
Blighted Property Review Committee
Thursday, August 6, 2026
Hybrid Meeting / Council Chambers
Determination Hearing
Meeting Report

Mr. Keith, Chair, called the Determination Hearing to order at 6:04 pm. He announced that a quorum was present.

BPRC Attendance: T. McMahon, P. Rye, A. Boyd, J. Keith – in person and C. Miller, A. Woodward - virtually

Staff Attendance: H. Scheuring, M. Fessler, Esq. and L. Kelleher – in person

APPROVAL OF MINUTES AND AGENDA

Mr. McMahon moved, seconded by Mr. Boyd, to approve the minutes from the April 2026 Certification Hearing as distributed. The motion was approved unanimously.

Mr. Rye moved, seconded by Mr. Boyd, to approve the agenda for this meeting. The motion was approved unanimously.

PROPERTIES TO BE REMOVED FROM THE PROCESS

Ms. Scheuring stated that the 13 properties below have passed a PMI inspection, have taxes paid, and water on and they no longer meet the blighted property criteria and are eligible to be decertified:

A	B	C	D	E	F	G	H	I	J
Property Address	Parcel #	Owner Name	Owner Address	City	St.	Zip	Today's Date	Determination	Certification
47 S 6th St	04530627895704	En Cristo Somos Diferentes	47 S 6th St	Reading	PA	19602	August 7th, 2026	August 6th, 2026	October 1st, 2026
127 N Front St	06530781517055	Edward Sanchez	P.O. Box 13374	Reading	PA	19612	August 7th, 2026	August 6th, 2026	October 1st, 2026
126 Burtonwood St	06530773529400	My Flips LLC	424 Acorn Ave	Reading	PA	19605	August 7th, 2026	August 6th, 2026	October 1st, 2026
718 Chestnut St	02530628981918	FAB & CED Investments LLC	103 Circle Dr N	Elmott	NY	11003	August 7th, 2026	August 6th, 2026	October 1st, 2026
728 Chestnut St	02530628982948	Antoine Sandridge & Joanna Rodriguez	728 Chestnut St	Reading	PA	19602	August 7th, 2026	August 6th, 2026	October 1st, 2026
513 S 15th St	16531631373637	Property 19601 LLC	424 Acorn Ln	Reading	PA	19605	August 7th, 2026	August 6th, 2026	October 1st, 2026
226 N 4th St	06530774712609	Angelina Justina Nieves de Garcia	1814 Woodbine St	Ridgewood	NY	11385	August 7th, 2026	August 6th, 2026	October 1st, 2026
8 Nottingham Ct	06530772426047	La Main Forte Auto Center LLC	350 Greenwich St	Reading	PA	19601	August 7th, 2026	August 6th, 2026	October 1st, 2026
645 S 17 1/2 St	16531640467810	Carlos Avendano & Sancto Pocasangre	1136 W Emaus Ave	Allentown	PA	18103	August 7th, 2026	August 6th, 2026	October 1st, 2026
42 N 11th St	08531777100618	Gadiel Cedeno & Gabriela Colon Velez	42 N 11th St	Reading	PA	19601	August 7th, 2026	August 6th, 2026	October 1st, 2026
450 Schuykill Ave	06530764427665	Alles Mendez	124 Hobart St	Ridgefield Park	NJ	07660	August 7th, 2026	August 6th, 2026	October 1st, 2026
849 Church St	14530751852006	ANG Homebuyers LLC	9015 149th Ave	Jamaica	NY	11417	August 7th, 2026	August 6th, 2026	October 1st, 2026
1353 Walnut St	09531718216423	Jordy Rosario Diaz	1353 Walnut St	Reading	PA	19604	August 7th, 2026	August 6th, 2026	October 1st, 2026
730 Bingham St	02530636983425	Dominguez Luna Real Estate LLC	342 N 4th St	Reading	PA	19601	August 7th, 2026	August 6th, 2026	October 1st, 2026

Mr. McMahon moved, seconded by Mr. Boyd, to decertify the properties listed above. The motion was approved unanimously.

