
Blighted Property Review Committee
Thursday, March 28, 2024
Hybrid Meeting

BPRC Attendance: N. Eyrich, J, Keith - in person and T. McMahon, P. Rye, A. Boyd, J. Baez – virtually

Staff Attendance: L. Kelleher and M. Fessler – in person and H. Scheuring and M. McCrystal - virtually

Mr. Eyrich called the meeting to order at 6:04 pm.

Ms. Kelleher introduced the new members.

Review April 4th Certification Property Summary Sheets

The group reviewed the existing conditions listed on the summary sheets for the Determination Hearing. The following properties have conditions qualifying them for the hearing:

1. 225 Cedar St. Albert Martorell, owner, 223 ½ Cedar St., Reading PA 19601, Purchased Nov 2013

2. 50 Neversink St., Hector I Garcia Ramirez, owner, 103 Jordon Dr., Brandon MS 39047, Purchased Dec 2023

3. 105 Peach St, Julio Reyes, owner, 102 S 9th St Reading PA, Purchased June 1999

4. 471 Birch St, Lance Russell III, owner, 471 Birch St Reading Pa, Purchased June 1992

5. 429 A Locust St, Amazon Real Estate LLC, owner, 3229 State Hill Rd, Reading PA, Purchased August 2023

6. 418 Douglass St, JAFT LLC, owner, 434 West St, Pottstown PA, Purchased June 2020

7. 728 N Front St, Cla/re Inc, owner, 424 Acorn Lane Reading PA 19605, Purchased December 2023

8. 645 N 9th St, JAFT LLC, owner, 434 West St, Pottstown PA, Purchased unavailable
9. 604 N 9th St., Marco Castro, owner, 418 Green Tc, Reading, Purchased Sept 2017
10. 803 N 10th St, Richard Moran, owner, 1015 Leanne St Reading, 19605 Purchased Sept 2023
11. 1035 Muhlenberg St., Cesarz Nunez, owner, 533 A Maple St Reading, Purchased Sept 2013
12. 360 McKnight St., Musa Ardoli, owner, 56 Greenway Dr, Staten Island NY, Purchased Nov 2022
13. 143 Poplar St., Musa Ardoli, owner, 56 Greenway Dr, Staten Island NY, Purchased Nov 2022
15. 1132 Green St., Leonardo Gomez, owner, 270 Empire Blvd, Brooklyn NY, Purchased Jan 2022
16. 1411 Cotton St., Golden Circle Realty LLC, owner, PO Box 664 Adamstown PA, Purchased July 2022
17. 338 Pearl St., Golden Circle Realty LLC, owner, PO Box 664 Adamstown PA, Purchased July 2022
18. 645 S 17 ½ St., Carlos Avendano & Santos Pocasangre, owner, 1136 W Emaus Ave Allentown PA, Purchased Dec 2022
19. 1417 Monroe St., JM Diamond Enterprises LLC, owner, 2 Albert Lane Reading 19607, Purchased Aug 2023
20. 831 Schuylkill Ave., Stephanie Rodriguez-Antigua, owner, 831 Schuylkill Ave Reading PA, Purchased March 2023
21. 1128 Greenwich St., Yosaira Diaz Nunez, owner, 1128 Greenwich St Reading PA, Purchased Nov 2023

22. 849 Church St., ANG Homebuyers LLC, owner, 9015 148th St Jamaica NY,
Purchased Oct 2023

Update on Target Properties

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

The need to meet with the administration regarding the need to reinstitute the Administrative Search Warrant for vacant properties that have been certified as blighted was noted. The purpose is to evaluate if the property qualifies for rehabilitation. Ms. Kelleher will follow-up.

Mr. McCrystal stated that Property Maintenance personnel can seek an Administrative Search Warrant from the court system without obtaining permission from the administration. He offered to review the filing process with Ms. Scheuring.

Mr. Eyrich noted that during his meeting with the mayor and managing director, his questions regarding the use of Administrative Search Warrants went unanswered.

Ms. Mayfield reported in January on the properties identified for rehab:

- The 331 N. 6th St. property has an existing \$22,750 mortgage from 2004; debt due by 2034. There are also several City and RAWA municipal liens; and
- The 122-124 S. 8th Street property has an existing \$70,000 mortgage from 2012, no due date referenced. Has a couple RAWA claims and tax claims for 2022; and
- The 1035 Muhlenberg St. property has no mortgage but has tax claims and RAWA liens.

It appears that only the Muhlenberg Street property is a good candidate for rehab or demo.

There was a discussion on the need to access the \$250,000 in funding in the General Fund allocated for Emergency Demo annually. Ms. Kelleher noted that there is an additional \$250,000 allocated for scheduled demolitions in the CDBG budget.

2024 Hearing Schedule

- **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

The meeting adjourned on motion of Mr. Eyrich and Mr. Keith at 6:50 pm.

Respectfully submitted by Linda A. Kelleher, Secretary