

PROPERTY SUMMARY SHEET
MARCH 17 & MAY 19, 2022
DETERMINATION & CERTIFICATION HEARING

27. 152 Elm St, McKnight's Café Inc., owner, 152 Elm St Reading PA, Purchased March 1999

I, Linda A. Kelleher, am employed by the City of Reading in its City Council Office and in my capacity as an employee of and custodian of records for the City of Reading, after reviewing the affidavits submitted for this property, find that the following conditions exist:

	Determination	Certification
Notice Mailed First Class to Property Owner on	<u>2/16/28</u>	_____
Notice Posted on Subject Property on	<u>N/A</u>	_____

	Determination	Certification
Delinquent Water	Amount: <u>\$6893⁰³</u> Status <u>OK</u>	Amount: _____ Status _____
Delinquent Taxes	Amount: <u>21860²⁵</u> <u>2015-21 CTS</u>	Amount: _____
Electric Utility Status:	_____ <u>Council</u>	_____
Gas Utility Status:	_____ <u>School</u>	_____

Delinquent Trash/Recycling Amount: _____ Amount: _____

Liens Amount: _____ Amount: _____

Condition of Property Trades Determination: _____

Condition of Property Trades Certification: _____

Condition of Property Codes Determination: 2 Nov Failed Inspection 12/2018 \$6565
unpaid 700 Trash 1000 Fee

Condition of Property Codes Certification: _____

**Blighted Property Review Committee
Determination Hearing**

March 17th, 2022 at 6:00 p.m.

City Hall, Council Chambers

McKnights Café Inc
152 Elm St
Reading PA, 19601

815 Washington Street

In the matter of:

152 Elm St

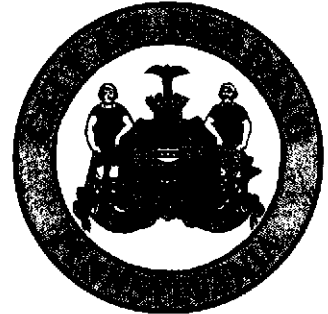
McKnights Café Inc owner(s)

The above-listed property was found to meet one or more of the conditions of blight identified in the City of Reading Codified Ordinance Chapter 5, Part 6, Section 108.1.3.1 as specified in the enclosed violation notice. You are hereby ordered as of February 15th, 2022 to abate any conditions that would qualify the property for blight prior to the hearing.

As per Codified Ordinance Chapter 1, Section 1-545, if the above-listed property is certified as blighted, the City of Reading Redevelopment Authority has the right to take possession, control, or title to the property via eminent domain proceedings, etc., if the conditions are not abated.

Persons affected may appear at the hearing to show cause why this action should be stayed, modified, or rescinded.

