



BLIGHTED PROPERTY REVIEW COMMITTEE

DETERMINATION HEARING

THURSDAY, JUNE 5, 2025

HYBRID MEETING

6:00 p.m.

AGENDA

Join from PC, Mac, iPad, or Android:

<https://readingpa.zoom.us/j/89703009354?pwd=QA0DtIUWxvvp90jXR3gWwGidny1EdO.1>

Passcode:788101

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 and in the PA Urban Redevelopment Law of 1945, as amended. As prescribed by the Ordinance, the City of Reading's Blighted Property Review Committee (BPRC) is meeting to review the reports on these properties from the Building/Trades Division, the Property Maintenance Division and other agencies to determine or certify whether they, in fact, meet 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.

IV. Approval Agenda & Minutes from the April Certification Hearing

V. Properties to be Removed from the Process

VI. Determination Hearing

1. 740 Franklin St, Cargo Group of America LLC, owner, PO Box346 152 S Franklin St Wilkesbarre PA 18703, purchased Feb 2025

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

2. 742 Franklin St., Cargo Group of America LLC, owner, PO Box346 152 S Franklin St Wilkesbarre PA 18703, purchased Feb 2025

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

3. 744 Franklin St., Cargo Group of America LLC, owner, PO Box346 152 S Franklin St Wilkesbarre PA 18703, purchased Feb 2025

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

4. 211 N 4th St, Desta Erstie, owner, 2565 124th St FL 2 Flushing NY 11354-1124, 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 211 N 4th St as a blighted property or to remove it from the target list.

6. 806 N 3rd St., Amadou Diakite, owner, 267 Edgecombe Ave, Apt 51, NY NY, Purchased Sept 2005

- 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 806 N 3rd St as a blighted property or to remove it from the target list.

7. 216 Buttonwood St., Dung Phan, owner, 2525 Cromwell Dr, Wyomissing PA, 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 determine 216 Buttonwood St as a blighted property or to remove it from the target list.

9. 355 N 8th St., 355 N 8th St LLC, owner, 355 N 8th St, Reading, 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 355 N 8th St as a blighted property or to remove it from the target list.

10. 310 Heckman Ct., Donna Conrad & Christopher Geraldo Burgos, owners, 3013 Valentine Ave Apt 1E Bronx NY, Purchased Jan 2025

- 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 310 Heckmans Ct as a blighted property or to remove it from the target list.

11. 735 McIlvain St., Prince Wikim Lollis, owner, 735 McIlvain St Reading PA, Purchased Jan 2025

- 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.

12. 115 N 9th St., Tejada Domingo, owner, 237 S 5th St. Reading, 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.

13. 1853 N 3rd St., Anoread LLC & Berks County Industrial Development Authority, owner, 633 Court St 14th Flr, Reading, Purchased Feb 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 1853 N 3rd St as a blighted property or to remove it from the target list.

14. 423 Tulpehocken St., Habitat For Humanity of Berks, owner, PO Box 664 Adamstown PA, Purchased Sept 2024

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

15. 315 Moss St., Alex R Madrigal Morera and Maria Baez, owner, 616 Muhlenberg St Reading PA, Purchased Feb 2024

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

16. 316 N 2nd St., MVP Management Services LLC, owner, 316 N 2nd St Reading PA, Purchased Aug 20213

- 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.

17. 142 Elm St., Gladys Castillo, owner, 14 Timothy Leo Ct, Fleetwood PA, Purchased Jan 2025

- 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.

18. 600 S 9th St., 600 S 9th St LLC, owner, 477 Colonial Rd Ridgewood NJ, 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 determine 600 N 9th St as a blighted property or to remove it from the target list.

19. 730 Bingaman St., Dominguz Real Estate Holdings LLC, owner, 342 N 4th St Reading, Purchased Dec 2024

- 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.

20. 1145 Locust St., Walter G Hotzman & Rachelle F Hotzman, owner, 239 Melrose Ave Reading, Purchased Nov 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 1145 Locust St as a blighted property or to remove it from the target list.

21. 308 Hollenbach St., Enohenghevbe Washington, owner, 503 Governor Dr Reading 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 7308 Hollenbach St as a blighted property or to remove it from the target list.

22. 315 S 6th St., 316 S 6th St LLC, owner, 315 S 6th St Reading PA, Purchased Jan 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 315 S 6th St as a blighted property or to remove it from the target list.

23. 1039 Buttonwood St., Josh Paravati , owner, 1039 Buttonwood St Rdg, Purchased Jan 2022

- 1. Oath to all presenting testimony**
- 47 S 6th S 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

24. 536 Johnson St., Jose Turja , owner, 1440 Monroe St Rdg, Purchased July 2022

- 1. Oath to all presenting testimony**
- 47 S 6th S 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 47 S 6th St. as a blighted property or to remove it from the target list

25. 622 Pine St., Juan A Solis, owner, 622 Pine St Rdg, Purchased June 2024

- 1. Oath to all presenting testimony**
- 47 S 6th S 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

26. 835 Muhlenberg St., Marisol A Lora Mendez, owner, 340 S 6th St Rdg, Purchased March 2023

- 1. Oath to all presenting testimony**
- 47 S 6th S 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 835 Muhlenberg St. as a blighted property or to remove it from the target list

**27. 626 Schuylkill Ave., Humberto Castaneda Diaz , owner, 713 Wiltseys Mill Rd,
Hammonton NJ Purchased Dec 2001**

1. Oath to all presenting testimony

47 S 6th S 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 626 Schuylkill Ave. as a blighted property or to remove it from the target list