
Blighted Property Review Committee
Thursday, April 16, 2015
Certification Hearing
Meeting Report

Ms. Wolfe called the Certification Hearing to order at 6:05 pm. She announced that a quorum was present.

Ms. Wolfe 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 as blighted.

BPRC Attendance: H. Urena, D. Reed, M. Wolfe, D. Luckey, N. Eyrich, W. Bealer

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

Ms. Wolfe stated that the minutes from the February Determination hearing were distributed electronically. She asked if any committee member wished to make corrections or changes.

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

PROPERTIES TO BE RELEASED

None.

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.

549 South 6th Street, Maria Reyes & Thelma Semedo, 727 Thorn Street Reading, purchased Nov 2012

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

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 March 23, 2015
- Delinquent water charges of \$2495.75; Residential Water Service off
- Electric service off
- Delinquent Taxes \$2806.71 – 2013-14 City, County and School
- Trades – vacant, 2nd floor roof partially collapsed and shifting, structure in need of repair
- Codes – placarded unlawful 2013, 1 No Show, 2 work orders, 6 QoL, and \$1029.31 unpaid
- Delinquent Trash and Recycling – no response

Ms. Potts displayed photographs of the property.

Ms. Semedo stated that she does not dispute the issues identified with the property and that a contractor has been consulted. She stated that she and the co-owner recently discovered that the home at the rear of the property was illegally built and will be demolished. She stated that after the roof is replaced, work to rehabilitate the property will begin. She stated that when the property is rehabbed, she intends to rent it out. She stated that she also plans to pay off the delinquencies and have the utilities reconnected. She stated that the contractor can begin her project when he finishes his current project.

Ms. Semedo questioned if her address was released publically, as someone interested in purchasing the property appeared at her home. She stated she found the visit uncomfortable.

Ms. Kelleher and Mr. Lucky explained that the owner name and address are on the meeting agenda, which is posted on the City website. The owners name and address are also sometimes listed in the newspaper article about the meeting. They also explained that property owner information can also be located on the County Assessment website.

Public Comment

None.

Mr. Bealer moved, seconded by Mr. Urena, to certify 549 South 6th Street as blighted. The motion was approved unanimously.

520 A Birch Street, Jason Lee Harrell, 520 A Birch St, Reading PA, purchased May 2012

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

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 March 30, 2015
- Delinquent water charges of \$262.07; Residential Water Service on
- Gas service N/A
- Electric service on
- Delinquent Taxes \$3416.71 – 2013-14 City, County and School
- Trades – no improvement
- Codes – 6 NOV, 9 QoL; \$885 unpaid
- Delinquent Trash and Recycling – no response

Ms. Potts displayed photographs of the property depicting the unsafe conditions.

Ms. Butler stated that issues remain with the front porch and the rear steps. She described the conversations with Mr. Harrell and Building Trade officials. He stated that Mr. Harrell pulled a permit to remove the porch; however, the rear steps have not yet been repaired.

Mr. Harrell described his efforts to improve the property. He questioned why his property is being singled out when there are many other worse properties in his neighborhood. He questioned why resolved issues are identified in the documentation.

Ms. Potts replied that older incidents are included to provide a look at the property's history.

Ms. Butler inquired about the repair of the steps. Mr. Harrell stated that he will repair the steps quickly now that the winter weather has passed. He requested more time to make the repair.

Mr. Eyrich noted that the repair of the steps is a minor project that can be completed quickly.

Public Comment

None.

Mr. Luckey moved, seconded by Mr. Eyrich, to table 520 A Birch Street until the fall hearing. The motion was approved unanimously.

1046 Moss Street, Alwifido & Barbara Rodriguez, 1046 Moss Street, Reading, purchased Aug 1999 – New Owner Rusbelis Frances.

Ms. Butler stated that the property has changed ownership and that the new property owner is present and was provided with a property packet. Ms. Kelleher administered the oath to Rusbelis Frances, with assistance from translator Albert Gomez.

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 March 30, 2015
- Delinquent water charges of \$114.73; Residential Water Service off.
- Gas service inactive
- Electric service off
- Delinquent Taxes N/A
- Trades – no improvement
- Codes – 3 work orders, 4 NOVs, 5 QoL, \$1601
- Delinquent Trash and Recycling – no response.

Ms. Butler stated that the steps are an attractive nuisance, the garage roof is collapsing and the water is disconnected at this property.