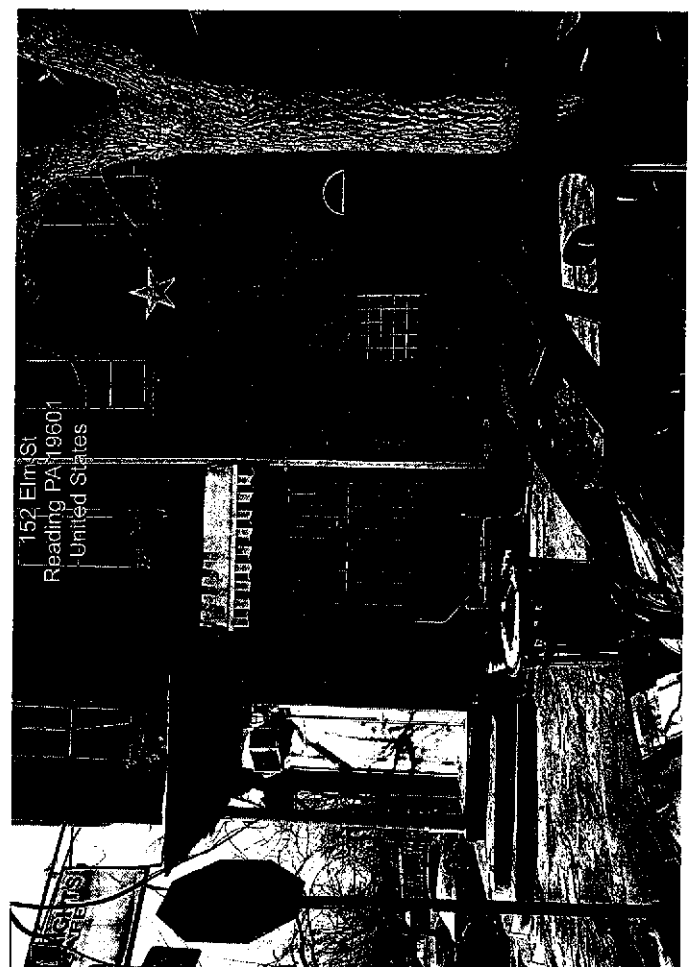
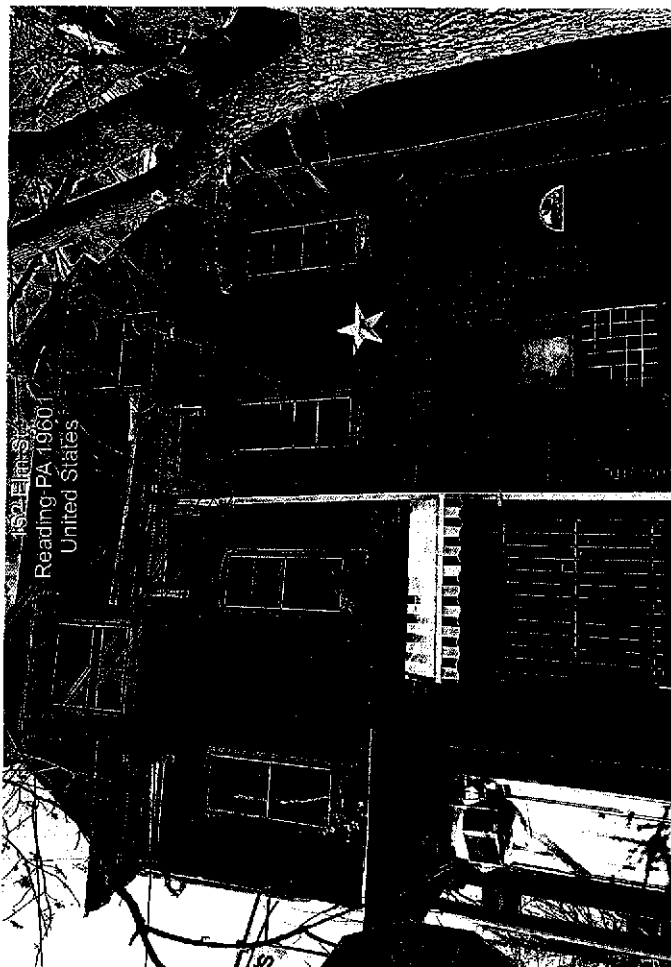
*For additional information or to register
for the hearing, call the
Property Maintenance Office at
610.655.6311 or email
Heather.Scheuring@readingpa.gov*




Heminton Urena, Chair


Linda Kelleher, Secretary

- ☐ Any premise which because of physical condition or use is regarded as a public nuisance at common law, or has been declared a public nuisance in accordance with the local housing, building, plumbing, fire and related codes.
- ☐ Any premise which because of physical condition, use or occupancy is considered an attractive nuisance to children, including but not limited to abandoned wells, shafts, basements, excavations, and unsafe fences or structures.
- ☐ Any dwelling which because of its dilapidated, unsanitary, unsafe, vermin-infested state or because of its lacking in the facilities and equipment required by the housing or building codes of the municipality, has been designated by the department responsible for enforcement of the code as unfit for human habitation.
- ☐ Any structure which is a fire hazard, or is otherwise dangerous to the safety of persons or property.
- ☐ Any structure, from which utilities, plumbing, heating, sewerage or other facilities have been disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.
- ☐ Any vacant or unimproved lot or parcel of ground in a predominantly built-up-neighborhood, which by reason or neglect or lack of maintenance has become a place for accumulation of trash and debris, or a haven for rodents or other vermin.
- ☐ Any unoccupied property which has been tax delinquent for a period of two years prior to the effective date of this act, and those in the future having a two year tax delinquency.
- ☐ Any property which is vacant but not tax delinquent, which has not been rehabilitated within one year of the receipt of notice to rehabilitate from the appropriate code enforcement agency.
- ☐ A property which has defective or unusual conditions of title or no known owners.
- ☐ A property which has environmentally hazardous conditions, solid waste pollution or contamination in a building or on the land which poses a direct immediate threat to health, safety and welfare of the community.
- ☐ Any abandoned property. A property shall be considered abandoned if:
- it is vacant or unimproved lot or parcel of ground on which a municipal lien for the cost of demolition of any structure located on the property remains unpaid for a period of six months
 - it is a vacant property or vacant or unimproved lot or parcel on which the total of municipal liens on the property for tax or any other type of claim of the municipality are in excess of 150% of the fair market value of the property as established by any body with legal authority to determine the taxable value of the property; or
 - the property has been declared abandoned by the owner, including an estate that is in possession of the property.
- ☐ A property having three or more of the following characteristics:
- has unsafe or hazardous conditions that do not meet current use, occupancy or fire codes;
 - has unsafe external and internal access ways;
 - is being served by an unsafe public street or right-of-way;
 - violates the property maintenance code and is in immediate threat to public health and safety;
 - is vacant;
 - is located in a redevelopment area with a density of at least 1,000 people per square mile or a redevelopment area with more than 90% of the units of property being nonresidential or a municipality with a density of at least 2,500 people per square mile.



