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**Blighted Property Review Committee**  
**Thursday, April 2, 2026**  
**Hybrid Meeting / Council Chambers**  
**Certification Hearing**  
**Meeting Report**

Mr. Keith called the Certification Hearing to order at 6:00 pm. He announced that a quorum was present.

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

**Staff Attendance:** H. Scheuring, M. Fessler, Esq and M. Smith – in person; R. Suber - virtually

Mr. Keith explained the purpose of the BPRC process.

Mr. Keith asked the Board to consider the February Determination Hearing minutes that were distributed electronically along with this agenda.

**Mr. Miller moved, seconded by Mr. McMahon, to approve the minutes from the February Determination Hearing as distributed and the agenda for this hearing. The motion was approved unanimously.**

**PROPERTIES TO BE REMOVED FROM THE PROCESS**

**19. 856 N 8<sup>th</sup> St, Francisco J. Gonzalez-Moreno & Norma V. Ramirez-Serrato, owner, 856 N 8<sup>th</sup> St, Purchased 2012**

**E. 833 Schuylkill Ave, Gumerindo Cruz Silverio, owner, 625 Weiser St, Purchased 2023**

Ms. Scheuring stated that these properties no longer meet the definition of blight and requested that they be removed from the BPRC process.

**Motion was made by Mr. Rye, seconded by Mr. Boyd, to remove these properties from the blighted process. Motion carried unanimously.**

**DETERMINATION HEARING**

Mr. Fessler administered the oath to Ms. Scheuring. He stated that Ms. Scheuring will remain under oath until the hearing adjourns.

**H. 207 N 4<sup>th</sup> St, 143 East Management LLC, 524 Walnut St, Reading, family transfer 2022**

Mr. Fessler administered the oath to Ms. Bonilla, property owner. Ms. Bonilla attended virtually and was provided with the property packet via email.

Ms. Scheuring screenshared photographs of the property and entered the conditions into the record from the property summary sheets and the property packets into the record as follows:

- Notice mailed to the property owner via first class mail on February 11, 2026 and posted on March 18, 2026
- Delinquent water charges – \$610.30 No service since 2019
- Delinquent taxes – \$2,880.99 2024 and 2025 City, County, School
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Property Maintenance – 2 NoV, 5 Work Orders, \$1,100 unpaid, 11 QoL Trash, 1 QoL Snow removal, failed inspection 2022

*Note: delinquent Water includes sewer, trash, and recycling*

Ms. Bonilla stated that the taxes have been paid. She stated that she will provide verification of payment. She stated that she is currently working to pay the fines. She stated that construction financing will be received in approximately two weeks and she will then contract with a contractor. She stated that this property will remain a single family home. She stated that she anticipates that work will begin in May and requested an extension.

Mr. Miller stated that this property was certified in 2011. Ms. Scheuring confirmed.

Mr. Rye questioned what conditions have changed since the last time the property was tabled in December 2025. Ms. Bonilla stated that no work has been done to the property.

**Public Comment**

There was no public comment offered.

**Motion was made by Mr. Keith, seconded by Mr. Boyd, to certify 207 N 4<sup>th</sup> St as a blighted property. The motion carried unanimously.**

**B. 604 N 9<sup>th</sup> St, Marco V. Castro, owner, 418 Green St, Reading, Purchased 2017**

Mr. Fessler administered the oath to Mr. Castro, property owner and Ms. Diaz who provided interpretation services. Mr. Castro was provided with the property packet.

Ms. Scheuring screenshared photographs of the property and entered the conditions into the record from the property summary sheets and the property packets into the record as follows:

- Notice mailed to the property owner via first class mail on February 11, 2026 and posted on March 18, 2026
- Delinquent water charges – \$83.82 Water on
- Delinquent taxes – N/A
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Property Maintenance – 6 NoV, Failed inspection 2025, Placard unlawful 2013, \$2,646 unpaid, 5 Work orders, 7 QoL Trash, 16 QoL Weeds, 1 QoL Snow removal

*Note: delinquent Water includes sewer, trash, and recycling*

Assisted by Ms. Diaz, Mr. Castro stated that most of the work on the property is completed. He stated that he has installed a new roof and made exterior repairs.

In response to questions from BPRC members, Ms. Scheuring stated that this is the first time Mr. Castro is testifying. She stated that permits were pulled but expired in 2023.

Mr. Rye questioned if the property was approved by Zoning for three units. Ms. Scheuring stated that this request was denied and the official Zoning for the property remains single family.

Mr. Keith questioned what type of permits were pulled. Ms. Scheuring stated that it was for roof work, new walls, and new windows. Mr. Keith stated that these items have been completed.

In response to a question from Mr. Rye, Ms. Scheuring stated that the last internal inspection of the property was in September 2025 and it failed due to the need for plumbing and electrical work and the removal of debris.

Mr. Keith stated that Mr. Castro still has outstanding fines and much interior construction is needed.

Mr. Boyd stated that this property was tabled one year ago with conditions which have not been met. He stated that no progress had been made.

Ms. Scheuring stated that there are no current permits.

Mr. Rye questioned whether inspectors would verify that the property is zoned as single family if permits are requesting work on three units. Ms. Scheuring stated that this would be

verified. She stated that this verification stopped work on the interior in 2023. She stated that this cannot be a three unit property.

Mr. Rye noted the need for Mr. Castro to follow up with Zoning.

Assisted by Ms. Diaz, Mr. Castro stated that the property already has three kitchens, three bathrooms, three gas meters, and three electric meters.

