
Blighted Property Review Committee
Thursday, October 20, 2022
Hybrid Meeting
Certification Hearing
Meeting Report

Mr. Urena, Chair, called the Certification Hearing to order at 6:06 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 and W. Bealer – in person 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 August Determination hearing were distributed electronically. He asked if any committee member wished to make corrections or changes.

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

Ms. Kelleher stated that blight staff recommends that the BPRC table #19 - 8 Nottingham Court until the May 2023 Certification hearing. Ms. Scheuring stated that the property is now owned by a bank and the bank has started to address some of the issues to improve the exterior conditions.

Mr. Bealer moved, seconded by Mr. Eyrich, to table 8 Nottingham Court until the May 2023 certification hearing. The motion was approved unanimously.

PROPERTIES TO BE REMOVED FROM THE PROCESS

None.

CERTIFICATION HEARING

Mr. Urena asked Mr. Litvinov to conduct the rest of the proceedings.

6. 438 S 6th St, Cesar Emilio Nunez, owner, 533A Maple St., Rdg PA, Purchased Dec 2017

Mr. Litvinov stated that this property owner was provided with the Zoom link, as they intended to participate remotely; however, the property owner is not connected to the meeting and is not present in Council Chambers. The property owner was provided with the meeting agenda and the property packet electronically. There was no further communication from or with the property owner. He asked Ms. Scheuring to enter the conditions at the property into the record.

Ms. Schuering 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 September 12, 2022
- Delinquent water charges \$393.77 and Water on
- Delinquent taxes \$4591.16 2-19-21 City, County, School
- Gas service off 2020
- Electric service N/A
- Trades – N/A
- Codes – 2 Work Orders, 2 NoV, \$5711.32 total unpaid, 4 QoL trash, 4 QoL weeds, 1 QoL ice
- Delinquent Trash and Recycling – N/A

Ms. Scheuring displayed photographs of the property taken in August and on October 14th. Little difference was noted. In response to a question, she stated that the last inspection occurred in 2019 and follow-up inspections were rescheduled and/or delayed. No inspections have been conducted since 2019.

Public Comment

There was no public comment for this property.

Ms. Wolfe moved, seconded by Mr. Bealer, to certify 438 S 6th 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 September 12, 2022. 1353 N 10th Street was posted on October 4, 2022.

7. 152 Elm St, McKnight's Cafe, owner, 152 Elm St, Reading, Purchased March 1999 – Tabled at the March 2022 Determination Hearing - Delinquent taxes \$21,883.59 2015-2021 City, County, School; Delinquent water \$10,123.43 (\$20,000 paid down through bankruptcy proceedings); Water on; Electric N/A; Gas on; Trades N/A; Codes –\$6575 total unpaid, 8 QoL

trash, 7 QoL weeds, 1 QoL Indoor furniture outdoors, 1 QoL Snow

11. 1353 N 10th St, owner, David Crespo, 5918 57th St, Maspeth NY, Purchased June 2012 - Delinquent taxes \$2249 2019-2021 City, County, School; Delinquent water \$4998.86; Water off 2019; Electric N/A; Gas N/A; Trades N/A; Codes – 3 NoVs, \$4390 total unpaid, 5 QoL trash, 6 QoL weeds

12. 645 S 17th ½ St, DSV SPV2 LLV, owner, PO Box 1348 Lexington SC, Purchased July 2017 - Delinquent taxes \$4857.18 2019-2021 City, County, School; Delinquent water \$5666.29; Water off 2019; Electric N/A; Gas off 2013; Trades N/A; Codes – 3 Work Orders, 8 NoVs, \$34,090.5 total unpaid, 15 QoL weeds

14. 833 Schuylkill Ave, David Davis, owner, PO Box 681 Reading PA, Purchased June 2007 - Delinquent taxes \$13081.96 2012-21 City, County, School; Delinquent water \$77.39; Water off 2012; Electric N/A; Gas N/A; Trades N/A; Codes – 1 Work Order, 5 NoVs, \$6230 total unpaid, 6 QoL trash, 5 NoV nuisance vehicle, 7 QoL Illegal food cart, Placarded 2013

15. 726 Franklin St, Maribel DeJesus, owner, PO Box 128 NY NY, Purchased Aug 2018 - Delinquent taxes \$2094.10 2019-2021 City, County, School; Delinquent water \$7785.28; Water off 2017; Electric N/A; Gas N/A; Trades N/A; Codes – 3 Work Orders, 10 NoVs, \$52,387.38 total unpaid, 26 QoL trash, 10 QoL weeds, 3 NoV Snow

16. 804 Chestnut St, John Caba, owner, 804 Chestnut St Reading PA, Purchased Nov 2021 - Delinquent taxes \$2415.93 2019-2021 City, County, School; Delinquent water \$168.36; Water off 2017; Electric N/A; Gas off 2004; Trades N/A; Codes – \$320 total unpaid, 1 QoL trash, 3 QoL weeds, 1 NoV Animal waste, 3 QoL Indoor furniture outdoors

17. 149 Maitland St, Jose Martinez, owner, 246 S White Horse Pike Berlin NJ, Purchased Aug 2021 - Delinquent taxes \$653.87 2020-2021 City, County, School; Delinquent water No service; Electric N/A; Gas N/A; Trades N/A; Codes – 6 NoV, \$1900 total unpaid, 1 QoL Indoor furniture outdoors

Mr. Bealer inquired if the owner of 152 Elm Street changed the name of the property manager as requested. Ms. Scheuring stated that the property owner has not completed the form to make that change but she did send an email today advising that she was unable to attend tonight's hearing.

Public Comment

None.

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

Mr. Urena suggested applying a fee when a rehab plan is submitted with the proceeds used to address blighted properties. Ms. Kelleher noted the need to encourage property owners to enter into rehab plans and suggested instead asking the administration to apply a portion of property maintenance fines to blighted properties.

Ms. Scheuring noted the new focus to identify potentially blighted properties.

No other business was brought forward. Mr. Urena announced that the next Determination hearing will be held on Thursday, March 16, 2023. The hearing will be conducted via hybrid – in-person and via Zoom.

Mr. Bealer moved, seconded by Mr. Eyrich, to adjourn the hearing.

Respectfully submitted by Linda A. Kelleher CMC, Secretary