



BLIGHTED PROPERTY REVIEW COMMITTEE

**DETERMINATION HEARING
THURSDAY, MARCH 18, 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 October 2020 Certification Hearing

IV. Properties to be Removed from the Process

Property Address	Owner_Name_	Owner_Address	City_
305 Locust St	Mireya Pagan	760 E 166th St Apt 5H	Bronx
158 W Green St	Rodolfo Reynoso	529 Cedar St	Reading
1158 Buttonwood St	Victor Sales Morales	115 N Brobst St	Shillington
237 S 6th St	Khoa Nhu Tran	1221 Butler St	Reading
1121 Amity St	Pierre R & Magloire M Loissaint	1121 Amity St	Reading
1042 Windsor St	Lalima Rodenny Agramonte	1042 Windsor St	Reading
259 W Oley St	Raymond P Capois-King	1001 N 10th St	Reading
1401 N 13th St	Andrew McElroy	P.O. Box 13725	Reading
2237 Raymond Ave	Manuel Mendez & Maria Morales-Zamora	2237 Raymond Ave	Reading
132 Crestmont St	Reggie Zabala	132 Crestmont St	Reading
1502 Luzerne St	Amy Lin	1835 Fox Chase Rd	Philadelphia
126 N 3rd St	Odalis Ulerio	139 Windsor St	Reading
7 Nottingham Ct	M&T Real Estate LLC	550 Penn Ave	West Reading
437 S 6th St	Robert Carvajal	543 Elm St	Reading
721 N 2nd St	Glenis A Abreu & Juana E Santos	721 N 2nd St	Reading
922 Perry St	Valentin Baez	917 Marion St	Reading
637 N 9th St	Nehemiah J Lindo	637 N 9th St	Reading
1031 Windsor St	EMNS Inc	950 N 8th St	Reading
1054 N 10th St	Angy C Jacques	1422 Mulberry St	Reading
47 S 10th St	Manuel A Leonor-Matos Jr	737 N 4th St	Reading
700 N 10th St	Shanti Devi Properties LLC	4897 Waterford Dr	Macungie
1413 Muhlenberg St	Puerto Rican Latin Association	418 Moss St	Reading
528 S 11th St	Berks Coalition to End Homelessness	831 Walnut St	Reading

V. Determination 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.

13. 110 S 6th St, Carlos Jose Ventura, owner, 359 W Douglass St, Rdg, Purchased June 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 1100 S 6th 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.

19. 42 N 11th St, Avalex Investments LLC, owner, 64 E Uwchlan Ave., Suite 262 Exton, Purchased June 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 42 N 11th St as a blighted property or to remove it from the target list.