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**Blighted Property Review Committee**  
**Wednesday, January 17, 2024**  
**Hybrid**  
**Certification Hearing**  
**Meeting Report**

Mr. Eyrich called the Certification Hearing to order at 6:03 pm. He stated that a quorum is present. He announced the purpose of the hearing is to consider the conditions on the properties listed on the agenda to determine if they meet the Blighted Property criteria 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, and codified in the City of Reading City Code in Chapter 23, Part 9. He asked Ms. Mayfield to conduct the hearing.

**BPRC Attendance:** N. Eyrich, M. Wolfe, T. McMahon and C. Miller– in person

**Staff Attendance:** M. Mayfield, Esq., H. Scheuring and L. Kelleher – in person

Mr. Eyrich asked the members present to consider the minutes from the Determination Hearing distributed electronically.

**Ms. Wolfe moved, seconded by Mr. Miller, to approve the minutes as distributed electronically. The motion was approved unanimously.**

**PROPERTIES TO BE REMOVED FROM THE PROCESS**

None.

**Certification Hearing**

Ms. Mayfield reviewed the hearing process. She asked Ms. Kelleher to swear Ms. Scheuring in for these proceeding. Ms. Kelleher administered the oath to Ms. Scheuring.

**9. 136 Greenwich St, Manuel Frutos, owner, 304 W Oley St Reading, Purchased Oct 2006 – **TABLED April 2023** – Determination Hearing - Delinquent taxes N/A; Delinquent water \$78.89; Water off 2013; Electric N/A; Gas N/A; Trades Lack of maintenance, boarded windows, front porch in disrepair; Codes – 1 Work Order, 7 NoVs, 4 QoL trash, 1 QoL snow/ice, 7 QoL weeds**

Ms. Kelleher issued the oath to Mr. Frutos. A property packet was provided to the property owner prior to the start of the hearing.

Ms. Mayfield entered the following conditions into the record from the property summary sheet and she entered the property packet into the record as follows:

- Notice mailed to the property owner via first class mail on 12-13-24
- Delinquent water, sewer, trash and recycling charges N/A, Water off 2013
- Delinquent taxes N/A
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Codes – 7 NoV, 1 Work Order, \$106 total unpaid, Failed inspection 2/15/23, 4 QoL Trash, 7 QoL Weeds, 1 QoL Snow/Ice

Ms. Schuering confirmed that the criteria entered on the record is accurate. She displayed photographs of the property.

Mr. Eyrich stated that Mr. Frutos testified previously that there would be improvements at this property. However, none are evident.

Mr. Frutos described the problems he has had with damage to the property during break-ins. He stated that he has replaced the windows twice and break-ins continue.

Ms. Wolfe inquired why the water service remains inactive. She questioned why the repairs to the porch and windows have not occurred. Mr. Frutos stated that he will continue working on the property.

Mr. McMahon questioned when the work will be completed. Mr. Frutos stated that repairing the windows and securing the property will occur next.

### **Public Comment**

There was no public comment for this property.

**Mr. McMahon moved, seconded by Mr. Eyrich, to certify 136 Greenwich Street as a blighted property. The motion was approved unanimously.**

Mr. Frutos was instructed to follow-up with Ms. Scheuring about the repairs to the property and the next steps.

**24. 528 A S 9<sup>th</sup> St., Virginia Rivera, owner, 537 S 6<sup>th</sup> St Reading PA, Purchased June 2018 – Determination Hearing** – Delinquent taxes \$1338.67 2022 City, County, School; Delinquent water \$12636.23; Water off 2017; Electric N/A; Gas N/A; Trades Poor condition, no maintenance; Codes – 7 NoV, 4 QoL Trash, 3 QoL weeds, 2 QoL indoor furniture outdoors, \$365 total unpaid

Brian Rivera stated that he was authorized by his mother, the owner of this property, to represent her at this hearing.

Ms. Kelleher issued the oath to Mr. Rivera. A property packet was provided to him prior to the start of this hearing.

Ms. Mayfield entered the following conditions into the record from the property summary sheet and she entered the property packet into the record as follows:

- Notice mailed to the property owner via first class mail on 12-13-23
- Delinquent water, sewer, trash, recycling charges \$12,834.12, Water off 2017
- Delinquent taxes \$1363.93 2022 City, County, School
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Codes – 7 NoV, \$365 total unpaid, 4 QoL Trash, 3 QoL Weeds, 2 QoL Indoor furniture outdoors

Ms. Scheuring confirmed the accuracy of the criteria entered into the record. She displayed photographs of the property.

Mr. Rivera stated that the side-lot shown in the photographs is not owned by his mother. He described some of the improvements made since the last hearing such as the down spout and the new window at the front of the property. He stated that he paid off the taxes and he has started a payment plan for the water-related charges.

