



BLIGHTED PROPERTY REVIEW COMMITTEE

**THURSDAY, MAY 20, 2010
CITY COUNCIL OFFICE
6:00 p.m.
AGENDA**

- I. Call to Order**
- II. Public Comment**
- III. Approval of the Agenda & April Minutes (attached)**
- VI. Report & Recommendation 2010 Blighted Properties**
- V. Update – Purchase of Blighted Properties at Tax Sale**
- V. Update on Agreement w/ RRA**
- VI. Discussion re Draft State Blighted Property legislation**
- VI. Update on Target Properties**
 - A. 2009 Certification List – update on eminent domain process from Redevelopment Authority**
 - 1. 317 Schuylkill Avenue – progress report**
 - 2. 157 North Front Street – progress report**
 - 3. 210 North Front Street - progress report**
 - 4. 228 North 2nd Street – progress report**

5. **127 North 2nd Street** - progress report
6. **212 South 8th Street (Penn Optical Bldg)** - owned by 212 South Eighth Street Ltd, Isaac Teitelbaum, President, Brooklyn NY
7. **118 West Elm Street** (Steven Roberson) – demolition scheduled
8. **343 McKnight Street** (Buy We Will, LLC)
9. **360 McKnight Street** (Sheila Perez)
10. **127 Walnut Street** (Sandra I. Greer)
11. **628 North Front Street** (Franklin Heredia) – demolition scheduled
12. **328 Pear Street** (Stephen Petteway) – demolition scheduled
13. **317 Schuylkill Avenue** (Napoleon Scott Stephany)

B. Under Appeal to the Building and Fire Appeals Board

1. **153 Walnut Street** – under appeal to Building & Fire Appeals Bd

VII. Follow Up List

2. **Follow-up w/ Opportunity House on 124 North 4th Street** – D. Wright
3. **Disposition of 620 North Front Street** – Ms. Mayfield and Mr. Franco
4. **113 N 3rd Street** – OCR Interest in obtaining?

VIII. 2010 Target List (see attached spreadsheet)

IX. Committee Reports

1. **Codes**
2. **Education**
3. **Research**
4. **Grants**

X. Other Matters

XI. Adjourn

Blighted Property Review Committee

Thursday, April 15, 2010

Meeting Report

Committee Members Attending: A. Grant, M. Candelario, D. Luckey, D. Reed

Others Attending: L. Kelleher, M. Mayfield, K. Pick, S. Haver

Mr. Luckey stated that Mr. Olsen, due to work commitment, was unable to attend the meeting. Mr. Luckey called the meeting to order at 6:07 p.m.

Public Comment

Mr. Luckey opened the floor for public comment and inquired if anyone present wished to make remarks to the committee. As no one came forward, the comment period was closed.

Agenda and Minutes

Mr. Luckey asked the members present to consider the agenda for this meeting and the minutes from the March Meeting.

Mr. Grant moved, seconded by Ms. Reed, to approve the agenda and the minutes from the March meeting. The motion was approved unanimously.

Codes Assistance in Target Property Inspection

Ms. Kelleher stated that last Friday, she, Mr. Olsen, Mr. Hottenstein, Chief Heim, Mr. Wright and Mr. Robinson met to discuss the need for Codes to assist Building Inspector Steve Franco with property inspections. Ms. Kelleher stated the Administration was receptive to the request as they recognized the difficulty Mr. Franco would have individually inspecting and following up on the 48 properties selected by the BPRC. She stated that the BPRC process is already two (2) months behind last year's schedule. Last year the BPRC only handled approximately 14 properties. The more aggressive approach for 2010, along with other issues in the Trades Office, has created a backlog. Ms. Kelleher stated that Chief Heim agreed that as Codes inspectors are assigned to districts across the City that they would not have difficulty inspecting the BPRC properties as the BPRC inspections are not as intense as regular property maintenance inspections. Mr. Franco or Mr. Dunkle can be called in to review potential structural issues.

Mr. Haver reported that demolition contracts have been executed for three (3) properties that went through the BPRC 2009 cycle. Mr. Luckey noted the need for the RRA to explore eminent domain proceedings using the money allocated in the CDBG Budget.

Redevelopment Authority Agreement

Ms. Mayfield and Mr. Haver reported that revisions to the draft agreement between the RRA and the CD Department were recently submitted to Mr. Mooney, Solicitor to the RRA. Mr. Haver stated that the original document was too heavily slanted to favor the RRA.