Mr. Rye explained that there is a Zoning process to resolve the discrepancy. Assisted by Ms. Diaz, Mr. Castro stated that he has made a large investment and the property is sitting vacant. He stated that his zoning request for three units was denied.

When Mr. Rye explained that there is a further appeal process, Mr. Castro, through Ms. Diaz, stated that he was told that the appeal would be denied.

Mr. McMahon stated that this process has been followed by many property owners and that this is not an unusual situation. Assisted by Ms. Diaz, Mr. Castro stated that he purchased the property as a three unit.

Mr. Rye stated that this board cannot address zoning issues and that Mr. Castro should seek assistance from the Zoning office. Assisted by Ms. Diaz, Mr. Castro stated that he will follow up with Zoning.

#### **Public Comment**

There was no public comment offered.

**Motion was made by Mr. McMahon, seconded by Mr. Rye, to table 604 N 9<sup>th</sup> St until the October certification hearing to clarify the zoning.**

Mr. Rye stated that this property was already tabled two times with other requirements. He stated that this would be the last time the property is tabled. He explained what tabling a matter means.

Mr. McMahon expressed the belief that this property is taking too long to get through the blight process. He stated that if the issues are not resolved, the property can be taken through eminent domain by the Redevelopment Authority.

Mr. Miller expressed the belief that 18 months has been more than enough time.

**The motion to table passed with the following vote:**

**Yea – McMahon, Miller, Rye, Keith, chair – 4**

## **Nay – Boyd - 1**

**F. 308 Hollenbach St, Enohenghevbe Washington, owner, 503 Governor Dr, Reading, Purchased 2023**

Mr. Fessler administered the oath to Ms. Washington. She was provided with a property packet.

Ms. Scheuring displayed current photos of the property and entered the following conditions into the record from the property summary sheet:

- Notice mailed to the property owner via first class mail on February 11, 2026 and posted on March 18, 2026
- Delinquent water charges N/A
- Delinquent taxes \$139.21 2025 County, School
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Property Maintenance – 5 NoV, 2 Work Orders, \$75 unpaid, 15 QoL Trash, 5 QoL Indoor furniture outdoors

Ms. Washington stated that when she purchased the lot, she thought that it contained a property. She stated that she purchased the property before visiting the location. She stated that the lot was full of trash which had been removed. She stated that she also installed the fence to reduce the amount of dumping. She stated that the lot is for sale and that there is settlement next week.

Mr. McMahon questioned what Ms. Washington's plan for the property is. Ms. Washington stated that she is selling the property.

Mr. Rye questioned if the lot was being sold to one of the neighboring property owners. Ms. Washington stated that she does not know who is purchasing it.

There was a brief discussion regarding the former condition of the property, its current condition, and its sale. Ms. Scheuring stated that the pre-settlement inspection is scheduled for April 20. She stated that she will continue to monitor the lot's condition.

### **Public Comment**

None.

**Motion was made by Mr. Miller, seconded by Mr. Rye, to remove 308 Hollenbach St from the blighted process. The motion carried unanimously.**

## 8. 513 N Front St, Russell Spradley, owner, 513 N Front St, Purchased 2001

Mr. Fessler administered the oath to Ryan Garrett, executor of the estate of Russell Spradley. He was provided with a property packet.

Ms. Scheuring displayed current photos of the property and entered the following conditions into the record from the property summary sheet:

- Notice mailed to the property owner via first class mail on February 11, 2026 and posted on March 18, 2026
- Delinquent water charges \$5,365.75, Water off 2025
- Delinquent taxes \$1,336.39 2024 & 2025 City, County, School
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Property Maintenance – 9 NoV, \$760 unpaid, 3 QoL Trash, 3 QoL Weeds

*Note: delinquent Water includes sewer, trash, and recycling*

Mr. Garrett stated that he did not realize the condition of the property was this bad until after his father passed away. He stated that replacing the roof was his first priority and stated that this is his childhood home. He stated that several windows also need to be replaced but that the inside of the property remains intact.

Mr. Garrett stated that this is the first time he is testifying before this board and requested additional time to make repairs. He stated that people continue to break into the property, even after he has secured it. He stated that the legal estate process is lengthy.

Mr. Garrett stated that the rear porch will also need to be repaired and he is working with the neighboring property to gain better access to the rear of the property.

Mr. Boyd questioned Mr. Garrett's timeline. Mr. Garrett stated that his first priorities are paying the property taxes and repairing the roof. He stated that he would then begin work on the windows and rear porch. He stated that he works full-time and has steady income to pay for the needed repairs. He again stated that he was unaware of the condition of the property until recently.

Mr. Rye questioned Mr. Garrett's plan for the property. Mr. Garrett stated that after the renovations are completed, he would rent the property. He stated that if this is not financially feasible, he will sell it.

Mr. McMahon questioned if the property had been inspected. Ms. Scheuring stated that

because the property was owner occupied, there were no regular inspections.

Mr. McMahon questioned when Mr. Garrett's father passed. Mr. Garrett stated that he passed in 2019. He stated that his father tried to save people and allowed them to live with him in the property but that they continued to use drugs. He stated that they continue breaking into the property, causing hazardous conditions. He stated that the interior needs a good cleaning.

There was a brief discussion about the property being owner occupied but that there were also tenants and the lack of housing permits. Ms. Scheuring stated that the City believed that the property was owner occupied. Mr. Garrett stated that the person remained in the property after his father passed but has since moved out. He stated that he continues to secure the property but that people still break in. He stated that he has fought with the person who continues to break in and that he called the Police Department. He stated that he would like a chance to get it right.

