
Blighted Property Review Committee
Thursday, May 19, 2022
Hybrid Meeting
Certification Hearing
Meeting Report

Mr. Urena, Chair, called the Certification Hearing to order at 6:03 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 certified as blighted.

BPRC Attendance: H. Urena, N. Eyrich – in person and J. Cepeda-Freytiz, W. Bealer, J. Jones and M. Wolfe – electronically

Staff Attendance: I. Litvinov, Esq., H. Scheuring – electronically and L. Kelleher – in person

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

Ms. Kelleher stated that blight staff recommends that the BPRC table 100 S. 8th Street until the October Certification hearing, which will provide the new property owner with time to make property improvements.

Mr. Bealer moved, seconded by Mr. Eyrich, to table 110 S. 8th Street until the October certification hearing. The motion was approved unanimously.

PROPERTIES TO BE REMOVED FROM THE PROCESS

Mr. Urena stated that the following properties no longer meet the required blight criteria and can be removed from the process at this meeting. He congratulated the property owners for taking the necessary steps to improve these properties.

Property Address	Owner_Name	Owner_Address	City
312 S 11 th St	Gerson A Taveras	1511 Allegheny Ave Apt 132 Reading	
211 Greenwich St	Carlos Vanderhost	129 W Greenwich St Reading	
619 Clinton St	Haenssy Santos	644 W Locust St York Pa	
1144 Church St	Newport Real Estate Group Llc	2 Tomplins Ave Staten Island NY	
331 N 12 th St	Hernandez Jovanny Abraham & Hernandez Jose Anthony Pantoja	335 N 12th St Reading	
678 Tulpehocken St	Surum Miguel E Rivas & Arias Ana Joaquin Surum	678 Tulpehocken St Reading	
431 Buttonwood St	Rivera Reina L Lopez	431 Buttonwood St Reading	
741 N 2 nd St	Matos Rosa	741 N 12th St Reading	
312 Heckmans Ct	Morales Arelis	315 Mulberry St Reading	
931 Elm St	Sarmiento Fredi M & Ledesma Milka	931 Elm Ave Reading	
123 W Green St	Maldonado Julio Alejandro	7700 Fort Sumter Dr Orlando FL	
1132 N 10 th St	Khan Mohammad A	111 Morgan Way Monroe NJ	
912 Oley St	Salazar Melvin Miguel Romos	823 Locust St Reading	
161 Clymer St	161 Clymer Llc	165 Kratz Rd Birdsboro Pa	
945 Court St	Bowen Construction And Real Estate Company Llc	30 N 10th St Reading	
726 N Front St	Urena Jeisy Jimenez	726 N Front St Reading	

Mr. Eyrich moved, seconded by Ms. Cepeda-Freytiz, to remove this list of properties from the process. The motion was approved unanimously.

Mr. Litvinov reviewed the hearing process.

DETERMINATION HEARING

16. 500 N 3rd St, 500 N 3rd St LLC, owner, 313 Chestnut St, West Reading PA, Purchased Jan 2017

Ms. Kelleher issued the oath to Mr. Gustis.

Mr. Litvinov 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 8, 2022
- Delinquent water charges \$12,826.64 Water off 2014
- Delinquent taxes N/A
- Gas service off 2014
- Electric service N/A
- Trades – N/A
- Codes – 1 Work Order, \$1186.44 total unpaid, Failed Inspection 4-22-22, 7 QoL trash, 1 QoL weeds, 4 QoL ice
- Delinquent Trash and Recycling – N/A

Ms. Scheuring displayed recent photographs of the property.

Mr. Gustis agreed that his water account is delinquent and he questioned why vacant properties are charged an administrative fee when the property is vacant and disconnected. He expressed the belief that his taxes are not delinquent and although he paid the taxes via credit card, the Treasury staff is not recognizing the payment. He stated that he is working on that. He questioned why he is receiving QoL fines for snow/ice on the sidewalk when the sidewalk is enclosed with fencing, which prevents people from walking on the sidewalk. He stated that the electric at the property is shut off and that although MetEd agreed to restore power to the property, the Electrical Inspector will not issue a permit allowing that to happen.

