



BLIGHTED PROPERTY REVIEW COMMITTEE

Wednesday, January 10, 2023

6 p.m.

Hybrid Work Session

AGENDA

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://readingpa.zoom.us/j/82791519905?pwd=WC8ATErakrQcSzoziv3qOJ7MQTV4G6.1>

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I. Call to Order – N. Eyrich

II. Review Summary Sheets for the Wednesday, January 17th Certification Hearing

16. 226 N 4th St., Angela Justina Garcia De Nieves, owner, 1814 Woodbine St Ridgewood NY, Purchased March 2014 – Determination Hearing - Notice mailed to the property owner via first class mail on November 1, 2023; Delinquent water charges \$106.55; Water off since 2019; Delinquent taxes \$2319.53 2022 City, County, School; Gas service N/A; Electric service N/A; Trades – Boarded up, lack of maintenance; Codes – 6 NoV, 2 Work Orders, \$8630.75 total unpaid, Failed inspection 8/2/23, 15 QoL Trash, 8 QoL Weeds, 2 QoL Indoor furniture outdoors, 1 QoL No trash hauler

2. 429 A Locust St, Amazon Real Estate LLC, owner, 3229 State Hill Rd Reading, Purchased Aug 2023 - **TABLED April 2023** - Delinquent taxes N/A; Delinquent water \$242.48; Water on; Electric N/A; Gas N/A; Trades Property in disrepair, windows missing; Codes – \$3573.70 total unpaid, 1 Work order, 4 NoV, 1 QoL trash, 4 QoL weeds

4. 448 Mulberry St, City Construction Services LLC, owner, 41 Oak Ln Lebanon PA, Purchased June 2012 - **TABLED April 2023** - Delinquent taxes \$703.25 City, County,

School; Delinquent water \$13475.58, Water off 2013; Electric N/A; Gas N/A; Trades Fire damaged and boarded up; Codes – 5 Work Order, 3 NoV, 18 QoL trash, 14 QoL weeds, 6 QoL motor vehicle nuisance, 4 QoL indoor furniture outdoors, \$13669.35 total unpaid

8. 527 Maple St, Stephanie Nicole Russell & Cesar Emilio Nunez, owner, 533A Maple St Reading PA, Purchased Aug 2019 - TABLED April 2023 - Delinquent taxes \$636.64 2022 City, County School; Delinquent water \$12470.29, Water off 2012; Electric N/A; Gas N/A; Trades Being restored, some new windows and doors, new siding; Codes – 6 Work Order, 2 NoV, Failed inspection 10\9\23, 13 QoL trash, 11 QoL weeds, 4 QoL Motor vehicle nuisance, \$18272.26 total unpaid

9. 136 Greenwich St, Manuel Frutos, owner, 304 W Oley St Reading, Purchased Oct 2006 – TABLED April 2023 - Delinquent taxes N/A; Delinquent water \$78.89; Water off 2013; Electric N/A; Gas N/A; Trades Lack of maintenance, boarded windows, front porch in disrepair; Codes – 1 Work Order, 7 NoVs, 4 QoL trash, 1 QoL snow/ice, 7 QoL weeds

11. 728 N Front St, Iwona Nawrot, owner, 3905 Ardmore Ave Reading, Purchased Feb 1998 - Delinquent taxes N/A; Delinquent water \$743.27; Water on; Electric N/A; Gas N/A; Trades Disrepair, porch deck unsafe, need to rebuild; Codes – 3 NoVs, Failed inspection 7\28\23, 6 QoL trash, 1 QoL animal waste, \$185 unpaid

12. 744 Franklin St., 744 Franklin Street Properties, owner, 477 Colonial Rd Ridgewood NJ, Purchased Nov 2021 - Delinquent taxes \$1831.25 2022 County and School; Delinquent water \$4915.04; Water off 2015; Electric N/A; Gas N/A; Trades boarded up, vacant unmaintained; Codes – 1 NoV, 1 Work order, Failed inspection 2018, 5 QoL trash, 3 QoL weeds, 1 QoL snow\ice, 1 QoL indoor furniture outdoors, \$940 unpaid

