



BLIGHTED PROPERTY REVIEW COMMITTEE

CERTIFICATION HEARING

THURSDAY, APRIL 3, 2025

HYBRID MEETING

6:00 p.m.

AGENDA

Join from PC, Mac, iPad, or Android:

<https://readingpa.zoom.us/j/81795376318?pwd=q31Jnj7J6dKnkWWKgrNhijkiuKEQej.1>

Passcode:066734

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 conditions listed in the Ordinance and in the PA Urban Redevelopment Law of 1945, as amended. As prescribed by the Ordinance, the City of Reading's Blighted Property Review Committee (BPRC) is meeting to review the reports on these properties from the Building/Trades Division, the Property Maintenance Division and other agencies to determine or certify whether they, in fact, meet 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 February Hearing

V. Properties to be Removed from the Process

None

VI. Certification Hearing

1. 429 A Locust St. Jorge Patricio Pacheco, owner, 3229 State Hill Rd, Rdg, Purchased April 2024

- 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.

2. 604 N 9th St., Marco V. Castro, owner, 418 Green St Rdg, Purchased Sept 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 604 N 9th St as a blighted property or to remove it from the target list.

6. 62 S 6th St, Maria Antoine, owner, 62 S 6th St, Reading, Purchased May 2024

- 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 62 S 6th St as a blighted property or to remove it from the target list.

7. 645 Locust St., Eugenio Rosario-Diaz, owner, 645 Locust St, Reading, Purchased Nov 2023

- 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 645 Locust St as a blighted property or to remove it from the target list.

8. 833 Schuylkill Ave., Gumercindo Cruz Silverio, owner, 625 Weiser St Reading, Purchased May 2033

- 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 833 Schuylkill Ave as a blighted property or to remove it from the target list.

10. 754 N 9th St., A Group of Four NY LLC, owner, PO Box 770098 Woodside NY, Purchased Feb 2015

- 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 754 N 9th St as a blighted property or to remove it from the target list.

12. 1103 Spruce St., Andre Murphy, Danae Jenkins & Kenneth Murphy, owners, 1103 Spruce St Reading, Purchased Oct 2024

- 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 1103 Spruce St as a blighted property or to remove it from the target list.

14. 1417 Monroe St., JM Diamond Enterprises LLC, owner, 2 Albert Lane Reading PA, Purchased Aug 2023

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 1417 Monroe St as a blighted property or to remove it from the target list.

15. 812 Bingaman St., Jeovani Delgado, owner, 229 S 6th St. Reading, Purchased Nov 2023

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

16. 225 S 6th St., HDCLQL1 LP, owner, 8 W King St Suite 821 Lancaster, Purchased Dec 2023

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 6th St as a blighted property or to remove it from the target list.

17. 311 Hollenbach St., Golden Circle Realty LLC, owner, PO Box 664 Adamstown PA, Purchased July 2022

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

**18. 617 Clinton St., Golden Circle Realty LLC, owner, PO Box 664 Adamstown PA,
Purchased July 2022**

- 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 311 Hollenbach St as a blighted property or to remove it from the target list.

**19. 670 Schuylkill Ave., Jacqueline Varela, owner, 382 W Merrick Rd Freeport NY,
Purchased Nov 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 311 Hollenbach St as a blighted property or to remove it from the target list.

23. 913 Oley St., Randy Weidner, owner, 913 Oley St Reading, Purchased April 2000

- 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 913 Oley St as a blighted property or to remove it from the target list.

**24. 308 S 6th St., Best Better Totally Opportunity LLC, owner, 204 Windsor St Reading,
Purchased Oct 2023**

- 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 308 S 6th St as a blighted property or to remove it from the target list.

25. 730 Franklin St., Brian J Skiles, owner, 706 Franklin St Reading PA, Purchased Nov 1997

- 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 730 Franklin St as a blighted property or to remove it from the target list.

27. 228 Moss St., Ingenious Consulting SVCS LLC, owner, 640 Masonic Way Unit 1061, Belmont CA, Purchased July 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 228 Moss St as a blighted property or to remove it from the target list.