Mr. Eyrich noted the large amount of the water delinquency although water service was disconnected in 2014. Mr. Gustis stated that he is attempting to resolve that issue with RAWA. He stated that the water meter was stolen before the water was turned off and noted the burdensome process to obtain a new meter.

In response to a question from Mr. Urena, Mr. Gustis stated that he does not recall when he purchased the property. Ms. Kelleher and Ms. Scheuring stated that assessment records show that the property was acquired in January 2017.

Mr. Urena suggested that Mr. Gustis work with Ms. Scheuring to develop an improvement plan for the property. Ms. Scheuring stated that Mr. Gustis has an approved rehab plan; however, there has been no forward action on the improvements. She noted that the property failed its last inspection on April 22, 2022.

Mr. Gustis stated that the lack of electricity has thwarted his ability to make the property improvements, due to the denial of the required electrical permit. He added that during his application for a bank loan to make roof and brick repairs, the Fire Marshal called the bank and suggested the denial of his application.

Ms. Scheuring displayed photographs of the property from January 2018 showing the property was in much better condition four years ago.

Mr. Eyrich inquired about the intended use of the property. Mr. Gustis stated that originally he was focused on a marijuana grow facility but he is now considering a business resource center or some other use. He stated that he needs to obtain financing to make the required roof and brick repairs, which has been delayed due to interference by the Fire Marshal.

Mr. Bealer asked Ms. Schuering to again display the recent photos of the building. He noted the tree growing on the roof and the large holes in the roof, which shows that there has been no activity at the property for a long period of time. He stated that if the Electrical Inspector denied the permit to restore the electricity, the denial was probably based around the plan for the electric work and he asked Mr. Gustis to consider seeking assistance from another electrician.

Public Comment

There was no public comment for this property.

Mr. Bealer moved, seconded by Mr. Eyrich, to certify 500 N. 3rd Street as blighted. The motion was approved unanimously.

Consent Agenda

Mr. Litvinov 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 8, 2022. No properties required posting.

3. 427 Tulpehocken St., Luis & Millie Durbec, owner, 427 Tulpehocken St, Purchased Feb 1965 - Delinquent taxes \$2948.68 2018-21 City, County, School; Delinquent water \$1015.69; Water on; Electric N/A; Gas off 2021; Trades N/A; Codes – 2 NoV \$340

5. 39 S 2nd St, Shark Investments 1 LLC, owner, PO Box 13404 Reading 19612, Purchased Oct 2019 - Delinquent taxes \$7252 2012-2021 City, County, School; Delinquent water \$2779.70; Water off 2017; Electric N/A; Gas off 1989; Trades N/A; Codes – 3 Work Orders, 5 NoVs, \$3486.59 total unpaid, Failed Inspection 2014, 6 QoL trash, 1 QoL weeds, 1 NoV nuisance

