
Blighted Property Review Committee
Thursday, October 2, 2025
Hybrid Meeting / Council Chambers
Determination Hearing
Meeting Report

Mr. Keith called the Determination Hearing to order at 6:07 pm. He announced that a quorum was present.

BPRC Attendance: J. Keith, A. Woodward, A. Boyd, T. McMahon – in person

Staff Attendance: H. Scheuring, M. Mayfield, Esq and L. Kelleher – in person and R. Suber - virtually

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

Ms. Woodward moved, seconded by Mr. McMahon , to approve the minutes from the August Certification Hearing as distributed and the agenda for this hearing. The motion was approved unanimously.

PROPERTIES TO BE REMOVED FROM THE PROCESS

None

Mr. Keith explained the purpose of the BPRC process.

DETERMINATION HEARING

Ms. Kelleher administered the oath to Mr. Reyes and Ms. Scheuring. Mr. Reyes was provided with the property packets. Ms. Scheuring will remain under oath for the duration of this proceeding.

- 7. 101 Peach St., Julio Reyes, owner, 102 S 9th St Reading, Purchased 6/18/1999**
- 8. 105 Peach St., Julio Reyes, owner, 102 S 9th St Reading, Purchased 6/18/1999.**
- 9. 108 S 9th St., Julio Reyes, owner, 102 S 9th St Reading, Purchased 9/20/2010**
- 10. 110 S 9th St., Julio Reyes, owner, 102 S 9th St Reading, Purchased 6/18/1999**

Ms. Scheuring screenshared photographs of the property, and entered the conditions onto the record at 101 Peach St from the property summary sheet and the property packet as follows:

101 Peach St.

- Notice mailed to the property owner via first class mail on September 2, 2025 and posted on September 3, 2025
- Delinquent water charges – No service
- Delinquent taxes – \$1951.28
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Property Maintenance – 2 NoV, 1 Work Order, \$80 unpaid, 1 QoL Trash, 1 QoL Weeds

Note: delinquent Water includes sewer, trash, and recycling

Mr. Reyes explained his prior financial difficulties; however, he recently hired a contractor to assist him to develop a plan for the properties and to apply for permits. He stated that he is starting by clearing the vehicles and the debris from the vacant lot. He stated that the majority of the vehicles belong to him. He added that two vehicles were abandoned and that the gate does not properly secure the lot causing dumping of debris. He stated that when he purchased the properties, his goal was to refurbish them and rent them out.

In response to a question from Ms. Mayfield, Ms. Scheuring explained the configuration of these four adjoining properties.

Ms. Kelleher administered the oath to Mr. Phan. Mr. Phan introduced himself as the contractor Mr. Reyes retained to assist him at this hearing, with the correction of the current violations and with the planning for the property. He expressed the belief that this can be accomplished in two weeks.

Ms. Mayfield stated that prior to seeking building permits, Mr. Reyes needs to determine the end use for these properties and then apply for zoning.

Ms. Scheuring entered the conditions for the other properties onto the record:

105 Peach St

- Notice mailed to the property owner via first class mail on September 2, 2025 and posted on September 3, 2025
- Delinquent water charges – No service
- Delinquent taxes – \$2826 2022-24 City, County, School
- Gas service N/A

- Electric service N/A
- Trades – N/A
- Property Maintenance – 2 NoV, 1 Work Order, \$80 unpaid, 1 QoL Trash, 1 QoL Weeds

Note: delinquent Water includes sewer, trash, and recycling

108 S 9th St.

- Notice mailed to the property owner via first class mail on September 2, 2025 and posted on September 3, 2025
- Delinquent water charges – \$15,366.06 Off 2013
- Delinquent taxes – \$7162.04 2022-24 City County School
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Property Maintenance – 1 NoV, Failed inspection 2023, \$6390 unpaid

Note: delinquent Water includes sewer, trash, and recycling

110 S 9th St

- Notice mailed to the property owner via first class mail on September 2, 2025 and posted on September 3, 2025
- Delinquent water charges – \$28,883.23 – Off 2012
- Delinquent taxes – \$7776.99
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Property Maintenance – 1 NoV, Failed Inspection 2013, Placard unlawful 2012, \$10845 unpaid

Note: delinquent Water includes sewer, trash, and recycling

Ms. Mayfield noted that overall approximately \$95,000 is due to the City.

Mr. McMahon stated that these properties have been owned by Mr. Reyes for a significant amount of time and the properties remain in disarray.

