
Blighted Property Review Committee
Thursday, October 3, 2024
Hybrid Meeting / Council Chambers
Certification Hearing
Meeting Report

Mr. Eyrich called the Certification Hearing to order at 6:03 pm. He announced that a quorum was present.

BPRC Attendance: T. McMahon, N. Eyrich, P. Rye, A. Boyd, J. Keith, C. Miller, A. Woodward – in person

Staff Attendance: L. Kelleher, , M. Mayfield, Esq and R. Suber – in person, M. McCrystal - virtual

Mr. Eyrich announced the purpose of the hearing and the Blighted Property process.

APPROVAL OF AGENDA & MINUTES FROM THE AUGUST DETERMINATION HEARING

Mr. Boyd moved, seconded by Mr. McMahon, to approve the minutes from the August Determination hearing and the agenda for this hearing. The motion was approved unanimously.

PROPERTIES TO BE REMOVED FROM THE PROCESS

11. 210 Maple St., Leonardo Gomez, owner, 270 Empire Blvd Apt 1J Brooklyn NY, Purchased Jan 2022

23. 1027 Union St., Brandi Moll, owner, 1027 Union St., Reading, Purchased Nov 2003

Mr. Eyrich moved, seconded by Ms. Woodward, to remove these properties from the process. The motion was approved unanimously.

CERTIFICATION HEARING

Ms. Kelleher administered the oath to Ms. Suber. Ms. Mayfield stated that Ms. Suber will remain under oath until the hearing adjourns. Ms. Suber stated that she works for the City of Reading as the Blight Inspector.

Ms. Kelleher stated that there are five properties with representation – three virtually and two in person. Mr. Eyrich stated that the virtual attendees will be heard first.

**3. 514 Minor St, M Capital Investors LLC, owner, 84 Cayuga Ave Staten Island NY,
Purchased Sept 2023**

Ms. Kelleher administered the oath to Alaudin Muja. He was provided with a copy of the property packet via email prior to the meeting. Ms. Suber displayed current photos of the property.

Ms. Suber 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 September 3, 2024
- Delinquent water charges \$253.07, Water on
- Delinquent taxes N/A
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Property Maintenance – 5 NoV, 1 work order, failed inspection Jan 2023, 2 QoL Trash, 4 QoL Weeds 1, QoL Ice

Note: delinquent Water includes sewer, trash, and recycling

Mr. McMahon noted the improvements to the front exterior of the property

In response to a question, Ms. Suber stated that the property has not had an inspection since January 2023.

Mr. Muja described the renovations at the property since he purchased it in September 2023. He stated that he plans to complete the renovations within the next year and he is currently working to clear the delinquencies.

In response to a question, Mr. Muja noted his preference to have a Property Maintenance inspection after more of the renovations have been made. He stated that he has pulled plumbing and electrical permits and he is almost ready to have the plumbing inspection performed.

In response to a question, Mr. Muja stated that he and his brother are the owners of M Capital Investors. He stated that work on the electric system is next. He noted that the sticker on the front window is a permit, not a placard. He added that he placed window coverings on the first-floor windows to prevent people from seeing inside the property for security purposes.

Ms. Suber agreed noting that placards are on colored paper.

In response to a question, Mr. Muja stated that he is willing to allow a Property Maintenance inspection and he noted his intent to have the renovations completed by April 2025.

Mr. Muja was asked to contact Ms. Scheuring as some of the property maintenance delinquencies may have occurred prior to his ownership and can be waived.

Public Comment

None

Mr. McMahon moved, seconded by Mr. Rye, to table 515 Minor St until the April 2025 Certification Hearing conditioned on the completion of an interior inspection. Motion was approved unanimously.

25. 526 Lancaster Ave., Protrade Services LLC, owner, 1252 Perkiomen Ave Reading, Purchased Oct 2018

Ms. Kelleher administered the oath to Eric Pinshaw, the owner of Protrade LLC. A copy of the property packet was sent to him via email. Ms. Suber displayed current photos of the property.