PROPERTIES TO BE TABLED UNTIL THE FEBRUARY 2027 DETERMINATION HEARING

Ms. Scheuring stated that after reviewing the documentation on the properties listed on tonight's agenda she recommends tabling the following properties until the February 2027 Determination Hearing if required:

- **1522 N 10th St.** – the owner has been in contact with the Healthy Homes program. He also paid off one third of the RAWA delinquency and he is working with the Human Relations Commission to assist with the balance.
- **520 Willow St.** – the owner has four active Building/Trades construction permits and they are working on the property.

Ms. Woodward moved, seconded by Mr. Miller, to table the properties listed above. The motion was approved unanimously.

DETERMINATION HEARING

Mr. Keith explained the hearing process and the blight cycle that includes a Determination Hearing followed by a Certification Hearing 60 days later.

Ms. Kelleher administered the oath to the translator Cecilia Bonilla, from Global Arena and Ms. Scheuring individually. Ms. Kelleher stated that Ms. Scheuring and the translator will remain under oath until the hearing adjourns.

Copies of the Property Packets were provided to all property owners present in Council Chambers and virtually.

2. 401 S 4th St, Sixto Henriquez, 1102 Tuckerton Rd., Reading 19605, purchased 2008

Ms. Schuering displayed current photos of the property and entered the current conditions from the property summary sheet:

- Notice mailed to the property owner via first class mail on July 1, 2026
- Posted on the property on July 4, 2026
- Delinquent water charges \$279.40 Water on
- Delinquent taxes N/A
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Property Maintenance – 3 NoV, 1 Work Order, Passed Inspection 8-23, \$2942.50 unpaid, 1 QoL Trash, 2 QoL Weeds

Note: delinquent Water includes sewer, trash, and recycling

Ms. Kelleher administered the oath to Mr. Henriquez with assistance from the translator.

Ms. Schuering stated that the property was tabled at the Feb 2026 Determination hearing conditioned upon the need for the correction of the zoning designation and the payment of

the Property Maintenance fees.

Mr. Keith recalled that Mr. Henriquez was to apply for zoning to convert the property from a single unit.

Through the translator Mr. Henriquez stated he paid the water delinquency, and he submitted his zoning application today, with drawings, to convert the property to a two-unit and that zoning staff said they would provide a response within 30 days.

Ms. Scheuring stated that Mr. Henriquez's prior application was denied to convert to a two-unit in an R3 zoning district.

Mr. Rye stated that the photographs show three electric meters and he noted the store-front window.

Through the interpreter, Mr. Henriquez stated that the property was converted to a two-unit before he purchased it. He added that he is residing on the upper floor so he will need approval to rent the first-floor space.

In response to a question from Mr. Rye, Ms. Schuering stated that there are QoLs for weeds and trash that are approximately 5-years old totaling almost \$3000.

In response to questions from Mr. Boyd, Mr. Henriquez stated through the translator, that the windows are boarded up to prevent people from breaking them and if zoning is denied he can consider renting the first-floor space as a store or a storage unit.

Ms. Scheuring explained that in 2000 the zoning permit allowed for a rental and a storage unit and in 2015 and 2017 there was zoning for a single-family rental only. There are zoning permits from the 1970s showing zoning for a luncheonette and a sandwich/ice cream shop.

Mr. Rye explained the need for Mr. Henriquez to appeal the zoning office's denial of the zoning permit or apply for a variance. He added that this same conversation occurred at the last Determination hearing, but there were no remedies.

Mr. Boyd and Ms. Woodward suggested tabling the property.

Mr. Rye questioned tabling the property again when the six-month period was not used to resolve the conditions.

Mr. Henriquez questioned his ability to rent the first floor for a store use immediately.

Mr. Rye again explained that the property has zoning only for a single family rental and going beyond that will require a zoning variance.

Mr. Henriquez stated that in 2015 he asked his wife to change the zoning to a two-unit and she made an error and requested a single family rental. He added that currently he allows a homeless individual referred from SAM to reside in the first floor unit. SAM pays the rent for the homeless person. He further explained that the delay in applying for zoning was caused by the need to submit drawings with the zoning application.

