



BLIGHTED PROPERTY REVIEW COMMITTEE

**CERTIFICATION HEARING
THURSDAY, MAY 20, 2021
VIRTUAL APPLICATION
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/94061386264?pwd=VUQzRmtiVWhDdG5MUWdzTnh0ZlV3dz09>

Passcode: 002571

Or iPhone one-tap:

+16465588656,,94061386264#,,,,*002571# US (New York)

+13017158592,,94061386264#,,,,*002571# US (Washington DC)

Or join by phone:

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

US: +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 9128 or +1 253 215
8782 or +1 346 248 7799

Webinar ID: 940 6138 6264

Passcode: 002571

**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 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 March 18, 2021 Determination Hearing

IV. Properties to be Removed from the Process

V. Certification Hearing

1. 801 N 10th St, Nioman and Francia Taveras, Owner, 377 Hazel St., Rdg., purchased Nov 2006 *Tabled at the July 2020 Determination Hearing*

- 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 801 N 10th St. Elm Street as a blighted property or to remove it from the target list.

2. 1743 Thorn St, Eugene Sarge, 1727 Thorn St., Rdg. Purchased Feb 1993

- 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 1743 Thorn St as a blighted property or to remove it from the target list.

**3. 466 N. Front St., Breno Arruda & Manuel Teixeira, owner, PO Box 1218
Mountainside NJ, Purchased Jan 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 determine 466 N Front St as a blighted property or to remove it from the target list.

**4. 210 Maple St, Song Kee Yeo/RPC Global Inc, owner, 10816 Fallstone Rd Suite 500
Houston TX, Purchased April 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 determine 210 Maple St as a blighted property or to remove it from the target list.

**5. 728 Chestnut St, Lourdes Castillo, owner, 905 Bender St, Rdg 19605, Purchased Sept
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 determine 728 Chestnut St as a blighted property or to remove it from the target list.

**6. 306 S 6th St, Citimortgage Inc/Enerbank USA, owner, 14700 Citicorp Dr MC 0251
Hagerstown MD, Purchased July 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 determine 306 S 6th St as a blighted property or to remove it from the target list.

9. 413 S 9th St, Antero & Wanda Olivo, owner, 413 S 9th, Reading, Purchased March 2012

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

10. 1039 Buttonwood St, Shane Overton, owner, 320 S Baumstown Rd, Birdsboro, Purchased May 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 determine 1039 Buttonwood St as a blighted property or to remove it from the target list.

11. 802 Muhlenberg St, Hannah Tesfaye & Waldia Arega, owner, PO Box 2956 Ann Arbor MI, Purchased Dec 2012

- 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 802 Muhlenberg St as a blighted property or to remove it from the target list.

12. 622 Pine St, Jermaine Martin, owner, 622 Pine St, Reading, Purchased Oct 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 determine 622 Pine St as a blighted property or to remove it from the target list.

14. 735 McIlvain St, Jessica Benson, owner, 5837 Arch St., Philadelphia, Purchased April 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 determine 735 McIlvain St as a blighted property or to remove it from the target list.

15. 536 Johnson St, Lucas Romero, owner, 537 Tulpehocken St, Reading, Purchased Aug 2013

- 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 536 Johnson St as a blighted property or to remove it from the target list.

16. 427 Spruce St., Orlando Delgado Nieves, owner, 331 Spruce St, Reading, Purchased Dec 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 determine 427 Spruce St as a blighted property or to remove it from the target list.

17. 1103 Spruce St, Ronald & Stephen Dombrowski, owner, 77 Foxview Rd., Honeybrook, Purchased Mar 1950

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

18. 115 N 9th St, Dominga Tejada, owner, 237 S 5th St., Rdg, Purchased May 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 determine 115 N 9th St as a blighted property or to remove it from the target list.