



BLIGHTED PROPERTY REVIEW COMMITTEE

**DETERMINATION HEARING
THURSDAY, APRIL 4, 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/81345342864?pwd=voa2TJSw7z0IFykAiWIPDeba9qRk6e.1>

Webinar ID: 813 4534 2864

Passcode: 897628

Or join by phone:

Dial: +1 301 715 8592

Webinar ID: 813 4534 2864

Passcode: 897628

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 January Certification Hearing

IV. Properties to be Removed from the Process

None

V. Determination Hearing

1. 225 Cedar St. Albert Martorell, owner, 223 ½ Cedar St., Reading PA 19601, 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 determine 225 Cedar St as a blighted property or to remove it from the target list.

2. 50 Neversink St., Hector I Garcia Ramirez, owner, 103 Jordon Dr., Brandon MS 39047, Purchased Dec 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 determine 50 Neversink 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

- 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 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**
 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 471 Birch 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**
 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 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, Purchased unavailable**
 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 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**
 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 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

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

12. 360 McKnight St., Musa Ardoli, owner, 56 Greenway Dr, Staten Island NY, Purchased Nov 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 360 McKnight St as a blighted property or to remove it from the target list.

13. 143 Poplar St., Musa Ardoli, owner, 56 Greenway Dr, Staten Island NY, Purchased Nov 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 143 Poplar 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

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

15. 1132 Green St., Leonardo Gomez, owner, 270 Empire Blvd, 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 1132 Green St as a blighted property or to remove it from the target list.

16 1411 Cotton St., Golden Circle Realty LLC, 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 determine 1411 Cotton St as a blighted property or to remove it from the target list.

17. 338 Pearl St., Golden Circle Realty LLC, 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 determine 338 Pearl St as a blighted property or to remove it from the target list.

19. 1417 Monroe St., JM Diamond Enterprises LLC, owner, 2 Albert Lane Reading 19607, Purchased Aug 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 determine 1417 Monroe St as a blighted property or to remove it from the target list.

20. 831 Schuylkill Ave., Stephanie Rodriguez-Antigua, owner, 831 Schuylkill Ave Reading PA, Purchased March 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 determine 831 Schuylkill Ave as a blighted property or to remove it from the target list.

22. 849 Church St., ANG Homebuyers LLC, owner, 9015 148th St Jamaica NY, Purchased Oct 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 determine 849 Church St as a blighted property or to remove it from the target list.