Mr. Haver reported that the York Redevelopment Authority actively markets properties on the blighted list, before eminent domain. He stated that York lists all blighted properties on the website.

There was discussion on tagging blighted properties to up the ante on blighted property owners. Also discussed was creating a wall of shame, similar to that used in Allentown.

Mr. Grant noted the need to strike a balance between rehabilitation and demolition. The need to de-densify Reading was discussed. The committee also discussed the Penn Street properties listed on the 2010 Target List and the need to rehabilitate them up to HARB standards. Mr. Haver and Ms. Kelleher noted the availability of the facade program to assist with property improvement and the availability of tax credits.

Tax Sale

Mr. Pick stated that the Repository Sale occurs annually in February. He explained that properties on the Repository Sale list can also be purchased via private sale; however, the liens on these properties are not removed when sold via private sale. Ms. Kelleher added that liens can be removed through quiet sale proceedings. Mr. Pick stated that he believes the County is willing to hold a second Repository Sale in either August or September. He stated that he will report further at the May meeting.

2009 Certified Blighted Properties

Mr. Haver reported that 628 North Front St., 118 West Elm Street, and 328 Pear Street are under contract for demolition. The demolition contract was recently executed.

Ms. Kelleher reported that the owner of 157 North Front Street and 343 McKnight Street stopped in to notify the Committee that the properties were rehabilitated. The property owner was directed to speak with the Building Inspector.

The reuse of 124 North 4th Street was discussed. Green space is suggested after demolition.

2010 Target List

Mr. Bealer noted the need to demolish the half burned building on Tulpehocken Street. Ms. Mayfield promised to speak with the Solicitor and the Building Inspector.

Mr. Candelario reported that 300, 304 and 306 North Front Street are currently being rehabilitated. He stated that the owner is seeking financing to assist.

Mr. Luckey recalled that the RRA is interested in acquiring the property in the 200 block of North 4th Street. There was discussion on the reuse of the parcel if the property is demolished.

Ms. Mayfield reported that she was recently in court with the owner of 227 North Front Street for code violations.

The reuse of 217 North 2nd Street was discussed. Ms. Mayfield said she would speak with the Reading School District's Solicitor to find out if the District would like to acquire the property after demolition.

Ms. Mayfield reported that the Risk and Safety Division is concerned about sending a City employee into 530-532 Penn Street due to the asbestos issues. After some discussion on the need to determine the stability and condition of this property, Mr. Luckey offered to send his contractor in to perform the inspection. The cost can be covered with the funds allocated to the BPRC.

Ms. Mayfield suggested adding 334 Chestnut Street to the 2010 Target list. She and Mr. Bealer described the deteriorated condition of the building. Ms. Kelleher was asked to mail a pre-emptive strike letter to the property owner.

New Business

Ms. Mayfield called the committee's attention to Senate Bill 900 and the draft Blighted Property Registration legislation recently under consideration by the State legislators. The committee suggested drafting a letter encouraging enactment. Ms. Mayfield suggested reviewing and discussing the legislation first.

Mr. Grant described his conversation with Mr. Brantley and Mr. Urfer from the Conservancy regarding a Black Gate program. With this program a black facade is

installed to hide blighted properties. Ms. Mayfield expressed concern with ownership issues. The pros and cons were discussed.

Mr. Grant also noted the need for the City to enforce the ordinance regarding boarded up properties. Ms. Kelleher and Ms. Mayfield stated that this ordinance is located in the Health and Safety chapter of the codified ordinance book.

The group next discussed the need for Vacant Property Registration. Ms. Kelleher stated that the annual registration fee would support the BPRC activities.

Mr. Candelario questioned using DID ambassadors as contractors to assist in cleaning up the Target area. Ms. Mayfield and Ms. Kelleher cautioned that this would require the City to pay for the service as CDBG funds cannot be used for maintenance activities.

Ms. Mayfield explained the lien process.

As no further business was brought forward, Mr. Candelario moved, seconded by Mr. Grant, to adjourn the meeting at approximately 7:50 p.m.