Public Comment

None

Mr. Boyd moved, seconded by Mr. McMahon, to determine 401 S 4th as a blighted property conditioned on the need to pay down the Property Maintenance delinquency and obtain a zoning variance. The motion was approved unanimously.

3. 252 N 9th St., Sixto Henriquez, 1102 Tuckerton Rd., Reading 19605, purchased 2009

Mr. Henriquez remains under oath.

Ms. Schuering displayed current photos of the property and entered the current conditions from the property summary sheet:

- Notice mailed to the property owner via first class mail on July 1, 2026
- Posted on the property on July 4, 2026
- Delinquent water charges \$61.03 Water on
- Delinquent taxes N/A
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Property Maintenance – 1 Work Order, 3 NoV, Failed inspection 6-5-26, Placard unsafe 3-26, \$4900 unpaid, 5 QoL Trash, 1 QoL snow/ice

Ms. Scheuring added that the property failed its inspection in June and a new inspection will be scheduled for September. She added that there are Building/Trades permits pulled. She provided detail on why the failed inspection occurred. She stated that this property has zoning for a store on the 1st floor 10 units above.

Through the translator, Mr. Henriquez stated that the permits were pulled for the rehabilitation of the first-floor grocery store and the 10 apartments upstairs are vacant. He stated that new electrical is required for the upper floor units. He stated that he applied for

Building/Trades permits for the upper floors and he is permitted to perform prep work while the permits are being reviewed.

Mr. Henriquez provided documentation for the board to review.

Mr. Boyd expressed the belief that this property falls in the same category as the last due to the long ownership, the conditions defined by the board were not met and there has been no substantial progress.

Mr. Rye noted that the documentation shows an existing electrical permit issued in March. Through the translator, Mr. Henriquez agreed but noted that during an inspection, the electrical inspector stopped the contractor from performing the work due to the inspector's belief that the contractor was not qualified to perform the work.

Public Comment

None

Mr. Boyd moved, seconded by Ms. Woodward, to determine 252 N 9th as a blighted property conditioned on the need for the property to pass an inspection and the payoff of the Property Maintenance fees. The motion was approved unanimously.

4. 1550 Cotton St, Juasto DelOrbe, owner, PO Box 8228 Reading, Purchased 2015

Ms. Kelleher administered the oath to Mr. DelOrbe.

Ms. Schuering displayed current photos of the property and entered the following conditions about 401 S. 4th St. into the record from the property summary sheet as follows:

- Notice mailed to the property owner via first class mail on July 1, 2026
- Posted on the property on July 4, 2026
- Delinquent water charges \$373.20 Water on
- Delinquent taxes N/A
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Property Maintenance – 2 Work Orders, Failed Inspection 3/26, \$595 unpaid, 9 QoL Trash, 15 QoL Weeds, 1 QoL Snow/ice

Ms. Scheuring the March inspection report notes the need for a complete rehabilitation along with electrical and plumbing permits and there were no payments made on the Property Maintenance fees.

Mr. DelOrbe stated that he filed permits for electrical and plumbing this week. He stated that he is actively working on the renovation of the property. He showed the board new interior photos.

Mr. Rye and Mr. Keith noted the considerable improvement made to the interior of the property and the need for progress to continue.

Public Comment

None.

Mr. Rye moved, seconded by Ms. Woodward, to table 1550 Cotton St until the February Determination hearing, conditioned upon the need for the continuation of the progress and the payment of the Property Maintenance fees. The motion carried unanimously.

17. 820 Franklin St, Paula B. Santa owner, 119 N 23rd St., Reading PA, Purchased 2025

Ms. Schuering displayed current photos of the property and entered the following conditions about the property into the record from the property summary sheet as follows:

- Notice mailed to the property owner via first class mail on July 1, 2026
- Posted on the property on July 4, 2026
- Delinquent water charges \$0 Water on
- Delinquent taxes N/A
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Property Maintenance – 2 NoV, Failed Inspection 9/19, \$250 unpaid, QoL Trash

Through the translator, Ms. Santa stated that she purchased the property in November 2025 and she noted the repair of the windows. She stated that some electrical and plumbing work was completed prior to her ownership and the sticker on the electric box noted an inspection in 2019. She stated that she postponed the inspection scheduled for March but she did not receive the letter rescheduling the inspection for May. She added that the only other notice she received from the City was about this hearing.