In response to a question from Ms. Wolfe about the Trades affidavit from the Determination Hearing relating to “poor condition and no maintenance”, Ms. Scheuring stated that those conditions were remedied. She displayed previous and recent photos which shows that the condition of the property has improved.

Ms. Mayfield questioned the intended use of this building. Mr. Rivera stated that they wish to rent out the property after the water-related charges are paid off. Ms. Mayfield noted the need for the \$365 in unpaid Property Maintenance fines/fees to also be paid.

### **Public Comment**

There was no public comment for this property.

**Ms. Wolfe moved, seconded by Mr. Eyrich, to remove the property from the process after documentation is received showing that the property taxes are paid, that a RAWA payment plan was created and that the Property Maintenance fines/fees were paid off all within 30-**

**days. The motion was approved unanimously.**

Mr. Frutos was instructed to provide the documentation to Ms. Scheuring.

**16. 226 N 4<sup>th</sup> St., Angela Justina Garcia De Nieves, owner, 1814 Woodbine St Ridgewood NY, Purchased March 2014 – Determination Hearing -** Notice mailed to the property owner via first class mail on November 1, 2023; Delinquent water charges \$106.55; Water off since 2019; Delinquent taxes \$2319.53 2022 City, County, School; Gas service N/A; Electric service N/A; Trades – Boarded up, lack of maintenance; Codes – 6 NoV, 2 Work Orders, \$8630.75 total unpaid, Failed inspection 8/2/23, 15 QoL Trash, 8 QoL Weeds, 2 QoL Indoor furniture outdoors, 1 QoL No trash hauler

Ms. De Nieves' authorized her daughter to represent her at this hearing.

Ms. Kelleher issued the oath to Ms. De Nieves' daughter. A property packet provided to Ms. De Nieves and her daughter prior to the start of this hearing.

Ms. Mayfield entered the following conditions into the record from the property summary sheet and she entered the property packet into the record as follows:

- Notice mailed to the property owner via first class mail on 12-13-23
- Delinquent water, sewer, trash, recycling charges \$213.10, Water off 2019
- Delinquent taxes \$2350.46 2022 City, County, School
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Codes – 6 NoV, 2 Work Orders, \$8630.75 total unpaid, Failed inspection 8-2-23, 18 QoL Trash, 8 QoL Weeds, 2 QoL Indoor furniture outdoors

Ms. Scheuring confirmed the accuracy of the criteria entered into the record. She displayed photographs of the property.

Ms. De Nieves' daughter stated that the windows remain boarded to prevent break-ins. She stated that she has 3 work orders with contractors to begin improvements. She stated that her mother and sister intend to reside at the property when it is completed.

Mr. McMahon stated that Ms. De Nieves, through an interpreter, stated that the conditions at the property would be improved at this hearing, but they have not.

Ms. De Nieves' daughter explained the ongoing problems caused by break-ins and adding that all the copper piping has been stolen.

In response to a question from Ms. Mayfield, Ms. De Nieves' daughter stated that they have not obtained trades permits for the electrical and plumbing work. Ms. Mayfield explained the need to have the work performed by licensed trades contractors after the contractors obtain the required permits.

Ms. Scheuring explained that the Property Maintenance fees are for work orders for 2 occurrences of trash removal in 2013.

Ms. De Nieves daughter expressed the belief that the plumbing and electrical work can begin shortly. Mr. Eyrich confirmed that work orders exist with contractors.

The committee members discussed certifying the property vs. providing Ms. De Nieves with additional time to make improvements.

### **Public Comment**

There was no public comment for this property.

**Mr. McMahon moved, seconded by Mr. Miller, to certify 226 N 4<sup>th</sup> Street as a blighted property. The motion was approved unanimously.**

Mr. Eyrich stressed the importance of keeping Ms. Scheuring updated on the improvements so the property can be removed from the list when it is completed.

### **Consent Agenda**

Ms. Schuering stated that the following properties do not have representation at this hearing and each property meets at least one (1) of the required blight criteria as follows. (*Note the numbers match those on the Property Summary Sheets*)

All properties received notice of the hearing mailed December 13, 2023.