Public Comment

There was no public comment offered.

Mr. McMahon moved, seconded by Ms. Woodward, to determine 101 Peach St., 105 Peach St., 108 S 9th St., and 110 S 9th St as blighted properties. The motion carried unanimously.

Ms. Mayfield explained the next phase of the BPRC process.

Ms. Scheuring stated that the next inspection is scheduled for November 17th and she confirmed Mr. Reye's mailing address.

2. 401 S 4th St., Sixto Henriquez, 1102 Tuckerton Rd, Reading 19605, purchased 6/4/2008

3. 252 N 9th St., Sixto Henriquez, 1102 Tuckerton Rd, Reading 19605, purchased 7/14/09

With assistance from a property owner in the audience, Mr. Henriquez stated that he is in need of a translator.

Ms. Kelleher reminded the board that the new letters mailed to the property owners contain the following sentence **"If you require an interpreter, please provide 7-day notice"** in English on one side and in Spanish on the other.

With assistance, Mr. Henriquez conveyed that he did not read the letter until earlier today.

Mr. McMahon moved, seconded by Mr. Boyd, to table 401 S 4th St., until the February 5th Determination Hearing.

26. 863 Schuylkill Ave., Oviedo Homes LLC , owner, 229 E Lancaster Ave, Shillington, Purchased 4/25/25

Ms. Kelleher administered the oath to Ms. Oviedo. She was provided with a property packet.

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

- Notice mailed to the property owner via first class mail on September 2 2025 and posted on September 3, 2025
- Delinquent water charges \$426.04, Water off 2012
- Delinquent taxes N/A
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Property Maintenance – 8 NoV, Failed inspection 2025, \$3490 unpaid, 2 QoL Trash, 7 QoL Weeds

Ms. Oviedo stated that she and her boyfriend pulled trades permits and have started interior renovations. They have retained an engineer to determine the soundness of the structure. She stated that they are preparing to repair the damaged brickwork, and they've started repairs on the porch and will finish after the concrete repairs are made. She stated they are considering applying for an equity loan to complete the repairs and they are considering

renting the property as a single-family unit or flipping it. She noted that she originally purchased the property in a cash deal in 2021 and retitled the property to include her boyfriend on the deed in 2025.

In response to a question from Ms. Woodward, Ms. Scheuring stated that the next inspection is scheduled for November 25th.

Public Comment

None.

Mr. Boyd moved, seconded by Mr. McMahon, to table 863 Schuylkill Ave. until the February 5th Determination hearing. The motion carried unanimously.

15. 1550 Cotton St., Justo Del Orbe, owner, PO Box 8228 Reading, Purchased 9/25/15

Ms. Kelleher administered the oath to Mr. DelOrbe. He was provided with a property packet.

Ms. Schuering 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 September 2, 2025 and posted on September 3, 2025
- Delinquent water charges \$264.24, Water on
- Delinquent taxes N/A
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Property Maintenance – 2 Work orders, \$1009.69 unpaid, 9 QoL Trash, 15 QoL Weeds, 1 QoL Ice

Note: delinquent Water includes sewer, trash, and recycling

In response to a question from Ms. Woodward, Ms. Scheuring confirmed that the property was previously tabled and it was not recently inspected, as required.

Mr. DelOrbe stated that he now resides at the property with his two daughters when they visit from New Jersey. He stated that he paid off the taxes and is working to pay off the water bill. He added that he is renovating the property and he plans to remain living at the property.

Ms. Scheuring stated that as this is an owner occupied property, only a Health Safety Inspection is required when the property transfers to a new owner. This inspection was scheduled a few years ago and Mr. DelOrbe was a no show. She explained the need to

complete this inspection.

Public Comment

None.

Mr. McMahon moved, seconded by Mr. Boyd, to table 1550 Cotton St until the February 5th Determination Hearing, conditioned upon the completion of the Health and Safety Inspection. The motion was approved unanimously.

29. 153 Walnut St., Arok Inc., owner, 6006 Jacobs Ave Harrisburg PA Purchased 3/1/22

Ms. Kelleher administered the oath to Mr. Kroger, a partner in DNH Properties LLC, who is attending virtually. He stated that the group purchased this property in August and the title transferred in September.