Mr. Rye stated that it has already been a few years since Mr. Garrett's father has passed way. He noted the amount of time needed to make these repairs without a contractor and that the property meets the criteria of blight. Mr. Garrett stated that he has the means to make the corrections but that it cannot happen overnight. He stated that he plans to make the repairs himself and stated that he has the background to do so.

Mr. Rye noted the amount of time that can be saved if a contractor does the work. Mr. Garrett noted his understanding and stated that he grew up in this neighborhood. He requested time to meet this challenge and stated that he has been contacted by flippers but he is not interested in selling.

Mr. Boyd noted the need for Mr. Garrett to continue working with Ms. Scheuring even if the property is certified. He stated that there are competing concerns between the time needed and the problem with squatters. He expressed the belief that it is in Mr. Garrett's best interests to develop a plan and carry it out. Mr. Garrett noted his understanding. He stated that if the property is put up for sale, he will still need time to make repairs.

Mr. Keith noted the amount of work needed. He explained that the City would not take the property immediately and stated that if the property is certified or tabled, Mr. Garrett would have the same amount of time to make repairs. He noted the need to continue working with Ms. Scheuring. He stated that if the property is certified, the blight status would be added to the deed but that ownership would not change. Mr. Garrett noted his understanding.

Mr. Miller stated that the board understands Mr. Garrett's circumstances but noted that neighbors have had to look at the property in this condition for six years. He noted the

liabilities caused to neighbors by blighted properties. Mr. Garrett noted his understanding.

**Public Comment**

None.

**Motion was made by Mr. Miller, seconded by Mr. Boyd, to certify 513 N Front St. The motion was approved unanimously.**

**27. 1435 Monroe St, Sheila Perez, owner, 612 Weiser St Reading, purchased 2002**

Mr. Fessler administered the oath to Ms. Domena and Mr. Perez. They were provided with a copy of the property packet.

Ms. Scheuring displayed current photos of the property and entered the property packet into the record as follows:

- Notice mailed to the property owner via first class mail on February 11, 2026 and posted on March 18, 2026
- Delinquent water charges \$15,450.45, water service off 2012
- Delinquent taxes \$1,468.62 2023 – 2025 City, County, School
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Property Maintenance – 3 work orders, 19 NoV, \$9,576.38 unpaid, 13 QoL Trash, 11 QoL motor vehicle nuisance, 1 QoL Snow removal, 1 QoL Indoor furniture outdoors

*Note: delinquent Water includes sewer, trash, and recycling*

Ms. Domena stated that she is a close friend of the owner and she is joined by her husband. She explained that Ms. Perez suffered a stroke in December and that she was unaware of these conditions until then. She stated that she is working to make corrections to ensure that Ms. Perez has a home when she is released from the hospital. She stated that she has been fundraising for Ms. Perez's benefit and that she has a payment plan in place for the taxes. She stated that she is also working to bring the RAWA balance down.

Ms. Domena explained that she owns three properties and they are all in good standing. She stated that she will continue working on this property but requested additional time. She stated that the cars have been removed, a tree has been removed, and the trash has been cleaned up.

Mr. Rye stated that the property cannot be inhabited without water service. Ms. Domena stated that a neighboring property built their driveway over the pipes for this property. She stated that the pipes are being moved so they can be reconnected.

Mr. Rye questioned if the property is lived in. Ms. Domena stated that there is no one living in the property but that it is livable.

Ms. Scheuring displayed photos from 2022 and 2026. She stated that progress has been made. Ms. Domena showed additional photos. She stated that work will continue.

Mr. Rye questioned the plan for the property. Ms. Domena stated that she will continue paying down the outstanding balances and clean the property. She again noted her hope that this would be Ms. Perez's home after she is discharged from the hospital. She stated that she will need one floor living in a space that is ADA accessible.

Mr. Perez stated that he originally purchased the property as an investment but that it became Ms. Perez's dream home. He stated that Ms. Perez will need a place to live after her stroke. He requested mercy and additional time.

There was a brief discussion regarding the property's prior certification in 2022 and the need for exterior improvements. Ms. Scheuring stated that she has had no communication with the owner.

Mr. Boyd noted his concern that Ms. Domena is taking better care of the property than the owner did. He stated that if she recovers and lives in the property, he is concerned that these conditions will return. Ms. Domena stated that Ms. Perez is currently in rehab and needs a home. She stated that she will continue to be responsible for the property and plans to be Ms. Perez's caretaker. Mr. Perez stated that he understands his past mistakes and is working to do better. He stated that one side of Ms. Perez's body is paralyzed. He stated that he understands the board's concerns and requested an opportunity to prove himself.

Mr. Miller questioned if this was a rental property. Mr. Perez stated that the property has been vacant since he purchased it. He stated that originally it was to be an investment property. He stated that it was a hunting cabin in the past and he has made many improvements.

Mr. Miller stated that the exterior of the property is not maintained. He stated that if Ms. Perez moves into the property, it will be owner occupied.

Mr. Rye stated that the neighbors have lived with the condition of this property for many years and that it has decreased the quality of the neighborhood. He stated that the property needs more than the restoration of water service. Ms. Domena stated that she is familiar with a neighbor. She stated that the property will be livable and accessible.

Mr. Boyd requested confirmation that the RAWA balance will be paid by June 2026 and the taxes within one year. Ms. Domena confirmed.

Mr. Boyd noted the need to continue working with Ms. Scheuring.

