



BLIGHTED PROPERTY REVIEW COMMITTEE

Wednesday, March 25, 2026

6 p.m.

Hybrid Work Session / Penn Room

AGENDA

Join Zoom Meeting

<https://readingpa.zoom.us/j/83096002472?pwd=9rtD7lowjl4iRxVWK3JaQa1hGbbmq0.1>

Meeting ID: 830 9600 2472

Passcode: 254263

I. Call to Order – J. Keith

II. Discussion on cons of tabling properties under consideration – especially those being recertified

III. Review Summary Sheets & Agenda for the Thursday, April 2nd Certification Hearing (Agenda Attached)

Properties Tabled until August 2026 Determination Hearing

1. 1522 N 10th St., John Kovacs, owner, 1522 N 10th St, Purchased 1/1/1900 (not a typo) Tabled until June 2026 – Certified May 2018 Declaration of Blight recorded Tabled at the June 2025 Determination hearing

- 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

2. 401 S 4th St, Sixto Henriquez, 1102 Tuckerton Rd., Reading 19605, purchased 2008 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 - Delinquent water charges \$93.86, Water on, Delinquent taxes N/A, Property Maintenance – 1 work order, 4 NoV, \$2942 unpaid, 1 QoL Trash and 2 QoL Weeds

3. 252 N 9th St., Sixto Henriquez, 1102 Tuckerton Rd., Reading 19605, purchased 2009 **Tabled at the Feb 2026 Determination hearing** conditioned upon the need for the correction of the zoning designation, pulling building/trade permits, allowing an inspection and the payment of the Property Maintenance fees. - Delinquent water charges \$61.71, Water on, Delinquent taxes N/A, Property Maintenance – 1 work order, 4 NoV \$3460 unpaid 6 QoL Trash and 1 QoL

4. 1550 Cotton St, Juasto DelOrbe, owner, PO Box 8228 Reading, Purchased 2015 **Tabled at the Feb 2025 & Feb 2026 Determination hearing** conditioned upon the payment of the Property Maintenance fees and an interior inspection - Delinquent water charges \$781.44 Water on, Delinquent taxes \$2,078.46 2023 City, County, School, Property Maintenance – 2 Work Orders, \$1009.69 unpaid, 9 QoL Trash, 15 QoL Weeds, 1 QoL Snow

5. 47 S 6th St, En Cristo Somos Diferentes, owner, 47 S 6th St, Reading, Purchased 2014 **Tabled at the Feb 2026 Determination hearing** conditioned upon confirmation of the occupancy loan, confirmation that the building project is complete and a consultation with a structural engineer regarding the structural integrity of the building - Delinquent water charges \$51.19, Water on, Delinquent taxes N/A, Property Maintenance – passed inspection Jan 2026, \$450 unpaid

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 \$12,590.21, Water off since 2024, Delinquent taxes \$1410.72 2025 City, County, School, Property Maintenance – 2 NoV, \$790 unpaid, 1 QoL Trash

7. 828 Walnut St., Heldback LLC, owner, 824 Walnut St Reading, Purchased May 2022 **Tabled at the Feb 2026 Determination hearing** - Delinquent water charges N/A, Delinquent taxes N/A, Property Maintenance – 1 NoV,

8. 200 N 4th St., Diversified Properties LTD (Gary Wegman), owner, 1900 Holly Rd Reading PA, Purchased 2001 **Tabled at the Feb 2026 Determination hearing** conditioned upon obtaining a roof permit, electric permit and providing updated renovation plans - Delinquent water charges \$80.50, Water on, Delinquent taxes N/A, Property Maintenance – 9 NoV, 1 QoL Weeds, 1 QoL Snow

16. 127 N Front St., Edward Sanchez owner, PO Box 13374, Purchased 2022 **Tabled at the Feb 2026 Determination hearing** **Certified Feb 2011** - Delinquent water charges \$287.28, Water on, Delinquent taxes \$1366.70, 2025 City, County, School, Property

Maintenance – Failed inspection 2023, \$1225 unpaid, 4 QoL Weeds, 1 QoL Trash

20. 528 N 10th St., Invescon LLC, owner, 314 Elizabeth Dr., Reading PA, Purchased 2019 **Tabled at the Feb 2026 Determination hearing** conditioned upon the payoff of the water delinquency, the restoration of water service and securing plumbing and electrical permits **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

V. Schedule 2026 –

Work Session July 30 – 6 pm

Certification Hearing – Aug 6 – 6 pm

Work Session – Sept 24 – 6 pm

Determination Hearing – Oct 1 – 6 pm

VI. Adjourn



BLIGHTED PROPERTY REVIEW COMMITTEE

CERTIFICATION HEARING

THURSDAY, APRIL 2, 2026

HYBRID MEETING

6:00 p.m.

