
Blighted Property Review Committee
Thursday, August 18, 2016
Determination Hearing
Meeting Report

Ms. Wolfe called the Determination Hearing to order at 6:10 pm. She announced that a quorum was present. She announced that Mr. Olsen and Mr. Luckey are absent as they have meetings that conflict with the hearing date.

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 defined 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: B. Twyman, M. Wolfe, N. Eyrich, W. Cinfici

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

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

Mr. Cinfici moved, seconded by Mr. Twyman, to approve the June minutes as distributed. The motion was approved unanimously.

PROPERTIES TO BE DE-CERTIFIED

None

PROPERTIES TO BE RELEASED

4. 1040 Weiser Street, Anthony Cosenza, 1040 Weiser St., Rdg., PA 19610, purchased August 2005.

Ms. Butler stated that the owner of 1040 Weiser St. has resolved the issues at the property; therefore, the property is released from the process. No board vote is required.

12. 1801 Alsace Rd., Barbara Stein, 1802 Tulpehocken Street, Room 285, Reading, 19610, purchased Nov 2000

Ms. Wolfe stated that BPRC Staff recommends that this property be tabled until the Spring Determination Hearing.

Mr. Eyrich moved, seconded by Mr. Cinfici, to table 1801 Alsace Road until the spring. The motion was approved unanimously.

DETERMINATION HEARING

Ms. Wolfe stated that Ms. Butler will conduct the 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.

11. 801 N 9th St., Reading Recreation Co., 50 N 5th St., Reading PA, 19601, purchased March 2015

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

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 on July 14, 2016.
- Delinquent water charges N/A
- Gas service N/A
- Electric service off.
- Delinquent Taxes \$83,437.19 – 2013-16
- Trades – numerous roof leaks, 70% of windows missing, brick needs repointing
- Codes – 4 NoV, 1 Work Order, Failed Inspection, Rehab in progress, 7 QoL snow, 1 QoL grass, \$307.50 unpaid
- Delinquent Trash and Recycling – no response

Mr. Shuman called the committee's attention to display boards showing his successful projects in the former outlet buildings, located between Oley and Windsor Streets and North 9th and North 8th Streets. The board also displayed a rendering of his plan for the rehabilitated former outlet building located at 9th and Windsor Streets. He stated that he is currently working to complete the former outlet building at 8th and Oley. The apartments opened earlier this year and his focus is now on the Nichols Street side of the building. A pediatrician practice will be taking a large amount of space on the ground floor. He stated that he has invested \$24M in this project, with no grants or loans from the City.

Mr. Shuman explained his work to date to begin the rehabilitation of the 9th and Windsor building. He stated that under the current plan, the building fronting North 9th Street will be

demolished and the building fronting Moss Street will be rehabilitated. He explained the steps required before actual rehabilitation starts on the project. He noted that this building was blighted when he purchased it a tax sale in 2007, it was blighted when it was owned by the band Think Loud and it was blighted when he recently repossessed the building from the band.

Mr. Shuman stated that he received a notice in July informing him that he has 30 days to rehabilitate the property, which prompted his conversations with the mayor and managing director about his predevelopment work and about the City's interest in taking ownership of the property. He expressed the belief that the City should assist with the development project rather than slow them down as is the current case.

Mr. Cinfici asked for a timeline for the completion of the Big Mill project (8th and Oley Sts.). Mr. Shuman predicted that the entire project will be finished by the end of 2017. He explained that obtaining private financing for the outlet building projects hinges on the completion and success of each development phase. He explained that after he successfully completed the site on the south side of Oley Street, private financing institutions were more willing to invest in the next project.

Mr. Eyrich questioned the overall timeline for 801 N. 9th Street. Mr. Shuman stated that if the City offices such as zoning, planning and building trades work with him cooperatively he may be able to start the project in approximately eight (8) months. He described the difficulties he had getting permits for the 8th and Oley project. He noted that it sometimes takes six (6) months or more to get permits from the City.

Public Comment

Evelyn Morrison stepped to the podium. Ms. Kelleher administered the oath to her.

Ms. Morrison questioned the name of the party Mr. Shuman sold the building to. Mr. Shuman stated that he sold the building to Think Loud.

Mr. Eyrich moved, seconded by Mr. Twyman, to table 801 N 9th Street until the October 20th certification hearing. The motion was approved unanimously.

Ms. Wolfe thanked Mr. Shuman for completing past projects and she commended him for being willing to take this project on.

9. 802 Joan Terrace, Susan Evans, 1360 Hammon Ave., Ephrata, PA, 17522, No deed date

Ms. Butler stated that the property owner is not present; however, representatives are present and they were provided with a property packet. Ms. Kelleher administered the oath to Juliette Rice and Robert Rice.