In response to a question from Mr. Boyd, through the translator, Ms. Santa stated that the roof may look damaged, but there are no internal problems caused by the roof. She stated that she had contractors perform some additional electrical and plumbing work. She stated that she will be converting to a gas heating system and working with a contractor to install new flooring and do some painting. She added that she intends to occupy the property.

Ms. Scheuring confirmed Ms. Santa's statement about the inspection and stated that she will get the inspection scheduled. She added that this property was certified under a different

owner.

Public Comment

None.

Mr. Rye moved, seconded by Mr. Boyd, to table 820 Franklin St until the February Determination hearing, conditioned upon the need for passing the inspection. The motion carried unanimously.

23. 334 Chestnut St., Santa Polanco & Guerrero Ines owner, 313 Franklin St., Reading PA, Purchased 2023 Quit Claim

This property was tabled at the Oct 2nd Determination Hearing.

Ms. Kelleher administered the oath to Mr. Ines. He stated that he is the son of the owner.

Ms. Scheuring 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 July 1, 2026
- Posted on the property on July 4, 2026
- Delinquent water charges \$0 Water abandoned 4\14
- Delinquent taxes \$602.89
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Property Maintenance – 19 NoV, 11 work orders, \$1605 unpaid, 20 QoL Trash, 24 QoL Weeds, 3 QoL indoor furniture outdoors, 5 QoL motor vehicle nuisance

Ms. Woodward questioned if the City filed a lien against the property for the partial demolition cost in 2020. Ms. Scheuring stated that she sees record of the demolition but nothing about a lien.

Mr. Ines stated that his parents wish to convert this vacant lot into an off-street parking lot to serve their rental property on a court located nearby and other homes in the neighborhood. He stated that the fence was installed to discourage illegal dumping. He described his life challenges that disrupted his ability to maintain the property. He stated that the delinquency shown under Property Maintenance were prior to his ownership.

Ms. Scheuring stated that the fees listed are during Mr. Ines ownership.

Ms. Scheuring stated that the zoning permit for a parking lot was denied by the zoning office because a portion of the parking will be available to the public, which is not permitted by the

zoning ordinance.

Mr. Rye explained the need to appeal the denial to the zoning hearing board or to file for a variance. He added that the office will automatically deny any use that is not permitted by the zoning ordinance.

Mr. Ines stated that Mr. Estrada from Property Maintenance explained this need also and he intends to reapply and appeal. He stated that he is unsure what approach will be considered if the appeal is denied.

Mr. Rye explained the need for the vacant lot to be maintained by the property owners to avoid the charges made by the City to perform the work. He questioned how Mr. Ines manages the other property he owns in this neighborhood. Mr. Ines stated that the additional property he owns is for storage.

Mr. Ines stated that he now takes full responsibility and he pays someone to manage the property.

Public Comment

None.

Mr. Rye moved, seconded by Ms. Woodward, to determine 334 Chestnut St as a blighted property, conditioned upon the ongoing maintenance of the lot and a payment plan for the Property Maintenance fees. Motion carried unanimously.

10. 1145 Cotton St, 1145 Cotton Street LLC owner, 1145 Cotton St., Reading PA, Family Transfer 2025

Ms. Kelleher administered the oath to Marvin Comond. He stated that he is one of the LLC partners and the property manager.

