



BLIGHTED PROPERTY REVIEW COMMITTEE

Wednesday, January 28, 2026

6 p.m.

Hybrid Work Session / Penn Room

AGENDA

Join Zoom Meeting

<https://us06web.zoom.us/j/83096425546?pwd=azpsoQhDnv3lt8dHRq3hhWZobCVmuy.1>

Meeting ID: 830 9642 5546

Passcode: 336138

Dial by your location +1 309 205 3325

Meeting ID: 830 9642 5546

Passcode: 336138

I. Call to Order – J. Keith

II. Review Summary Sheets for the Thursday, February 4th Determination Hearing

- 1. 401 S 4th St, Sixto Henriquez, 1102 Tuckerton Rd., Reading 19605, purchased 2008**
- 2. 252 N 9th St., Sixto Henriquez, 1102 Tuckerton Rd., Reading 19605, purchased 2009**
- 3. 863 Schuylkill Ave., Oviedo Homes LLC, owner, 229 Lancaster Ave, Shillington PA, Purchased 2025**
- 4. 1550 Cotton St, Justo DelOrbe, owner, PO Box 8228 Reading, Purchased 2015**
- 5. 47 S 6th St, En Cristo Somos Diferentes, owner, 47 S 6th St, Reading, Purchased 2014**
- 6. 409 S 7th St., Juan A Campos Martinez, owner, 645 Locust St, Reading, Purchased 2022**
- 7. 828 Walnut St., Heldback LLC, owner, 824 Walnut St Reading, Purchased May 2022**
- 8. 513 N. Front St., Russell Spradley, owner, 513 N. Front St, Purchased 2001**

9. 200 N 4th St., Diversified Properties LTD (Gary Wegman), owner, 1900 Holly Rd Reading PA, Purchased 2001

10. 919 Spruce St., Norman Wilkinson, owner, 2016 McKnights Gap Rd, Reading, Purchased 2004 – Certified May 2018 - Delinquent taxes \$4923.38 2013-17 City, County, School; Delinquent water \$5129.08; Water off Aug 2009; Electric off; Gas off; Trades – N/A; Codes – 5 Work Orders, 2 NoV, \$9542.69 unpaid, 8 QoL trash, 17 QoL weeds, 1 QoL snow

11. 39 N 2nd St., Shark Investments I LLC, owner, PO Box 13404 Reading PA, Purchased 2019 – Certified May 2022 - Delinquent taxes \$7252 2012-2021 City, County, School; Delinquent water \$2779.70; Water off 2017; Electric N/A; Gas off 1989; Trades N/A; Codes – 3 Work Orders, 5 NoVs, \$3486.59 total unpaid, Failed Inspection 2014, 6 QoL trash, 1 QoL weeds, 1 NoV nuisance vehicle

12. 448 Mulberry St., City Construction Services LLC, owner, 41 Oak Lane, Lebanon PA, Purchased 2012 – Declaration of Blight filed - Certified Jan 2024 - TABLED April 2023 - Delinquent taxes \$714.78 2022 City, County, School; Delinquent water, sewer, trash, recycling \$13673.46, Water off 2013; Electric N/A; Gas N/A; Trades N/A; Codes – 5 Work Order, 5 NoV, 19 QoL trash, 14 QoL weeds, 6 QoL motor vehicle nuisance, 4 QoL indoor furniture outdoors, \$13769.25 total unpaid

13. 118 S 8th St., Andres F. Henriquez, owner, 142 N 10th St Reading, Purchased 2008 – Declaration of Blight filed Certified May 2022 - Delinquent taxes \$9742.29 2015-21 City, County, School; Delinquent water \$6038.98; Water off 2016; Electric N/A; Gas off 2018; Trades N/A; Codes – No show and cancelled inspections since 2013, 16 NoV, 5 QoL trash, 11 QoL weeds, 1 QoL indoor furniture outdoors, 1 QoL ice, \$19445 total unpaid

14. 906 N 5th St., Andres F. Henriquez, owner, 142 N 10th St Reading, Purchased 2006 – Declaration of Blight filed Certified June 2023 - (Tabled at Aug 2022 Determination Hearing) - Delinquent taxes N/A ; Delinquent water \$360.99, Water on; Electric N/A; Gas N/A; N/A; Codes – 1 Work Order, 7 NoV, Failed inspection 4/24/17, 13 QoL trash, 14 QoL weeds, 5 QoL Indoor furniture outdoors, \$17349.06 total unpaid