Ms. Frances inquired if she could be provided with additional time to make the required improvements. She stated that she plans to restore the water service.

Ms. Butler inquired if Ms. Frances pulled any permits for the required work. Ms. Frances stated that she applied for a permit and received approval today. She provided a copy of the permit to Ms. Butler. Ms. Butler stated that the permit is for a wooden fence, the back wall and a railing.

Public Comment

None.

Mr. Urena moved, seconded by Mr. Eyrich, to table 1046 Moss Street until the fall 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. 111 West Elm, JJ Property Management Co., Paoli Pike, West Chester, purchased Jan, 2007
2. 205 Hudson Street, Ijeoma Okafor , Coatsville, PA, purchased Nov 2007
3. 422 West Oley Street, Mayro Ubalso, 1114 Meade Street, Reading PA, purchased Sept

2013

4. 806 Schuylkill Avenue, Juan Melo, 327 Greenwich St., Reading, purchased May 2005
5. 610 Schuylkill Avenue, Arguello Einstein, Clifton NJ, purchased Dec 2005
6. 253 North 5th Street, Richard Miracia, 331 N 6th Street, Reading, purchased June 2004
7. 732 North 6th Street, Cathryn Scholl, 732 N 6th St., Reading, purchased Aug 1994
8. 716 A Moss Street, Veterans Affairs, Pottstown PA, purchased April 1976
9. 520 Birch Street, Walton Investments LLC, Pittsburgh PA, purchased Sept 2013
10. 940 Elm Street, Livin Rodriguez, 631 Elm St., Reading PA, purchased June 2011
11. 120 Peach Street, John Bollinger, Key West FL, purchased Aug 1999
12. 515 Wunder Street, Josephine & Genevieve Templin, 135 N 3rd St, Reading,
13. 1308 Spruce Street, Luis Torres, 102 S 6th Street, Reading, purchased May 2006
14. 235 South 13th Street, Arelis Martiinez, Brooklyn NY, purchased Aug 2011
15. 645 Moss Street, Juan Perez Sanchez, 645 Moss St., purchased June 2006
16. 643 Moss Street, Felix Jimenez, 643 Moss St., Reading, purchased April 2007
17. 1033 Buttonwood Street, John Haas, PO Box 12691 Reading Pa 19612, purchased Aug 1987
18. 1048 Cherry Street, Stewart Rahmaan, New York NY, purchased Oct 2012
19. 824 Franklin Street, Miracia Richard, 331 N 6th St., Reading, purchased February 2002
20. 409 Elm Street, Erick Ciprian, 322 N 5th Street, Reading, Purchased Nov 2013

Ms. Butler stated that these properties meet the blight criteria with notices mailed and posted on either March 23rd, 24th or 30th 2015. In summary:

1. **111 West Elm** – Delinquent water \$3779.95 and water off since 2013, Delinquent 2012-14 City, County and School taxes \$3047.71, Gas off, Electric Off, Codes – 4 work orders, 21 QoL, 6 NOV and placarded unsafe
2. **205 Hudson Street** – Delinquent water \$2727.89 and water off since 2013, Delinquent 2013-14 City, County and School taxes \$1582.06, Electric off, Gas off, Trades – permits for new roof, electric and heating systems, new windows and front door installed; Codes – placarded unlawful, 2014, 2 Work Orders, 4 No Shows, 5 QoLs, 4 NOV, \$3180.50 unpaid housing, \$2008.50 unpaid miscellaneous
3. **806 Schuylkill Avenue** – Delinquent water \$53 and water off since 2007, Delinquent 2011-14 City, County and School taxes \$5524.91, Trades – damage to rear 1st floor framed porch, roof and siding; Codes – Placarded unlawful 2013, 12 QoL, \$850 unpaid housing and \$1270 unpaid miscellaneous
4. **422 West Oley Street** - Delinquent water \$1299.53 and water off since 2013, Delinquent 2014 City, County and School taxes \$1098.43, Electric off, Trades – Building permit expired, repairs to porch and stairs in progress; however, considerable building repairs required before building is inhabitable; Codes – Placarded unsafe 2013, 12 QoL, 2 Work Orders, 1 No Show, 3 NOVs, \$5163.86 unpaid
5. **806 Schuylkill Avenue** - Water off since 2012, Trades – no improvement, windows missing,

