



# ***BLIGHTED PROPERTY REVIEW COMMITTEE***

**DETERMINATION HEARING  
THURSDAY, AUGUST 18, 2022  
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/84286232915?pwd=UUgVbVhnMzlsN2xsRmpyVmtya2Z1Zz09>

Passcode: 597692

*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 +1 646 931 3860 or +1 301 715 8592 or +1 346 248 7799 or +1 386 347 5053 or +1 564 217 2000 or +1 669 444 9171 or +1 720 707 2699 or +1 253 215 8782 or 888 475 4499 (Toll Free) or 877 853 5257 (Toll Free)

Webinar ID: 842 8623 2915

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**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 May 2022 Certification Hearing**

### **IV. Properties to be Removed from the Process**

### **V. Determination Hearing**

#### **2. 545 Centre Ave., Antonia Panohaya, owner, 545 Centre Ave Rdg PA, Purchased March 2010**

- 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 Centre Ave as a blighted property or to remove it from the target list.

#### **4. 730 Bingaman St, Francisco Dominguez, owner, 407 N 9<sup>th</sup> St Rdg, Purchased Jan 2022 – Tabled at the March 2022 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 730 Bingaman St as a blighted property or to remove it from the target list.

**6. 438 S 6<sup>th</sup> St, Cesar Emilio Nunez, owner, 533A Maple St., Rdg PA, Purchased Dec 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 438 S 6<sup>th</sup> St as a blighted property or to remove it from the target list.

**7. 152 Elm St, McKnight's Cafe, owner, 152 Elm St, Reading, Purchased March 1999 – Tabled at the March 2022 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 152 Elm St as a blighted property or to remove it from the target list.

**8. 111 Mulberry St, Andres Henriquez, owner, 142 N 10<sup>th</sup> St, Reading PA, Purchased April 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 111 Mulberry St as a blighted property or to remove it from the target list.

**9. 906 N 5<sup>th</sup> St, Andres Henriquez, owner, 142 N 10<sup>th</sup> St, Reading PA, Purchased May 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 906 N 5<sup>th</sup> St as a blighted property or to remove it from the target list.

**10. 125 S 8<sup>th</sup> St, Andres Henriquez, owner, 142 N 10<sup>th</sup> St, Reading PA, 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 125 S 8<sup>th</sup> St as a blighted property or to remove it from the target list.

**11. 1353 N 10<sup>th</sup> St, owner, David Crespo, 5918 57<sup>th</sup> St, Maspeth NY, Purchased June 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 1353 N 10<sup>th</sup> St as a blighted property or to remove it from the target list.

**12. 645 S 17<sup>th</sup> ½ St, DSV SPV2 LLV, owner, PO Box 1348 Lexington SC, Purchased July 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 645 S 17<sup>th</sup> ½ St as a blighted property or to remove it from the target list.

**14. 833 Schuylkill Ave, David Davis, owner, PO Box 681 Reading PA, Purchased June 2007**

- 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 833 Schuylkill Ave as a blighted property or to remove it from the target list.

**15. 726 Franklin St, Maribel DeJesus, owner, PO Box 128 NY NY, Purchased Aug 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 726 Franklin St as a blighted property or to remove it from the target list.

**16. 804 Chestnut St, John Caba, owner, 804 Chestnut St Reading PA, 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 804 Chestnut St as a blighted property or to remove it from the target list.

**17. 149 Maitland St, Jose Martinez, owner, 246 S White Horse Pike Berlin NJ, Purchased Aug 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 149 Maitland St as a blighted property or to remove it from the target list.

**19. 8 Nottingham Ct, Peter Raber, owner, 8 Nottingham Ct Rdg PA, Purchased March 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 8 Nottingham Ct as a blighted property or to remove it from the target list.

**20. 766 Schuylkill Ave, Ignacio Ramos-Reyes, owner, 1909 S 7<sup>th</sup> St, Philadelphia PA, Purchased July 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 766 Schuylkill Ave as a blighted property or to remove it from the target list.

**21. 56 Crestmont St, Sixto Henriquez, owner, 1102 Tuckerton Rd Reading PA 19605, Purchased April 2010**

- 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 56 Crestmont St as a blighted property or to remove it from the target list.