
Blighted Property Review Committee
Thursday, August 20, 2015
Determination Hearing
Meeting Report

Mr. Olsen called the Determination Hearing to order at 6:08 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, N. Eyrich, W. Bealer

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

Mr. Olsen stated that the minutes from the April certification hearing meeting were distributed electronically. He asked if any committee member wished to make corrections or changes.

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

PROPERTIES TO BE RELEASED

Mr. Olsen reported that there are currently no properties slated for de-certification at this meeting.

DETERMINATION 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.

1516 Mineral Spring Rd., owner Terry Shore M & Rebecca Minicozzi 1516 Mineral Spring Road Reading Pa 19602 – purchased July 2015

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

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 July 15, 2015 and posted on the property on August 7, 2015.
- Delinquent water charges of \$4371.03; Residential Water Service off since 2007
- Gas service off 2012.
- Electric service N/A
- Delinquent Taxes \$2806.71 – 2013-14 City, County and School
- Trades – problems with the mansard roof are noted
- Codes – 4 QoL weeds, 2 QoL trash, 1 QoL unregistered vehicle, Delinquent
- Trash and Recycling – no response

Mr. Shore stated that he purchased the property on July 25th. He obtained an FHA mortgage that will be used to rehabilitate the property. The mortgage is \$54K and \$79K was placed in an escrow account for the property improvements. He explained that under the terms of the loan the rehabilitation must be completed by January 2016. He explained how the FHA performs inspections of the work completed before payment is made to the contractor. He stated that a permit for roof replacement was obtained. He explained that the title company will be paying off the delinquent water charges and an inspection will occur prior to the reintroduction of the electric system.

Mr. Shore stated that the property is structurally sound and that the interior needs only cosmetic improvements. He stated that he and his fiancé intend to reside at the property with their blended family. He provided a copy of the escrow document to Mr. Luckey.

Mr. Luckey stated that the documentation shows that the escrow account is properly set up.

Mr. Shore stated that the unregistered vehicle belongs to a neighbor. He will ask the neighbor to cover the vehicle.

Public Comment

None.

Mr. Luckey moved, seconded by Ms. Wolfe, to table 1516 Mineral Spring Road until the Spring Determination Hearing. The motion was approved unanimously.

The Board congratulated Mr. Shore for purchasing the property in a responsible fashion.

1508 Centre Ave., Beverly Gaston, owner, 6132 Landover Circle., Morrow GA, purchased March 1987

Ms. Butler stated that the property owner is not present but a neighbor is present to provide remarks. Ms. Kelleher administered the oath to Annette Taylor.

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 July 15, 2015 and posted on the property on August 6, 2015.
- Delinquent water charges of \$4699.72; Residential Water Service off since 2006.
- Gas service N/A.
- Electric service off.
- Delinquent Taxes \$1740.20 –14 City, County and School.
- Trades – porch rood rotting and collapsing, roof shingles missing.
- Codes – 1 NOV trash, 3 QoL weeds; \$310 unpaid; water damage is reported from the adjoining properties.
- Delinquent Trash and Recycling – no response

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

Public Comment

Annette Taylor stated that she resides next to this property and she described the problems this unmaintained property has caused her own property. She described the safety problems pedestrians experience when they walk by this property. She stated that she has only seen the property owner at the property one time several years ago.

Ms. Kelleher administered the oath to David Paul Heffner, Jr. who stated that he is the boyfriend of Ms. Taylor. He described the safety problems created by this unmaintained property. He stated that the property has never been occupied.

In response to a question from Mr. Bealer, Mr. Heffner estimated that the roof has been tarped for the last few years; however, the tarp has become partially detached and no one has re-secured it.

Mr. Bealer moved, seconded by Ms. Reed, to determine 1508 Centre Avenue as blighted. The motion was approved unanimously.

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. No one stepped forward.

