
Blighted Property Review Committee
Thursday, March 17, 2022
Virtual Meeting
Determination Hearing
Meeting Report

Mr. Urena, Chair, called the Determination Hearing to order at 6:01 pm. He announced that a quorum was present.

Mr. Urena announced that the purpose of the hearing is to consider if the conditions of the properties on the agenda meet any of the 12 conditions defined by the Pennsylvania Urban Redevelopment Law of 1945, as amended, and the City of Reading Blighted Property Review Committee Ordinance, and can be determined as blighted.

BPRC Attendance: H. Urena, M. Wolfe, N. Eyrich, W. Bealer – electronically and E. Schlegel – in person

Staff Attendance: F. Lachat, Esq., H. Scheuring – electronically and L. Kelleher – in person

Mr. Urena stated that the minutes from the October Certification hearing were distributed electronically. He asked if any committee member wished to make corrections or changes.

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

PROPERTIES TO BE REMOVED FROM THE PROCESS

Mr. Urena stated that there are no properties to be removed from the process at this meeting.

Mr. Lachat reviewed the hearing process. Property packets were emailed to the property owners registered to attend the meeting on March 16, 2022.

Ms. Kelleher announced that Francisco Dominguez has arrived in-person representing 730 Bingaman St. He was provided with a property packet.

DETERMINATION HEARING

7. 730 Bingaman St, Francisco Dominguez, owner, 407 S 9th St, Reading, Purchased Jan 2022

Ms. Kelleher issued the oath to Mr. Dominguez.

Mr. Lachat entered the following conditions into the record from the property summary sheet as follows:

- Notice mailed to the property owner via first class mail on February 16, 2022
- Delinquent water charges \$149.78 Water off 2013
- Delinquent taxes \$6690.09 2017-21 City, County, School
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Codes – 3 NoV, \$4050 total unpaid 2 QoL Trash, 4 QoL Weeds
- Delinquent Trash and Recycling – N/A

Mr. Domniguez stated that he purchased the property last June at a tax sale and the title was transferred to him in January 2022. He stated that he has been spending money on trash removal and making property improvements. He noted that he received notice that the title transferred to him just before he received the hearing notice and he requested additional time to work on the property.

Mr. Dominguez stated that the rear of the property is in much worse condition than the front and he stated that he will need to consult with either an engineer or an architect about the conditions at the rear of the property. He noted his intention to rehab the property and he requested that the board provide him with time to make the improvements.

Ms. Scheuring noted that Mr. Dominguez failed to show up for the property inspection scheduled for yesterday. Mr. Dominguez stated that he didn't receive the hearing notice. He explained that 407 N 9th is where his mother resides. He provided his address and email address. Ms. Scheuring stated that the inspection will be scheduled in mid-July.

Mr. Urena asked for a timeline, noting the board's mission is to encourage the rehabilitation of properties. Mr. Dominguez predicted that he could make the majority of the improvements within 4-5 months. He noted his intent to rent this property after the rehabilitation has been completed.

Public Comment

There was no public comment for this property.

Mr. Schlegel moved, seconded by Mr. Bealer, to table this property until the August Determination Hearing. The motion was approved unanimously.

13. 118 S 8th St, Andres Henriquez, owner, 142 N 10th St, Reading, Purchased July 2008

Ms. Kelleher issued the oath to Mr. Henriquez, who was connected virtually.

Mr. Lachat entered the following conditions into the record from the property summary sheet as follows:

- Notice mailed to the property owner via first class mail on February 16, 2022

- Delinquent water charges \$5038.97 Water off 2016
- Delinquent taxes \$9505.84 2015-21 City, County, School
- Gas service N/A
- Electric service N/A
- Delinquent Taxes N/A
- Trades – N/A
- Codes – 16 NoV, \$19,045 total unpaid, Placard unlawful 2016, 5 QoL Trash, 1 QoL Weeds, 1 QoL Snow/Ice, 1 QoL Indoor furniture outdoors
- Delinquent Trash and Recycling – N/A

Mr. Henriquez stated that this building is a 5 unit rental that he intends to rehabilitate and rent out. He stated that he is currently working to pay down the taxes and water charges. He stated that he recently applied for a permit to start making repairs to the front exterior of the property. He expressed the belief that he can turn the property around in 1 ½ years.

Mr. Urena questioned how long Mr. Henriquez has owned the property. Mr. Henriquez stated that he has owned the property for approximately 7 years. Mr. Urena stated that the assessment records show that the property was purchased in 2008.

Mr. Schlegel questioned when the property was last inspected. Ms. Scheuring stated that the property has not been inspected since 2013, adding that the property has been vacant for approximately 6 years.

Ms. Wolfe asked what Mr. Henriquez can provide to assure the board that he will follow through with the rehabilitation of the property. Mr. Henriquez stated that he has retained a contractor and applied for building permits within the last 30 days. He stated that he recently has removed the trash from the interior and exterior.

Ms. Scheuring confirmed that Mr. Henriquez applied for a building permit on March 4th. She noted in the Chat feature that Mr. Henriquez also owns 125 S 8th St, 905 N 9th St and 142 N 10th St and he has been a consistent “no show” for all scheduled inspections.

Ms. Scheuring stated that 118 S 8th is scheduled for an inspection on March 25th and she encouraged Mr. Henriquez to work with the inspector to develop a rehab plan which will provide a timeline for the improvements and discontinue the need for re-inspections required for violations at the property.

Public Comment

There was no public comment for this property.

Mr. Schlegel moved, seconded by Ms. Wolfe, to determine 118 S. 8th St. as a blighted property. The motion was approved unanimously.

14. 139 Lemon St., Paul Foltyn, owner, 305 Melrose St, Reading, Purchased July 1989

Ms. Kelleher issued the oath to Mr. Foltyn and his daughter Dominika Foltyn, who were connected virtually.

Mr. Lachat entered the following conditions into the record from the property summary sheet as follows:

- Notice mailed to the property owner via first class mail on February 16, 2022
- Delinquent water charges \$0 Water off 2017
- Delinquent taxes N/A
- Gas service N/A
- Electric service N/A
- Delinquent Taxes N/A
- Trades – N/A
- Codes – N/A
- Delinquent Trash and Recycling – N/A

Ms. Foltyn stated that her father resides in Exeter and uses this property as a warehouse. She stated that they are currently working to clean-up the property.

Mr. Schlegel inquired if the fenced area depicted in the photos is part of this property. Ms. Foltyn stated that it is. Mr. Schlegel inquired if there are belongings hidden behind the fence. Mr. Foltyn stated that there are belongings behind the fence. Mr. Foltyn stated that he sold the property on Monday and his daughter will provide documentation.

Public Comment

There was no public comment for this property.

Mr. Schlegel moved, seconded by Ms. Wolfe, to table 139 Lemon St. The motion was approved unanimously.

15. 438 S 6th St, Cesar Emilio Nunez, owner, 533 Maple St Rdg, Purchased Dec 2016

Ms. Kelleher issued the oath to Mr. Nunez, who was connected virtually.

Mr. Lachat entered the following conditions into the record from the property summary sheet as follows:

- Notice mailed to the property owner via first class mail on February 16, 2022
- Delinquent water charges \$5645.43 Water off 2006
- Delinquent taxes \$2909.69 2019-21 City, County, School

- Gas service N/A
- Electric service N/A
- Delinquent Taxes N/A
- Trades – N/A
- Codes – 2 Work orders, 2 NoV, \$5701.32 total unpaid, 9 QoL Trash, 7 QoL Weeds, 1 QoL Snow/Ice, 1 QoL Indoor furniture outdoors
- Delinquent Trash and Recycling – N/A

Mr. Nunez explained his work to improve the property. The board was shown photos depicting major improvements to the front and side of the property. He explained that he is now working to pay down the water and taxes and he installed a new electrical system.

Ms. Scheuring stated that the property failed its last inspection in 2019 and that the next inspection is scheduled for the beginning of June. Mr. Nunez noted his intent to reside at the property after the rehabilitation is complete.

Mr. Bealer inquired about the green stop work order posted on the front of the property. Mr. Nunez stated that he is unsure why the notice was posted, as he was told the improvements to the front did not require building permits.

In response to a question Ms. Scheuring stated that this property was tabled previously.

Mr. Nunez stated that there are no current tax delinquencies. Ms. Scheuring stated that the affidavit is dated March 2nd so payments made after the 2nd would not be reflected.

Public Comment

There was no public comment for this property.

Mr. Schlegel moved, seconded by Mr. Bealer, to table 438 S 6th St. The motion was approved unanimously.

27. 152 Elm St, McKnight's Café Inc., owner, 152 Elm St Reading PA, Purchased March 1999

Ms. Kelleher issued the oath to Ms. McKnight, who was in-person.

Mr. Lachat entered the following conditions into the record from the property summary sheet as follows:

- Notice mailed to the property owner via first class mail on February 16, 2022
- Delinquent water charges \$6893.63 Water on
- Delinquent taxes \$21,860.75 2015-21 City, County, School
- Gas service N/A
- Electric service N/A

- Delinquent Taxes N/A
- Trades – N/A
- Codes – 2 NoV, \$6565 total unpaid, Failed inspection Dec 2018, 7 QoL Trash, 1 QoL Snow/Ice
- Delinquent Trash and Recycling – N/A

As Mr. Lachat entered the conditions into the record, Ms. McKnight interrupted and objected to the delinquencies being publicly announced. Ms. Kelleher explained that this is a public meeting and the affidavit and its contents are considered public records. The property packet is posted on the City's website.

Mr. Lachat continued to enter the conditions into the record.

Ms. McKnight explained that this property was in proceedings at the MDJ Court but she was not involved in those proceedings. She expressed the belief that the notices, including the notice for this hearing, were not addressed to her personally, but to Shirley Black. She stated that she has been involved with this property since 1999.

Ms. Scheuring, after checking the property records, stated that Ms. Black is listed as a representative of the property; however, the notice for this hearing went to McKnight's Café Inc., 152 Elm St Reading Pa only. Ms. Scheuring screen shared the last inspection notice sent to this property in September 2021 – McKnight's Café, 152 Elm St Reading Pa – Shirley Black. She explained the difference between the two (2) mailings.

Ms. Knight repeatedly argued that the envelope was not addressed to her personally, leaving her unaware about this proceeding until recently. She noted that Ms. Black is deceased. She asked the board to treat her fairly as she recently learned about this proceeding.

Public Comment

There was no public comment for this property.

Mr. Schlegel moved, seconded by Ms. Wolfe, to table 152 Elm St. The motion was approved unanimously.

6. 402 Douglass St, Augustine Patterson & Robin Summers, owner, 402 Douglass St Rdg PA, Purchased March 2001

Len Vale, who was connected virtually, stated that his recently purchased this property. Ms. Scheuring confirmed, noting that County records do not yet reflect the transferred title.

Public Comment

There was no public comment for this property.

Due to the recent sale of the property, Mr. Schlegel moved, seconded by Ms. Wolfe, to remove 402 Douglass from the process and revisit the property if necessary. The motion was approved unanimously.

23. 622 S 17th 1/2 St, Carl Bomberger & Ruth Keenan, owner, 940 Fairview Ave., Ephrata PA, Purchased Sept 1985

Ms. Kelleher stated that this property has neighbors who wish to testify.

Mr. Lachat entered the following conditions into the record from the property summary sheet as follows:

- Notice mailed to the property owner via first class mail on February 16, 2022
- Delinquent water charges \$6569.88 Water off 2017
- Delinquent taxes \$2209.88 2018-21 City, County, School
- Gas service N/A
- Electric service N/A
- Delinquent Taxes N/A
- Trades – N/A
- Codes – 2 Work Orders, 8 NoVs, \$12,783 total unpaid, Placard unlawful 2014, 2 QoL Trash, 4 QoL Weeds, 1 QoL Indoor furniture outdoors
- Delinquent Trash and Recycling – N/A

Public Comment

Charissa Chamuras, 620 S 17 ½ St, who was connected virtually with Mr. and Mrs. Klopp, stated that this property has been a problem property since she purchased her property in 1976, noting that she attempted convincing Mayor Karen Miller to demolish the property. She stated that although she spent over 40 years calling in complaints about the property there has been no resolution, only further deterioration. She noted that a squatter had been living in the property with animals and the stench from excrement is unbearable. She stated that a squatter was removed two (2) weeks ago but the property has not been secured.

Mr. and Mrs. Klopp, who reside on the other side of the property, reiterated everything reported by Ms. Chamuras and added that the property now has a collapsed roof which is causing damage to their property.

Mr. Schlegel moved, seconded by Mr. Eyrich, to determine 622 S 17th 1/2 St. as a blighted property. The motion was approved unanimously.

Consent Agenda

Mr. Lachat 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 February 16, 2022. No properties required posting.

3. 427 Tulpehocken St., Luis & Millie Durbec, owner, 427 Tulpehocken St, Purchased Feb 1965 - Delinquent taxes \$7059.47 2011-21 City, County, School; Delinquent water \$2223.94; Water off 2017; Electric N/A; Gas N/A; Trades N/A; Codes – 2 Work Orders, Inspection scheduled 4/15/22, \$190 total unpaid

5. 39 S 2nd St, Shark Investments 1 LLC, owner, PO Box 13404 Reading 19612, Purchased Oct 2019 - Delinquent taxes \$1362.09 2019-2011 City, County, School; Delinquent water \$6621.89; Water off 2016; Electric N/A; Gas N/A; Trades N/A; Codes – 3 Work Orders, 5 NoVs, \$3087.59 total unpaid

8. 812 Bingaman St, Leonardo Gomez, owner, 270 Empire Blvd, Apr 1J. Brooklyn NY, Purchased Jan 2022 - Delinquent taxes \$4623.28 2017-21 City, County, School; Delinquent water \$501.95, Water off 2019; Electric N/A; Gas N/A; Trades N/A; Codes – 1 Work Orders, 7 NoV, 2 QoL trash, 2 QoL weeds, 1 QoL ice, \$1130 total unpaid

410. 1417 Monroe St, Bank of New York Mellon, owner, 3217 S Decker Lake Dr, Salt Lake City UT, Purchased Oct 2021 - Delinquent taxes N/A; Delinquent water \$458.31; Water off 2019; Electric N/A; Gas N/A; Trades N/A; Codes – 2 Work Orders, 10 NoVs, 4 QoL trash, 5 QoL weeds, 12 QoL Motor vehicle nuisance, 2 QoL Swimming pool disrepair, \$3268.50 total unpaid

11. 1435 Monroe St, Shelia Perez, owner, 612 Weiser St, Rdg, Purchased Nov 2002 - Delinquent taxes \$3791.18 2019-21 City, County, School; Delinquent water \$14,123.37; Water off; Electric N/A; Gas N/A; Trades N/A; Codes – 2 Work Orders, 14 NoVs, 12 QoL trash, 18 QoL weeds, 1 QoL snow/ice, 12 QoL Motor vehicle nuisance, \$8626.38 total unpaid

12. 110 S 8th St, Robert Caraval, owner, 1004 Eddystone Ct., Rdg PA, Purchased Jan 2022 - Delinquent taxes \$8431.23 2017-21 City, County, School; Delinquent water \$5; Water off 2013; Electric N/A; Gas N/A; Trades N/A; Codes – 5 NoV, 1 QoL trash, 1 QoL Indoor furniture outdoors, \$400 total unpaid

16. 500 N 3rd St, 500 N 3rd St LLC, owner, 313 Chestnut St, West Reading PA, Purchased Jan 2017 - Delinquent taxes \$1395.61 2020-21 City, County, School; Delinquent water \$12,595.56; Water off 2015; Electric N/A; Gas N/A; Trades N/A; Codes – 1 Work Orders, Failed inspection

6/2021, 8 QoL trash, 4 QoL snow/ice, \$1226.44 total unpaid

18. 1128 Greenwich St, Gisleine Aristide, owner, 1863 Troy Ave., Brooklyn NY, Purchased Sept 2004 - Delinquent taxes \$4790.45 2020-21 City, County, School; Delinquent water \$7656.41; Water on; Electric N/A; Gas N/A; Trades N/A; Codes – N/A

19. 1126 Buttonwood St, Shark Investments LLC, owner, 617 Moselem Rd., Shoesmakersville PA, Purchased Feb 2020 - Delinquent taxes \$1008.59; Delinquent water \$7088.33; Water on; Electric N/A; Gas N/A; Trades N/A; Codes – 1 Work Order, 2 NoVs, 11 QoL trash, 4 QoL weeds, 1 QoL snow/ice, \$4720 total

21. 612 Weiser St, Shelia & Victor Perez, owner, 612 Weiser St. Reading PA, Purchased May 1990- Delinquent taxes N/A, Delinquent water \$4976.46; Water off 2017; Electric N/A; Gas N/A; Trades N/A; Codes – 12 QoL trash, 6 QoL weeds, 4 QoL indoor furniture outdoors, 1 motor vehicle nuisance, \$2789 total unpaid

24. 831 Schuylkill Ave, Davis Davis, owner, 1406 Perkiomen Ave Reading PA, Purchased Sept 2017 - Delinquent taxes \$14,727.71 2012-21 City, County School; Delinquent water \$9409.18; Water off 2016; Electric N/A; Gas N/A; Trades N/A; Codes –4 Work Orders, 2 NoVs, 3 QoL Trash, 4 QoL, Weeds, \$10,079.55 total unpaid

25. 1417 Montgomery St, Domingo Tejada, owner, 237 S 5th St Reading PA, Purchased July 2006 - Delinquent taxes \$7089.48 2018-21 City, County, School; Delinquent water \$12,210.38; Water off 2013; Electric N/A; Gas N/A; Trades N/A; Codes – 1 Work Order, 1 NoV, 15 QoL Trash, 15 QoL weeds, 3 QoL Indoor furniture outdoors

26. 142 Elm St, Jean Veronica Farley, owner, 142 Elm St Reading PA, Purchased April 1979 - Delinquent taxes \$2006.87 2019-21 City, County, School; Delinquent water \$7348.18; Water off 2014; Electric N/A; Gas N/A; Trades N/A; Codes – 2 Work Orders, 2 QoL weeds

28. 316 N 2nd St, Elian Cruz Huertas, owner, 316 N 2nd St Reading PA, Purchased Dec 2011 - Delinquent taxes \$1577.92 2018-21 City, County, School; Delinquent water \$6269.12 Water on; Electric N/A; Gas N/A; Trades N/A; Codes –1 QoL Indoor furniture outdoors, \$935 total unpaid

29. 126 Buttonwood St, Edgardo Morales, owner, 344 N 2nd St Reading PA, Purchased Sept 2018 - Delinquent taxes \$1496.69 2020-21 City, County, School; Delinquent water \$4092.22; Water off 2013; Electric N/A; Gas N/A; Trades N/A; Codes – 4 Work Orders, 6 NoVs, 14 QoL trash, 11 QoL Weeds, 1 QoL Indoor furniture outdoors, \$11,009.32 total unpaid

Public Comment

None.

Mr. Schlegel moved, seconded by Mr. Eyrich, to determine the consent agenda properties as blighted. The motion was approved unanimously.

No other business was brought forward. Mr. Urena announced that the certification hearing will be held on Thursday, May 19, 2022. This hearing will be conducted in hybrid – in-person and via Zoom.

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

Respectfully submitted by Linda A. Kelleher CMC, Secretary