15. 424 W Greenwich St., Jaime E & Maribel Ramos, owner, 239 Carpenter St Reading, Purchased 1990 - Certified Oct 2019 - Delinquent Taxes \$1938.65 2017-18 City, County, School; Delinquent water \$9350.13, Water off July 2014; Electric N/A; Gas off; Trades N/A; Codes – 1 NoV, 1 QoL snow/ice, 2 QoL indoor furniture outdoors

16. 209 Hudson St., Jr. Skys Limit LLC, owner, 1335 Church St Reading PA, Purchased 2024 – Certified June 2023 - Delinquent taxes \$963.32 2021-22 City, County; Delinquent water \$4067.46; Water off 11/14/22; Electric N/A; Gas N/A; Trades No roof, Poor

condition, Condemned; Codes – 1 Work Order, 2 NoVs, 2 QoL trash, 1 QoL snow/ice, \$460 total unpaid

17. 127 N Front St., Edward Sanchez owner, PO Box 13374, Purchased 2022 Certified Feb 2011 - Delinquent water charges of \$23.10; Water Service Off as of March 2005; City Building Official reports that a rehab agreement has been filed but the property's conditions remain unchanged; Property Maintenance reports that there are numerous Notices of Violations for trash and weeds along with abatement work orders from 2001, 2003, and 2006; Delinquent Recycling charges of \$280.60; No liens but 2010 property taxes are unpaid.

18. 338 Moss St., Marlon Chang owner, 1002 Josephine Dr Temple, Purchased 2013 – Declaration of Blight filed Certified June 2023 - Delinquent taxes \$2595.46, 2-21-22 City, County, School; Delinquent water \$13,269.01; Water off 9/4/09; Electric N/A; Gas N/A; Trades Boarded up and vacant, Poor condition; Codes – 1 Work Order, 3 NoV, Placard unlawful 7/16/13, 7 QoL trash, 12 QoL weeds, 1 QoL indoor furniture outdoors, \$2898.81 total unpaid

19. 856 N 8th St., Francisco J Gonzalez-Moreno & Norma V. Ramirez-Serrato, owner, 856 N 8th St Reading PA, Purchased 2012 – Certified Jan 2011 - Delinquent water paid, Water Service on, Electric Service – unknown, Gas Service is inactive as of January 2011, Delinquent taxes N/A, Trades reports that the property is fire damaged and that no building permits have been issued, Property Maintenance reports that the property was fire damaged in January 2011 and received numerous Quality of Life violations, Delinquent trash and recycling fees \$135.46, No Liens

20. 324 W Greenwich St., Carlo Fontange, owner, 324 W Greenwich St Reading, Purchased 2005 – Declaration of Blight filed Certified Nov 2012 - Delinquent water \$790.14, Delinquent Taxes N/A, Water Service off 2011, Delinquent Trash and Recycling Charges totaling \$184.09, Codes – unpaid QoL weeds and trash \$260; police have deemed this a high risk property due to the number of times it has been found unsecured, Trades – 2nd floor burned out and garage demolished, Lien - \$266.58 for 2011 taxes

21. 528 N 10th St., Invescon LLC, owner, 314 Elizabeth Dr., Reading PA, Purchased 2019 – Certified April 2013 Same Owner - Delinquent Water \$1190.67, Water off since June 2011. Gas Meter removed Feb 2010, 6 unpaid work orders, 21 unpaid QoLs, 2 no show inspections, citation exterior conditions \$3872.82, Delinquent Trash and Recycling \$1778.42

22. 253 N 5th St., Five Kids Properties LLC, owner, PO Box 224, Leesport PA, Purchased 2023 – Certified April 2016 - Delinquent water \$10,281.27 and off since 2012,

Delinquent 2013-14 City, County and School taxes \$8432.04, Electric off, Codes – Placarded unsafe 2014, 4 NOV, 4 work orders, 1 No Show, 4 QoL, \$2422.44 unpaid

23. 928 Franklin St., 267 Linden St LLC , owner, PO Box 108 Trexlertown PA, purchased 2015 – – Declaration of Blight filed Certified Sept 2020 - Delinquent taxes \$4209.11 2017-19 City, County, School; Delinquent water \$2237.28; Water off 2011; Electric off; Gas N/A; Trades N/A; Codes – 1 Work Order, 3 NoV, Failed Inspection 7/9/2018, Placard 6/24/14, 6 QoL trash, 2 QoL weeds, 1 QoL ice, \$9600 unpaid housing, \$2265 unpaid misc.