**Public Comment**

None

**Motion was made by Mr. Boyd, seconded by Mr. Keith, to certify 1435 Monroe St as blighted.**

Mr. Keith stated that this property was previously certified and no action was taken until recently. He noted his concern that conditions will return.

Mr. Miller stated that he would normally agree but that Ms. Perez is currently undergoing a major medical condition. He suggested that the property be tabled to show that a chance was given to continue improvements. He suggested that everyone put themselves in this position. He stated that the property will be revisited in six months and expressed the belief that these are extenuating circumstances. He stated that Ms. Perez will need one floor living.

Mr. Rye agreed with Mr. Miller with the stipulation that this property is no longer an eyesore.

**Mr. Boyd rescinded his motion to certify 1435 Monroe St as blighted.**

**Motion was made by Mr. Miller, seconded by Mr. Rye, to table 1435 Monroe St until the October certification hearing and stipulating that the exterior of the property needs to be improved, the water balance paid, and water service restored. Motion carried unanimously.**

**13. 118 S 8<sup>th</sup> St, Andres F. Henriquez, owner, 142 N 10<sup>th</sup> St Reading, Purchased 2008**

Mr. Fessler administered the oath to Mr. Henriquez. He was provided with a copy of the property packet.

Mr. Henriquez noted that this property no longer meets the blight criteria. He stated that the bills are current and the taxes paid. The property passed inspection.

Mr. Rye questioned if the property was occupied. Mr. Henriquez stated that this is a five unit property.

## Public Comment

None

### **14. 906 N 5<sup>th</sup> St, Andres F. Henriquez, owner, 142 N 10<sup>th</sup> St Reading, Purchased 2006**

Ms. Scheuring stated that this property no longer meets the blight criteria.

**Mr. Miller moved, seconded by Mr. Keith, to remove 118 S 8<sup>th</sup> St and 906 N 5<sup>th</sup> St from the blight process. Motion carried unanimously.**

### **29. 638 Schuylkill Ave, Chan Shui, owner, 1800 N 12<sup>th</sup> St Reading, Purchased 2023 Rel/Educ, Char, Tax Ex**

Mr. Fessler administered the oath to Mr. Shui and Ms. Torres-Boykins, who stated that she is assisting Mr. Shui through this process. They were provided with a copy of the property packet.

Ms. Scheuring displayed current photos of the property and entered the property packet into the record as follows and noting that this property was purchased through an auction conducted by the Reading Redevelopment Authority:

- Notice mailed to the property owner via first class mail on February 11, 2026 and posted on March 18, 2026
- Delinquent water charges \$3,561.49, water service off 2012
- Delinquent taxes N/A
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Property Maintenance – 5 work orders, 15 NoV, \$1,290 unpaid, failed inspection, 18 QoL Trash, 13 QoL Weeds, 3 QoL Indoor furniture outdoors, 2 QoL Snow removal

*Note: delinquent Water includes sewer, trash, and recycling*

Ms. Torres-Boykins stated that she works with the Berks Latino Chamber of Commerce and is assisting Mr. Shui. She stated that this project has been a nightmare. She stated that permits were obtained to begin work. She stated that it was soon discovered that the roof and side of the building were rotted. The entire rear of the building was demolished. She stated that a work plan has been submitted which allows work through September 2026.

Ms. Scheuring showed recent photos of the demolished area.

Mr. Keith questioned if the demolition would affect 640 Schuylkill Ave. Ms. Torres-Boykins stated that this was questioned and it does not affect 640.

Mr. Miller questioned Mr. Shui's plan for the rear of the property. Mr. Shui stated that the entire area will be rebuilt. Ms. Torres-Boykins stated that the work plan costs \$70,000 to repair the rear portion of the building, make structural repairs, complete the framing, roof work, new electrical and plumbing, and drywall.

Mr. Miller questioned the timeframe. Ms. Torres-Boykins stated that the building permit expires in September 2026. Mr. Shui expressed the belief that work would be completed by that time.

Ms. Torres-Boykins stated that this is within the original 18 month timeframe provided to complete the work by the Redevelopment Authority.

### **Public Comment**

None.

**Motion was made by Mr. Keith, seconded by Mr. Rye, to table 638 Schuylkill Ave until the October certification hearing. Motion carried unanimously.**

### **3. 862 Schuylkill Ave, Oviedo Homes LLC, owner, 229 Lancaster Ave Shillington, Purchased 2025**

Mr. Fessler administered the oath to Ms. Oviedo. She was provided with a copy of the property packet.

Ms. Scheuring displayed current photos of the property and entered the property packet into the record as follows:

- Notice mailed to the property owner via first class mail on February 11, 2026 and posted on March 18, 2026
- Delinquent water charges \$964.58, water service on
- Delinquent taxes \$466.07 2025 School
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Property Maintenance – 9 NoV, \$465 unpaid, failed inspection March 2025, 4 QoL Trash, 7 QoL weeds

*Note: delinquent Water includes sewer, trash, and recycling*

Ms. Oviedo stated that work has been occurring and showed recent interior photos. She stated that 80% of the interior work is completed and stated that with better weather, exterior work will begin. She stated that she is constantly cleaning up trash and debris.

Mr. Keith questioned if permits were obtained. Ms. Scheuring stated that there are no current permits.

Mr. Miller noted that the side of the property had been hit by a vehicle and questioned if the property was structurally sound. Ms. Oviedo stated that an engineer has opined that the structure is sound. She stated that she is currently deciding whether to repair the brick or cover it with siding. She stated that the front porch will also be repaired and a small fence will be added.