Respectfully submitted by Linda A. Kelleher CMC, City Clerk

REQUIRED FOLLOW-UP

1. Follow-up from Redevelopment Authority re eminent domain
 - a. 317 Schuylkill Avenue
 - b. 157 Walnut Street
 - c. 210 North Front Street
 - d. 228 North 2nd Street
 - e. 127 North 2nd Street
 - f. 153 Walnut Street – under appeal to Building & Fire Appeals Bd
 - g. 212 South 8th Street (Penn Optical Bldg) - owned by 212 South Eighth Street Ltd, Isaac Teitelbaum, President, Brooklyn NY
 - h. 360 McKnight Street (Sheila Perez)
 - i. 127 Walnut Street (Sandra I. Greer)
 - j. 317 Schuylkill Avenue (Napoleon Scott Stephany)
2. Purchase properties from repository sale list
 - a. 628 North Front Street (Franklin Heredia)
 - b. 328 Pear Street (Stephen Pettaway)
 - c. 118 West Elm Street (Steven Roberson)
3. Completion of agreement between RRA and CD Office re reimbursement of

eminent domain costs – M. Mayfield & S. Haver

4. Reestablishment of De-conversion Incentive Program
5. Follow-up w/ Opportunity House transfer of 124 North 4th Street to City or RRA - D. Wright & A. Mukerji
6. Follow-up w/ OCR re their interest in obtaining 116 N 3rd Street – D. Wright & S. Haver
7. Work w/ County Tax Claim Bureau to purchase properties via private sale – M. Mayfield & S. Haver
8. Implementation of Codes assistance with inspections of the target properties – Awaiting Response
9. Review and discussion re State blighted property legislation – M. Mayfield
10. Follow-up from Building Inspector re the condition and status of the following properties:

Address	Owner
243 N 4th St	Lobos Four LLC aka Ben Epstein
104 N 4th St	Three Brothers Corp
124 N 4th St	Opportunity House
207 N 4th St	Vic Properties Victoria Hernandez
213 N 4th	Lobos Nine LLC aka Ben Epstein
300 N 4th St	Yanio Garcia
306 N 4th St	Yanio Garcia
200 N 4th St	Diversified Investment Properties Gary Wegman
227 N Front St	Wendy Rosado
217 N 2nd St	Ventura Octavio R Lopez
363 N 2nd St	Martin Jermaine
200 N Front St	OCR
257 N 3rd St	Joyce & McCrea Boykins
235 N 3rd St	Migual Martinez
213 N 4th St	Lobos Nine LLC

827 N 5th St	Ben Epstein Bayview Financial Holdings LP
116 N 3rd St	David Quint Carlos Cordona
146 Elm St	Aladdin Bonilla
530-532 Penn St	Phyllis Knoblauch
116 S 6th St	Angela Brazzle
123 S 6th St	Antione Kelly
125 S 6th St	Ester & Gary Gebhard
534 Walnut St	David Hafner
158 W Green St	Amin Farouk Ghorah
506 N 12th St	DBC LLC Bruce Becker
1237 Buttonwood St	Harry Stouffer
1158 Buttonwood St	Dwight Amole Rose Torres
645 Locust St	Michael Gregory
647 Locust St	Michael Gregory
305 Locust St	Pagan Mireya
161 Clymer St	J&B Investment Robert & Jill Savory
476 Schuylkill Ave	Will Gernert
525 Lancaster Ave	525 Lancaster Ave Partners aka Andrew Hicks
922 Penn St	Richard Camelio
924 Penn St	531 South 14th St LLC Angelo Amendolia

930 Penn St	531 South 14th St LLC Angelo Amendolia
932 Penn St	531 South 14th St LLC Angelo Amendolia
644 N Front St	Walter Barerra
516 Franklin St	Francisco Mercado
522 Franklin St	Enterprize TNT Inc Theodore Graul
526 Franklin St	Milton Brendle
531 Franklin St	Evelyn Ramirez
530 Franklin St	Liddy Toribio
532 Franklin St	Xavier Mendoza
538 Franklin St	Crespo Reality Inc David Crespo
334 Chestnut St	Allison Little