AGENDA

Join from PC, Mac, iPad, or Android:

<https://readingpa.zoom.us/j/81795376318?pwd=q31Jnj7J6dKnkVWWKgrNhijkiuKEQej.1>

Passcode:066734

All parties wishing to testify must register with the BPRC Solicitor or City Clerk before the hearing begins. All parties requiring translation services need to provide notice to the Property Maintenance Division one week in advance.

I. Call to Order**6:00p.m.****II. Purpose**

The purpose of the Determination/Certification Hearing is In accordance with the Commonwealth of Pennsylvania Urban Redevelopment Law of 1945, as amended, and the City of Reading Blighted Property Review Committee Ordinance as amended by Bill #108-2010. The City of Reading has found that the properties listed on this agenda meet the legal definition of “blight” by exhibiting one or more of the conditions listed in the Ordinance and in the PA Urban Redevelopment Law of 1945, as amended. As prescribed by the Ordinance, the City of Reading’s Blighted Property Review Committee (BPRC) is meeting to review the reports on these properties from the Building/Trades Division, the Property Maintenance Division and other agencies to determine or certify whether they, in fact, meet the definition of blight and can be determined or certified as a blighted property.

As described in the Ordinance, if your property is determined or certified as blighted, the BPRC will issue an Order which will provide you with approximately 60 days to rehabilitate the property to correct/remove the cause of blight, or follow the designated alternative remedy. At the hearing the BPRC shall render an Order which shall be mailed to the property owner. If the property owner fails to comply with the final BPRC Certification Order, the property becomes eligible for certification to the Reading Redevelopment Authority for acquisition.

III. Approval Agenda & Minutes from the February Hearing**V. Properties to be Removed from the Process**

None

VI. Certification Hearing

3. 863 Schuylkill Ave., Oviedo Homes LLC, owner, 229 Lancaster Ave, Shillington PA, Purchased 2025 - Delinquent water charges \$780.84, Water off; Delinquent taxes N/A; Property Maintenance – 9 NoV, failed inspection Mar 2025, \$440 unpaid, 2 QoL Trash, 7 QoL Weeds

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to certify 863 Schuylkill Ave as a blighted property or to remove it from the target list.

8. 513 N. Front St., Russell Spradley, owner, 513 N. Front St, Purchased 2001 – Delinquent water charges \$5182.01, Water off 2025; Delinquent taxes \$723.23 2025 City, County, School, Property Maintenance – 9 NoV, 1 work order, 3QoL Trash, 3 QoL Weeds,

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
6. Due to the findings from City staff, the Chair requests a motion to certify 513 N Front St as a blighted property or to remove it from the target list.

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

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
6. Due to the findings from City staff, the Chair requests a motion to certify 919 Front St St as a blighted property or to remove it from the target list.

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

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
6. Due to the findings from City staff, the Chair requests a motion to certify 39 N 2nd St as a blighted property or to remove it from the target list.

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

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
6. Due to the findings from City staff, the Chair requests a motion to certify 448 Mulberry St as a blighted property or to remove it from the target list.

13. 118 S 8th St., Andres F. Henriquez, owner, 142 N 10th St Reading, Purchased 2008
Certified May 2023 Declaration of Blight filed Delinquent water charges \$1215, Water on; Delinquent taxes N/A; Property Maintenance – 17 NoV, failed inspection Jan 2026, Placard unsafe 2016, \$24850 unpaid, 15 QoL Trash, 11 QoL Weeds, 1 QoL Snow, 1 QoL indoor furniture outdoors

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
6. Due to the findings from City staff, the Chair requests a motion to certify 118 S 8th St as a blighted property or to remove it from the target list.

14. 906 N 5th St., Andres F. Henriquez, owner, 142 N 10th St Reading, Purchased 2006
Certified June 2023 Declaration of Blight filed Delinquent water charges \$96, Water on; Delinquent taxes N/A; Property Maintenance – 1 work orders, 8 NoV, passed inspection Jan 2026, \$20839 unpaid, 13 QoL Trash, 16 QoL Weeds, 5 QoL Indoor furniture outdoors

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
6. Due to the findings from City staff, the Chair requests a motion to certify 906 N 5th St as a blighted property or to remove it from the target list.

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

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)

4. Public Comment (5 minute limitation)

5. BPRC Vote and Announcement of Decision

6. Due to the findings from City staff, the Chair requests a motion to certify 424 W Greenwich St as a blighted property or to remove it from the target list.