Ms. Schuering 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 September 2, 2025 and posted on September 3, 2025
- Delinquent water charges N/A, water service off 2018
- Delinquent taxes N/A
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Property Maintenance – 1 work orders, 2 NoV, Placard unlawful 2016, \$10,007.50 unpaid, 2 QoL Trash, 1 QoL Weeds

Note: delinquent Water includes sewer, trash, and recycling

Mr. Kroger stated that he and his partners are working to restore the property and rent it as an existing 2-unit and have it occupied within 3-4 months. He stated that mail about this property should be sent to 12 E 86th St, NY, NY 10028. He stated that he and his partners are unrelated to the previous owner.

Mr. Kroger stated that as he individually owns multiple rental properties in Reading and he owns multiple rental properties with the partnership, he is familiar with the Cituy's requirements for building/trades and rental properties.

Ms. Scheuring stated that the next inspection is scheduled for October 10th at 1:15 pm. However, she noted that the inspection will need to be rescheduled due to the ownership change.

In response to a question, Mr. Kroger stated that he owns several properties individually, his partners also own properties individually and they also own additional properties as a corporation. He predicted that the total number of properties is 75. He added that the local property manager is Jose Rivera, who resides on N. 9th Street.

Public Comment

None

Mr. Keith moved, seconded by Ms. Woodward, to table 153 Walnut Street until the February 5th Determination hearing. The motion carried unanimously.

20. 835 Muhlenberg St., Marison A Lora Mendez, owner, 340 S 6th St Reading, Purchased 3/13/23 Sheriff Sale

Ms. Kelleher administered the oath to Ms. Mendez. She was provided with a copy of the property packet.

Ms. Schuering confirmed that this property was previously certified in 2014 and tabled at a prior Determination Hearing and she 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 September 2, 2025 and posted on September 3, 2025
- Delinquent water charges N/A, water service off 2018
- Delinquent taxes N/A
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Property Maintenance – 15 NoV, Failed inspection and Placarded unlawful 2023, \$9451 unpaid, 7 QoL Trash, 9 QoL Weeds

Note: delinquent Water includes sewer, trash, and recycling

Ms. Mendez stated that she has obtained building/trades permits to remodel the interior. She noted the need to also replace/repair the roof. She stated that she and her husband went on payment plan to pay off the delinquent taxes and water charges. She stated that this property has zoning for a 2-unit and they are considering renting it out rather than flipping it.

In response to a question, Ms. Mendez stated that they intend to enter into a payment plan to pay off the Property Maintenance fines and that they need 6-12 months to renovate the property.

Public Comment

None

Ms. Woodward moved, seconded by Mr. McMahon, to table 835 Muhlenberg St until the February 5th Determination Hearing. The motion carried unanimously.

11. 1522 N 10th St., John Kovacs, owner, 1522 N 10th St, Purchased 1/1/1900 (not a typo)

Ms. Kelleher administered the oath to Mr. Kovacs. He was provided with a property packet.

Ms. Schuering 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 September 2, and posted on September 3, 2025.
- Delinquent water charges - \$4062.94 – Water off 2025
- Delinquent taxes N/A
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Property Maintenance – 21 NoV, 2 Work Orders, \$105 unpaid, 3 QoL Trash

Note: delinquent Water includes sewer, trash, and recycling

Mr. Kovacs stated that he purchased the property in 1987-88 and became overwhelmed with the costs to renovate and repair the property, which increased his financial difficulties. He stated that he resides at the property. He stated that he has become eligible for full Social Security benefits, which should help him make repairs and pay off the water delinquency.

In response to a question, Mr. Kovacs stated that he has electric and he manages at the property by using bottled water and performing personal hygiene at his place of employment.

After discussion, the Board asked Ms. Scheuring to refer Mr. Kovacs to the Healthy Homes program and the utilities program through the Human Relations Office.

Public Comment

None

Mr. Kovacs and Ms. Scheuring exchanged phone numbers.

Mr. Keith moved, seconded by Mr. Boyd, to table 1522 N 10th St until the June 4th Determination Hearing. The motion carried unanimously.

21. 1035 Muhlenberg St., Cesar Nunez, owner, 533 A Maple St Reading, Purchased 9/19/13

Ms. Kelleher administered the oath to Mr. Nunez. A copy of the property packet was provided to him.