Address	Owner	Owner address	Pre-Emin	GVC	Tax Delinq	Water	Trash/Recyc	Leins
243 N 4th St	Lobos Four LLC aka Ben Epstein	145S E 15th Brooklyn NY 11230	Yes	Yes	School 1506.09 City 4248.86	Current	N/A	
104 N 4th St	Three Brothers Corp Pedro Acosta	4614 5th Ave #3Fl Brooklyn NY 11220 5629 Remsen Pl Apt3 Flushing NY 11378	Yes	Yes	School Current City 209.04	Current	Recyc 67.02	
124 N 4th St	Opportunity House							
207 N 4th St	Vic Properties Victoria Hernandez	179 Huron St Apt 1R Brooklyn NY 11220	Yes	Yes	School current City 603.33		44.1 Recyc Current	
213 N 4th	Lobos Nine LLC aka Ben Epstein	145 SE 15th St Brooklyn 11230	Yes	Yes	School current City 281.49	Current	Recyc \$134.05	
300 N 4th St	Yanio Garcia	2228 Raymond Ave Reading 19605	Yes	Yes	School 546.80 City 1103.04	\$361.44	Recyc 268.09	
306 N 4th St	Yanio Garcia	2228 Raymond Ave Reading 19605	Yes	Yes	School 383.85 City 774.31	386.39	N/A	
200 N 4th St	Diversified Investment Properties Gary Wegman	1900 Holly Rd Rdg 19606	Yes	Yes	School Current City Current	Current	N/A	
227 N Front St	Wendy Rosado	1546 Perkiomen Ave 514 W 211th St Apt2A New York NY 10034	Yes	No	School current City 203.74		114.11 Recyc Current	
217 N 2nd St	Ventura Octavio R Lopez	622 Pine St Reading 19602	Yes	Yes	School Current City 618.80	Current	Recyc Current	
363 N 2nd St	Martin Jermaine	622 Pine St Reading 19602	Yes	Yes	School 558.45 City 3087.60	859.68	Recyc 600.15	
200 N Front St 257 N 3rd St	OCR Joyce & McCrea	628 Spruce St	Yes	Yes	School Current	Current	N/A	

235 N 3rd St	Boykins Migual Martinez	405 S 7th St Reading 19602	Yes	Yes	City 510.05 School Current	1488.71	recyc 134.04
213 N 4th St	Lobos Nine LLC Ben Epstein	1455 E 15th St Brooklyn NY 11230	Yes	No	City 356.33 School Current	Shut Off	Recyc 134.05
827 N 5th St	Bayview Financial Holdings LP David Quint	4425 Ponce de Leon Blvd Coral Gables FL 33146	Yes	No	City Current School Current	1866.67	Recyc 402.14
116 N 3rd St	Carlos Cordona	8707 35th Ave #18 Jackson Heights NY 11372	Yes	No	City Current School 722.43	1005.21	Recyc 536.18
146 Elm St	Aladdin Bonilla	146 Elm	Yes	No	City 1653.03 School 315.04	687.98	Recyc 372.66
530-532 Penn St	Phyllis Knoblauch	619 Walnut St Reading 19601	Yes	No	City Current School Current	Current	N/A
116 S 6th St	Angela Brazzle	2206 Upper Gap Rd Coatsville PA 19320	Yes	No	City 627.80 School Current	2873.05	Recyc 201.06
123 S 6th St	Antione Kelly	1743 Reading Blvd	Yes	No	City 465.86 School Current	Current	Recyc Current Trash Current
125 S 6th St	Ester & Gary Gebhard	WyomissionG PA 19610 521 N Funk Rd Boyertown PA 19512	Yes	No	City 4522.11 School 861.85	144.39	N/A
534 Walnut St	David Hafner	2730 NE 6th Ln Wilton Manors FL 33334	Yes	No	City 378.66 School Current	44.1	Recyc Current
158 W Green St	Amin Farouk Ghorah	216 Holiday Lane Blandon PA 19510	Yes	Yes	City 1291.76 School 325.91	821.56	Recyc Current
506 N 12th St	DBC LLC Bruce Becker	1200 N 11th Street Reading PA 19604	Yes	Yes	City 459.88 School Current	Current	Recyc Current
1237 Buttonwood St	Harry Stouffer	PO Box 70	Yes	Yes	School Current	9758.28	N/A