Determination Hearing

March 17th, 2022

SWORN AFFIDAVIT

152 Elm St

Owned By: McKnights Café Inc
152 Elm St
Reading, PA 19601

State of Pennsylvania

County of Berks

I Juana Santos am employed by the Reading Area Water Authority and in my capacity as an employee of and custodian of records for the Reading Water Authority the following information regarding water service for 152 Elm St is true and correct to the best of my knowledge:

Water service status:

ON

Delinquent Water Amount:

6893.63

Date of Last Water Service:

N/A

Trash/Recycling Delinquent Amount:

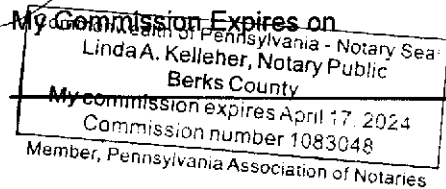
Sworn to and subscribed before me this 15 day of March, 2022 by _____ (Name), who personally appeared before me, is personally known to me and did take an oath.

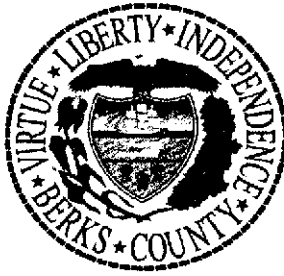
Signature of Affiant:

Juana Santos

Notary Public:

[Signature]





COUNTY OF BERKS, PENNSYLVANIA

Tax Claim Bureau

Services Center, 2nd Floor
633 Court Street
Reading, PA 19601

Phone: 610.478.6625
Fax: 610.478.6644
E-mail: taxclaim@countyofberks.com

Christian Y. Leinbach, Commissioner Chair
Kevin S. Barnhardt, Vice Chair
Michael S. Rivera, Commissioner

NICOLE E. BLANDING, Tax Claim Director

Owner: MCKNIGHTS CAFE INC
152 ELM ST
READING, PA 19601
Location: 152 ELM ST

PIN: 06530773611864
District: CITY OF READING - 06
School District: READING
Description: COMMERCIAL BUILDING

A.V.
66,000
Deed Book / Page
3046 / 0920

STATEMENT OF ACCOUNT

Tax Year 2015 (Regular)

MCKNIGHTS CAFE INC

	Face	Penalty	Interest	Cost	Total	Paid/Refund	Reductions	Balance 3rd P.
County	319.14	0.00	0.00	83.10	402.24	86.14	0.00	316.10
District	679.13	0.00	0.00	0.00	679.13	6.48	0.00	672.65
School	753.64	0.00	0.00	0.00	753.64	7.19	0.00	746.45
Total 2015 Taxes Due:								1,735.20

Docket Year / Num: 2016 / 06648

Tax Year 2016 (Regular)

MCKNIGHTS CAFE INC

County	486.55	48.66	0.00	844.70	1,379.91	0.00	0.00	1,379.91
District	1,167.47	116.75	0.00	0.00	1,284.22	0.00	0.00	1,284.22
School	1,183.38	118.34	0.00	0.00	1,301.72	0.00	0.00	1,301.72
Total 2016 Taxes Due:								3,965.85

Docket Year / Num: 2017 / 06764

Tax Year 2017 (Regular)