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

1. Oath to all presenting testimony

2. Findings of Fact & Presentation of Evidence – City Staff

3. Testimony from Property Owner (5 minute limitation)

4. Public Comment (5 minute limitation)

5. BPRC Vote and Announcement of Decision

6. Due to the findings from City staff, the Chair requests a motion to certify 209 Hudson St as a blighted property or to remove it from the target list.

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

1. Oath to all presenting testimony

2. Findings of Fact & Presentation of Evidence – City Staff

3. Testimony from Property Owner (5 minute limitation)

4. Public Comment (5 minute limitation)

5. BPRC Vote and Announcement of Decision

6. Due to the findings from City staff, the Chair requests a motion to certify 338 Moss St as a blighted property or to remove it from the target list.

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 charges \$231.51, Water on; Delinquent taxes N/A; Property Maintenance – 2 NoV, Passed inspection Jan 2026, , \$290 unpaid, 2 QoL Trash, 1 QoL Weeds

1. Oath to all presenting testimony

2. Findings of Fact & Presentation of Evidence – City Staff

3. Testimony from Property Owner (5 minute limitation)

4. Public Comment (5 minute limitation)

5. BPRC Vote and Announcement of Decision

6. Due to the findings from City staff, the Chair requests a motion to certify 856 N 8th St as a blighted property or to remove it from the target list.

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

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
6. Due to the findings from City staff, the Chair requests a motion to certify 324 W Greenwich St as a blighted property or to remove it from the target list.

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

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
6. Due to the findings from City staff, the Chair requests a motion to certify 253 N 5th St as a blighted property or to remove it from the target list.

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

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
6. Due to the findings from City staff, the Chair requests a motion to certify 928 Franklin St as a blighted property or to remove it from the target list.

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

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
6. Due to the findings from City staff, the Chair requests a motion to certify 119 W Elm St as a blighted property or to remove it from the target list.

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

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
6. Due to the findings from City staff, the Chair requests a motion to certify 1743 Thorn St as a blighted property or to remove it from the target list.

26. 413 S 9th 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

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
6. Due to the findings from City staff, the Chair requests a motion to certify 413 S 9th St as a blighted property or to remove it from the target list.

27. 1435 Monroe St., Sheila Perez , owner, 612 Weiser St Reading, purchased 2002 - - **Certified May 2022 Declaration Filed** Delinquent water charges \$15266.71, Water off 2012; Delinquent taxes \$2738.82 2024-25 City, County, School; Property Maintenance – 3 work orders, 19 NoV, \$9576.38 unpaid, 13 QoL Trash, 18 QoL Weeds, 1 QoL Snow, 1 QoL Motor vehicle nuisance, 1 QoL Indoor furniture outdoors

1. Oath to all presenting testimony

2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
6. Due to the findings from City staff, the Chair requests a motion to certify 1435 Monroe St as a blighted property or to remove it from the target list.

28. 850 Weiser St., Richard Miracia , owner, 331 N 6th 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

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
6. Due to the findings from City staff, the Chair requests a motion to certify 850 Weiser St as a blighted property or to remove it from the target list.

29. 638 Schuylkill Ave., Chan Shui, owner, 1800 N 12th St Reading, Purchased 8/16/23 Rel/Educ,Char,Tax Ex 638 Schuylkill **Certified Oct 2017 - Tabled at the Dec Cert Hearing** - 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

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
6. Due to the findings from City staff, the Chair requests a motion to certify 638 Schuylkill Ave as a blighted property or to remove it from the target list.

30. 640 Schuylkill Ave Chan Shui, owner, 1800 N 12th St Reading, Purchased 8/16/23 Rel/Educ,Char,Tax Ex 638 Schuylkill **Certified May 2018 Tabled at the Dec Cert Hearing** - 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

1. Oath to all presenting testimony

2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
6. Due to the findings from City staff, the Chair requests a motion to certify 640 Schuylkill Ave as a blighted property or to remove it from the target list.

**A. 62 S 6th St, Maria Antoine, owner, 62 S 6th St, Reading, Purchased May 2024 –
Tabled at the April 2025 Cert Hearing, conditioned on an interior inspection **Certified**
Nov 2012 Declaration Filed**

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
6. Due to the findings from City staff, the Chair requests a motion to certify 62 S 6th St as a blighted property or to remove it from the target list.