1158 Buttonwood St	Dwight Amole Rose Torres	Cressona PA 17929 930 Centre Ave Reading PA 19601	Yes	No	City 228.68 School 1133.44 City 5852.62	Shut Off 702.43	N/A
645 Locust St	Michael Gregory	609 Madison Ave Reading PA 19601	Yes	Yes	School Current City 934.81	89.4	Recyc Current
647 Locust St	Michael Gregory	609 Madison Ave Reading PA 19601 706 E 166th St Apt 5H Bronz NY 10456	Yes	Yes	School 220 City 1406.18	89.46	Recyc Current
305 Locust St	Pagan Mireya	5H Bronz NY 10456	Yes	Yes	School 651.82 City Current	46.2	Recyc 415.32
161 Clymer St	J&B Investment Robert & Jill Savory	PO Box 553 Douglassville PA 19518	Yes	No	School 3318.82 City 9684.24	1211.87	N/A
476 Schuylkill Ave	Will Gernert	100 DeWald Rd Reading PA 19606 150 E Pennsylvania Ave	Yes		School Current City Current	Shut Off Current	Recyc Current
525 Lancaster Ave	525 Lancaster Ave Partners aka Andrew Hicks	Downingtown PA 19335	Yes	Yes	School 18118.67 City 24551.67	37520.79	N/A
922 Penn St	Richard Camelio	PO Box 8108 Reading PA 19603	Yes	No	School 561.29 City 1503.96	2499.63	Recyc 67.02
924 Penn St	531 South 14th St LLC Angelo Amendolia	820 Nichols St Reading PA 19604-06	Yes	No	School 590.26 City 1190.70	1393.5	Recyc 336.15
930 Penn St	531 South 14th St LLC Angelo Amendolia	820 Nichols St Reading PA 19604-06	Yes	No	School 800.28 City 2215.18	274.81	Recyc 134.05
932 Penn St	531 South 14th St LLC Angelo Amendolia	820 Nichols St Reading PA 19604-06	Yes	No	School 843.74 City 2788.75	197.36	Recyc 201.07
644 N Front St	Walter Barerra	3020 Curtis Rd Sinking Spring PA 19608	Yes	Yes	School 461.70 City 304.60	404.02	Recyc 273.66
516 Franklin St	Francisco Mercado	351 Broad St	Yes	Yes	School Current	Shut Off 187.35	Recyc

		Apt816B Newark NJ 07104				City 1105.11		Current
522 Franklin St	Enterprize TNT Inc	282 Woodside Dr	Yes	Yes	School Current	Current		Recyc Current
	Theodore Graul	Boyertown PA 19512			City 403.74			Trash Current
526 Franklin St	Milton Brendle	170 N Bingaman St Reading PA 19606	Yes	Yes	School Current City 665.74	Current		Recyc Current
531 Franklin St	Evelyn Ramirez	531 Franklin St Reading PA 19601`	Yes	Yes	School Current City 665.74	Current		Recyc Current
530 Franklin St	Liddy Toribio	530 Franklin St Reading PA 19601	Yes	Yes	School Current City 474.22	670.27		Recyc 804.27
532 Franklin St	Xavier Mendoza	813 N 11th St Reading PA 19604	Yes	Yes	School Current City 2241.57	1718.94		Recyc 804.27
538 Franklin St	Crespo Reality Inc David Crespo	5918 57th St Maspeth NY 11378	Yes	Yes	School Current City 272.35	Current		N/A
334 Chestnut St	Allison Little	330 Pine St Reading 19601	Yes	No	School 173.82 City 907.41	1115.23		Recyc 379.26
318 N 6th St	Eramildes Gonzalez	245 Azalea Dr New Milford NJ 07646	Yes	Yes	School Current City 397.97	241.33		268.09
1459 Fairview St	Scott Kilpatrick	1455 Fairview St	Yes	No	School 646.38 City 447.56	379.22		Recyc 67.02
942 N 12th St	Gary & Edeana Gans	762 N 12th St 19604	Yes	No	School 604.74 City 2794.65	805.07		Recyc 267.06

Wednesday, March 10, 2010

Good Afternoon,

Daniel Robinson and I took a tour of 124 North 4th Street today with Modesto Fiume. The structure is in poor shape and deteriorating rapidly. Although there is much potential for this building and it's proximity to the Penn corridor is enticing (this was the main reason why the Opportunity House initially acquired the building) the cost of rehabilitating it may exceed \$1.5 - \$2 million.

Community Development's question to the committee is what was/is the designed end-use for this structure? Was it to be demolished right away (at a cost of at *least* \$65-\$70,000.00, consuming a decent allocation of funding)? Was it to be rehabilitated (not a realistic approach at present time considering the capital that would have to be injected)?

Mr. Fiume currently owns this property – we would (CD, RRA, BPRC?) like to start negotiations in the very near future to acquire this property if we have a defined end use. My thought is that we should give serious consideration to an emergency demolition waiver and work through the City's Chief Building Inspector, Mr. Franco, on this front. Condemning this structure as a public hazard wouldn't be a challenge at all. Any response and feedback to me or Dan Robinson would be appreciated.