Ms. Schuering displayed current photos of the property and 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 July 1, 2026
- Posted on the property on July 4, 2026
- Delinquent water charges \$14,656.95 Water off 9/2012
- Delinquent taxes \$32,579.22
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Property Maintenance – 9 NoV, 4 work orders, \$200 unpaid, Failed inspection 9/2022, 27

QoL Trash, 18 QoL Weeds, 3 QoL indoor furniture outdoors

Mr. Comond stated that he learned about this hearing through a neighbor of this property two days ago and he requested a continuance. In addition, he stated that he has spoken with Tax Claim about the delinquent taxes and he needs time to get everything under control.

In response to questions, Mr. Comond stated that he is an employee of the LLC that owns the property.

Mr. Keith stated that the board cannot address this matter with an employee of the LLC but they can address the matter with an owner.

Mr. Comond clarified that he is the sole owner of the LLC and the property.

In response to questions, Mr. Comond noted his intent to clear all delinquencies. He stated that he was last at the property in June and that a neighbor called him a few days ago to inform him about this hearing after seeing the hearing notice posted on the property.

Ms. Scheuring stated that the property has zoning for a single-family home.

Mr. Comond stated that he inherited the property at some point in time.

In response to a question Mr. Comond stated that he transferred property ownership to the LLC after he inherited it from a family member.

Ms. Scheuring stated that prior to this LLC, the property was owned by Golden Circle Realty, LLC from 2022-2025. Prior to that, the property was in Mr. Comond's name from 2021 to 2022.

In response to a question, Mr. Comond stated that he was not the owner or manager of Golden Circle Realty LLC. He stated that Golden Circle was owned by a family member and he was not associated with the property or the LLC.

Mr. Keith noted that this property has been certified before.

Public Comment

None

Mr. Rye moved, seconded by Mr. Woodward, to determine 1145 Cotton St. The motion carried unanimously.

7. 200 N 4th St., Diversified Properties LTD (Gary Wegman), owner, 1900 Holly Rd Reading PA, Purchased 2001

Ms. Kelleher administered the oath to Mr. Wegman.

Ms. Scheuring displayed recent photos of the building and 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 July 1, 2026
- Posted on the property July 4, 2026
- Delinquent water charges \$84.45, Water on
- Delinquent taxes \$466.07 2025 School
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Property Maintenance – 9 NoV, Failed Inspection 1-26, \$0 unpaid, 1 QoL Snow/ice, 1 QoL Weeds, City's cost to purchase fencing \$1,560 (\$6 per L.F.) June 1996

Note: delinquent Water includes sewer, trash, and recycling

Mr. Wegman questioned the failed inspection. Ms. Scheuring explained that the inspection in January 2026 was a follow-up to the rehab plan on file. The property failed as the project is not complete.

Mr. Wegman stated that he's meeting with the Zoning Board on August 12th about his application for a variance to move a stone wall. If the movement of the wall is approved, he can then install the pillars and repair the sidewalk. He stated that he also has submitted a permit to PennDOT for a curb cut for the off-street parking area he has planned for. He brought the design plans to this hearing, which were reviewed by the board members attending in person. He stated that the roof repairs were completed in 2023 and the electrician has submitted a bid. He added that the electrical work also hinges on the relocation of the electric, as it is connected underground.

Ms. Kelleher administered to oath to Jon Primek, owner of Classical Restoration.

Mr. Wegman stated that he has a contract with Classical Restoration to begin working on the property's exterior on August 24th. He noted that this project has been "two steps forward and nine steps back" and explained the problems associated with keeping the building secure.

In response to questions, Mr. Wegman stated that he intends to reside at the property after it's completion and his goal is to use the property to entertain beginning next year.

After a Board member commented on the lack of progress made at this property over the past 25 years, Mr. Wegman noted that if he had not purchased the property, the City would have demolished it.

Public Comment

None

Mr. McMahon moved, seconded by Mr. Boyd, to table 200 N 4th St. until the February 2027 Determination hearing. The motion carried with the majority voting in favor of tabling the property with one negative vote.

9. 528 N 10th St., Invescon LLC, owner, 314 Elizabeth Dr., Reading PA, Purchased 2019

Ms. Kelleher administered the oath to Elizer Corniel.