Mr. Boyd questioned the timeline to complete the work. Ms. Oviedo expressed the belief that the work would be completed in three months.

Mr. Boyd noted the need to address many issues in three months. He also noted the need for an inspection.

Mr. Rye questioned if there are current permits. Ms. Scheuring stated that there are no current permits. She stated that the last permits expired in 2024 and were issued to the prior owner.

Mr. Rye noted the need for permits before work is performed. Ms. Oviedo stated that permits were obtained. Ms. Scheuring stated that there are no current permits. Ms. Oviedo stated that she would correct this situation.

Mr. Boyd expressed the belief that this discussion is beyond the scope of this board.

#### **Public Comment**

None.

#### **Motion was made by Mr. Boyd, seconded by Mr. Rye, to table 863 Schuylkill Ave until the October Certification Hearing.**

Mr. Rye questioned the plan for this property. Ms. Oviedo stated that the plan is to sell this single family property.

Mr. Keith expressed the belief that Ms. Oviedo's photos show great work. Unfortunately, the work was done without permits and there has been no exterior improvement. He expressed the belief that conditions at the property have not changed.

Mr. Miller noted his concerns with the exterior of the property.

Mr. Keith recommended that this property not be tabled.

**Mr. Boyd rescinded his prior motion to table this property.**

Ms. Oviedo stated that she never intended to work without permits and stated that she did obtain permits.

Mr. Keith stated that if 80% of the interior work is completed, especially electrical and plumbing, without inspections, there are no permits.

Ms. Oviedo stated that she may have misspoken about the work being 80% completed. She stated that she personally obtained the permits. She stated that work is progressing quickly. She stated that no electrical work has been completed. She noted her understanding of the exterior issues and noted that the property was hit by two vehicles. She stated that the building is safe to rebuild and that she has secured the funding. She stated that she is confident that the renovations will be completed.

**Motion was made by Mr. Miller, seconded by Mr. Keith, to certify 863 Schuylkill Ave as blighted, noting the condition of the exterior. Motion carried unanimously.**

**A. 62 S 6<sup>th</sup> St, Marie Antoine, owner 62 S 6<sup>th</sup> St, Reading, Purchased May 2024**

Mr. Fessler administered the oath to Mr. Prince, contractor and Ms. Antoine, owner. They were provided with a copy of the property packet.

Ms. Scheuring displayed current photos of the property and entered the property packet into the record as follows:

- Notice mailed to the property owner via first class mail on February 11, 2026 and posted on March 18, 2026
- Delinquent water charges \$9,305.34, water service of since 2013
- Delinquent taxes \$8,712.30 2024 & 2025 City, County, School
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Property Maintenance – 15 NoV, \$890 unpaid, failed inspection March 2025, Placard Unsafe Feb 2025, 4 Work Orders, 1 QoL Trash, 8 QoL weeds, 1 QoL Snow removal

*Note: delinquent Water includes sewer, trash, and recycling*

Mr. Prince stated that he is a local contractor that was approached by Ms. Antoine to make improvements to the outside of the property. He stated that after this property was tabled in April, he attended HARB meetings through November. He stated that no permits were

pulled because the City noted the need for a structural engineer. He stated that Ms. Antoine had a health issue and then winter began. He stated that he has the report of the structural engineer but that he was tied up on other work all winter. He stated that an architect has also been hired. He stated that he has done his part and that Ms. Antoine is responsible for financing. He stated that he is looking forward to working on the property instead of attending meetings. He stated that the inside has been cleaned out.

He noted his hope that he will be able to begin pulling permits and to begin work on the bricks and the roof.

**Mr. Miller moved, seconded by Mr. Boyd, to certify 62 S 6<sup>th</sup> St as blighted.**

Mr. Boyd questioned if there had been an interior inspection. Mr. Prince stated that an interior inspector was conducted by the architect.

Mr. Boyd questioned whether there had been an interior inspection performed by the City. Mr. Prince stated that the architect has been working with HARB for years. Ms. Scheuring stated that there was an inspection scheduled in August but that it was a no-show and no entry was made by Property Maintenance.

Mr. Prince stated that Ms. Antoine was in the hospital at that time. Mr. Keith stated that this inspection can be rescheduled at any time but that there needs to be an interior inspection performed by Property Maintenance.

Mr. Prince noted the delays encountered waiting for the interior inspection and with HARB. He stated that he cannot work faster than the system will allow. He stated that he has been working on this property for one year and feels he's been BS'ed by HARB. He became argumentative and stated that the City has been requesting more and more. He stated that he has been respectful of their requests. He expressed the belief that there is a personal vendetta against Ms. Antoine

Mr. Rye suggested that Mr. Prince attend a One Stop meeting. Mr. Prince stated that he attended the blight meeting in April. There was a brief exchange where Ms. Scheuring explained that the condition to table the property in April was for the performance of an interior inspection by Property Maintenance which did not occur.

Mr. Rye suggested that the property not be certified at this time. Ms. Scheuring stated that the property meets the blight criteria and two inspections were scheduled and both were no-shows.

Mr. Prince stated that Ms. Antoine had been in the hospital. Ms. Scheuring stated that it is

Ms. Antoine's responsibility to allow the interior inspection. Mr. Prince argued that since Ms. Antoine was in the hospital at the time, it is unreasonable to expect the inspection to occur.