Thank you all for your time,
Dan Wright

Daniel Z. Wright
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-----Original Message-----

From: Wayne Jonas Bealer [<mailto:contempfan@gmail.com>]

Sent: Monday, October 26, 2009 10:04 PM

To: Linda A. Kelleher; Andrew W. Miller

Cc: lolsen@odgarchitects.com; lphillips@odgarchitects.com; cnett@odgarchitects.com

Subject: Re: October 27, 2009 City Planning Commission agenda

Good Morning Linda and Lee,

Sorry this has taken so long to get to you. As you see I'm working on this Monday night at 9:30 p.m. Hectic Days lately. Anyway, here is everything you ever wanted to know (I think) about the BPRC process and the Planning Commission.

According to Pennsylvania Statute and our Establishing Ordinance (Paragraph 1-547 "Reuse of Acquired Property"):

"Acquisition and disposition of blighted property shall not require preparation, adoption or approval of a redevelopment area plan or redevelopment proposal, but at least thirty days prior to acquisition of any property, the Redevelopment Authority (sic) shall transmit identification of the property to the Planning Commission and shall request a recommendation as to the appropriate reuse of the property. The Redevelopment Authority shall not acquire the property where the Planning Commission certifies that disposition for residential or related use would not be in accord with the Comprehensive Plan of the City of Reading."

As the solicitor for the Allentown Redevelopment Authority stated at our conference call, the determination is based upon zoning and the Comprehensive Plan. The statement for reuse is usually pretty general: commercial, industrial or residential reuse. I will add some more details for background for the Commission, although their statement of reuse does not have to have all of the details.

The Planning Commission, however, would probably like to know some of the idea we have for the properties, as well as have a discussion on the Penn Optical Building. Linda and Lee, you will probably be there just to give some background to the process and history on the properties. At the last meeting I had already distributed copies of the property sheets. If Linda could make another set for the members, that could be very helpful — no powerpoint needed.

The Properties:

- 212 South 8th Street: there may be a discussion if this building should be demolished and then the zoning map updated to show this property as R-3 like the surrounding area if there is any thought towards new apartments. Otherwise,

should the building be demolished to make way for light manufacturing or other commercial venture like an Auto Body shop (there is one on the corner of Bingaman and 8th that might be looking for more space, for example).

- 118 W Elm Street: This building is scheduled for demolition. I have already submitted a plan for using this lot and the neighboring lots, once they are acquired, for the use of a parking lot for Funeral Home at the corner of W. Elm and Front St. I believe 116 W Elm will make it to the list for demolition in 2010. This would be a change from residential to commercial in this case. There will be a question from Fritz about how the properties are handled and dispersed. If Linda could give some background about the agreement that is being hammered out between Community Development and the Redevelopment Authority, this could be very helpful.
- 343 McKnight Street: This property is slowly making its way to the demolition list. Since this property has a \$10,000 water bill, it probably won't be rehabbed by the people who are taking care of 157 Front Street. I would recommend demolition and splitting the property between the neighboring owners (its a 15 ft. wide lot). This would be a residential reuse as green space.
- 157 N Front Street: The original intention was to combine this with 155 N Front Street and sell the two lots to Habitat for Humanity. Since the one couple has come forward with the intention to rehab, this idea has been put to rest. Either way this would be a residential reuse and considering the square footage this would become an apartment building again.
- 360 McKnight Street: This building is in pretty good shape. This would be a residential reuse, single-family residence, by rehab.
- 210 N Front Street: This one might be coming off the list. This would be a residential reuse, anyway. The question will be if it will become a single-family residence as Mr. Amado testified, or will it become an apartment building again. It would be a pretty big single-family home for that neighborhood (although I don't believe it is bigger than my house).
- 228 N 2nd Street: Since Celia Garcia is moving back to Puerto Rico, it looks like NHS might take control of this building. Although the background story is a little fishy. Anyway, this is a residential reuse, single-family residence, by rehab.
- 127 Walnut Street: I'm not sure of the condition of this building. Steve Franco hasn't mentioned demolition, so I assume this will be a rehab into an apartment building.
- 153 Walnut Street: Mr. Heckman's building. Although he is rehabbing into an apartment building, it would be nice to see this returned to a single-family home and combined with 155 Walnut Street, which was demolished this past year. Either way, this is a residential reuse by rehab.
- 628 N Front Street: This building will be demolished. The plan is to combine it with 626 N Front Street and the city will turn it over to the Lutheran Church (Ms. Wolfe's) on the corner of Greenwich and N Front Streets. This would be a change of residential to recreational space: I'm not sure what category this would be according to Zoning.

- 328 Pear Street: This will be demolished. The recommendation would be to split the property between the neighbors. This would be a residential reuse as green space.

I will drop off some photos and materials from the hearings with Andrew tomorrow.

Thanks,
Wayne