MCKNIGHTS CAFE INC

County	486.55	48.66	0.00	363.42	898.63	0.00	0.00	898.63
District	1,167.47	116.75	0.00	0.00	1,284.22	0.00	0.00	1,284.22
School	1,183.38	118.34	0.00	0.00	1,301.72	0.00	0.00	1,301.72
Total 2017 Taxes Due:								3,484.57

Docket Year / Num: 2018 / 05453

Tax Year 2018 (Regular)

MCKNIGHTS CAFE INC

County	505.36	50.54	0.00	30.00	585.90	0.00	0.00	585.90
District	1,167.47	116.75	0.00	0.00	1,284.22	0.00	0.00	1,284.22
School	1,183.38	118.34	0.00	0.00	1,301.72	0.00	0.00	1,301.72
Total 2018 Taxes Due:								3,171.84

Tax Year 2019 (Regular)

MCKNIGHTS CAFE INC

County	505.36	50.54	0.00	30.00	585.90	0.00	0.00	585.90
District	1,167.47	116.75	0.00	0.00	1,284.22	0.00	0.00	1,284.22
School	1,183.38	118.34	0.00	0.00	1,301.72	0.00	0.00	1,301.72
Total 2019 Taxes Due:								3,171.84

Tax Year 2020 (Regular)

MCKNIGHTS CAFE INC

County	505.36	50.54	0.00	30.00	585.90	0.00	0.00	585.90
District	1,167.47	116.75	0.00	0.00	1,284.22	0.00	0.00	1,284.22
School	1,183.38	59.17	0.00	0.00	1,242.55	0.00	0.00	1,242.55
Total 2020 Taxes Due:								3,112.67

Tax Year 2021 (Regular)

Date: 3/2/2022
Time: 11:39:20AM

Dedicated to public service with integrity, virtue & excellence
www.co.berks.pa.us

Page 1 of 2
User: txanavar

	<u>Face</u>	<u>Penalty</u>	<u>Interest</u>	<u>Cost</u>	<u>Total</u>	<u>Paid/Refund</u>	<u>Reductions</u>	<u>Balance 3rd P.</u>
MCKNIGHTS CAFE INC								
County	505.36	50.54	0.00	45.00	600.90	0.00	0.00	600.90
District	1,196.51	119.65	0.00	0.00	1,316.16	0.00	0.00	1,316.16
School	1,183.38	118.34	0.00	0.00	1,301.72	0.00	0.00	1,301.72
Total 2021 Taxes Due:								3,218.78
Total Delinquent Taxes Due:								21,860.75
GOOD THROUGH 03/31/2022								

STATEMENT OF RECEIPTS

<u>Rcpt #</u>	<u>Tax Year</u>	<u>Date Paid</u>	<u>Amount Paid</u>	<u>Payment Type / Reference</u>	<u>Payor</u>
Payment Type: Check					
11319	2015	03/04/2020	36.22	Check	17196669
14387	2015	05/07/2020	63.59	Check	17198357
Total Payment Type: Check			99.81		
Receipts Grand Total:			99.81		



Determination Hearing

March 17th, 2022

SWORN AFFIDAVIT

152 Elm St

Owned By: McKnights Café Inc

152 Elm St

Reading, PA 19601

I, Heather Scheuring, am employed by the City of Reading in its Property Maintenance Division and in my capacity as an employee of and custodian of records for the City of Reading Property Maintenance Division, the following information regarding codes violations for **152 Elm St** is true and correct to the best of my knowledge:

☒ Work Orders ☐ Unpaid ☐ Paid

☒ Notice of Violation – See Attached

Inspection Status:

Passed: _____ Failed: 12/18/18

Placarded: N/A

Housing Fees Unpaid: \$ 1690.00

Amount in Collections: \$ 1600.00

Miscellaneous Fees Unpaid: \$ 4875.00

Amount in Collections: \$ 4,515.00

☒ CSC Calls/Complaints: See attached

Owner in contact: ☒ (Y) Came in to ask for property info but did not express interest in hearing

Sworn to and subscribed before me this 15
day of March, 2022 by Heather Scheuring,
who personally appeared before me, is personally
known to me and did take an oath.