Mr. Prince stated that it was suggested that he partner with Alvernia University as part of CollegeTowne. He stated that he met with Dr. Ridley but the project was pushed aside. He stated that the project that he proposed was, instead, put into play at 5<sup>th</sup> & Penn Sts with someone else.

Mr. Boyd began speaking when he was interrupted by Mr. Prince asking for a fair chance. Mr. Prince voiced his frustration with the process and stated that he didn't realize that as a construction professional he would need to attend so many meetings. He stated that if he had known he would never have taken this contract. He again stated that he got the structural engineer and the Committee is still considering blighting the property. He stated that he has made no money on this property for the entire year.

Mr. Keith thanked Mr. Prince for his presentation. Mr. Prince interrupted again and expressed the belief that this is an unfair practice.

**Motion carried unanimously.**

Ms. Antoine requested permission to speak. Mr. Keith allowed Ms. Antoine to speak.

Ms. Antoine stated that she has no insurance to make these repairs. She stated that she has no medical insurance and has had health issues. She explained that she has weak bones. She stated that it has taken a lot of time to work through the City requirements to make improvements to the property. She stated that she is not ignoring the property and stated that she has the report from the structural engineer and she has funding to begin the work.

Mr. Keith noted his hope that progress would begin to be seen at the property. He noted that the Committee's actions are based on the conditions of the property and not towards anyone personally.

## **22. 253 N 5<sup>th</sup> St, Five Kids Properties LLC, owner, P O Box 224, Leesport, Purchased 2023**

Mr. Fessler administered the oath to Mr. Kawa, owner of Five Kids Property. He was provided with a copy of the property packet.

Ms. Scheuring displayed current photos of the property and entered the property packet into the record as follows:

- Notice mailed to the property owner via first class mail on February 11, 2026 and posted on March 18, 2026

- Delinquent water charges \$78.48, water service off since 2012
- Delinquent taxes N/A
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Property Maintenance – 3 NoV, \$90 unpaid, failed inspection March 2022, 12 Work Orders, 3 QoL Trash, 1 QoL weeds, 1 QoL Indoor furniture outdoors, placard unsafe 2014

*Note: delinquent Water includes sewer, trash, and recycling*

Mr. Kawa stated that he has received an estimate for the roof and that he has attended a One Stop meeting. He stated that he expects to begin work by the end of this year if he is able to obtain financing. He stated that he will begin cleaning out the property and will secure it to prevent additional water from entering.

Mr. Rye stated that this is the same testimony that Mr. Kawa provided at the last hearing.

Ms. Scheuring stated that the property was determined as blighted at the last hearing.

Mr. Boyd questioned if any permits had been pulled. Mr. Kawa stated that he has not pulled permits at this time. He stated that the cost of the roof repairs is \$40,000 and to clean out the inside of the building is another \$30,000. He stated that he will be signing contracts shortly.

Ms. Scheuring stated that one condition placed on the property was an interior inspection but that did not occur.

Mr. Keith stated that there were no conditions. Ms. Scheuring apologized and agreed that there were no conditions because the property was determined as blighted.

Mr. Kawa questioned whether he should pull the permits before he has chosen the contractors.

Mr. Rye stated that the Committee wants to see progress being made.

Mr. Keith stated that the property was already blighted prior to Mr. Kawa's ownership. He stated that there have been no visible external improvements since Mr. Kawa purchased the property. He stated that there are no contracts and no permits.

Ms. Scheuring stated that this property was originally certified as blighted in 2016. Mr. Keith stated that another ten years have passed. Mr. Rye agreed.

Mr. Boyd stated that this is a large undertaking. He encouraged Mr. Kawa to continue working with Ms. Scheuring if the property is certified. Mr. Kawa stated that he will continue working with Ms. Scheuring.

**Motion was made by Mr. Rye, seconded by Mr. McMahon, to certify 253 N 5<sup>th</sup> St as blighted. Motion carried unanimously.**

**30. 640 Schuylkill Ave, Aztecas Investments LLC, owner, 115 N Brobst St, Shillington, Purchased December 2025**

Mr. Fessler administered the oath to Mr. Sales, owner and Mr. Althouse. They were provided with a copy of the property packet.

Ms. Scheuring displayed current photos of the property and entered the property packet into the record as follows:

- Notice mailed to the property owner via first class mail on February 11, 2026 and posted on March 18, 2026
- Delinquent water charges \$3,908.72, water service on
- Delinquent taxes \$1,243.82 2025 City, County, School
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Property Maintenance – \$990 unpaid, failed inspection July 2025, 3 QoL Trash, 4 QoL Indoor furniture outdoors, 1 QoL Hazardous materials

*Note: delinquent Water includes sewer, trash, and recycling*

Mr. Sales stated that he purchased the property four months ago. He stated that he has obtained permits and completed much work. He shared updated photographs.

Ms. Scheuring stated that there are four active permits. She stated that her photos are from March 2026 and confirmed that extensive work has been completed.

Mr. Keith commented that a work van is present in the most recent photos which confirms that work is occurring.

Ms. Scheuring stated that the property was certified prior to the recent purchase.

**Motion was made by Mr. Keith, seconded by Mr. Boyd, to table 640 Schuylkill Ave. Motion carried unanimously.**

**I. 1035 Muhlenberg St, Cesar Nunez, owner, 533 A Maple St, Reading, Purchased September 2013**

Mr. Fessler administered the oath to Mr. Nunez. He was provided with a copy of the property packet.