**B. 604 N 9th St., Marco V. Castro, owner, 418 Green St Rdg, Purchased Sept 2017
 Aug 2023 – Delinquent water charges - \$80.50, Water on, Delinquent taxes – N/A,
 Property Maintenance – 5 Work orders, 7 NoV, Failed inspection 3-18-25, \$23759.14
 unpaid, 7 QoL Trash, 16 QoL Weeds, 1 QoL Snow Note: delinquent Water includes
 sewer, trash, and recycling **Tabled at the April 2025 Cert Hearing, conditioned on an
 interior inspection**
**conditioned upon the property receiving zoning to remain a 3 unit property, allowing
 an interior inspection prior to the August hearing and continuing to 6 make the
 improvements to the interior after obtaining building/trade permits.** **Certified Aug**
2013**

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
6. Due to the findings from City staff, the Chair requests a motion to certify 604 N 9th St as a blighted property or to remove it from the target list.

**C. 754 N 9th 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**

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
6. Due to the findings from City staff, the Chair requests a motion to certify 754 N 9th St as a blighted property or to remove it from the target list.

D. 308 S 6th St., Best Better Totally Opportunity LLC, owner, 204 Windsor St Reading, Purchased Oct 2023– Delinquent water charges \$1948.57, Water on; Delinquent taxes N/A, Property Maintenance – Failed inspection July 2018, \$490 unpaid, 3 QoL Trash, 4 QoL Indoor Furniture Outdoors, 1 QoL Hazardous Materials **Tabled at the April 2025 Cert Hearing**

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
6. Due to the findings from City staff, the Chair requests a motion to certify 308 S 6th St as a blighted property or to remove it from the target list.

E. 833 Schuylkill Ave., Gumercindo Cruz Silverio, owner, 625 Weiser St Reading, Purchased May 2023 - Delinquent water charges \$79.07, Water on; Delinquent taxes N/A; Property Maintenance – 1 work order, 10 NoV, \$682 unpaid, Failed inspection 11/2023, 8 QoL Trash, 7 QoL Weeds, 4 QoL Motor vehicle nuisance **Tabled at the April 2025 Cert Hearing** **Certified Oct 2022**

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
6. Due to the findings from City staff, the Chair requests a motion to certify 833 Schuylkill Ave as a blighted property or to remove it from the target list.

F. 308 Hollenbach St., Enohenghevbe Washington, owner, 503 Governor Dr Reading PA, Purchased Nov 2023 - Delinquent water charges – N/A service abandoned 2018, Delinquent taxes – N/A, Property Maintenance – 2 Work Orders, 5 NoV, Failed inspection 5/24, \$2816.50, 16 QoL Trash, 9 QoL Weeds, 5 Indoor furniture outdoors **Tabled at the Aug 2025 Cert Hearing** **Certified Oct 2019**

1. Oath to all presenting testimony

2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
6. Due to the findings from City staff, the Chair requests a motion to certify 308 Hollenbach as a blighted property or to remove it from the target list.

G. 600 S 9th St., 600 S 9th 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**

2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
6. Due to the findings from City staff, the Chair requests a motion to certify 600 N 9th St as a blighted property or to remove it from the target list.

H. 207 N 4th St., 143 East Management LLC, 524 Walnut St, Reading, family transfer 10/28/22 - Delinquent water charges \$249.55, Water off 2019, Delinquent taxes \$1506.83 2024 City, County, School, Property Maintenance – 3 NoV, Failed inspection 2022, \$1100 unpaid **Tabled at the Dec 2025 Cert Hearing conditioned upon Ms. Bonilla's receipt of building permits for improvements to 207 N 4th St. Certified Jan 2011**

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
6. Due to the findings from City staff, the Chair requests a motion to certify 207 N 4th as a blighted property or to remove it from the target list.

I. 1035 Muhlenberg St., Cesar Nunez, owner, 533 A Maple St Reading, Purchased 9/19/13 - Delinquent water charges \$12259.32, water service off 2015, Delinquent taxes \$487.88 2024 City, County, School, Property Maintenance – 6 Work orders, 3 NoV, Placarded unlawful 2013, \$7538.50 unpaid, 8 QoL Trash, 8 QoL Weeds **Tabled at the Dec 2025 Cert Hearing conditioned upon the need for all plumbing, heating and electrical rough-ins to be completed along with improvements to the interior. Certified Aug 2013 Declaration filed**

2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)

5. BPRC Vote and Announcement of Decision

6. Due to the findings from City staff, the Chair requests a motion to certify 1035 Muhlenberg St as a blighted property or to remove it from the target list

J. 628 Tulpehocken St., Mordechai Rothenberg, owner, 1900 51st 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**

1. Oath to all presenting testimony

2. Findings of Fact & Presentation of Evidence – City Staff

3. Testimony from Property Owner (5 minute limitation)

4. Public Comment (5 minute limitation)

5. BPRC Vote and Announcement of Decision

6. Due to the findings from City staff, the Chair requests a motion to certify 628 Tulpehocken St as a blighted property or to remove it from the target list