Ms. Suber 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 September 3, 2024
- Delinquent water charges \$164.95, Water on
- Delinquent taxes N/A
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Property Maintenance – 5 NoV, Passed Inspection July 2023, \$12,455 unpaid, 10 QoL trash, 7 QoL weeds, 1 QoL hazardous materials, 2 QoL indoor furniture outdoors

Mr. Pinshaw stated that until recently notices from the Property Maintenance office were mailed to the former owner's address. He stated that he recently resolved that issue and spoke with Ms. Scheuring who explained why the property was included on this agenda and the work that needs to occur. He explained that the weeds shown on the side shot of the building are actually located on the parking lot owned by the group that owns 525 Lancaster Ave; however, he admitted to some weeds on his property near the garage.

In response to a question, Mr. Pinshaw stated that this is not a rental property. He stated that

prior to his ownership, the property was a rental where his mother resided. When it was listed on the real estate market, he purchased the property so his mother could remain living there rent free.

Mr. Rye and Ms. Suber noted the overgrowth visible on the other side of the stockade fencing and the need to rectify that problem. Mr. Rye also noted that the tree on the adjoining parking lot is also overgrown and encroaching onto 526 Lancaster Ave, as shown by the photo of the front of the property.

In response to a question, Mr. Pinshaw agreed to allow Property Maintenance Inspectors to access the backyard via the alley. Ms. Mayfield reminded him that he is under oath and he is agreeing to allow this access to City officials and that this proceeding is being recorded.

In response to a question, Mr. Pinshaw stated that the ground level area is vacant and is used for storage. He stated that he placed window covers on the ground floor windows for security purposes. He added that the entry to the residential portion of the property is on the 2nd level, via the stairs at the front and rear of the property.

Public Comment

None.

Mr. Eyrich moved, seconded by Mr. Boyd, to table 526 Lancaster Ave. until the April 2025 Certification Hearing, conditioned upon an inspection of the rear yard and the interior by Property Maintenance and the remediation of the overgrowth. The motion was unanimously approved.

**16. 612 Franklin St., Windsor Way Holdings LLC, owner, PO Box 6247 Reading PA,
Purchased Sept 2020**

Ms. Kelleher administered the oath to Mr. Betances, owner of Windsor Way Holdings. He was provided with a copy of the property packet via email. Ms. Suber displayed current photos of the property.

Ms. Suber 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 September 3, 2024
- Delinquent water charges \$49.89, Water off since 2012
- Delinquent taxes N/A
- Gas service N/A
- Electric service N/A
- Trades – N/A

- Property Maintenance – failed inspection Aug 2023, 2 NoV, 2 Work Orders, \$150 unpaid, 1 QoL Indoor Furniture Outdoors

Note: delinquent Water includes sewer, trash, and recycling

Mr. Betances stated that he had the water service restored two years ago, suggesting that an error may have been made on the RAWA affidavit. He described his conversations with Ms. Scheuring about the needs of this property. He described his difficulties with the adjoining property owner which delayed his ability to work on the rear of the property, as he could only access the rear area by accessing the adjoining property. He noted his appreciation for the guidance he received by the Property Maintenance office.

Mr. Eyrich noted the improvements made to this property.

In response to a question Mr. Betances agreed to allow a Property Maintenance inspection.

Public Comment

None.

Mr. Eyrich moved, seconded by Mr. McMahon to table 612 Franklin St. until the April 2025 Certification hearing, conditioned upon the agreement to allow a Property Maintenance inspection. The motion was unanimously approved.

7. 831 Schuylkill Ave, Stephanie Rodriguez-Antigua owner, 831 Schuylkill Ave, Reading, Purchased March 2023

Ms. Kelleher administered the oath to Ms. Rodriguez-Antigua. She was provided with a copy of the property packet. Ms. Suber displayed current photos of the property.

Ms. Suber 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 September 3, 2024
- Delinquent water charges \$158.14, Water off since 2016
- Delinquent taxes N/A
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Property Maintenance – 4 work orders, 4 NoV, failed inspection 2018, \$10,579.55 owed, 3 QoL Trash, 3 QoL Weeds

Note: delinquent Water includes sewer, trash, and recycling

Ms. Mayfield noted the need for Ms. Rodriguez-Antigua to speak with Ms. Scheuring about

the amount of delinquent Property Maintenance fees listed on the summary sheet. Ms. Suber noted that most of the fees occurred prior to Ms. Rodriguez-Antigua's ownership.