15. 130 S 8th St., Rafael Devadip Lugo, owner, 75 W End Ave Apt C21D NY NY, Purchased Feb 2010 - Delinquent taxes \$1641.29 2022 City, County, School; Delinquent water \$9109.09; Water off 2013; Electric N/A; Gas N/A; Trades Property boarded up, abandoned vehicles; Codes – 4 NoV, Failed inspection 4\27\23, 1 QoL trash, 7 motor vehicle nuisance, \$11049.87 total unpaid

18. 747 N 8th St., Georgia Uche, owner, 747 N 8th St Reading, Purchased May 2003 - Delinquent taxes \$1100.45 2022 City, County, School; Delinquent water \$2375.05; Water off 2017; Electric N/A; Gas N/A; Trades poor condition, condemned, front porch in disrepair; Codes – 4 Work Orders, 15 NoV, 11 QoL trash, 11 QoL weeds, \$4849 total unpaid

20. 315 Moss St., Antonio Hazel R & Ana Morales, owner, 1562 Mineral Spring Road Reading PA, Purchased Feb 2021 - Delinquent taxes N/A; Delinquent water \$1225.60; Water off 2006; Electric N/A; Gas N/A; Trades Property in disrepair, overgrown weeds/brush; Codes –Failed inspection 1\4\22, 1 QoL trash, 3 QoL weeds, \$875.74 total unpaid

22. 827 Church St., Ivan Durham, owner, 827 Church St Reading PA, Purchased Sept 1999 - Delinquent taxes N/A; Delinquent water \$27216.98; Water off 2012; Electric N/A; Gas N/A; Trades Poor condition, boarded windows and rear door, overgrown weeds/brush; Codes – 2 Work Orders, 12 NoVs, 15 QoL Trash, 13 QoL Weeds, 3 QoL motor vehicle nuisance, 2 QoL Indoor furniture outdoors. \$5158.50 total unpaid

23. 513 S 15th St., Nixon Felix & Daysi Reyes, owner, 36 Van Buren St Passaic NJ, Purchased May 2006 - Delinquent taxes N/A; Delinquent water \$6781.63; Water off 2019; Electric N/A; Gas N/A; Trades Poor condition, front porch caved in; Codes – 1 Work Order, 1 NoV, 5 QoL weeds, 3 QoL indoor furniture outdoors, \$3164 total unpaid

24. 528 A S 9th St., Virginia Rivera, owner, 537 S 6th St Reading PA, Purchased June 2018 - Delinquent taxes \$1338.67 2022 City, County, School; Delinquent water \$12636.23; Water off 2017; Electric N/A; Gas N/A; Trades Poor condition, no maintenance; Codes – 7 NoV, 4 QoL Trash, 3 QoL weeds, 2 QoL indoor furniture outdoors, \$365 total unpaid

26. 209 R Maple St., Pure Construction LLC, owner, 1031 Chestnut St Reading PA, Purchased March 2020 - Delinquent taxes \$153.16 2022 County; Delinquent water N/A- no water service; Electric N/A; Gas N/A; Trades No roof, walls falling in, filled with trash and rubbish; Codes – 9 NoV, Failed inspection 9\26\23, 4 QoL trash, 3 QoL indoor furniture outdoors, \$1985 total unpaid

III. Update on Target Properties

- 122-124 S 8th St. Rehab
- 1035 Muhlenberg St. Rehab
- 331 N 6th St. Rehab
- 1132 Green St Demo

IV. Update on administrative search warrant for rehab inspection

V. 2024 Hearing Schedule

- **Determination Hearing – Thursday April 4th @ 6 pm**
 - Work Session Wednesday, March 28th at 6 pm?
- **Certification Hearing – Thursday June 6th @ 6 pm**

- Work Session Wednesday May 29th @ 6 pm?
- **Determination Hearing – Thursday August 1st @ 6 pm**
 - Work Session Wednesday July 24th @ 6 pm?
- **Certification Hearing – Thursday October 3rd @ 6 pm**
 - Work Session Wednesday September 25th @ 6 pm?

VI. Adjourn