



BLIGHTED PROPERTY REVIEW COMMITTEE

**DETERMINATION HEARING
THURSDAY, AUGUST 1, 2024
HYBRID MEETING
COUNCIL CHAMBERS
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=v0a2TJSw7z0IFykAiWIPDeba9qRk6e.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 of Agenda & Minutes from the June Certification Hearing

IV. Properties to be Removed from the Process

None

V. Determination Hearing

1. 600 S 9th St, Mothy Properties LLC, 4897 Waterford Dr, Macungie PA, Purchased July 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 600 S 9th St as a blighted property or to remove it from the target list.

2. 1343 R Mineral Spring Rd., Jose Gomez Corniel & Maria Del Car Ortega De Gomez, owner, 1222 N 14th St Reading, 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 1343 R Mineral Spring Rd as a blighted property or to remove it from the target list.

3. 514 Minor St, M Capital Investors LLC, owner, 84 Cayuga Ave Staten Island NY, Purchased Sept 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 514 Minor St as a blighted property or to remove it from the target list.

4. 1009 N 12th St, Jose R DeJesus, owner, PO Box 8603 Reading Pa, 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 1009 N 12th St as a blighted property or to remove it from the target list.

5. 545 S 6th St, Maria Reyes & Thelma Semedo, owner, PO Box 279 Bronx NY, Purchased November 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 545 S 6th St as a blighted property or to remove it from the target list.

6. 551 S 6th St, Maria Reyes & Thelma Semedo, owner, PO Box 279 Bronx NY, Purchased November 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 551 S 6th St as a blighted property or to remove it from the target list.

7. 831 Schuylkill Ave., Stephanie Rodriguez-Antigua, owner, 831 Schuylkill Ave, Reading, 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.

8. 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.

9. 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.

10. 1340 Perkiomen Ave., Total Family Christian Ctr Inc, owner, 1340 Perkiomen Ave., Reading, Purchased April 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 1340 Perkiomen Ave as a blighted property or to remove it from the target list.

11. 210 Maple St., Leonardo Gomez, owner, 270 Empire Blvd Apt 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 210 Maple St as a blighted property or to remove it from the target list.

12. 2348 Berkley Rd., Johanna Levan, owner, 2348 Berkley Rd. Reading, Purchased Aug 1997

- 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 2348 Berkley Rd as a blighted property or to remove it from the target list.

13. 1649 Cotton St., Catherine Nepple, owner, 222 Pine St, Hamburg PA, 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 1649 Cotton St as a blighted property or to remove it from the target list.

14. 1550 Cotton St., Justo Del Orbe, owner, PO Box 8228 Reading PA Purchased Sept 2015

- 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.

15. 1129 Douglass St., John Quintuna & Luis Chacho Campoverde, owner, 648 S 17th ST Reading, Purchased May 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 1129 Douglass St as a blighted property or to remove it from the target list.

16. 612 Franklin St., Windsor Way Holdings LLC, owner, PO Box 6247 Reading PA, 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 612 Franklin St as a blighted property or to remove it from the target list.

17. 820 Franklin St, Herb Mixon, owner, P O Box 14341 Reading, PA, Purchased Nov 2000

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

20. 2535 River Rd., Alexandra Monsanto, owner, 2535 River Rd. Reading, 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 2535 River Rd as a blighted property or to remove it from the target list.

22. 826 Franklin St., Whiskers Barber Company LLC , owner, 3868 Penn Ave., Reading, Purchased March 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 826 Franklin St as a blighted property or to remove it from the target list.

23. 1027 Union St., Brandi Moll, owner, 1027 Union St., Reading, Purchased Nov 2003

- 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 1027 Union St as a blighted property or to remove it from the target list.

24. 115 Lemon St., West Coast Inv Assoc Inc, owner, 1816 57th St, Sarasota FL, Purchased Nov 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 115 Union St as a blighted property or to remove it from the target list.

25. 526 Lancaster Ave., Protrade Services LLC, owner, 1252 Perkiomen Ave Reading, Purchased Oct 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 526 Lancaster Ave as a blighted property or to remove it from the target list.