vehicle

- 8. 812 Bingaman St, Leonardo Gomez, owner, 270 Empire Blvd, Apr 1J. Brooklyn NY, Purchased Jan 2022** - Delinquent taxes N/A; Delinquent water \$793.41, Water off 2019; Electric N/A; Gas N/A; Trades N/A; Codes – 1 Work Order, 7 NoV, 2 QoL trash, 2 QoL weeds, 1 QoL ice, \$1130 total unpaid
- 10. 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 N/A; Water on; Electric N/A; Gas N/A; Trades N/A; Codes – 1 Work Order, 10 NoVs, 4 QoL trash, 5 QoL weeds, 8 QoL motor vehicle nuisance, 2 QoL swimming pool disrepair, \$3393 total unpaid
- 11. 1435 Monroe St, Shelia Perez, owner, 612 Weiser St, Rdg, Purchased Nov 2002** - Delinquent taxes \$3141.28 2019-21 City, County, School; Delinquent water \$14,442.15; Water off 2015; 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
- 13. 118 S 8th St, Andres Henriquez, owner, 142 N 10th St, Reading, Purchased July 2008** - Delinquent taxes \$9742.29 2015-21 City, County, School; Delinquent water \$6038.98; Water off 2016; Electric N/A; Gas off 2018; Trades N/A; Codes – No show and cancelled inspections since 2013, 16 NoV, 5 QoL trash, 11 QoL weeds, 1 QoL indoor furniture outdoors, 1 QoL ice, \$19445 total unpaid
- 18. 1128 Greenwich St, Gisleine Aristide, owner, 1863 Troy Ave., Brooklyn NY, Purchased Sept 2004** - Delinquent taxes \$5023.59 2020-21 City, County, School; Delinquent water \$9622.25; Water on; Electric N/A; Gas N/A; Trades N/A; Codes – 4 NoV, Failed Inspection 2013, \$1350 total unpaid, 5 QoL trash, 1 QoL weeds, 1 QoL ice, 2 QoL indoor furniture outdoors
- 19. 1126 Buttonwood St, Shark Investments LLC, owner, 617 Moselem Rd., Shoemakersville PA, Purchased Feb 2020** - Delinquent taxes \$1132.75; Delinquent water \$7799.73; Water on; Electric N/A; Gas on; Trades N/A; Codes – 1 Work Order, 3 NoVs, 9 QoL trash, 4 QoL weeds, 1 QoL snow/ice, \$4720 total unpaid
- 21. 612 Weiser St, Shelia & Victor Perez, owner, 612 Weiser St. Reading PA, Purchased May 1990** - Delinquent taxes N/A, Delinquent water \$5289.68; Water off 2017; Electric N/A; Gas N/A; Trades N/A; Codes – 11 QoL trash, 6 QoL weeds, 4 QoL indoor furniture outdoors, 1 motor vehicle nuisance, \$2780 total unpaid
- 23. 622 S 17th 1/2 St, Carl Bomberger & Ruth Keenan, owner, 940 Fairview Ave., Ephrata PA, Purchased Sept 1985** - Delinquent taxes \$2314.68 2018-21 City, County, School, Delinquent

water \$6861.35; Water off 2017; Electric N/A; Gas N/A; Trades N/A; Codes – 2 Work Orders, 8 NoV, Placarded Unlawful 7/2017, 2 QoL trash, 4 QoL weeds, 1 QoL indoor furniture outdoors, \$15283 total unpaid

24. 831 Schuylkill Ave, Davis Davis, owner, 1406 Perkiomen Ave Reading PA, Purchased Sept 2017 - Delinquent taxes \$16,528.32 2011-21 City, County School; Delinquent water \$9700.65; Water off 2016; Electric N/A; Gas off 2008; Trades N/A; Codes –4 Work Orders, 2 NoVs, 3 QoL trash, 3 QoL weeds, \$10,479.55 total unpaid

25. 1417 Montgomery St, Domingo Tejada, owner, 237 S 5th St Reading PA, Purchased July 2006 - Delinquent taxes \$12501.84 2018-21 City, County, School; Delinquent water \$7304.62; Water off 2013; Electric N/A; Gas N/A; Trades N/A; Codes – 1 Work Order, 1 NoV, 9 QoL Trash, 14 QoL weeds, 23 QoL Indoor furniture outdoors, \$2459.17 total unpaid

26. 142 Elm St, Jean Veronica Farley, owner, 142 Elm St Reading PA, Purchased April 1979 - Delinquent taxes \$1756.17 2020-21 City, County, School; Delinquent water \$7639.64; 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 \$1693.32 2020-21 City, County, School; Delinquent water \$6897.96 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 \$1609.83 2020-21 City, County, School; Delinquent water \$4485.81; 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. Eyrich moved, seconded by Mr. Bealer, to certify the consent agenda properties as blighted. The motion was approved unanimously.

Ms. Cepeda-Freytiz inquired if anyone can identify viable uses for 500 N 3rd Street.

Mr. Eyrich noted that the rehab of the building will be very costly and he is unsure what the proper end use is for this building. He noted that the fencing present blocks the sidewalk, causing an impediment to pedestrians. Ms. Scheuring agreed.

Mr. Bealer stated that the Electrical Inspector would only deny an electric restoration permit if there was a code problem present. He agreed with the high cost to rehabilitate this property

and questioned if the property owner has the financial means to complete the rehab.

No other business was brought forward. Mr. Urena announced that the next Determination hearing will be held on Thursday, August 18, 2022. This hearing will be conducted via hybrid – in-person and via Zoom.

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

Respectfully submitted by Linda A. Kelleher CMC, Secretary