



# ***BLIGHTED PROPERTY REVIEW COMMITTEE***

**CERTIFICATION HEARING  
WEDNESDAY, JANUARY 17, 2024  
HYBRID MEETING  
6:00 p.m.  
AGENDA**

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

Please click this URL to join. <https://readingpa.zoom.us/j/81290677667?pwd=hpSbtfPaoiqSbOKcW13zfHxVMSI8Dr.1>

Passcode: 564792

Or join by phone: 1 305 224 1968

Webinar ID: 812 9067 7667

Passcode: 564792

**All parties wishing to testify must register with the BPRC Solicitor or City Clerk before the hearing begins. All parties requiring translation services need to provide notice to the Property Maintenance Division one week in advance.**

**I. Call to Order**

**6:00p.m.**

**II. Purpose**

The purpose of the Determination/Certification Hearing is In accordance with the Commonwealth of Pennsylvania Urban Redevelopment Law of 1945, as amended, and the City of Reading Blighted Property Review Committee Ordinance as amended by Bill #108-2010. The City of Reading has found that the properties listed on this agenda meet the legal definition of "blight" by exhibiting one or more of the following twelve conditions listed in the Ordinance. As prescribed by the Ordinance, the City of Reading's Blighted Property Review Committee (BPRC) is meeting to review the reports of the Building/Trades Division and the Property Maintenance Division on these properties to determine or certify whether it, in fact, meets the definition of blight and can be determined or certified as a blighted property.

As described in the Ordinance, if your property is determined or certified as blighted, the BPRC will issue an Order which will provide you with approximately 60 days to

rehabilitate the property to correct/remove the cause of blight, or follow the designated alternative remedy. At the hearing the BPRC shall render an Order which shall be mailed to the property owner. If the property owner fails to comply with the final BPRC Certification Order, the property becomes eligible for certification to the Reading Redevelopment Authority for acquisition.

### **III. Approval Agenda & Minutes from the November Determination Hearing**

### **IV. Properties to be Removed from the Process**

None

### **V. Certification Hearing**

**16. 226 N 4<sup>th</sup> 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

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to certify 226 N 4<sup>th</sup> St as a blighted property or to remove it from the target list.

**2. 429 A Locust St, Amazon Real Estate LLC, owner, 3229 State Hill Rd Reading, Purchased Aug 2023 - TABLED April 2023 – Determination Hearing** - 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

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to certify 429 A Locust St as a blighted property or to remove it from the target list.

**4. 448 Mulberry St, City Construction Services LLC, owner, 41 Oak Ln Lebanon PA, Purchased June 2012 - **TABLED April 2023** – Determination Hearing - 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**

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to certify 448 Mulberry St as a blighted property or to remove it from the target list.

**8. 527 Maple St, Stephanie Nicole Russell & Cesar Emilio Nunez, owner, 533A Maple St Reading PA, Purchased Aug 2019 - **TABLED April 2023** – Determination Hearing 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**

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to certify 527 Maple St as a blighted property or to remove it from the target list.

**9. 136 Greenwich St, Manuel Frutos, owner, 304 W Oley St Reading, Purchased Oct 2006 – **TABLED April 2023** – Determination Hearing - 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**

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to certify 136 Greenwich St as a blighted property or to remove it from the target list.

**11. 728 N Front St, Iwona Nawrot, owner, 3905 Ardmore Ave Reading, Purchased Feb 1998 – Determination Hearing -** 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

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to certify 728 N Front St as a blighted property or to remove it from the target list.

**12. 744 Franklin St., 744 Franklin Street Properties, owner, 477 Colonial Rd Ridgewood NJ, Purchased Nov 2021 – Determination Hearing -** 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

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to certify 744 Franklin St as a blighted property or to remove it from the target list.

**18. 747 N 8<sup>th</sup> St., Georgia Uche, owner, 747 N 8<sup>th</sup> 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

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to certify 747 N 8<sup>th</sup> St as a blighted property or to remove it from the target list.

**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**

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to certify 315 Moss St as a blighted property or to remove it from the target list.

**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**

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to certify 827 Church St as a blighted property or to remove it from the target list.

**23. 513 S 15<sup>th</sup> 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**

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to certify 515 S 15<sup>th</sup> St as a blighted property or to remove it from the target list.

**24. 528 A S 9<sup>th</sup> St., Virginia Rivera, owner, 537 S 6<sup>th</sup> 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

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to certify 528 A S 9<sup>th</sup> St as a blighted property or to remove it from the target list.

**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**

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to certify 209 R Maple St as a blighted property or to remove it from the target list.