701 S Broad St Philadelphia Pa 19147, purchased June 2011**
- 17. 1036 Cotton St, Frederic Bastien and Garcia Piverger, owner, 1043 2748 SW 120th Ter Miramar FL 33025, purchased June 2013**

Ms. Butler stated that these properties meet the blight criteria. In summary:

- All notices were posted and mailed on or about September 16, 2014
- **1. 1216 Linden St** – Water delinquency and water off, Gas meter removed, Trades – No

Change, settlement of concrete steps, PMD - QoLs for trash, weeds, animal waste and 3 NOVs \$250 unpaid fines

- **2. 426 Lancaster Ave.** – Unpaid 2013 City, School and County property taxes, Water off, Gas meter removed, Trades - partially collapsed concrete wall at front of property, no permits pulled for repair, PMD - QoL grass/weeds, trash, 1 NOV \$275 unpaid fines
- **3. 1027 Franklin St.** – Unpaid 2011, 2012 and 2013 City, County and School property taxes, Water delinquency \$2456.47 and water off, Gas off, Trades – No Change, boarded up first floor windows, missing upper windows, exposed to elements, PMD - 3 work orders, QoL grass/weeds, trash, 3 NOVs and \$1260.13 unpaid fines
- **4. 618 Fern St** – Water delinquency and water off, Gas off, PMD - QoL grass/weeds, trash, no hauler, snow ice removal, 2 NOV, 6 Citations, \$3898.44 unpaid fines
- **5. 170 W. Oley St** – Unpaid 2012 and 2013 City, School and County property taxes, Water delinquency and water off, Gas meter removed 2005, Trades - damaged and unstable garage wall and 3rd floor rear soffit, PMD - 3 Work Orders, QoL grass/weeds, trash, snow ice removal, 1NOV, 6 Citations, \$4840.94 unpaid fines
- **6. 543 Weiser St** – Water delinquency and water off, Electric off, Trades - damaged garage roof, PMD - QoL trash, grass/weeds, 1 Work Order, \$1648.75 unpaid fines and fees
- **7. 632 Weiser St** – Water delinquency and water off, Electric Off, Gas Meter removed 2006, Trades – vacant, front porch roof damaged beyond repair, damaged concrete steps, damaged rubber rear roof, PMD - QoL grass/weeds, trash, dumping, 4 Work Orders, \$6069.13 unpaid fines and fees
- **8. 1038 Cotton St** - Water delinquency and water off, Gas Meter removed, Trades – No Change, gross structural damage, leaning toward 1036 Cotton, collapsed rear wall, PMD - QoL grass/weeds, trash, snow/ice, trash container, 3 NOVs, \$35 unpaid fines and fees
- **9. 1414 Cotton St** – Unpaid 2009, 2010, 2011, 2012 and 2013 City, School and County, property taxes, Water delinquency and water off, \$3174.61, PMD - Work Orders, QoL grass/weeds, trash, snow and ice removal, \$3534.19 unpaid fines and fees
- **10. 1412 Cotton St** – Water off 2013, Electric off, Porch rotting, 1 Work Order, PMD - QoL grass/weeds, trash, dumping, snow and ice removal, \$3834.19 unpaid fines
- **10. 1321 Mineral Spring Rd.** – Trades - Front and side soffit damage, siding missing, water damaged façade, leaking gutters, porch damaged, PMD - QoL grass/weeds, trash, 2 NOVs, \$330 unpaid fines
- **11. 1345 Mineral Spring Rd** – Unpaid 2013 County and School property taxes, Water delinquency and water off, Gas off, Trades - Damaged 1st floor porch roof, PMD - QoL snow and ice removal, trash, grass/weeds, peeling paint, \$1298.28 unpaid fines
- **12. 1350 Mineral Spring Rd** – Water delinquency and water off, Gas off, Structural damage to foundation, porch and porch roof; PMD – NOV broken windows, deteriorated roof, peeling paint, unconnected downspout
- **13. 218 N 2nd St.** – Water delinquency and water off, Gas off, damaged masonry wall

and damaged 2nd floor chimney, QoL grass/weeds and trash, 3 NOV maintenance, trash, peeling paint

- **14. 444 S 9th St** – Water delinquency and water off, Trades - porch rotten and façade separating from structure, PMD - QoL grass/weeds, trash, recycling storage, 2 NOVs porch and facade, \$2665 unpaid fines and fees
- **15. 442 S 9th St** – Water delinquency and water off, Unpaid 2012 and 2013 City, County and School taxes, Gas off, Trades - Bricks missing, front soffit rotting, deteriorated mortar joints and roof shifting, PMD - 1 Work Order, QoL grass/weeds, trash, recycling hazardous materials, snow and ice removal, placarded unsafe, 5 NOVs roof, façade, soffit and unsafe, \$789.19 in unpaid fines
- **16. 835 Muhlenberg St** – Sold at Tax Sale, Water delinquent and water off, Trades – No change, boarded up, partially collapsed ceiling visible, QoL trash, grass/weeds, \$4075.38 unpaid fines and fees
- **17. 1036 Cotton St** – Unpaid 2013 City, County and School property taxes, Water delinquency and water off, Gas off, Trades - Leaning towards 1038 Cotton St., PMD - QoL grass/weeds, trash, snow and ice removal, \$2714.38 unpaid fines and fees.

Public Comment

None

BPRC Vote

Mr. Bealer moved, seconded by Ms. Wolfe, to certify the consent agenda properties as blighted. The motion was approved unanimously.

Other Business

Mr. Olsen stated that the minutes from the July and August non-hearing meeting were distributed electronically. He asked if any committee member wished to make corrections or changes.

Mr. Urena moved, seconded by Ms. Reed, to approve the minutes as distributed. The motion was approved unanimously.

No other business was brought forward. Ms. Olsen stated that a non-hearing meeting will be scheduled if required. The next round of hearings is scheduled for the beginning of 2015.

Mr. Urena moved, seconded by Ms. Wolfe, to adjourn.

Respectfully submitted by Linda A. Kelleher CMC, Secretary