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 14, 2016
- Delinquent water charges N/A; Residential Water Service off
- Gas service off
- Electric service on
- Delinquent Taxes N/A
- Trades – N/A
- Codes – never inspected, black mold in basement, as per contractor “Gut job”
- Delinquent Trash and Recycling – no response

Ms. Rice stated that the property sustained damage during the 2014 hail storm and that renovations at the property have started.

Ms. Butler inquired if a rehab plan was supplied. Ms. Rice stated that the plan is being reviewed by the City. She stated that they first plan to address the mold and complete the roof repairs.

Ms. Wolfe inquired about the timeline for the rehabilitation of the property. Ms. Rice stated that the roof work should be completed by the end of September and that the siding, windows and garage door have been ordered.

Ms. Wolfe inquired about the date of the Certification Hearing. Ms. Kelleher stated that the hearing will be held on October 20th.

Public Comment

None.

Mr. Eyrich moved, seconded by Mr. Twyman, to table 802 Joan Terrace until the spring determination hearing. The motion was approved unanimously.

15. 833 Green Street, Deleon Rupert Moreno, 835 Green Street, Reading PA, purchased Aug 2015

Ms. Butler stated that the property owner is present and was provided with a property packet. She stated that Rolando Vasquez, of Integrity Construction, will be speaking for the property owners. Ms. Kelleher administered the oath to Mr. Vasquez.

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 14, 2016
- Delinquent water charges of \$844.14; Residential Water Service off.
- Gas service N/A
- Electric service on
- Delinquent Taxes \$226.06 2016 City County
- Trades – vacant, all windows and doors boarded, needs exterior repair and new roof
- Codes – Inspection scheduled 2/6/17, Placard unsafe 2014, 2nd floor missing, \$150 unpaid
- Delinquent Trash and Recycling – no response

Mr. Vasquez stated that his blueprints were just returned to him and he is waiting for the approved building permits. He stated that he intends to begin the work as soon as the permits are approved.

Ms. Wolfe inquired if a rehab plan was submitted. Mr. Vasquez stated that the property owners are willing to take that step but they were unaware that the step was available.

Mr. Eyrich expressed concern with the apparent structural issues at the property and Mr. Twyman inquired about the timeline for the repair work.

Mr. Vasquez stated that he believes he can complete the repairs within two (2) weeks of the permit approval.

Mr. Eyrich inquired if the building can be released if the determination step is approved. Ms. Kelleher stated that the building can be removed at any time during or after the certification process.

Mr. Cinfici inquired about the need to more properly shore up the front porch. Mr. Vasquez stated that he intends to complete the exterior work first.

Mr. Twyman asked Ms. Potts to comment on the condition of the property. Ms. Potts stated that she commends the property owners for their willingness to take on this rehab; however, she expressed the belief that the exterior cannot be repaired within two (2) weeks.

Mr. Vasquez stated that he plans to use a 2x8 to support the roof. He noted his commitment to the area, as he too resides in this block.

Public Comment

None.

Mr. Eyrich moved, seconded by Mr. Cinfici, to determine 833 Green Street as blighted. The motion was approved unanimously.

Consent Agenda

Ms. Butler asked if any of the following property owners are present. No one responded.

1. 421 N 2nd Street, Our City Reading, 4500 Perkiomen Ave, Reading PA 19606, Purchased Feb 2003
2. 356 McKnight Street, Rodney Hayes, 432 Schuylkill Ave, Reading, Purchased Dec 2001
3. 318 McKnight Street, Angel Nazario, 245 W. Oley St, Reading PA, purchased May 2016
5. 648 Tulpehocken Street, Charles and Gloria Cottoman, POB 854, Seaford, DE, 19973, purchased April 1995
6. 1500 Fairview Street, Michael & Jessica Lark, 737 N Lewis Rd., Royersford PA 19468, purchased Sept 2006
7. 1821 Perkiomen Ave, Dale & Davilyn Wentzel, 1821 Perkiomen Ave., PA 19606, purchased Sept 1985
8. 218 Carroll Street, Ibrahim Zok, 218 Carroll St, Reading PA, purchased Sept 2000
10. 1330 Greenwich Street, Donald Heckman, 55 Basket Rd., Reading PA, 19606, purchased Feb 1993
13. 752 Schuylkill Ave., Lorenzo Luis, 619 W 179th St., Apt 13, NY, NY 10033, No deed date provided
14. 319 McKnight Street, Flores Manuel, 837 McKnight Street, Reading, 19601, purchased Sept 1998
16. 2254 Northmont Blvd., Juan Lopez-Ramos, 7 Connecticut Ave, Stamford CT 6902 purchased Dec 2008
17. 130 S 12th Street, Moyo Ndodana, 1804 Pennland Ct., Lansdale PA 19446, purchased Mar 2015
18. 632 S 10th Street, Herbert Lee Morrison, 1040 Penn St Apt 112 Reading Pa 19602, purchased Oct 1991
19. 1825 Alsace Rd, Angelo & Patricia Promutico, 1825 Alsace Rd., Rdg., PA 19604, purchased Dec 1998

Ms. Butler stated that each of the following properties meet at least one (1) of the mandated blight criteria. All properties were mailed hearing notices on July 14, 2016 and/or posted on August 8, 2016.