Ms. Schuering displayed current photos of the property and 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 July 1, 2026
- Posted on the property July 4, 2026
- Delinquent water charges \$7621.22, Water off since 2019
- Delinquent taxes \$3580.28 2024-25 City, County and School
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Property Maintenance – 9 NoV, 9 Work Orders, Failed Inspection 7\26, Placard unlawful 12\12, \$5920 unpaid, 28 QoL Trash, 9 QoL Weeds, 1 QoL Snow\ice

Note: delinquent Water includes sewer, trash, and recycling

Ms. Scheuring stated that a permit to restore the electrical service was submitted in February 2026; the notation does not say if the permit was approved or denied.

Mr. Corniel stated that he uses this property to store materials and equipment to restore other properties. He has not started working on this property because Zoning has not approved the building for a two- or three-unit property. He added that it was converted to three units before he purchased the property. He added that he will be closing on another property that he has restored and that will free funding to begin working on this property. He stated that he is unsure why the property was changed to a single-family unit. The plumbing and electrical have been stolen and the roof is in good repair.

Mr. Corniel stated that the Supervisor asked him to clean the exterior of the property to resolve the failed inspection. Ms. Scheuring added that the inspection noted that interior

renovation is also required.

Mr. Corniel stated that when he sells the property, he mentioned previously that will provide funding to get this project started.

Ms. Scheuring stated that a reinspection is scheduled for September.

Public Comment

None

Mr. Boyd moved, seconded by Ms. Woodward to determine 528 N 10th St as a blighted property. Motion carried unanimously.

Mr. Rye and Mr. Boyd stated that the board hopes to see tangible progress at the October Certification Hearing.

19. 500 North 3rd St., 500 N 3rd St LLC, owner, 313 Chestnut St., Reading PA, Purchased 2017

Ms. Kelleher administered the oath to Mr. Gustis, owner.

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

- Notice mailed to the property owner via first class mail on July 1, 2026
- Posted on the property on July 4, 2026
- Delinquent water charges \$49,993.78, Water off since 4/2014
- Delinquent taxes N/A
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Property Maintenance – 9 NoV, 1 Work Order, Failed Inspection 6\24, \$2261.44 unpaid, 8 QoL Trash, 1 QoL Weeds, 4 QoL snow/ice

Note: delinquent Water includes sewer, trash, and recycling

Mr. Gustis stated that he has applied for a State grant to obtain funding to demolish the remaining structure and he is waiting for a support letter from the CD Director. He stated that the State seems to agree that demolition is the best course of action for this building. He explained that the demolition will occur using a spray technique that will reduce dust and dirt. He stated that he spoke with the RAWA attorney about developing a plan to pay down that delinquency.

In response to a question, Mr. Gustis stated that this property is located in a Manufacturing

Commercial (MC) zoning district and after demolition, the property will be sold or leased to a partnership for commercial or industrial redevelopment. He noted that the City demolished the rear of the property.

Mr. Gustis stated that the owner before 2017 applied to demolish the building and that application was denied by the City. He stated that he was the property manager at the time. When he purchased the property he planned to use the property as a warehouse for development or investment. He stated that when he advertised the property, some parties informed him that the City advised them that this advertisement was a scam.

Public Comment

None

Mr. Rye moved, seconded by Mr. McMahon, to determine 500 N 3rd as a blighted property. The motion carried unanimously.

27. 1048 Culvert St., Hector M. Mata Liz, owner, 913 Muhlenberg St., owner, Reading PA, Purchased 2026

Ms. Kelleher administered the oath to Mr. Mata Liz.

Ms. Schuering displayed current photos of the property and 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 July 1, 2026
- Posted on the property July 4, 2026
- Delinquent water charges \$277.69, Water off 10/24
- Delinquent taxes N/A
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Property Maintenance – 3 NoV, Passed Inspection 6/18, \$100 unpaid, 2 QoL Trash

Note: delinquent Water includes sewer, trash, and recycling

Ms. Scheuring stated that the inspection scheduled for May did not occur and was not rescheduled. She noted that the front of the building collapsed in February.