Signature of Affiant:

Notary Public:

My Commission Expires on _____ Notary Seal
Linda A. Kelleher, Notary Public
Berks County
My commission expires April 17, 2024
Commission number 12F3048

Member, Pennsylvania Association of Notaries

☒ QOL.001 – Accumulation of Trash

☐ QOL.002 – Animal Maintenance and Waste

☒ QOL.003 – Disposal of Trash/Rubbish

☐ QOL.004 – High Grass/Weeds

☐ QOL.005 – Littering/Scattering Rubbish

☐ QOL.006 – Motor Vehicle Nuisance

☐ QOL.007 – Operating a Food Cart Illegally

☐ QOL.008 – Operating/Vending Without Permit

☐ QOL.009 – Outdoor Placement of Indoor Furniture

☐ QOL.010 – Illegal Dumping

☐ QOL.011 – Littering by Private Advertising Matter

☒ QOL.012 – Snow/Ice Removal

☐ QOL.013 – Storing of Waste Containers

☐ QOL.014 – Storing of Appliances in Public View

☐ QOL.015 – Storing of Hazardous Material

☐ QOL.016 – Storing of Recyclables

☐ QOL.017 – Storing/Serving Potentially Hazardous Food

☐ QOL.018 – Swimming Pools in Good Repair

☐ QOL.019 – Violating Terms of Vending Lease

☐ QOL.020 – Failure to Obtain Permits in Historic District

☐ QOL.021 – Satellite Dishes in Public View – Hist. Dist.

☐ QOL.022 – Failure to Have Licensed Trash Hauler

☐ QOL.023 – Unregistered Dumpster

**Ownership Information**

UPI / Property ID: 06530773611864
Location Address: 152 ELM ST
Owner's Name: MCKNIGHTS CAFE INC

Mailing Address: 152 ELM ST READING PA 19601
Municipality: READING
School District: READING
Map PIN: 530773611864
Account #: 06361300

Recorded Documents

Deed / Instrument #: 30460920
Deed Date: 19990303
Deed Amount: 50000
Deed Reference 1:
Deed Reference 2:
Plan:
Lot:

Property Details

Homestead Status: NOT ENROLLED
Market Land Value: 15000
Assessed Land Value: 15000
Building Value: 51000
Total Assessed Value: 66000
Property Class: COMMERCIAL
Land Use Code: 4124
Clean & Green Year:
Net Acreage: 0.09

Description: COMMERCIAL BUILDING

• This geospatial data and other related material was created or compiled by the County of Berks with the intent of using the data for county government related activities, and not necessarily with the intent of use of the data recipient in mind. Data is provided on an "AS IS" basis. BERKS COUNTY DOES NOT ASSUME ANY LIABILITY FOR DAMAGES CAUSED BY THE USE OF THIS INFORMATION.

Right to Know

APPLIED FILTERS



Date range: **Jan 1, 2000 - Mar 9, 2022**
 Department: **All**
 Keyword: **All**
 Request Type: **All**
 Status: **All**
 Address: **152 elm st**

ID	Request Type	Description	Address	Assigned To	Priority	Status	Date Created	Completion Due Date
9044173	Trash Pick up	missed trash	152 Elm Street, Reading, PA, USA	Codes Inspectors	High	Completed	November 4, 2020 1:31 pm	November 6, 2020
3298743	No Water	The neighbor called to report that this building doesn't has water, and there are people living in there.	152 Elm Street, Reading, PA, United States	Codes Inspectors	High	Completed	October 11, 2017 10:26 am	N/A
3298122	No Water	First Name: Ann Last Name: Balderrama Address: 150 ELM ST City: READING State: Pennsylvania Zip: 19601 Email Address: alb1989@hotmail.com Phone Number: 6103731740 Type Your Question, Comment, Issue, Or Suggestion Below: Does 152 Elm Street have water service? There is someone staying in the apartment at the rear, by the back of my house. My husband just went out to cut the grass and...	152 Elm Street, Reading, PA, United States	Codes Inspectors	None	Completed	October 11, 2017 8:14 am	N/A
3171675	Structure	Call from the school district stating they are worried about a tavern at 152 Elm st that the façade on the 3rd floor is falling down & many students walk under it every day.	152 Elm Street, Reading, PA, United States	Codes Inspectors	High	Completed	September 12, 2017 11:39 am	N/A
1423074	Trash Pick up	missed all of West Elm street trash, got recycling but missed trash	128-152 W Elm St, Reading, PA 19601, USA	Solid Waste	Medium	Completed	February 23, 2016 5:08 pm	N/A
1061182	Rooms for Rent	122 west elm has about 6 children and 4 adults in a 2 bedroom home	128-152 West Elm Street, Reading, PA 19601, USA	Zoning Office	Medium	Completed	July 14, 2015 10:19 pm	July 17, 2015