Ms. Schuering 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 September 2, 2025 and posted on September 3, 2025
- Delinquent water charges \$12082.22, Water service off 2012
- Delinquent taxes \$483.32 2024 City County School
- Gas service N/A
- Electric service N/A
- Trades – N/A
- Property Maintenance – 6 Work Orders, 3 NoVs, Placard unlawful 2013, \$11772.07 unpaid, 8 QoL Trash, 8 QoL Weeds

Note: delinquent Water includes sewer, trash, and recycling

Mr. Nunez stated that he has applied for building/trades permits and paid down the delinquent water charges. He stated that each time he replaces the first-floor windows someone breaks them. He stated that he has fenced in the back yard to protect it from dumping and new siding will go up this coming weekend.

Ms. Scheuring stated that Mr. Nunez was a no show for the August inspection. That inspection has been rescheduled for November 17th.

Mr. Nunez stated that interior work has not yet started and that he needs approximately 8-weeks to make the interior repairs. He noted his intent to rent this property as a single family unit.

In response to a question from Mr. Keith, Mr. Nunez stated that he owns other rental properties and that his work on his property on South 7th Street has delayed his work at this property.

Mr. Keith advised that Mr. Nunez maintain his rental properties to avoid returning to this process.

Public Comment

None

Mr. Boyd moved, seconded by Mr. McMahon, to determine 1035 Muhlenberg St. as a

blighted property. The motion carried unanimously.

Consent Agenda

Ms. Mayfield 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 September 2, 2025 and posted on the property on either September 3rd or 4th.

1. 207 N 4th St., 143 East Management LLC, 524 Walnut St, Reading, family transfer 10/28/22

- Delinquent water charges \$80.50 – Water off 2019; Delinquent taxes \$1486.87 2024 City County School; Property Maintenance 2 NoV, 5 Work orders, Failed inspection 2022, \$928514.88 unpaid, 8 QoL Trash, 3 QoL Weeds, 1 QoL Ice

4. 331 N 6th St., Richard Miracia, owner, 1743 Reading Blvd, Wyomissing, purchased 4/12/2004

- Delinquent water charges \$7896.07 – Water off 2016; Delinquent taxes N/A; Property Maintenance 9 Work order, 14 NoV, Failed inspection 2022, \$52757.89 unpaid, 19 QoL Trash, 4 QoL Weeds, 3 QoL Motor vehicle nuisance, 3 QoL Indoor furn outdoors

5. 549 S 6th St, Maria Reyes & Thelma Semedo, owner, 727 Thorn St, Purchased 11/07/12

- Delinquent water charges \$5132.55, Water off 2013; Delinquent taxes \$4126.09 2022-24 City County School; Property Maintenance – 6 Work orders, 17 NoV, Placard unlawful and Failed inspection 8/2023, 7 QoL Trash, 12 QoL Weeds, 3 QoL Ice

6. 355 N 8th St., 355 N 8th St LLC, owner, 355 N 8th St, Reading Purchased 7/25/18

- Delinquent water charges \$3887.81 - Water on; Delinquent taxes \$3925.06 2024 City County School; Property Maintenance – 3 Work orders, 5 NoV, Passed inspection 2013, 10 QoL Trash, 9 QoL Weeds, 1 QoL Indoor furniture outdoors, 1 QoL Ice

12. 1039 Buttonwood St., Josh Parvatti, owner, 320 S Baumstown Rd, Birdsboro, Purchased Sheriff Sale 1/12/22

- Delinquent water charges \$4483.46, Water off 2013; Delinquent taxes N/A; Property Maintenance – 1 work order, 2 NoV, Failed inspection and Placard unlawful 2016, \$10807.50 unpaid, 2 QoL Trash, 1 QoL Weeds

13. 1043 Cotton St., Raymond Gehring, owner, 1043 Cotton St. Reading, Purchased 7/10/1995

– Delinquent water charges \$16745.65 Water off 2012; Delinquent Taxes \$1439.94 2024 City County School, Property Maintenance – 10 NoV, \$5200 unpaid

14. 1411 Cotton St., Golden Circle Realty LLC, owner, PO Box 664 Adamstown, Purchased 7/6/22 Family Transfer

- Delinquent water charges \$13140.07 – Water off 2012; Delinquent

Taxes \$16382.58 2016-24 City County School, Property Maintenance – Failed inspection 2022, Placard unlawful, 8 Work orders, 15 NoV, \$40837.08 unpaid, 7 QoL Trash, 1 QoL Weeds, 3 QoL Ice