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 taxes \$418.83 2020 City, County, School; Delinquent water \$6838.61; Water off 2016; Electric off; Gas N/A; Trades N/A; Codes – 1 Work Orders, Failed inspection 2018, 10 NoV, \$8346.50 total unpaid

26. 413 S 9th St., Burdier Home Buyers LLC , owner, PO Box 108 Trexlertown PA, purchased 2024 – Certified May 2021 - Delinquent taxes \$4625.22 2018-20 City, County, School; Delinquent water \$3089.65; Water off 2015; Electric off; Gas meter removed; Trades N/A; Codes – 4 Work Orders, 7 NoV, Placard unsafe/unlawful 2014 2 QoL trash, 2 QoL weeds, 1 QoL snow/ice, \$1265.17 total unpaid

27. 1435 Monroe St., Sheila Perez , owner, 612 Weiser St Reading, purchased 2002 – – Declaration of Blight filed Certified May 2022 - Delinquent taxes \$3141.28 2019-21 City, County, School; Delinquent water \$14,442.15; Water off 2015; Electric N/A; Gas N/A; Trades N/A; Codes – 2 Work Orders, 14 NoVs, 12 QoL trash, 18 QoL weeds, 1 QoL snow/ice, 12 QoL Motor vehicle nuisance, \$8626.38 total unpaid

28. 850 Weiser St., Richard Miracia , owner, 331 N 6th St Reading, purchased 2003 – – Declaration of Blight filed Certified May 2019 - Delinquent taxes \$6390.54 2017-18 City, County, School; Delinquent water \$8666.88; Water off Oct 2015; Electric off, Gas off; Trades N/A; Codes – 7 Work Orders, 1 NoV, No heat, 9 QoL weeds, 9 QoL trash, 5 QoL indoor furniture outside, 3 QoL snow \$6390.54 unpaid

III. Removals for 2/5/2026, all have passed a PMI inspection, taxes paid, water on.

1. 245 Pear St
2. 252 Pear St
3. 254 Pear St
4. 40 S 10th St
5. 612 Spruce St
6. 1321 Mineral Spring Rd
7. 425 Spring Garden St
8. 426 S 7th St
9. 648 Tulpehocken St
10. 752 Schuylkill Ave
11. 1400 Hampden Blvd

III. Tabled Properties:

Tabled until April; 2026 638-640 Schuylkill Ave – on Dec 4th agenda and tabled until April 2026

638 Schuylkill - Delinquent water charges \$3338.77, water service off 2012, Delinquent taxes N/A, Gas service N/A, Electric service N/A, Trades – N/A, Property Maintenance – 9 work orders, 15 NoV, Failed inspection 2022, Placard unlawful 2013, \$1290 unpaid, 18 QoL Trash, 13 QoL Weeds, 2 QoL Indoor furniture outdoors, 2 QoL Ice

640 Schuylkill - Delinquent water charge \$2812.87, water service off 2013, Delinquent taxes N/A, Gas service N/A, Electric service N/A, Trades – N/A, Property Maintenance – 12 work orders, 13 NoV, Failed inspection 2022, \$1640 unpaid, 19 QoL Trash, 22 QoL Weeds, 1 QoL Animal waste, 1 QoL Indoor furniture outdoors, 2 QoL Ice

Tabled until June 2026 - 1522 N 10th St., John Kovacs, owners, 1522 N 10th St, Purchased 1/1/1900 (not a typo) Declaration of Blight recorded April 2025

Certified 5-17-18 - 1522 N 10th St - Delinquent taxes \$3904.45 2016-17 City, County, School; Delinquent water \$340.88; Water on; Electric on; Gas N/A; Trades – N/A; Codes – 10 NoV, \$105 unpaid, 3 QoL Trash

IV. Discussion

- **Electing Chair**
- **Blight List on the Website**

V. Schedule 2026 –

Determination Hearing – Feb 5 at 6 pm
 Work Session – March 26 at 6 pm
 Certification Hearing – April 3 at 6 pm
 Work Session – May 28 – at 6 pm

Determination Hearing – June 5 - at 6 pm

Work Session – July 30 – 6 pm

Certification Hearing – Aug 7 – 6 pm

Work Session – Sept 24 – 6 pm

Determination Hearing – Oct 2 – 6 pm

Work Session – Nov 19 – 6 pm

Certification Hearing – Dec 4 – 6 pm

VI. Adjourn