



BLIGHTED PROPERTY REVIEW COMMITTEE

**DETERMINATION HEARING
THURSDAY, AUGUST 19, 2021
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/83387034748?pwd=a2RYQXEyL1Vid0tsUHQxMFZBcWIZQT09>

Passcode: 638058

Or One tap mobile:

+16465588656,,83387034748#,,,,*638058# US (New York)

+13017158592,,83387034748#,,,,*638058# 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 +1 720 707 2699 or +1 253 215 8782 or +1 346 248 7799 or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free)

Webinar ID: 833 8703 4748

Passcode: 638058

International numbers available: <https://readingpa.zoom.us/j/kZsp9OYab>

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 conditions of these properties to determine or certify whether it, in fact, the property 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 the owner 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 2021 Certification Hearing

IV. Properties to be Removed from the Process

117 S 11th St	More for Less LLC
543 Weiser St	AE Freedom Holding LLC
107 Walnut St	Yobanca & Nadiusca Henriquez
1350 Mineral Spring Rd	Carlos M Rios
643 Moss St	Jose M Rodriguez
422 W Oley St	Isla Property Management I LLC
610 Schuylkill Ave	Angel Valentine
111 W Elm St	Altagracia Mejia Morales
1323 Good St	Roderick & Anita Burke
522 S 18th St	Amalia Calvillo Sanfoval
1141 Perry St	Rafael Nolasco
1508 Centre Ave	Marco V Castro
138 S 12th St	David O Chacon Palaez
206 Belvedere Ave	Margarito Ullola
944 Madison Ave	Diocelin Gonzalez Ortiz
836 Elm St	Beatriz Adriana Barcia
956 N 11th St	Vincente Gonzalez Zavala
905 Mulberry St	Tahir Aziz
218 Carroll St	Amber Lichty
1821 Perkiomen Ave	J & K Property Group LLC
2264 Northmont Blvd	David Seltzer
1825 Alsace Rd	Quetcy & Angel Leon
1010 Washington St	Enomanren Ogbemor
737 N 8th St	Ana Management LLC

V. Determination Hearing

1. 438 S 6th St, Cesar Emilio Nunez, Owner, 533 A Maple St., Rdg., 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 6th Street as a blighted property or to remove it from the target list.

3. 1353 Walnut St., Dorrn Patience, owner, 1353 Walnut St, Purchased June 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 1353 Walnut St as a blighted property or to remove it from the target list.

4. 42 N 11th St, Saul Delcid, owner, 9411 Forbell St Ozone Park NY, Purchased June 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 42 N 11th St as a blighted property or to remove it from the target list.

5. 110 S 6th St, Carlos Jose Ventura, owner, 359 W Douglass St, Rdg Purchased Feb 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 110 S 6th St as a blighted property or to remove it from the target list.

6. 143 Poplar St, Leon E Chambers, owner, 143 Poplar St, Rdg, Purchased Oct 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 143 Poplar St as a blighted property or to remove it from the target list.

7. 302 S 7th St, Edward L Spencer, owner, 302 S 7th St, Reading, Purchased Dec 1956

- 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 302 S 7th St as a blighted property or to remove it from the target list.

9. 323 N Front St, Bladimir Leyva Ortiz, owner, 135 Wunder St Rdg, Purchased April 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 323 N Front St as a blighted property or to remove it from the target list.

10. 506 N 12th St, DBC LLC, owner, 113 Grande Blvd, Sinking Spring, Purchased May 2009

- 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 506 N 12th St as a blighted property or to remove it from the target list.

**11. 1246 Eckert Ave, Amadou Diakite, owner, 267 Edgecombe Ave Apt 51 NY NY,
Purchased May 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 1246 Eckert Ave as a blighted property or to remove it from the target list.

12. 849 Church St, Virginia Ortega, owner, 849 Church St, Purchased Aug 1996

- 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.

13. 942 N 5th St, Bienvenido Baez, owner, 942 N 5th, Reading, Purchased May 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 942 N 5th St as a blighted property or to remove it from the target list.

**15. 153 Walnut St, Ronald Heckman, owner, 2428 S Fountain St, Allentown Purchased
Mar 1994**

- 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 153 Walnut St as a blighted property or to remove it from the target list.

**16. 216 Plum St, Pennsylvania Artist LP, owner, 477 Colonial Rd Ridgewood NJ,
Purchased April 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 216 Plum St as a blighted property or to remove it from the target list.

**17. 218 Plum St, Pennsylvania Artist LP, owner, 477 Colonial Rd Ridgewood NJ,
Purchased Feb 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 218 Plum St as a blighted property or to remove it from the target list.

**18. 220 Plum St, Pennsylvania Artist LP, owner, 477 Colonial Rd Ridgewood NJ,
Purchased Feb 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 220 Plum St as a blighted property or to remove it from the target list.

**19. 222 Plum St, Pennsylvania Artist LP, owner, 477 Colonial Rd Ridgewood NJ,
Purchased Feb 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 222 Plum St as a blighted property or to remove it from the target list.

**20. 223 N 6th St, Pennsylvania Artist LP, owner, 477 Colonial Rd Ridgewood NJ,
Purchased Feb 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 223 N 6th St as a blighted property or to remove it from the target list.

**21. 225 S 6th St, Pennsylvania Artist LP, owner, 477 Colonial Rd Ridgewood NJ,
Purchased April 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 225 S 6th St as a blighted property or to remove it from the target list.

**24. 423 Tulpehocken St, John and Martha McCarty, owner, 423 Tulpehocken St Rdg
Purchased Sept 1956**

- 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.

**25. 1853 N 3rd St., Anoread LLC Commercial Development Co., 1515 Des Peres Rd.,
Ste 300, St Louis MO, purchased Sept 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 1853 N 3rd St as a blighted property or to remove it from the target list.