- 1. 534 Pike Street, Victor Castillo 1316 Woodcrest Dr., Rdg 19607, purchased March 2015**

2. 208 Maple St., Lisbeth Kelly 135 Henry St., Valley Stream NY, purchased Nov 2007
3. 1312 N 14th St., Michelle Kremser owner, 317 Mountain Dr., Fredericksburg PA., purchased March 2004
4. 416 Orange St, Antonio Ricardo Laurencio Owner, 305 Laurel Ridge Rd Apt 7 Reinholds Pa 17569 – Purchased Oct 2009, purchased Dec 2004
5. 525 Ritter St, Ramona and Douglass Green, owner, 274 S 8th St., Newark NJ, purchased March 1988
6. 122 S 8th St, West Coast Investors Assoc , Owner, 1816 57th St. Sarasota FL, purchased Nov 2006
7. 124 S 8th St, West Coast Investors Assoc , Owner, 1816 57th St. Sarasota FL, purchased Nov 2006
8. 547 Maple St, Craig Berardino, owner, 188 Beach 25th St., Far Rockaway NY, purchased Oct 2007
9. 213 S 11th St, Princeton Commercial Property Holdings LLC. owners, 313 Barksdale Professional Ctr., Newark DE, purchased Dec 2013
10. 931 Elm St, Jesse Gates, owner, 931 Elm, Rdg. owner, purchased Oct 1991
11. 712 N 10th St, Rafael Fernandez, owner, PO Box 6463, Wyomissing PA, purchased Sept 2005
12. 1326 N 12th St., JP Morgan Chase Bank NA., owner, 7225 Baymeadows Way., Jacksonville FL, purchased Oct 2014
13. 1141 Perry St., RJZ Realty Corp, Ronald J. Taitt Jr., owner, 21713 137th Ave., Gardens NJ, purchased August 2008
14. 754 Schuylkill Ave., Angela Brazzle, owner, 2206 Upper Gap Rd., Coatesville PA, purchased March 2005
15. 522 S 18th St., Federal National Mtg Assoc owner, 1835 Market St Ste 2300 Philadelphia Pa, Purchased July 2015
16. 514 S 17th 1/2 St, Charles Gibson and Sandra Drauschak, owners, 514 S 17th St 1/2, purchased Oct 2005
17. 132 Pear St, GRX Properties LLC., owner, 349 W Main St., Birdsboro PA, purchased Sept 2013
18. 652 S 17th 1/2 St, NOSAM LLC aka Cathy Kopicz, owner, 537 Trolley Rd., Mohnsville PA, purchased Sept 2014
19. 1321 Good St, Fermim Perez, owner, 444 S 9th St, purchased May 2014
20. 1321 Good St, Andre Howard, owner, PO Box 34169, Phila, PA, purchased Nov 2008
21. 1323 Good St, Bernice Amenu, owner, 1323 Good St Rdg., purchased Jan 2004
22. 38 S 10th St, Elaine Wolfe and Faustino Cortes Vargas, owner, 38 S 10th St., Rdg., purchased May 1988
23. 158 W Greenwich St, Idelle Jean Baptiste, owner, 189 Belmont St., Brockton MA, purchased Oct 2007
24. 156 Hudson St, Shelia Marie Arroyo Carrero owner, 409 Maiden creek Rd., Fleetwood PA, purchased Sept 2013

25. 232 Beverly Place, JP Morgan Chase Bank NA, owner, 1043 3415 Vision Dr., Columbus OH, purchased March 2014

Ms. Butler stated that these properties meet the blight criteria with notices mailed July 15, 2015 and posted on either August 6, 7 or 8th. In summary:

- 1. 534 Pike Street** – Delinquent water \$0 and water off since 2014, Delinquent 2012-14 City, County and School taxes N/A, Gas N/A, Electric off, Codes – 5 QoL, Fire damage in rear
- 2. 208 Maple Street** – Delinquent water \$3748.47 and water off since 2004, Delinquent 2013-14 City, County and School taxes \$2236.24, Electric off, Gas off, Trades – unstable front and rear walls, vacant, dilapidated spouting; Codes – 3 Work Orders, 5 No Shows, 6 QoLs, \$2607.75 unpaid
- 3. 416 Orange Street** – Delinquent water \$3901.68 and water off since 2002, Delinquent 2012-14 City, Council and School taxes \$3074.86; Codes – Placarded unlawful 2013, 13 QoL, 3 NOV, 8 work orders, failed inspection and \$5342.65 unpaid
- 4. 525 Ritter Street** – Delinquent water \$4629.85 and water off since 2013, Delinquent taxes N/A, electric off, Trades – porch roof rotting, spindles missing, concrete steps broken, Codes – 5 NOV, 1 work order, 6 QoL
- 5. 122 South 8th Street**– Delinquent water \$5728.18 and off since 2012, Delinquent 2012-14 City, County and School taxes \$4188.56, Electric off, Gas off, Codes – inspection failed, 5 NOV, 1 work order, 10 QoL, \$2207.76 unpaid
- 6. 124 South 8th Street**- Delinquent water \$5642.97 and off since 2013, Delinquent 2012-14 City, County and School taxes \$3619.96, Electric on, Codes – 5 NOV, 5 No Show, 1 QoL, Failed inspection, \$3340 unpaid
- 7. 547 Maple Street**- Delinquent water \$2845.42 and off since 2012, Delinquent 2012-14 City, County and School taxes \$3441.08, Electric off, Trades – plywood sheathing on side bowing due to prolonged exposure, Codes – 1 NOV, 9 work orders, 25 QoL, Placarded unlawful, \$1343.49 unpaid
- 8. 213 South 11th Street** - Delinquent water \$54053.64 and off since 2012, Delinquent 2013-14 City and County taxes \$7784.13, Electric off, Gas off, Trades – broken window, failing mortar joints, missing bricks, Codes – placarded unlawful, 9 work orders, 20 QoL, 6 NOV, Failed inspection, \$4594.77 unpaid
- 9. 931 Elm Street** - Delinquent water \$1929.20 and off since 2014, Delinquent taxes N/A, Codes – never inspected, 2 NOV, 1 work order, 4 QoL, \$2123.88 unpaid
- 10. 712 North 10th Street** - Delinquent water \$3945.48 and off since 2013, Electric off, Gas off, Codes – 3 NOV, 3 Work orders, failed inspection, placarded unsafe, 11 QoL, \$3830.44 unpaid
- 11. 1326 North 12th Street** - Delinquent water \$1580.14 and water off 2013, Electric off, Gas off; Codes –2 NOV, 11 QoL, Placarded unlawful, No inspection, \$8290 unpaid, 7 No Shows
- 12. 1141 Perry Street** - Delinquent water \$3613.56 and off since 2012, Delinquent 2013-14 City, County and School taxes \$4177.80, Electric off, Gas off, Codes – 1 NOV, 7 QoL, 5 No Shows, Placarded unlawful, \$4922 unpaid
- 13. 754 Schuylkill Avenue** - Delinquent water \$1903.04 and off since 2011, Delinquent 2013-14

- City, County and School taxes \$1903.04, Electric off, Codes – 9 QoL, \$2704.82 unpaid,
- 14. 522 South 18th Street** - Delinquent water \$2751.66 and off since 2012, Delinquent taxes N/A, Electric on, Codes – 1 NOV, never inspected, 6 QoL, \$405 unpaid
- 15. 514 S 17th 1/2 Street**, - Delinquent water \$4181.38 and off since 2013, Delinquent taxes N/A , Electric off, Codes – 4 QoL, never inspected \$440 unpaid
- 16. 132 Pear Street** - Delinquent water \$1587.68 and off, Delinquent 2013-14 City, County and School taxes \$1587.68, Electric off, Gas off, Codes – 1 NOV, 2 work order, 21 QoL, \$8207.63 unpaid
- 17. 652 S 17th 1/2 Street** - Delinquent water \$0 and off since 2012, Electric off, Codes –1 work order, 1 NOV, placarded unlawful, \$464.19 unpaid
- 18. 1321 Good Street** - Delinquent water \$4582.59 and off since 2013, Delinquent taxes N/A, Electric off, Gas off, Codes – 1 NOV, 1 No Show, 2 QoL, placarded unlawful, \$820 unpaid
- 19. 1323 Good Street** - Delinquent water \$3647.52 and off since 2013, Electric off, Gas off, Codes – never inspected, 7 QoL, 2 work orders, \$1120.63 unpaid
- 20. 38 S 10th Street** - Delinquent water \$8461.59 and off 2014, Delinquent 2013-14 City, County and School taxes \$2740.81, Electric on, Gas off, Codes – 2 NOV, 6 work order, 12 QoL, 1 No Show, inspection failed, \$3498.27 unpaid
- 21. 158 W. Greenwich Street** - Delinquent water \$0 and off since 2009, Electric off,
- 22. 156 Hudson Street** - Delinquent water \$1701.18 and off since 2005, Delinquent taxes 2013-14 City, County, School \$1134.68, Electric off, Codes – Fire no roof, 1 NOV, placard unlawful, 8 No Show, \$2400 unpaid
- 23. 1220 Hampden Blvd.** - Delinquent water \$1229.12 and off since 2014, Codes – never inspected, 6 QoL, Placarded, 2 work orders, \$355 unpaid

Public Comment

None.

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

Other Business

No other business was brought forward. The certification hearing will be held on the 3rd Thursday of October.

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

Respectfully submitted by Linda A. Kelleher CMC, Secretary