Ms. Scheuring displayed current photos of the property and entered the property packet into the record as follows:

- Notice mailed to the property owner via first class mail on February 11, 2026 and posted on March 18, 2026
- Delinquent water charges \$12,620.16, water service off since 2012
- Delinquent taxes \$836.72 2024 & 2025 City, County, School
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Property Maintenance – 3 NoV, \$7,840.50 unpaid, 6 Work orders, failed inspection November, Placard unlawful 2013, 8 QoL Trash, 8 QoL weeds

*Note: delinquent Water includes sewer, trash, and recycling*

Mr. Nunez stated that he also owns 436 and 438 S 6<sup>th</sup> St and that he recently paid \$24,000 in water fees several days ago. He stated that he also owns other properties on Maple St in this neighborhood. He stated that an inspection is scheduled in May. He stated that he has corrected the issues noted in the last inspection.

Mr. Nunez stated that he has completed new sheet rock and installed new windows. He stated that work on this property stopped and focus moved to the S 6<sup>th</sup> St properties. He stated that the water has been turned on in the 6<sup>th</sup> St properties. He expressed the belief that 1035 now looks beautiful on the outside with brand new windows and brand new siding.

Ms. Scheuring stated that one condition on the tabling of this property was an interior inspection and that did occur in November 2025. She stated that information about that inspection is not in the file. She stated that she will speak with the inspector.

Mr. Nunez stated that he and his wife have known the inspector for a long time and he requested that the inspector stop sending the \$400 inspector because he's working on the property and has permits. He suggested that this may be why another inspection has not occurred. He stated that he has received multiple \$400 invoices.

Mr. Rye stated that this property is under consideration because of the RAWA and tax delinquencies and because the property was not secure.

Ms. Scheuring stated that this is a recertification and the property was originally certified in June 2024.

Mr. Nunez expressed the belief that the exterior of this property is now beautiful and looks better than other properties on the block.

Mr. Rye questioned if Mr. Nunez intends to rent the property. Mr. Keith stated that this is not possible if the water remains turned off. Mr. Nunez stated that the water bill has been paid. He stated that he owed approximately \$83,000 in water fees not long ago, which he has been paying down. He stated that the balance on this property is the lowest at approximately \$10,000.

Mr. Rye questioned when the property will be completed. Mr. Nunez stated that as soon as the 6<sup>th</sup> St properties are completed, he will continue work on this property, including paying down the outstanding balances. He stated that when he appears before the Committee, he does exactly what he is told to do. He stated that with the new siding, the property looks brand new.

Mr. Boyd stated that the property was tabled in December on condition that all plumbing, heating, and electrical work would be completed. He questioned if progress has been made on those items. Mr. Nunez stated that it has not begun because of his focus on 6<sup>th</sup> St. He stated that an electrical permit had been pulled but is now expired. He stated that he has invested much money in these properties.

Mr. Rye stated that the property did not meet the conditions placed on it when the property was tabled.

Mr. Boyd complimented Mr. Nunez on the work that has been completed on all of his properties but this hearing is strictly concerning 1035 Muhlenberg St and that the criteria has not been met.

**Motion was made by Mr. Boyd, seconded by Mr. Miller, to certify 1035 Muhlenberg St as blighted. Motion carried unanimously.**

### **Consent Agenda**

Ms. Scheuring stated that the listing of properties below have no owner representation and they meet at least one of the 12 blighted property criteria. (*Note the numbers match those on the Property Summary Sheets*).

Notices were mailed to all properties on February 11, 2026 and posted on the property on March 18, 2026.

10. 919 Spruce St., Norman Wilkinson, owner, 2016 McKnights Gap Rd, Reading, Purchased 2004 **Certified May 2018** Delinquent water charges \$12,804.64 Water off 2007; Delinquent taxes \$1333.81 2025 City, County, School; Property Maintenance – 7 work orders, 6 NoV, \$18108.32 unpaid
11. 39 N 2nd St., Shark Investments I LLC, owner, PO Box 13404 Reading PA, Purchased 2019 **Certified May 2022** Delinquent water charges \$6510.60, Water off 2017; Delinquent taxes \$3,308.58 2025 City, County, School; Property Maintenance – 3 work orders, 14 NoV, \$3990 unpaid, failed inspection 2014, 1 QoL Trash, 1 QoL Indoor furniture outdoors
12. 448 Mulberry St., City Construction Services LLC, owner, 41 Oak Lane, Lebanon PA, Purchased 2012 **Certified Jan 2024 Declaration of Blight filed** - Delinquent water charges \$13,567.23, Water off 2013; Delinquent taxes N/A; Property Maintenance – 6 work orders, 6 NoV, \$490 unpaid, 33 QoL Trash, 6 QoL Motor Vehicle nuisance, 4 QoL Indoor furniture outdoors
15. 424 W Greenwich St., Jaime E & Maribel Ramos, owner, 239 Carpenter St Reading, Purchased 1990 **Certified Oct 2019** Delinquent water charges \$14513.17, Water on; Delinquent taxes \$15163.08 2024-25 City, County, School; Property Maintenance – 1 NoV, \$260 unpaid, 4 QoL Trash, 2 QoL Indoor furniture outdoors, 1 QoL Snow
16. 209 Hudson St., Jr. Skys Limit LLC, owner, 1335 Church St Reading PA, Purchased 2024 **Certified June 2023** Delinquent water charges \$6363.36 Water off since 2022, Delinquent taxes \$496.22 2025 City, County, School, Property Maintenance – 1 work order, Failed inspection 2024, \$890 unpaid, 2 QoL Trash, 1 QoL Snow
18. 338 Moss St., Marlon Chang owner, 1002 Josephine Dr Temple, Purchased 2013 **Certified June 2023 Declaration of Blight filed** Delinquent water charges \$12960.25, Water off since 2009; Delinquent taxes \$1470.57 2025 City, County, School; Property Maintenance – 4 work orders, 5 NoV, placard unlawful 2013, \$2090 unpaid, 20 QoL Trash, 1 QoL Indoor furniture outdoors
20. 324 W Greenwich St., Carlo Fontange, owner, 324 W Greenwich St Reading, Purchased 2005 **Certified Nov 2012** Delinquent water charges \$315.25, Water on; Delinquent taxes N/A; Property Maintenance – 11 work orders, 25 NoV, Failed inspection Sept 2024, \$60080.76 unpaid, 28 QoL Trash, 4 QoL Weeds, 2 QoL Ice, 3 QoL Indoor furniture outdoors
23. 928 Franklin St., 267 Linden St LLC, owner, PO Box 108 Trexlertown PA, purchased 2015 **Certified Sept 2020 Declaration filed** – Delinquent Water \$9668.77 Water off since 2011; Delinquent taxes \$2180.55 2025 City, County, School; Property Maintenance – 1 work order, 4 NoV, Failed inspection 2023, Placard unlawful 2014, \$7775 unpaid, 14 QoL Trash, 2 QoL

