



# ***BLIGHTED PROPERTY REVIEW COMMITTEE***

**CERTIFICATION HEARING  
THURSDAY, MAY 19, 2022  
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/84286232915?pwd=UUgvOVhnMzlsN2xsRmpyVmtya2Z1Zz09>

Passcode: 597692

*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: 842 8623 2915

Passcode: 597692

**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 October 2021 Certification Hearing

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

Property Address	Owner_Name_	Owner_Address	City_
312 S 11 <sup>th</sup> St	Gerson A Taveras	1511 Allegheny Ave Apt 132 Reading	
211 Greenwich St	Carlos Vanderhost	129 W Greenwich St Reading	
619 Clinton St	Haenssy Santos	644 W Locust St York Pa	
1144 Church St	Newport Real Estate Group Llc	2 Tomplins Ave Staten Island NY	
331 N 12 <sup>th</sup> St	Hernandez Jovanny Abraham & Hernandez Jose Anthony Pantoja	335 N 12th St Reading	
678 Tulpehocken St	Surum Miguel E Rivas & Arias Ana Joaquin Surum	678 Tulpehocken St Reading	
431 Buttonwood St	Rivera Reina L Lopez	431 Buttonwood St Reading	
741 N 2 <sup>nd</sup> St	Matos Rosa	741 N 12th St Reading	
312 Heckmans Ct	Morales Arelis	315 Mulberry St Reading	
931 Elm St	Sarmiento Fredi M & Ledesma Milka	931 Elm Ave Reading	
123 W Green St	Maldonado Julio Alejandro	7700 Fort Sumter Dr Orlando FL	
1132 N 10 <sup>th</sup> St	Khan Mohammad A	111 Morgan Way Monroe NJ	

912 Oley St		Salazar Melvin Miguel Romos	823 Locust St Reading	
161 Clymer St		161 Clymer Llc	165 Kratz Rd Birdsboro Pa	
945 Court St		Bowen Construction And Real Estate Company Llc	30 N 10th St Reading	
726 N Front St		Urena Jeisy Jimenez	726 N Front St Reading	

## V. Determination Hearing

### 3. 427 Tulpehocken St., Luis & Millie Durbec, owner, 427 Tulpehocken St, Purchased Feb 1965

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 determine 427 Tulpehocken St as a blighted property or to remove it from the target list.

### 5. 39 S 2<sup>nd</sup> St, Shark Investments 1 LLC, owner, PO Box 13404 Reading 19612, Purchased Oct 2019

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 39 S 2<sup>nd</sup> St as a blighted property or to remove it from the target list.

### 8. 812 Bingaman St, Leonardo Gomez, owner, 270 Empire Blvd, Apr 1J. Brooklyn NY, Purchased Jan 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 812 Bingaman St as a blighted property or to remove it from the target list.

**10. 1417 Monroe St, Bank of New York Mellon, owner, 3217 S Decker Lake Dr, Salt Lake City UT, Purchased Oct 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 1417 Monroe St as a blighted property or to remove it from the target list.

**11. 1435 Monroe St, Shelia Perez, owner, 612 Weiser St, Rdg, Purchased Nov 2002**

- 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 1435 Monroe St as a blighted property or to remove it from the target list.

**12. 110 S 8<sup>th</sup> St, Robert Caraval, owner, 1004 Eddystone Ct., Rdg PA, Purchased Jan 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 110 S 8<sup>th</sup> St as a blighted property or to remove it from the target list.

**13. 118 S 8<sup>th</sup> St, Andres Henriquez, owner, 142 N 10<sup>th</sup> St, Reading, Purchased July 2008**

- 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 118 S 8<sup>th</sup> St as a blighted property or to remove it from the target list.

**16. 500 N 3<sup>rd</sup> St, 500 N 3<sup>rd</sup> St LLC, owner, 313 Chestnut St, West Reading PA,  
Purchased Jan 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 500 N 3<sup>rd</sup> St as a blighted property or to remove it from the target list.

**18. 1128 Greenwich St, Gisleine Aristide, owner, 1863 Troy Ave., Brooklyn NY,  
Purchased Sept 2004**

- 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 1128 Greenwich St as a blighted property or to remove it from the target list.

**19. 1126 Buttonwood St, Shark Investments LLC, owner, 617 Moselem Rd.,  
Shoemakersville PA, Purchased Feb 2020**

- 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 1126 Buttonwood St as a blighted property or to remove it from the target list.

**21. 612 Weiser St, Shelia & Victor Perez, owner, 612 Weiser St. Reading PA,  
Purchased May 1990**

- 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 612 Weiser St as a blighted property or to remove it from the target list.

**23. 622 S 17<sup>th</sup> 1/2 St, Carl Bomberger & Ruth Keenan, owner, 940 Fairview Ave., Ephrata PA, Purchased Sept 1985**

- 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 622 S 17<sup>th</sup> ½ St as a blighted property or to remove it from the target list.

**24. 831 Schuylkill Ave, Davis Davis, owner, 1406 Perkiomen Ave Reading PA, 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 831 Schuylkill Ave as a blighted property or to remove it from the target list.

**25. 1417 Montgomery St, Domingo Tejada, owner, 237 S 5<sup>th</sup> St Reading PA, Purchased July 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 1417 Montgomery St as a blighted property or to remove it from the target list.

**26. 142 Elm St, Jean Veronica Farley, owner, 142 Elm St Reading PA, Purchased April 1979**

- 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 142 Elm St as a blighted property or to remove it from the target list.

**28. 316 N 2<sup>nd</sup> St, Elian Cruz Huertas, owner, 316 N 2<sup>nd</sup> St Reading PA, Purchased Dec 2011**

- 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 316 N 2<sup>nd</sup> St as a blighted property or to remove it from the target list.

**29. 126 Buttonwood St, Edgardo Morales, owner, 344 N 2<sup>nd</sup> St Reading PA, Purchased Sept 2018**

- 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 126 Buttonwood St as a blighted property or to remove it from the target list.