**4. 448 Mulberry St, City Construction Services LLC, owner, 41 Oak Ln Lebanon PA, Purchased June 2012 - **TABLED April 2023** - Delinquent taxes \$714.78 2022 City, County, School; Delinquent water, sewer, trash, recycling \$13673.46, Water off 2013; Electric N/A; Gas N/A; Trades N/A; Codes – 5 Work Order, 5 NoV, 19 QoL trash, 14 QoL weeds, 6 QoL motor vehicle nuisance, 4 QoL indoor furniture outdoors, \$13769.25 total unpaid**

**8. 527 Maple St, Stephanie Nicole Russell & Cesar Emilio Nunez, owner, 533A Maple St Reading PA, Purchased Aug 2019 - **TABLED April 2023** - Delinquent taxes \$595.43 2022 City, County School; Delinquent water, sewer, trash, recycling \$12668.17, Water off 2012; Electric N/A; Gas N/A; Trades N/A; Codes – 6 Work Order, 2 NoV, Failed inspection 10\9\23, 13 QoL trash, 11 QoL weeds, 4 QoL Motor vehicle nuisance, \$18272.26 total unpaid**

**12. 744 Franklin St., 744 Franklin Street Properties, owner, 477 Colonial Rd Ridgewood NJ, Purchased Nov 2021 – Determination Hearing -** Delinquent taxes \$1867.73 2022 County and School; Delinquent water, sewer, trash, recycling \$5509.07; Water off 2015; Electric N/A; Gas N/A; Trades boarded up, vacant unmaintained; Codes – 1 NoV, 1 Work order, Failed inspection 2018, 5 QoL trash, 3 QoL weeds, 1 QoL snow\ice, 1 QoL indoor furniture outdoors, \$940 unpaid

**18. 747 N 8<sup>th</sup> St., Georgia Uche, owner, 747 N 8<sup>th</sup> St Reading, Purchased May 2003 -** Delinquent taxes \$1120.55 2022 City, County, School; Delinquent water, sewer, trash, recycling \$2878.45; Water off 2017; Electric N/A; Gas N/A; Trades N/A; Codes – 4 Work Orders, 15 NoV, 10 QoL trash, 11 QoL weeds, \$4849 total unpaid

**20. 315 Moss St., Antonio Hazel R & Ana Morales, owner, 1562 Mineral Spring Road Reading PA, Purchased Feb 2021 -** Delinquent taxes N/A; Delinquent water, sewer, trash, recycling \$1423.48; Water off 2006; Electric N/A; Gas N/A; Trades N/A; Codes –Failed inspection 1\4\22, 1 QoL trash, 3 QoL weeds, \$875.74 total unpaid

**22. 827 Church St., Ivan Durham, owner, 827 Church St Reading PA, Purchased Sept 1999 -** Delinquent taxes N/A; Delinquent water, sewer, trash, recycling \$27878.23; Water off 2012; Electric N/A; Gas N/A; Trades N/A; Codes – 2 Work Orders, 12 NoVs, 15 QoL Trash, 13 QoL Weeds, 3 QoL motor vehicle nuisance, 2 QoL Indoor furniture outdoors. \$5158.50 total unpaid

**23. 513 S 15<sup>th</sup> St., Nixon Felix & Daysi Reyes, owner, 36 Van Buren St Passaic NJ, Purchased May 2006 -** Delinquent taxes N/A; Delinquent water, sewer, trash, recycling \$6979.51; Water off 2019; Electric N/A; Gas N/A; Trades N/A; Codes – 1 Work Order, 4 NoV, 1 QoL Trash, 5 QoL weeds, 3 QoL indoor furniture outdoors, \$4164 total unpaid

**26. 209 R Maple St., Pure Construction LLC, owner, 1031 Chestnut St Reading PA, Purchased March 2020 -** Delinquent taxes \$153.46 2022 County; Delinquent water, sewer, trash, recycling N/A- no water service; Electric N/A; Gas N/A; Trades N/A; Codes – 8 NoV, Failed inspection 9\26\23, 4 QoL trash, 3 QoL indoor furniture outdoors, \$1985 total unpaid

**Public Comment**

None.

**Mr. McMahon moved, seconded by Mr. Eyrich, to certify the consent agenda properties as blighted. The motion was approved unanimously.**

**2024 Hearing Schedule**

- **Determination Hearing – Thursday April 4<sup>th</sup> @ 6 pm**

- Work Session Wednesday, March 28<sup>th</sup> at 6 pm
- **Certification Hearing – Thursday June 6<sup>th</sup> @ 6 pm**
  - Work Session Wednesday May 29<sup>th</sup> @ 6 pm
- **Determination Hearing – Thursday August 1<sup>st</sup> @ 6 pm**
  - Work Session Wednesday July 24<sup>th</sup> @ 6 pm
- **Certification Hearing – Thursday October 3<sup>rd</sup> @ 6 pm**
  - Work Session Wednesday September 25<sup>th</sup> @ 6 pm

Ms. Mayfield thanked Ms. Kelleher for her work to create the Declaration of Blight that can be recorded at the Recorder of Deeds after properties are certified.

**Mr. Miller moved, seconded by Ms. Wolfe, to adjourn the hearing.**

*Respectfully submitted by Linda A. Kelleher CMC, Secretary*