



BLIGHTED PROPERTY REVIEW COMMITTEE

CERTIFICATION HEARING

THURSDAY, JUNE 6, 2024

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/81290677667?pwd=hpSbtfPaoigSbOKcW13zfHxVMSl8Dr.1>

Passcode: 564792

Or join by phone: 1 305 224 1968

Webinar ID: 812 9067 7667

Passcode: 564792

**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. As prescribed by the Ordinance, the City of Reading's Blighted Property Review Committee (BPRC) is meeting to review the reports of the various offices and agencies about 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 Determination Hearing

IV. Properties to be Removed from the Process

None

V. Certification Hearing

1. 225 Cedar St. Albert Martorell, owner, 223 ½ Cedar St., Reading PA 19601, Purchased Nov 2013 – Determination Hearing - Notice mailed to the property owner via first class mail on March 5, 2024, Delinquent water charges \$14,010.67, Water off 2006, Delinquent taxes \$2262.08 2023-24 City, County, School, Gas service N/A, Electric service N/A, Trades – N/A, Property Maintenance – 2 NoV, Failed Inspection 9-13-12, 5 QoL Trash, 5 QoL Weeds, & 7 QoL Motor vehicle nuisance, 1 QoL Indoor furniture outdoors, \$8745 unpaid fees *Note: delinquent Water includes sewer, trash, and recycling*

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

3. 105 Peach St, Julio Reyes, owner, 102 S 9th St Reading PA, Purchased June 1999 - Determination Hearing - Delinquent taxes \$6309; Delinquent water No Water Service; Electric N/A; Gas N/A; Trades N/A; Codes –4 NoV, 1 QoL trash

- 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 105 Peach St as a blighted property or to remove it from the target list.

4. 471 Birch St, Lance Russell III, owner, 471 Birch St Reading Pa, Purchased June 1992 Determination Hearing - Delinquent taxes \$6309.07 2018-23 City, County, School;

Delinquent water \$9657.81; Water on; Electric N/A; Gas N/A; Trades N/A; Codes – \$945 total unpaid, 2 NoV, 6 QoL trash, 6 QoL weeds, 2 QoL animal waste, 8 QoL indoor furniture outdoors

- 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 471 Birch St as a blighted property or to remove it from the target list.

5. 429 A Locust St, Amazon Real Estate LLC, owner, 3229 State Hill Rd, Reading PA, Purchased August 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 429 A Locust St as a blighted property or to remove it from the target list.

6. 418 Douglass St, JAFT LLC, owner, 434 West St, Pottstown PA, Purchased June 2020
- Posted on property 3-22-24; Delinquent taxes \$930.15 2023 City, County, School;
Delinquent water \$2060.39 – Water on; Electric N/A; Gas N/A; Trades – N/A; Codes – 1
Work Order, 10 NoV, Failed Inspection 12-22-22; 2 QoL Trash, 4 QoL Weeds, \$1162.49
unpaid

- 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 418 Douglass St as a blighted property or to remove it from the target list.

8. 645 N 9th St, JAFT LLC, owner, 434 West St, Pottstown PA, Purchase date unavailable Determination Hearing - Delinquent taxes \$420.08 2023 City, County, School; Delinquent water – service abandoned; Electric N/A; Gas N/A; Trades N/A;

Codes – 14 Work Order, 8 NoV, Failed inspection 10-25-23; Placard unsafe 2017; 29 QoL trash, 24 QoL weeds, 1 QoL indoor furniture outdoors, \$20890.01 total unpaid

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

9. 604 N 9th St., Marco Castro, owner, 418 Green Tc, Reading, Purchased Sept 2017- Delinquent taxes N/A; Delinquent water \$79.09, Water on; Electric N/A; Gas N/A; Trades N/A; Codes – 4 Work Order, 7 NoV, Failed inspection 1-4-23, Placard unlawful 2013; 7 QoL trash, 16 QoL weeds, 1 QoL ice, \$23519.14 total unpaid

- 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.

11. 1035 Muhlenberg St., Cesarz Nunez, owner, 533 A Maple St Reading, Purchased Sept 2013 - Delinquent taxes \$599.47 2022-23 City, County, School; Delinquent water \$2520.22; Water off 2012; Electric N/A; Gas N/A; Trades - Interior and exterior in very poor condition, no windows 2nd floor; Codes – 6 Work Order, 3 NoVs, Placard unlawful 7-9-23, 8 QoL trash, 8 QoL weeds, \$9622.07 unpaid

- 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 1035 Muhlenberg St as a blighted property or to remove it from the target list.

14. 631 Elm St., Gladys Castillo, owner, 4114 7th Ave, Temple PA, Purchased Nov 2023 **Determination Hearing** - Notice mailed to the property owner via first class mail on March 5, 2024, Delinquent water charges \$3901.99, Water off 2006, Delinquent taxes \$725.03 2023 City, County, School, Gas service N/A, Electric service N/A, Trades – Roof

collapsed, property fenced off to protect the public, Codes – 3 Work order, 7 NoV, \$3969 total unpaid, 2 QoL Trash, 4 QoL Weeds *Note: delinquent Water includes sewer, trash, and recycling*

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

16. 1132 Green St., Leonardo Gomez, owner, 270 Empire Blvd, Brooklyn NY, Purchased Jan 2022 Determination Hearing - Delinquent taxes \$737.47 2023 City, County, School; Delinquent water \$38.87; Water off 2013; Electric N/A; Gas N/A; Trades boarded up, property in poor condition, fenced off to protect the public; Codes – 3 Work Orders, 11 NoVs, Placard unlawful 2016, 1 QoL trash, 1 QoL weeds, 1 QoL ice, \$27837.81 unpaid

- 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 1132 Green St as a blighted property or to remove it from the target list.

17 1411 Cotton St., Golden Circle Realty LLC, owner, PO Box 664 Adamstown PA, Purchased July 2022 Determination Hearing - Delinquent taxes \$13177.42 2016-23City, County, School; Delinquent water \$1141.75; Water on; Electric N/A; Gas N/A; Trades N/A; Codes – 12 NoV, 7 Work order, Failed inspection 9-8-22, 7 QoL trash, 19 QoL weeds, \$3702.08 unpaid

- 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 1411 Cotton St as a blighted property or to remove it from the target list.

18. 338 Pearl St., Golden Circle Realty LLC, owner, PO Box 664 Adamstown PA, Purchased July 2022 Determination Hearing - Delinquent taxes \$19522.84 2009-23 City,

County, School; Delinquent water \$13196.87; Water off 2012; Electric N/A; Gas N/A; Trades Property boarded up, poor condition, no power, no maintenance; Codes – 10 Work orders, 16 NoV, Failed inspection 9-8-22, 4 QoL trash, 22 QoL weeds 1 QoL indoor furniture outdoors

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

23. 849 Church St., ANG Homebuyers LLC, owner, 9015 148th St Jamaica NY,
Purchased Oct 2023 Determination Hearing - Delinquent taxes \$1100.45 2022 City, County, School; Delinquent water \$79.07; Water on; Electric N/A; Gas N/A; Trades N/A; Codes – 1 Work Order, 10 NoV, Failed inspection 12-1-22, Placard unlawful 2021, 10 QoL trash, 4 QoL weeds, 3 QoL indoor furniture outdoors, \$10303 total unpaid

- 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.