



# ***BLIGHTED PROPERTY REVIEW COMMITTEE***

**CERTIFICATION HEARING  
THURSDAY, OCTOBER 21, 2021  
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/85016207087?pwd=QnhqdkU2NFJxL0RaclM3dmZpWFg2Zz09>

Passcode: 429311

*Or One tap mobile:*

+13126266799,,85016207087#,,,,\*429311# US (Chicago)

+16465588656,,85016207087#,,,,\*429311# US (New York)

*Or join by phone:*

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 720 707 2699 or +1 253 215 8782

Webinar ID: 850 1620 7087

Passcode: 429311

**All parties wishing to testify must register with the  
BPRC Solicitor before the hearing begins. All parties requiring translation services  
need to provide notice to the Property Maintenance 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

conditions of these properties to determine or certify whether it, in fact, the property 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 the owner 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 August 2021 Determination Hearing**

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

#### **V. Certification Hearing**

##### **3. 1353 Walnut St., Dorrnan Patience, owner, 1353 Walnut St, Purchased June 2006**

- 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 1353 Walnut St as a blighted property or to remove it from the target list.

##### **4. 42 N 11<sup>th</sup> St, Saul Delcid, owner, 9411 Forbell St Ozone Park NY, Purchased June 2021**

- 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 42 N 11<sup>th</sup> St as a blighted property or to remove it from the target list.

##### **5. 110 S 6th St, Carlos Jose Ventura, owner, 359 W Douglass St, Rdg Purchased Feb 2016**

- 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 110 S 6th St as a blighted property or to remove it from the target list.
- 6. 143 Poplar St, Leon E Chambers, owner, 143 Poplar St, Rdg, Purchased Oct 1999**
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 143 Poplar St as a blighted property or to remove it from the target list.
- 7. 302 S 7<sup>th</sup> St, Edward L Spencer, owner, 302 S 7<sup>th</sup> St, Reading, Purchased Dec 1956**
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 302 S 7<sup>th</sup> St as a blighted property or to remove it from the target list.
- 9. 323 N Front St, Bladimir Leyva Ortiz, owner, 135 Wunder St Rdg, Purchased April 2017**
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 323 N Front St as a blighted property or to remove it from the target list.
- 10. 506 N 12th St, DBC LLC, owner, 113 Grande Blvd, Sinking Spring, Purchased May 2009**
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 506 N 12th St as a blighted property or to remove it from the target list.

**11. 1246 Eckert Ave, Amadou Diakite, owner, 267 Edgecombe Ave Apt 51 NY NY, Purchased May 2005**

- 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 1246 Eckert Ave as a blighted property or to remove it from the target list.

**12. 849 Church St, Virginia Ortega, owner, 849 Church St, Purchased Aug 1996**

- 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 849 Church St as a blighted property or to remove it from the target list.

**13. 942 N 5<sup>th</sup> St, Bienvenido Baez, owner, 942 N 5th, Reading, Purchased May 2021**

- 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 942 N 5th St as a blighted property or to remove it from the target list.

**15. 153 Walnut St, Ronald Heckman, owner, 2428 S Fountain St, Allentown Purchased Mar 1994**

- 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 153

Walnut St as a blighted property or to remove it from the target list.

**16. 216 Plum St, Pennsylvania Artist LP, owner, 477 Colonial Rd Ridgewood NJ,  
Purchased April 2007**

- 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 216 Plum St as a blighted property or to remove it from the target list.

**17. 218 Plum St, Pennsylvania Artist LP, owner, 477 Colonial Rd Ridgewood NJ,  
Purchased Feb 2007**

- 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 218 Plum St as a blighted property or to remove it from the target list.

**18. 220 Plum St, Pennsylvania Artist LP, owner, 477 Colonial Rd Ridgewood NJ,  
Purchased Feb 2007**

- 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 220 Plum St as a blighted property or to remove it from the target list.

**19. 222 Plum St, Pennsylvania Artist LP, owner, 477 Colonial Rd Ridgewood NJ,  
Purchased Feb 2007**

- 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 222 Plum St as a blighted property or to remove it from the target list.

**20. 223 N 6th St, Pennsylvania Artist LP, owner, 477 Colonial Rd Ridgewood NJ,  
Purchased Feb 2007**

- 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 223 N 6<sup>th</sup> St as a blighted property or to remove it from the target list.

**21. 225 S 6th St, Pennsylvania Artist LP, owner, 477 Colonial Rd Ridgewood NJ,  
Purchased April 2006**

- 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 225 S 6<sup>th</sup> St as a blighted property or to remove it from the target list.

**24. 423 Tulpehocken St, John and Martha McCarty, owner, 423 Tulpehocken St Rdg  
Purchased Sept 1956**

- 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 423 Tulpehocken St as a blighted property or to remove it from the target list.

**25. 1853 N 3<sup>rd</sup> St., Anoread LLC Commercial Development Co., 1515 Des Peres Rd.,  
Ste 300, St Louis MO, purchased Sept 2016**

- 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 1853 N 3<sup>rd</sup> St as a blighted property or to remove it from the target list.