Mr. Mata Liz stated that he immediately applied for construction permits when he purchased the property. He shared current photos of the property, and the Board noted the improvement. He stated that the water service will be restored when the construction is completed. He stated that he plans to rent the property when it's completed. He plans to convert to gas heat and expressed the belief that the project could be completed in two

months.

Public Comment

None

Mr. Keith moved, seconded by Mr. Boyd, to table 1048 Culvert St until the February Determination hearing. The motion was approved unanimously.

28. 166 W. Windsor St., Seepstein Paris, owner, 16010 89th Ave Jamaica NY, Purchased 2005

Ms. Kelleher administered the oath to Mr. Seepstein.

Ms. Scheuring 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 July 1, 2026
- Posted on the property on July 4, 2026
- Delinquent water charges \$116,81 Water on
- Delinquent taxes N/A
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Property Maintenance – 3 NoV, 1 Work Order, Failed 4\26, \$440 unpaid, 9 QoL Trash, 7 QoL snow/ice, 3 QoL indoor furniture outdoors

Note: delinquent Water includes sewer, trash, and recycling

Mr. Seepstein stated that this property is two units and he also owns the adjoining property. He stated that the failed inspection in April was caused by the damage by the former tenant who was a hoarder. He stated that he plans to rent the unit again after the property passed its September inspection.

Public Comment

None

Motion was made by Mr. Rye, seconded by Ms. Woodward, to table 166 W. Windsor St until the February Determination Hearing. Motion carried unanimously.

22. 710, 712 & 714 Chestnut St., Gary and Dexter Miller, owner, 1953 Dorchester Ave D, Dorchester NY, Purchased 2013 Certified 2011

Ms. Kelleher administered the oath to Mr. D. Miller.

Ms. Scheuring 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 July 1, 2026
- Posted on the property on July 4, 2026
- Delinquent water charges N/A, Water abandoned 11/19
- Delinquent taxes N/A
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Property Maintenance – 10 NoV, 5 Work order, All Failed Inspection 7\19, \$14488.40 unpaid, 2 QoL Trash, 2 QoL Weeds, 2 QoL outdoor furniture indoors, 1 QoL motor vehicle nuisance, 1 QoL snow/ice

Note: delinquent Water includes sewer, trash, and recycling

Ms. Scheuring stated that the properties were certified when there were structures on some of the parcels.

Mr. D. Miller stated that he had the property cleared this week and the homeless encampment was removed. He stated that the only structure remaining is a garage near the Dean St boarder. He stated that he and his brother are considering fencing in the property. He added that there is a Redevelopment Authority (RRA) property across from his and it appears that the homeless encampment on the RRA property is migrating to his property.

Mr. D. Miller stated that each of the three parcels is 25' wide and he and his brother are considering converting the parcels to a parking lot or a residential structure. The parcels sit diagonally across from the former train station. He added that his parents owned one of the structures and he and his brother would like to retain ownership.

Mr. D. Miller stated that he and his brother recently hired someone to maintain the property.

Ms. Scheuring screenshared a photo taken this week showing major improvement.

Mr. Rye stressed the need for the lot to be continually maintained, noting that in its current cleared condition the lot is not going to be attractive to the homeless.

Public Comment

None

Motion was made by Mr. Rye, seconded by Mr. McMahon, to table 710, 712 and 714 Chestnut St until the February Determination Hearing, conditioned upon keeping the lot maintained. Motion carried unanimously.

24. 1404 Fairview St., Musa Ardoli & Luljeta Ardoli, owner, 56 Greenway Dr, Staten Island NY, Purchased 2024 Tax sale

Ms. Kelleher administered the oath to Mr. Ardoli.

Ms. Scheuring 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 July 1, 2026
- Posted on the property on July 4, 2026
- Delinquent water charges N/A - \$560 credit Water on
- Delinquent taxes N/A
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Property Maintenance – 5 NoV, \$250 unpaid, 12 QoL Weeds, 1 QoL indoor furniture outdoors *Note: delinquent Water includes sewer, trash, and recycling*

Ms. Scheuring stated that seven permits were pulled for insulation, stucco, drywall, stairway repair

Mr. Ardoli stated that he purchased the property from the RRA and he is required to rehab the property. He expected to have the renovation completed in two months. He plans to resell or rent the property.