1. 421 N 2nd Street – Delinquent taxes N/A; Delinquent water N/A; Water off; Electric off; Gas off; Trades – leaking roof. Broken windows. Exterior needs repair; Codes – 1 Work order, 3

NoV, Failed inspection, 2 QoL snow/ice, \$53.63 unpaid

2. 356 McKnight Street - Delinquent taxes \$2831.60 2013-16 City, County, School; Delinquent water \$5309.36; Water off; Electric Off; Gas Off; Trades – roof leaking, windows boarded up. Façade requires repair; Codes – 5 NoV, Never inspected, 12 QoL since 2011, \$25 unpaid

3. 318 McKnight Street – Delinquent taxes N/A; Delinquent water \$56.04, Water on; Electric off, Gas off; Trades – façade needs repair, windows broken; Codes – 1 Work order, Placard unlawful, 3 QoL indoor furniture outdoors, trash accumulation, Inspection on 8-17-16, 2 No Show

5. 648 Tulpehocken Street – Delinquent taxes \$2951.01 2013-16 City, County, School; Delinquent water \$3535.72, Water off; Electric off, Gas off, Trades – N/A; Codes – 1 NoV, Placard unlawful 2014, Never inspected, 3 No Show, 6 QoL weeds, 1 QoL ice, 2 QoL trash, \$1955 unpaid

6. 1500 Fairview Street – Delinquent taxes \$1492.31; Delinquent water \$3212.72; Water off; Electric off; Gas off, Trades – N/A; Codes – 3 Work orders, 1 NoV, Placard unlawful 2015, 9 QoL weeds, 2 QoL trash, 5 No Show, \$2726.97 unpaid

7. 1821 Perkiomen Ave – Delinquent taxes \$1492.32 2015-16 City, County, School; Delinquent water \$1415.40; Water off; Electric off; Gas N/A; Trades – front porch needs structural repair, loose bricks; Codes – 1 NoV, Never inspected, Unsecured, 2 QoL Trash, 2 QoL weeds

8. 218 Carroll Street – Delinquent taxes \$3482.71; Delinquent water \$2742.04; Water off, Electric on; Gas off; Trades – large horizontal crack in foundation, sidewalk needs repair

10. 1330 Greenwich Street – Delinquent Taxes \$3452.71 2015-16 City, County, School; Delinquent water \$2742.04; Water off; Electric on; Gas N/A; Trades – N/A; Codes – 1 Work Order, 5 NoV, Never inspected, 2 No Show, 6 QoL weeds, Citation hoarding, \$477.38 unpaid

13. 752 Schuylkill Ave. – Delinquent taxes \$4762.65 2013-16 City, County, School; Delinquent water \$7369.79; Water off; Electric off; Gas off; Trades – fire damaged, broken windows; Codes – 1 NoV, 2 Work Orders, Never inspected, 14 QoL trash, 7 QoL grass, 1 QoL unregistered vehicle, \$3307.20 unpaid

14. 319 McKnight Street – Delinquent taxes N/A; Delinquent water \$4286.95; Water off; Electric off, Gas N/A; Trades – front façade needs repair; Codes – 1 NoV, 2 No Show, 3 QoL weeds, Notice on window “uninhabitable due to mold”

16. 2254 Northmont Blvd. – Delinquent taxes N/A; Delinquent water \$982.93; Water off; Electric off, Gas off; Trades – N/A; Codes – 2 NoV, all inspection fees unpaid \$1070

17. 130 S 12th Street – Delinquent taxes \$1973.99; Delinquent water \$2135.67; Water off, Electric off; Gas off; Trades – façade and roof need repair, water damage due to faulty downspout and gutter

18. 632 S 10th Street – Delinquent taxes N/A; Delinquent water N/A; Water off; Electric off; Gas off; Trades – rear water damage, mold on stucco walls, broken side porch concrete; Codes – 2 NoV, Never inspected, 2 QoL trash, 1 QoL weeds

19. 1825 Alsace Rd – Delinquent taxes N/A; Delinquent water \$2242.72; Water off; Electric off; Gas N/A; Trades – N/A; Codes – 2 Work order, Inspection scheduled 10-12-16, 7 QoL weeds

Public Comment

None.

Mr. Eyrich moved, seconded by Mr. Cinfici, 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 Thursday, October 20th.

Mr. Cinfici moved, seconded by Mr. Twyman, to adjourn the hearing.

Respectfully submitted by Linda A. Kelleher CMC, Secretary