- rotted wood; Codes – Placarded unlawful 2013, 1 No Show, 10 QoL, 2 NOVs, \$2120 unpaid
6. **610 Schuylkill Avenue** – Delinquent water \$4057.57 and water off since 2012, Delinquent 2012-14 City, County and School taxes \$5038.14, electric off, Codes – placarded unlawful 2013, 2 NOV, 3 work orders, 3 No Shows, 17 QoL
 7. **253 North 5th Street**– Delinquent water \$10,281.27 and off since 2012, Delinquent 2013-14 City, County and School taxes \$8432.04, Electric off, Codes – Placarded unsafe 2014, 4 NOV, 4 work orders, 1 No Show, 4 QoL, \$2422.44 unpaid
 8. **732 North 6th Street**- Delinquent water \$5219.18 and off since 2012, Delinquent 2012-14 City, County and School taxes \$4505.26, Electric off, Gas off, Codes – 2 NOV, 2 work orders, 3 No Show, 13 QoL
 9. **716 A Moss Street**- Delinquent water \$2371 and off since 2013, Delinquent 2012-14 City, County and School taxes \$6122.93, Electric on, Codes – 5 NOV, 6 work orders, 18 QoL, \$2608.64 unpaid
 10. **520 Birch Street** - Delinquent water \$971.08 and off since 2010, Delinquent 2014 City, School and County taxes \$1405.61, Electric off, Codes – placarded unlawful 2014, 2 work orders, 4 No Show, 12 QoL, \$4507.75 unpaid
 11. **940 Elm Street** - Delinquent water \$4421.27 and off since 2008, Delinquent 2008-14 City, County and School taxes \$3567.29, Trades – No improvement, Codes – 3 NOV, 8 work orders, 4 No Show, 18 QoL, \$12657.89 unpaid
 12. **120 Peach Street** - Water off since 2013, Electric off, Trades – vacant and unsecure, roof partially open, possible interior structural damage due to exposure to elements, Codes – 1 NOV.
 13. **515 Wunder Street** - Delinquent water \$389.23 and water on, Electric off, Gas off, Trades – roof collapsing front and rear; Codes –3 NOV
 14. **1308 Spruce Street** - Delinquent water \$3638.91 and off since 2011, Delinquent 2012-14 City, County and School taxes \$7517.51, Electric off, Gas off, Codes – 1 NOV, 2 work orders, 5 QoL
 15. **235 South 13th Street** - Delinquent water \$1156.03 and off since 2014, Delinquent 2012-14 City, County and School taxes \$2706.99, Electric off, Codes – 2 No Show, 5 QoL, \$200 unpaid housing and \$500 unpaid miscellaneous
 16. **645 Moss Street** - Delinquent water \$3637.05 and off since 2008, Delinquent 2012-14 City, County and School taxes \$4392.72, Electric off, Codes – 1 No Show, 2 QoL, \$300 unpaid
 17. **643 Moss Street** - Delinquent water \$2175.99 and off since 2013, Delinquent 2012-14 City, County and School taxes \$4543.86 Electric off, Codes – 1 Work Order, 4 QoL, \$1153 unpaid
 18. **1033 Buttonwood Street** - Delinquent water \$4542.37 and off since 2008, Delinquent 2013-14 City, County and School taxes \$1902.93, Codes – 5 NOV, 1 work order, 3 QoL, Placarded illegal 2012
 19. **1048 Cherry Street** - Delinquent water \$1293.43 and off since 2013, Electric off, Codes –2 work orders, 2 NOV, 2 No Show, 1 QoL, \$100 unpaid housing and \$491.65 unpaid miscellaneous
 20. **824 Franklin Street** - Delinquent water \$3205.55 and off since 2013, Electric off, Gas off,

Codes – placarded unsafe 2013, 6 NOV, 3 work orders, 3 QoL, Placarded unsafe 2013, \$1991.77 unpaid

21. 409 Elm Street - Delinquent water \$857.85 and off since 2009, Delinquent 2014 City and County taxes \$1739.49, Electric off, Gas off, Trades – front wall missing, Codes – 3 NOV, 4 work orders, 1 No Show, 3 QoL

Public Comment

None.

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

Other Business

No other business was brought forward. Ms. Wolfe stated that a non-hearing meeting will be scheduled in either June or July and the next hearing cycle will begin in September.

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

Respectfully submitted by Linda A. Kelleher CMC, Secretary