Weeds, 2 QoL Snow

**24. 119 W Elm St., Aly Jose Veras Fernandez & Katherine Munoz Cury, owner, PO Box 108 Trexlertown PA, purchased 2021 – Certified Sept 2020** - Delinquent taxes \$3257.32 2017-19 City, County, School; Delinquent water \$6136.75; Water off 2010; Electric off; Gas off; Trades N/A; Codes – 7 Work Orders, 4 NoV, 8 QoL trash, 9 QoL weeds, 1 QoL ice, \$5453.72 unpaid misc., \$1200 unpaid housing

**25. 1743 Thorn St., Eugene Sarge, owner, 1727 Thorn Reading PA, purchased 1993 Declaration of Blight filed Certified May 2021** Delinquent water charges \$10210.74, Water off since 2016; Delinquent taxes \$2999.25 2024-25 City, County, School; Property Maintenance – 2 work orders, 33 NoV, Failed inspection 2023, \$16037.10 unpaid, Property demolished by the City

**26. 413 S 9<sup>th</sup> St., Burdier Home Buyers LLC, owner, PO Box 108 Trexlertown PA, purchased 2024 - Certified May 2021** Delinquent water charges \$1236.16, Water on; Delinquent taxes N/A; Property Maintenance – 4 work orders, 10 NoV, Failed inspection 2024, placard unsafe Nov 2014, \$890 unpaid, 5 QoL Trash, 4 QoL Weeds, 1 QoL Snow

**28. 850 Weiser St., Richard Miracia, owner, 331 N 6<sup>th</sup> St Reading, purchased 2003 - Certified May 2019 Declaration Filed** Delinquent water charges \$11915.48, Water off since 2015; Delinquent taxes \$3456.39 2025 City, County, School; Property Maintenance – 11 work orders, 11 NoV, placard unsafe 2012, Failed inspection 2022, \$13194.94 unpaid, 13 QoL Trash, 15QoL Weeds, 3 QoL Snow, 8 QoL Indoor furniture outdoors

**G. 600 S 9<sup>th</sup> St., 600 S 9<sup>th</sup> St LLC, owner, 477 Colonial Rd Ridgewood NJ, Purchased Nov 2021 - Delinquent water charges - \$7669.28, Water off 2024, Delinquent taxes – N/A, Gas service N/A, Property Maintenance – 3 NoV, Failed inspection 8/30/24, 1 QoL Trash, 1 QoL Weeds Tabled at the Aug 2025 Cert Hearing Certified Oct 2024**

### **Public Comment**

None.

**Motion was made by Mr. Keith, seconded by Mr. McMahon, to certify the consent agenda properties as blighted. The motion was approved unanimously.**

Due to unforeseen circumstances, these properties were continued to the next certification hearing:

**C. 754 N 9<sup>th</sup> St., A Group of Four NY LLC, owner, PO Box 770098 Woodside NY, Purchased Feb 2015 - Delinquent water charges N/A, water service on • Delinquent taxes \$556.17 2024 City, County, School • Gas service N/A • Electric service N/A • Trades – N/A • Property**

Maintenance – 16 work orders, 22 NoV, \$15667.67 unpaid, 32 QoL Trash, 25 QoL Weeds, 3 QoL Snow **Tabled at the April 2025 Cert Hearing, conditioned on the inspection/review of the condition of the interior** **Certified Aug 2013**

**J. 628 Tulpehocken St., Mordechai Rothenberg, owner, 1900 51<sup>st</sup> St Apt 3D, Brooklyn NY, Purchased 1/28/25 Sheriff Sale -** Delinquent water charges \$1167.50, Water off 2012, Delinquent taxes \$987.71 2024 City, County, School, Property Maintenance – 1 NoV, 16 Work Orders, \$863.95 unpaid, 24 QoL Trash, 28 QoL Weeds, 2 QoL Motor vehicle nuisance, 4 QoL Indoor furniture outdoors, 1 QoL Ice **Tabled at the Dec 2025 Cert Hearing** **Certified May 2019**

The hearing adjourned at approximately 8:48 pm.

*Respectfully submitted by  
Michelle Smith, MMC,  
Assistant Secretary*