



BLIGHTED PROPERTY REVIEW COMMITTEE

**CERTIFICATION HEARING
THURSDAY, JUNE 1, 2023
HYBRID MEETING
6:00 p.m.
AGENDA**

Zoom webinar.

When: Jun 1, 2023 06:00 PM Eastern Time (US and Canada)

Topic: June 1 BPRC Certification Hearing

Please click the link below to join the webinar:

<https://readingpa.zoom.us/j/84626155375?pwd=bEhxaGs4QnVWQ2hkNHBoTU1MUHBLZz09>

Passcode: 864118

Or Telephone:

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

+1 646 931 3860 US

Webinar ID: 846 2615 5375

Passcode: 864118

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 April 2023 Determination Hearing

IV. Properties to be Removed from the Process

V. Certification Hearing

1. 742 N 11th St., Value Rentals of Reading LLC, owner, PO Box 402, Temple PA 19560, 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 742 N 11th St as a blighted property or to remove it from the target list.

2. 622 N 8th St, David Crespo, owner, 622 N 8th St Reading 19601, Purchased Aug 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 622 N 8th St as a blighted property or to remove it from the target list.

4. 730 Bingaman St, Francisco Dominquez, owner, 407 S 9th St Reading, 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 730 Bingaman St as a blighted property or to remove it from the target list.

6. 906 N 5th St, Andres Hernandez, owner, 142 N 10th St., Rdg PA, Purchased May 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 906 N 5th St as a blighted property or to remove it from the target list.

9. 450 Schuylkill Ave, Wilson Laboy, owner, 200 E Robeson St Lot 34 Lakeland FL, Purchased Dec 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 450 Schuylkill Ave as a blighted property or to remove it from the target list.

11. 209 Hudson St, Rafael Andrade Fuentes, owner, 209 Hudson St. Reading PA, Purchased Aug 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 209 Hudson St as a blighted property or to remove it from the target list.

12. 1145 Cotton St, Golden Circle Realty Inc, 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 1145 Cotton St as a blighted property or to remove it from the target list.

14. 1260 N 10th St, Francisco Rivera, owner, 1260 N 10th St Reading PA, Purchased Nov 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 certify 1260 N 10th St as a blighted property or to remove it from the target list.

15. 155 Pear St, Robert and Isabella Shepersen, owner, 28 Northgate Ln, Willinboro NJ, Purchased Aug 1962

- 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 155 Pear St as a blighted property or to remove it from the target list.

16. 110 S 9th St, Julio Reyes, owner, 102 S 9th St Reading PA, Purchased June 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 110 S 10th St as a blighted property or to remove it from the target list.

**22. 338 Moss St., Marlon Chang, owner, 1002 Josephine Dr, Temple PA 19560,
Purchased Sept 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 338 Moss St as a blighted property or to remove it from the target list.

**24. 826 Pear St., Ramon Acevedo, owner, 5103 Casa Grande Rd, Temple PA 19560,
Purchased Oct 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 826 Pear St as a blighted property or to remove it from the target list.

**25. 830 Thorn St., Shark Investments I LLC, owner, PO Box 13404, Reading PA,
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 830 Thorn St as a blighted property or to remove it from the target list.

**30. 121 W Greenwich St., Karen Loose and David Warren, owner, 7625 Lakeside Ave,
Harrisburg PA, Purchased July 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 121 W Greenwich St as a blighted property or to remove it from the target list.

31. 8 Nottingham Ct, Peter Raber owner, 8 Nottingham Ct, Reading, Purchased March 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 certify 8 Nottingham Ct as a blighted property or to remove it from the target list.