16. 1649 Cotton St., Catherine C Nepple, owner, 2417 State Hill Rd Reading 19610, Purchased 2/19/1993 – Delinquent water charges \$80.50 Water off 2025; Delinquent Taxes \$3602.22 2-23=24 City County School, Property Maintenance 1 Work order, 1 NoV, \$330 unpaid, 1 QoL Trash, 2 QoL Weeds

17. 735 McIlvain St., Prince Wikim Lollis, owner, 731McIlvain St Reading Purchased 1/31/25 - Delinquent water charges \$5560.12 Water off 2013; Delinquent Taxes \$2432.59 2023-24 City County School, Property Maintenance - Placard unlawful 2016, \$28070 unpaid, 4 QoL Trash, 1 QoL Indoor furniture outdoors

18. 360 McKnight St., Musa Ardoli, owner, 56 Greenway Dr., Staten Island NY, Purchased 11/18/22 Repository Sale - Delinquent water charges \$161 - Water off 2020; Delinquent Taxes N/A, Property Maintenance 6 Work orders, 18 NoV, Failed inspection 2022, Placard unlawful 2017, \$26144.94, 12 QoL Trash, 16 QoL Weeds, 1 QoL Ice, 4 QoL indoor furniture outdoors, 1 QoL Appliances

19. 143 Poplar St., Musa Ardoli, owner, 56 Greenway Dr., Staten Island NY, Purchased 11/18/22 Repository Sale - Delinquent water charges \$161 Water service off 2019; Delinquent Taxes N/A; Property Maintenance Failed inspection 2023, 13 NoV, 5 Work orders, \$1928 unpaid, 1 QoL Trash, 1 QoL Weeds

23. 120 Peach St., John C Bollinger, owner, 1664 Dunlap Dr, Apt 317, Key West FL, Purchased 8/31/1990 - Delinquent water charges \$4983.76 Water off 2013; Delinquent Taxes \$920.63 2024 City County School and 2023 School, Property Maintenance Placard unlawful 2017, 8 NoV, \$12790 unpaid, 2 Work orders, 1 QoL Ice

24. 638 Schuylkill Ave., Chan Shui, owner, 1800 N 12th St Reading, Purchased 8/16/23 Rel/Educ,Char,Tax Ex - Delinquent water charges \$3227.79, Water off 2012; Delinquent Taxes N/A, Property Maintenance Failed inspection 2022, 16 NoV, 5 Work Orders, Placard unlawful 2013, 17 QoL Trash, 13 QoL Weeds, 3 QoL Indoor furniture outdoors, 2 QoL Ice

25. 640 Schuylkill Ave., Chan Shui, owner, 1800 N 12th St Reading, Purchased 8/16/23 Rel/Educ,Char,Tax Ex - Delinquent water charges \$2701.99 Water off 2013; Delinquent Taxes N/A, Property Maintenance Failed inspection 2022, 13 NoV, 12 Work orders, \$14868.37 unpaid, 2 QoL Trash, 22 QoL Weeds, 1 QoL Indoor furniture outdoors, 2 QoL Ice

27. 537 Strong Alley, Mouloukou S Kaba, owner, 917 Blair Ave Rdg, Purchased 1/2/24 22- Other Needs Explanation - Delinquent water charges \$1736.17 Water off 2015; Delinquent

Taxes \$331.99 2024 City County, Property Maintenance – Failed inspection 2022, 2 NoV, 1 work order, \$12502.13 unpaid, 2 QoL Trash, 4 QoL Weeds

28. 628 Tulpehocken St., Mordechai Rothernberg, owner, 1900 51st St Apt 3D, Brooklyn NY, Purchased 1/28/25 Sheriff Sale - Delinquent water charges \$990.40 Water off 2012; Delinquent Taxes N/A, Property Maintenance – Failed inspection 2022, 29 NoV, 17 work order, \$21663.95 unpaid, 24 QoL Trash, 28 QoL Weeds, 2 QoL Motor vehicle nuisance. 4 QoL Indoor furniture outdoors, 1 QoL Ice

Public Comment

None.

Mr. Keith 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, December 4, 2025 at 6 pm and the work session is scheduled for Wednesday, November 19th at 6 pm due to the Thanksgiving holiday. Both will be conducted hybrid – in-person and Zoom.

Mr. Keith asked members and staff to remain after the hearing adjourns to discuss planning topics.

The hearing adjourned on motion of Mr. Keith and Mr. McMahon approximately 7:48 pm.

*Respectfully submitted by
Linda A. Kelleher CMC,
Secretary*