



BLIGHTED PROPERTY REVIEW COMMITTEE

**DETERMINATION HEARING
THURSDAY, MARCH 17, 2022
VIRTUAL 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/86569459043?pwd=R2tCcmp1SmxoOTN3MTBobFE0bmVFZz09>

Passcode: 772792

Or One tap mobile:

+13126266799,,86569459043#,,,,*772792# US (Chicago)

+16465588656,,86569459043#,,,,*772792# US (New York)

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 or 888 475 4499 (Toll Free) or 877 853 5257 (Toll Free)

Webinar ID: 865 6945 9043

Passcode: 772792

**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_

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 2nd 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 determine 39 S 2nd St as a blighted property or to remove it from the target list.

6. 402 Douglass St, Augustine Patterson & Robin Summers, owner, 402 Douglass St Rdg PA, Purchased March 2001

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

7. 730 Bingaman St, Francisco Dominguez, 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 determine 730 Bingaman 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 determine 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 determine 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 determine 1435 Monroe St as a blighted property or to remove it from the target list.

12. 110 S 8th 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 determine 110 S 8th St as a blighted property or to remove it from the target list.

13. 118 S 8th St, Andres Henriquez, owner, 142 N 10th 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 determine 118 S 8th St as a blighted property or to remove it from the target list.

14. 139 Lemon St., Paul Foltyn, owner, 305 Melrose St, Reading, Purchased July 1989

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

15. 438 S 6th St, Cesar Emilio Nunez, owner, 533 Maple St Rdg, Purchased Dec 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 438 S 6th St as a blighted property or to remove it from the target list.

16. 500 N 3rd St, 500 N 3rd 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 determine 500 N 3rd 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 determine 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.,
Shoesmakersville 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 determine 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 determine 612 Weiser St as a blighted property or to remove it from the target list.

**23. 622 S 17th 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 determine 622 S 17th 1/2 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 determine 831 Schuylkill Ave as a blighted property or to remove it from the target list.

25. 1417 Montgomery St, Domingo Tejada, owner, 237 S 5th 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 determine 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 determine 142 Elm St as a blighted property or to remove it from the target list.

27. 152 Elm St, McKnight's Café Inc., owner, 152 Elm St Reading PA, Purchased March 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 determine 152 Elm St as a blighted property or to remove it from the target list.

28. 316 N 2nd St, Elian Cruz Huertas, owner, 316 N 2nd 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 determine 316 N 2nd St as a blighted property or to remove it from the target list.

29. 126 Buttonwood St, Edgardo Morales, owner, 344 N 2nd 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 determine 126 Buttonwood St as a blighted property or to remove it from the target list.