Public Comment

None

Motion was made by Mr. Boyd, seconded by Mr. Keith, to table 1404 Fairview St until the February Determination Hearing. Motion carried unanimously.

Consent Agenda

Ms. Scheuring 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 were mailed a hearing notice on July 1, 2026 and the notice was posted on all properties on July 4, 2026

6. 409 S 7th St., Juan A Campos Martinez, owner, 645 Locust St, Reading, Purchased 2022
Tabled at the Feb 2026 Determination hearing conditioned on getting on a RAWA payment

plan and allowing the March 11th inspection - Delinquent water charges \$13359.93, Water off 12/24; Delinquent taxes \$1518.09 2024-25 City, County, School; Property Maintenance – Failed Inspection 6/26, \$990 unpaid, 1 QoL Trash, 1 QoL Weeds

13. 827 Church St., Ivan P Durham, owner, 827 Church St., Reading PA, Purchased 1999 Certified Jan 2024 Same Owner, Blight Certification recorded - Delinquent taxes N/A; Delinquent water, sewer, trash, recycling \$21785.21; Water off 12/12; Codes – 13 NoV, 2 Work Order, \$6358.50 unpaid, 16 QoL Trash, 13 QoL Weeds, 3 QoL Nuisance Vehicle, 2 QoL indoor furniture outdoors

14. 130 South 8th St, Rafal Devalip Lugo owner, 314 Elizabeth Dr., Reading PA, Purchased 2010) Determined as Blighted Nov 2023 Same Owner - Delinquent taxes \$4397.80 2024-25 City, County, School; Delinquent water \$122.79; Water off 4/13; Codes – 4 NoV, Failed inspection 4\27\23, 1 QoL trash, 7 motor vehicle nuisance, \$11049.87 total unpaid

15. 2348 Berkley Rd, owner, 2348 Berkley Rd., Reading PA, Purchased 1997 Certified on Oct 2024 Same Owner - Delinquent water \$6407.12; Water off 2/22; Codes – 3 NoV, 2 Work Orders, \$2585 unpaid, 3 QoL Trash, 1 QoL Weeds, Owner deceased?

16. 115 Lemon St, West Coast Inv Assoc Inc owner, 1816 57th St Sarasota, FL, Purchased 2006 Certified Oct 2024 - no water service; Delinquent taxes \$1272.13 2024-25 City, County, School; Property Maintenance – 14 NoV, Passed Inspection 8\13, \$545 unpaid, 3 QoL Trash, 5 QoL Weeds, 4 QoL motor vehicle nuisance

18. 142 Elm St., Roamke Real Properties LLC owner, 1000 Grand Concourse Bronx NY, Purchased 2025 Certified Aug 2025 Former Owner - Delinquent Water \$136.30, Water on Delinquent taxes N/A, Codes – 3 NoV, \$365 unpaid, 1 QoL Trash, 2 QoL Weeds

26. 1017 Cotton St., Martin Leyva-Hernandez, owner, 1017 Cotton St., Reading PA, Family Transfer 2023 Delinquent Water \$810.18, Water off 1/25; Delinquent taxes \$1820.71 2025 City, County, School, Codes - 1 NoV, Passed Inspection 12-13, \$1450 unpaid, 4 QoL Trash, 2 QoL Indoor furniture outdoors

Public Comment

None.

Mr. Rye moved, seconded by Mr. McMahon, to determine the consent agenda properties as blighted. The motion was approved unanimously.

Mr. Keith announced that the certification hearing will be held on Thursday, October 1, 2026

and the work session is scheduled for Wednesday, September 23, 2026. Both will be conducted hybrid – in-person and Zoom - at 6 pm.

The hearing adjourned after a motion and a second by Mr. Miller and Mr. Rye respectively at approximately 9:05 pm.

*Respectfully submitted by
Michelle Smith CMC,
Assistant Secretary*