Ms. Rodriguez-Antigua stated that she has obtained plumbing and electrical permits and that electrical work has been completed with the final inspection performed. She stated that when the renovation is complete, she intends to reside at the property. She stated that the water will be turned on after the plumbing work is completed. She anticipated that the renovation should be completed next year. She stated that kitchen and bathroom renovations are planned, along with the replacement of the heating system.

Ms. Rodriguez-Antigua passed her phone to the board members showing photos of the interior renovations that were made to date.

The August Determination Hearing minutes show that an interior inspection is scheduled for November 2024.

Public Comment

None

Mr. Eyrich moved, seconded by Mr. Keith, to table 831 Schuylkill Ave until the April 2025 Certification Hearing, conditioned upon an interior inspection by Property Maintenance.

2. 1343 R Mineral Spring Rd, Jose Gomez Corniel & Maria Del Car Ortega De Gomez owner, 1222 N 14th St Reading, PA, Purchased March 2023

Mr. Corniel and Ms. Gomez were represented by their son, Mr. Zapata. They were provided with a copy of the property packet. Mr. Corniel and Ms. Gomez stated that they authorize Mr. Zapata's representation. The oath was administered to Mr. Zapata by Ms. Kelleher. Ms. Suber displayed current photos of the property.

Ms. Suber 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 September 3, 2024
- Delinquent water charges \$49.89, Water off
- Delinquent taxes N/A
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Property Maintenance – Passed inspection April 2024, \$150 unpaid, 1 QoL Weeds

Note: delinquent Water includes sewer, trash, and recycling

Ms. Suber stated that this property can only be accessed via the alleyway and that the building has no roof, which makes it qualify as a blighted property.

Mr. Zapata stated that the owners apologize for bringing an attorney to the Determination Hearing which created an aggressive and assertive situation. He stated that as the board requested a plan to replace the roof, that plan is available this evening. He added that the contractor is applying for a building permit next week. He stated that the weeds are being managed regularly. He stated that the garage door will be replaced. He stated that the owners are considering using the property for storage units.

In response to a question, Mr. Zapata consulted with the property owners and stated that while they plan to get the walls repaired prior to the winter months, they doubt that the roof can be installed too.

Mr. Rye asked Mr. Zapata to display the plans. After his review, Mr. Rye stated that the documents are not roof plans. They are drawings of the existing walls. He explained the need to comply with the building code requirements. Mr. Zapata stated that the owners are surprised that the plans were not properly prepared.

Mr. Eyrich stated that the board is concerned that proper plans have not been prepared which will delay the issuance of a building permit. Mr. Zapata stated that the owners thought that the contractor provided complete documentation to the board. He added that the owners got scammed when they purchased the property and they were unaware of the property's condition.

Ms. Mayfield explained that if the board approves certification, the property may be subject to acquisition by the Reading Redevelopment Authority.

Public Comment

None

Mr. Rye moved, seconded by Mr. Eyrich, to certify 1343 R Mineral Spring Rd as blighted. The motion was unanimously approved.

Consent Agenda

Ms. Mayfield 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*).

Notices were mailed via 1st Class Mail on September 3, 2024 to the following properties:

- 1. 600 N 9th St, Mothy Properties LLC owner, 4897 Waterford Dr, Macungie PA – Purchased July 2019** - Delinquent water charges \$15,480.60, Water abandoned; Delinquent taxes \$3,415.98 City, County, School; Property Maintenance – 3 work orders, failed inspection Aug 2024, 1 QoL Trash, 1 QoL Weeds
- 5. 545 S 6th St, Maria Reyes & Thelma Semedo owner, P O Box 279 Bronx NY, Purchased November 2011** – no water service; Delinquent taxes \$1087.95 2022-23 City, County, School; Property Maintenance – 3 work orders, 6 NoV, \$2,603.25 unpaid, 15 QoL Weeds, 1 QoL Ice
- 6. 551 S 6th St, Maria Reyes & Thelma Semedo owner, P O Box 279 Bronx, NY, Purchased November 2011** – no water service; Delinquent taxes \$490.60 2022-23 City, County, School; Property Maintenance – 3 work orders, 3 NoV \$3,892 unpaid, 6 QoL Trash, 10 QoL Weeds, 1 QoL Ice
- 8. 360 McKnight St., Musa Ardoli, owner, 56 Greenway Dr Staten Island NY, Purchased Nov 2022** - Delinquent water charges \$253.03, Water off since 2010; Delinquent taxes N/A; Property Maintenance – 5 work orders, 11 NoV, placard unlawful 2017, Failed inspection 9/2022, \$25,504.94 unpaid, 12 QoL Trash, 16 QoL Weeds, 2 QoL Appliance; 4 QoL indoor furniture outdoors
- 9. 143 Poplar St., Musa Ardoli, owner, 56 Greenway Dr, Staten Island NY, Purchased Nov 2022** - Delinquent water charges \$253.03, Water off since 2019; Delinquent taxes N/A; Property Maintenance – 5 work orders, 9 NoV, Failed inspection 9/2023, \$1078 unpaid, 1 QoL Trash, 1 QoL Weeds
- 10. 1340 Perkiomen Ave, Total Family Christian Center Inc owner, 1340 Perkiomen Ave, Reading, Purchased April 1999** - Delinquent water charges \$9069.22, Water off since 2013; Delinquent taxes exempt; Property Maintenance – 5 work orders, 8 NoV, placard unsafe Nov 2023, \$2,599.06 unpaid, 5 QoL Trash, 5 QoL Weeds, 2 QoL Ice
- 12. 2348 Berkley Rd, Johanna Levan owner 2348 Berkley Rd Reading, PA Purchased Aug 1997** - Delinquent water charges \$5,957.81, Water off since 2022; Delinquent taxes \$1,791.48 2022-23 City, County, School; Property Maintenance – 2 work orders, 3 NoV, \$735 unpaid, posted condemned no date, 3 QoL Trash, 1 QoL Weeds
- 13. 1649 Cotton St, Catherine Nepple owner, 222 Pine St, Hamburg, PA, Purchased Feb 1993** - Delinquent water charges \$79.07, Water on; Delinquent taxes \$1,617.77 2023 City, County, School; Property Maintenance – 1 work order, 1 NoV, \$330 unpaid, 1 QoL Trash, 2 QoL Weeds

15. 1129 Douglass St, John Quintuna & Luis Chacho Campoverde owner, 648 S 17th St Reading, Purchased May 2023 - Delinquent water charges \$342.85, Water off since 2014; Delinquent taxes \$1,139.93 2023 City, County, School; Property Maintenance – 4 work orders, 7 NoV, \$2938.73 unpaid, 14 QoL Trash, 10 QoL Weeds, 2 QoL Animal Waste, 1 QoL Indoor Furniture Outdoors, 2 QoL Hazardous Material

17. 820 Franklin St, Herb Mixon owner, P O Box 14341 Reading, Purchased Nov 2000 – Delinquent water charges \$14,296.70, Water off since 2012; Delinquent taxes \$1,748.84 2022 - 2023 City, County, School; Property Maintenance – 3 NoV, failed inspection Sept 2019, \$2,960 unpaid, 1 QoL Trash, 1 QoL Ice

22. 826 Franklin St, Whiskers Barber Company LLC, owner, 3868 Penn Ave Reading, PA Purchased March 2022 - Delinquent water charges \$1,521.33, Water on; Delinquent taxes \$3,259.63 2022-23 City, County, School; Property Maintenance – 2 NoV, \$185 unpaid, 2 QoL Trash, 1 QoL Indoor Furniture Outdoors

24. 115 Lemon St, West Coast Inv Assoc Inc owner, 1816 57th St Sarasota, FL, Purchased Nov 2006 – no water service; Delinquent taxes \$620.53 2023 City, County, School; Property Maintenance – 12 NoV, passed inspection Aug 2023, \$545 unpaid, 3 QoL Trash, 5 QoL Weeds, 4 QoL Motor Vehicle Nuisance

Public Comment

None.

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

The hearing adjourned at approximately 7:40 pm. on motion of Mr. Boyd and second of Mr. Eyrich.

*Respectfully submitted by
Linda A. Kelleher CMC, City Clerk and Secretary*