ID	Request Type	Description	Address	Assigned To	Priority	Status	Date Created	Completion Due Date
1032965	Odor	124&126 west elm do not have garbage services and trash is all over between those 2 houses. pampers all over and the odor is noticeable from the street	128-152 West Elm Street, Reading, PA 19601, USA	Codes Inspectors	Medium	Completed	June 8, 2015 11:44 pm	N/A
800049	Animal Control - Live Animals	122 West Elm. Three dogs tied outside all day, barking and dirty	128-152 West Elm Street, Reading, PA 19601, USA	Codes Inspectors	None	Completed	April 11, 2015 10:32 pm	April 14, 2015
790233	Dog dirt	128 west elm. front yard filled with dog/animal feces.	128-152 West Elm Street, Reading, PA 19601, USA	Codes Inspectors	None	Completed	April 1, 2015 1:25 pm	N/A

Case: 201877

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 504109

Insp Type: N.O.V.

Date: 09/13/2017

Address: 152 ELM ST, READING

Owner Information:

Name: MCKNIGHTS CAFE INC SHIRLEY BLACK
 Address: 152 ELM ST
 READING PA 19601

Property Information:

of Commercial Units: 0
 # of Units: 2
 # of Rooms: 0
 Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
7	APT# FLOOR 0 ALLEXT RM#0	PR-301.3.1	Repair all exterior property. Peeling paint, rotten woodworks, loose bricks.	
7	APT# FLOOR 0 ALLEXT RM#0	PR-302.10	Tree in front property must trimmed to approved conditions.	
7	APT# FLOOR 0 ALLEXT RM#0	PR-302.3	Repair sidewalk to approved conditions.	
7	APT# FLOOR 0 ALLEXT RM#0	PR-304.1	Repair all damaged woodworks in front and around building by roof line. Loose boards by third floor roof line.	
7	APT# FLOOR 0 ALLEXT RM#0	PR-304.2	Remove all peeling paint around building.	
7	APT# FLOOR 0 ALLEXT RM#0	PR-304.6	Repair walls to approved conditions. But roof lines.	
7	APT# FLOOR 0 ALLEXT RM#0	PR-304.7	Repair roof to approved conditions. Entire building including rear section. Replace damaged gutter.	
7	APT# FLOOR 0 EXREAR RM#0	PR-304.7	Repair roof to approved conditions in rear section. Facade being separated from building.	

This is to certify that a property inspection has been performed by:

Inspector: MARTE, GUIDO

Phone: (610)655-2436 x

I also understand that I have the right to file an appeal concerning this inspection within 15 days of receipt.

OWNER/AGENT:

Please be advised that repairs or alterations to any electrical, mechanical, or plumbing system will require a Building and Trades permit issued to a contractor licensed by the City of Reading. Likewise, any repairs or alterations to any structural element or means of egress components (stairs, doors, handrails, etc.) will also require a Building and Trades permit. Property owners will be expected to supply proof of permit issuance at the time of re-inspection. For any clarification regarding building permit requirements, call Building and Trades at 610-655-6284 or stop by City Hall at 815 Washington St., Room 1-27, Monday through Friday, between the hours of 8:00AM and 4:00PM. Any exterior alterations to be undertaken at properties located in a locally designated historic district require review and approval by the Historic Preservation Specialist/Officer or the Historical Architectural Review Board (HARB).

Thank you for your cooperation.

Approved By: _____

Date/Time: _____

Case: 201877

City of Reading Property Maintenance Division Inspection Report

Inspection: 504214

Insp Type: N.O.V.

Date: 09/21/2017

Address: 152 ELM ST, READING

Owner Information:

Name: MCKNIGHTS CAFE INC SHIRLEY BLACK
Address: 152 ELM ST
READING PA 19601

Property Information:

of Commercial Units: 0
of Units: 2
of Rooms: 0
Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
7	APT# FLOOR 0 ALLEXT RM#0	PR-301.3.1	Repair all exterior property. Peeling paint, rotten woodworks, loose bricks.	CITED
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Approved By:

Date/Time: