
Blighted Property Review Committee
Thursday, May 20, 2021
Virtual Meeting
Certification Hearing
Meeting Report

Mr. Urena, Chair, called the Determination Hearing to order at 6:15 pm. He announced that a quorum was present.

Due to the COVID-19 Emergency Declaration, the public is unable to physically attend the meeting. Public participation is provided via virtual meeting application. All attendees are participating remotely by phone or electronically through a computer application.

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 certified as blighted.

BPRC Attendance: J. Cepeda-Freytiz, L. Olsen, H. Urena, M. Wolfe, E. Schlegel - electronically

Staff Attendance: L. Kelleher, A. LaMano Esq., H. Scheuring - electronically

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

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

PROPERTIES TO BE REMOVED FROM THE PROCESS

None.

Ms. Kelleher stated that property owners for 1743 Thorn St, 1103 Spruce St, and 115 N 9th St are registered to attend; however, only Mr. Tejada for 115 N 9th St is connected at this time.

Ms. LaMano reviewed the hearing process. Property packets were emailed to the property owners registered to attend the hearing when they registered.

CERTIFICATION HEARING

18. 115 N 9th St, Dominga Tejada, owner, 237 S 5th St., Rdg, Purchased May 2004

Mr. Tejada stated that he is Dominga Tejada, Jr. and he is the son of the deceased property owner. He stated that the Estate Administrator is with him.

Ms. Kelleher issued the oath to Mr. Tejada, Jr.

Ms. LaMano 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 April 24, 2021
- Delinquent water charges \$14,112.05 Water off 2012
- Delinquent taxes N/A
- Gas service N/A
- Electric service off
- Trades – N/A
- Codes – 5 NoV, \$919.87 total unpaid 1 QoL Trash, 1 QoLMotor Vehicle Nuisance, failed inspection 2014
- Delinquent Trash and Recycling – N/A

Mr. Tejada, Jr. stated that the delinquent taxes have been remedied and he is in communication with RAWA about the delinquent water bills. He stated that he reviewed the property packet and it appears that some of the cited Property Maintenance records are not affiliated with this property. He stated that reviewing this property packet was helpful.

Mr. Tejada, Jr. questioned responsibility for a tree located between the curb and the sidewalk. Mr. Schlegel stated that the property owner is responsible for tree maintenance.

Mr. Tejada, Jr. stated that he is currently working to clear the trash from the rear of the property.

Ms. Wolfe, noting that due to the lack of utilities, stated that the property must be vacant. She inquired about the intended reuse of the property. Mr. Tejada stated that he intends to place another commercial use in the 1st floor to replace the salon that previously operated in the 1st floor space. Mr. Tejada, Jr. explained that the delinquent water charges stemmed from the salon owner failing to pay the water bill. He noted that the probate of the estate is taking far longer than expected.

Mr. Schlegel agreed that the probate process has been exceptionally lengthy. He noted the problems with the property that are clearly visible on the photographs being displayed and noted that the BPRC process is used to encourage rehabilitation, rather than certification.

Mr. Schlegel agreed that the probate process has been exceptionally lengthy. He noted the problems with the property that are clearly visible on the photographs being displayed and noted that the BPRC process is used to encourage rehabilitation, rather than certification.

Mr. Urena inquired about the amount of time rehabilitation would take. Mr. Tejada, Jr. estimated that he could have the issues remedied within a few months, starting with curing the RAWA delinquency, followed by giving the exterior a facelift then moving on to the interior of the building. He also noted the need to have a structural evaluation of the building.

Mr. Schlegel inquired about Mr. Tejada's communication with RAWA. Mr. Tejada, Jr. stated that he made a payment of more than \$4000 and is waiting to find out if a payment plan will be put in place. He stated that the remaining RAWA balance is just over \$7000. He questioned why the trash and recycling bills are growing when the property has been vacant.

Mr. Schlegel explained that the trash and recycling charges are applied to all residential properties with six units or less regardless of their status as the City needs to pay the contractor for those services to all properties.

Ms. Cepeda-Freytiz inquired about the timeline to rehab the property. Mr. Tejada, Jr. expressed the belief that he could rehab the property in six (6) months. He inquired why the housing charges are applied annually.

Ms. Scheuring explained that the registration charges are applied to annually all non-owner occupied properties.

The board thanked Mr. Tejada, Jr. for attending and encouraged him to continue rehabbing the property.

Public Comment

There was no public comment for this property.

Mr. Schlegel moved, seconded by Ms. Wolfe, to certify 115 N 9th St as a blighted property. Four members voted in favor of the motion and one voted in opposition. The motion carried with a majority vote.

Ms. Scheuring stated that a certification notice will be sent via first class mail in a few days.

Consent Agenda

Ms. LaMano 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 April 14, 2021. No properties required posting.

- 1. 801 N 10th St, Nioman and Francia Taveras, Owner, 377 Hazel St., Rdg., purchased Nov 2006 Tabled at the July 2020 Determination Hearing** - Delinquent taxes \$8917.58 1018-20 City, County, School; Delinquent water \$15753.20 Water off 2012; Electric N/A ; Gas N/A; Trades N/A; Codes – 2 Work Orders, 5 NoV, 5 QoL trash, 10 QoL weeds, 2 QoL snow/ice, \$4506.56 total unpaid
- 2. 1743 Thorn St, Eugene Sarge, 1727 Thorn St., Rdg. Purchased Feb 1993** - Delinquent taxes \$418.83 2020 City, County, School; Delinquent water \$6838.61; Water off 2016; Electric off; Gas N/A; Trades N/A; Codes – 1 Work Orders, Failed inspection 2018, 10 NoV, \$8346.50 total unpaid
- 3. 466 N. Front St., Breno Arruda & Manuel Teixeira, owner, PO Box 1218 Mountainside NJ, Purchased Jan 2019** - Delinquent taxes \$2414.61 2019-20 City, County, School; Delinquent water N/A; Water abandoned; Electric N/A; Gas N/A; Trades N/A; Codes – 3 Work Orders, 5 NoV, 6 QoL trash, 16 QoL weeds, 8 QoL motor vehicle nuisance, \$1020 total unpaid
- 4. 210 Maple St, Song Kee Yeo/RPC Global Inc, owner, 10816 Fallstone Rd Suite 500 Houston TX, Purchased April 2018** - Delinquent taxes \$21,280.29 2017-20 City, County, School; Delinquent water \$65,421.23; Water off 2012; Electric off; Gas meter removed; Trades N/A; Codes – Failed Inspection 11/16/20, 7 NoV, 10 work orders, 15 QoL trash, 14 QoL weeds \$5510.44 total unpaid – *Demolished by the City Feb 2021; lien filed*
- 5. 728 Chestnut St, Lourdes Castillo, owner, 905 Bender St, Rdg 19605, Purchased Sept 2020** - Delinquent taxes N/A; Delinquent water \$435.98; Water off 2019; Electric on; Gas on; Trades N/A; Codes – 1 NoV, 3 QoL trash, 3 QoL weeds, \$75 total unpaid
- 6. 306 S 6th St, Citimortgage Inc/Enerbank USA, owner, 14700 Citicorp Dr MC 0251 Hagerstown MD, Purchased July 2018** - Delinquent taxes \$7856.12 2016-20 City, County, School; Delinquent water \$2340.52; Water off 2018; Electric off; Gas N/A; Trades N/A; Codes – 9 Work Orders, 8 NoV, Failed inspection 2012, Placard unsafe 2014, 16 QoL trash, 6 QoL weeds, 1 QoL Indoor furniture outdoors, \$7976.93 total unpaid
- 9. 413 S 9th St, Antero & Wanda Olivo, owner, 413 S 9th, Reading, Purchased March 2012** - Delinquent taxes \$4625.22 2018-20 City, County, School; Delinquent water \$3089.65; Water off 2015; Electric off; Gas meter removed; Trades N/A; Codes – 4 Work Orders, 7 NoV, Placard unsafe/unlawful 2014 2 QoL trash, 2 QoL weeds, 1 QoL snow/ice, \$1265.17 total unpaid
- 10. 1039 Buttonwood St, Shane Overton, owner, 320 S Baumstown Rd, Birdsboro, Purchased May 2016** - Delinquent taxes \$1501.95 2016-20 City, County, School; Delinquent water \$5871.15; Water off 2013; Electric off; Gas meter removed; Trades N/A; Codes – 1 Work

Order, 2 NoV, Failed Inspection 2016, 1 QoL weeds, 2 QoL Trash \$4767.50 total unpaid

11. 802 Muhlenberg St, Hannah Tesfaye & Waldia Arega, owner, PO Box 2956 Ann Arbor MI, Purchased Dec 2012 - Delinquent taxes \$545.23 2019-20 City, County, School; Delinquent water \$541.58; Water off 2013; Electric off; Gas N/A; Trades N/A; Codes – 4 Work Orders, 3 NoV, Placard unlawful 2013, 7 QoL trash, 1 QoL weeds, 2 QoL snow/ice, \$3159.19 total

12. 622 Pine St, Jermaine Martin, owner, 622 Pine St, Reading, Purchased Oct 2002 1997 - Delinquent taxes \$6324.75 2017-20 City, County, School, Delinquent water \$7700.45; Water off 2012; Electric off; Gas meter removed; Trades N/A; Codes –3 NoV, Failed inspection 2012, Placarded unlawful 2012, 1 QoL weeds, \$35 total unpaid

14. 735 McIlvain St, Jessica Benson, owner, 5837 Arch St., Philadelphia, Purchased April 2020 - Delinquent taxes \$510.39 2020 City, County, School; Delinquent water \$833.86; Water off 2012; Electric off; Gas N/A; Trades N/A; Codes –Placard unlawful 2016, 4 QoL Trash, 1 QoL indoor furniture outdoors, \$19,070 total unpaid

15. 536 Johnson St, Lucas Romero, owner, 537 Tulpehocken St, Reading, Purchased Aug 2013 - Delinquent taxes N/A ; Delinquent water – service abandoned, Electric N/A; Gas N/A; Trades N/A; Codes – 3 Nov, 1 QoL trash, 1 QoL weeds, \$1050 total unpaid

16. 427 Spruce St., Orlando Delgado Nieves, owner, 331 Spruce St, Reading, Purchased Dec 2006 - Delinquent taxes \$5421.74 2017-20 City, County, School; Delinquent water \$5590.35; Water off 2020; Electric off; Gas off; Trades N/A; Codes – 2 Work Order, 4 NoV, 4 QoL trash, 1 QoL weeds, 1 QoL animal waste, \$495.50 total unpaid

17. 1103 Spruce St, Ronald & Stephen Dombrowski, owner, 77 Foxview Rd., Honeybrook, Purchased March 1950 - Delinquent taxes \$3436.11 2018-20 City, County, School; Delinquent water \$8200.30; Water off 2012; Electric off; Gas meter removed; Trades N/A; Codes – 3 Work Orders, 2 NoV, Failed inspection 2015, 4 QoL trash, 9 QoL weeds, \$8558 total unpaid

Public Comment

None.

Mr. Olsen moved, seconded by Mr. Schlegel, to certify the consent agenda properties listed as blighted. The motion was approved unanimously.

Other Business

No other business was brought forward. Mr. Urena announced that the next Determination Hearing will be held on Thursday, August 19, 2021

Ms. Cepeda-Freytiz moved, seconded by Mr. Schlegel, to adjourn the hearing.

Respectfully submitted by Linda A. Kelleher CMC, Secretary