



BLIGHTED PROPERTY REVIEW COMMITTEE

Wednesday, July 29, 2026

6 p.m.

Hybrid Work Session / 3rd Floor Conference Room

AGENDA

Join Zoom Meeting

<https://readingpa.zoom.us/j/84040573808?pwd=op7DXh1mfXVp8x9Hm4dOIUI3XN9gQr.1>

Meeting ID: 840 4057 3808

Passcode: 568471

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I. Call to Order – J. Keith

II. Review Summary Sheets for the Thursday, August 6th 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

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.

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

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

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 determine 47 S 6th St as a blighted property or to remove it from the target list.

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

7. 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.

8. 127 N Front St., Edward Sanchez owner, PO Box 13374, Purchased 2022 **Tabled at the Feb 2026 Determination hearing** **Certified Feb 2011**

9. 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

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

11. 126 Buttonwood, My Flips LLC, owner, ., 424 Acorn Lane Reading PA, Purchased 2025 **Certified May 2022 Shark Investment** - Delinquent taxes \$1132.75; Delinquent water \$7799.73; Water on; Electric N/A; Gas on; Trades N/A; Codes – 1 Work Order, 3 NoVs, 9 QoL trash, 4 QoL weeds, 1 QoL snow/ice, \$4720 total unpaid

12. 136 Greenwich St, Manuel Frutos owner, 304 W Oley St., Reading PA, Purchased 2006 **Certified Jan 2024 Same Owner, Blight Certification recorded** - Delinquent water, sewer, trash and recycling charges N/A, Water off 2013, Delinquent taxes N/A, Trades - Condemned due to fire damage 2023, Codes – 7 NoV, 1 Work Order, \$106 total unpaid, Failed inspection 2/15/23, 4 QoL Trash, 7 QoL Weeds, 1 QoL Snow/Ice

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 \$27878.23; Water off 2012; Electric N/A; Gas N/A; Trades N/A; Codes – 2 Work Orders, 12 NoVs, 15 QoL Trash, 13 QoL Weeds, 3 QoL motor vehicle nuisance, 2 QoL Indoor furniture outdoors. \$5158.50 total unpaid

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 \$1641.29 2022 City, County, School; Delinquent water \$9109.09; Water off 2013; Electric N/A; Gas N/A; Trades Property boarded up, abandoned vehicles; 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 charges \$5,957.81, Water off since 2022; Delinquent taxes \$1,791.48 2022-23 City, County, School; Property Maintenance – 2 work orders, 3 NoV, \$735 unpaid, posted condemned no date, 3 QoL Trash, 1 QoL Weeds

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 \$620.53 2023 City, County, School; Property Maintenance – 12 NoV, passed inspection Aug 2023, \$545 unpaid, 3 QoL Trash, 5 QoL Weeds, 4 QoL Motor Vehicle Nuisance

17. 820 Franklin St, Paula B. **Santa owner, 119 N 23rd St., Reading PA, Purchased 2025 Certified** Oct 2024 Former Owner - Delinquent water charges \$14,296.70, Water off since 2012; Delinquent taxes \$1,748.84 2022 - 2023 City, County, School; Property Maintenance – 3 NoV, failed inspection Sept 2019, \$2,960 unpaid, 1 QoL Trash, 1 QoL Ice

18. 142 Elm St., Roamke Real Properties LLC owner, 1000 Grand Concourse Bronx NY, Purchased 2025 **Certified Aug 2025 Former Owner** - Delinquent Water N/A, Water

on Delinquent taxes N/A, Codes – 3 NoV \$1200 unpaid 2 QoL Weeds, posted condemned 4/2025

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

20. 728 Chestnut St., Antoine D. Sandridge & Joanna L. Rodriguez, owner, 728 Chestnut St Reading PA, Purchased 2024 Certified May 2021 Former Owner - Delinquent taxes N/A; Delinquent water \$435.98; Water off 2019; Electric on; Gas on; Trades N/A; Codes – 1 NoV, 3 QoL trash, 3 QoL weeds, \$75 total unpaid

21. 718 Chestnut St., FAB & CED Investments LLC, owner, 103 Circle Dr N, Elmont NY, Family Transfer 2026 Certified Nov 2012 Former Owner - Water off \$112 delinquency, No exterior structural issues, 2 unpaid QoL and work order \$1192.4, unpaid rental permit 2011-12 \$100, delinquent trash/recycling \$90.56, lien for \$947.25 nuisance abatement

22. 710, 712 & 714 Chestnut St – Gary & Dexter Miller

- **714 Chestnut St., Gary and Dexter Miller, owner, 1953 Dorchester Ave D, Dorchester NY, Purchased 2013 Certified Nov 2017 Same Owner -** Delinquent taxes \$1005.35 2016 City, County, School; Delinquent water \$3792, Water off April 2015; Electric off, Gas N/A, Trades – no response; Codes – 3 NoV, 21 QoL Trash, 2 QoL weeds, \$910 unpaid
- **712 Chestnut St., Gary and Dexter Miller, owner, 1953 Dorchester Ave D, Dorchester NY, Purchased 2013 Certified Nov 2012 Same Owner -** Water off \$112 delinquency, \$153.75 QoL, \$600 unpaid housing fees
- **710 Chestnut St., Gary and Dexter Miller, owner, 1953 Dorchester Ave D, Dorchester NY, Purchased 2013 Certified Nov 2012 Same Owner -** Water off \$112 delinquent, 2 unpaid QoL \$70, Notice of violation for peeling paint, no exterior structural issues

23. 334 Chestnut St., Santa Polanco & Guerrero Ines owner, 313 Franklin St., Reading PA, Purchased 2023 Quit Claim Certified April 2011 Former Owner - Water delinquency totaling \$1,706.19, No Water service, Gas Service N/A, Electric Service Off, The City Building Official reports that the conditions at the building remain unchanged, Property Maintenance reports that the building was deemed in a state of collapse in 1999 and found to be unsafe. The City paid \$34,157.18 to demolish the rear of the structure in 2000. There are numerous quality of life violations, Delinquent Recycling charges totaling \$472.79

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

25. 520 Willow St., 520 Willow Realty Corp, owner, 10 Paris Ave Rockleigh NJ, Purchased 2015

26. 1017 Cotton St., Martin Leyva-Hernandez, owner, 1017 Cotton St., Reading PA, Family Transfer 2023

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

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

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

1. 513 S 15th St
2. 226 N 4th St
3. 8 Nottingham Ct
4. 645 S 17½ St
5. 42 N 11th St
6. 450 Schuylkill Ave
7. 849 Church St
8. 1353 Walnut St
9. 730 Bingaman St
10. 126 Buttonwood St

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

IV. Determined Properties Tabled until October 2026

1. 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 **Tabled April 2027** - Delinquent water charges \$15,450.45, water service off 2012, Delinquent taxes \$1,468.62 2023 – 2025 City, County, School, Property Maintenance – 3 work orders, 19 NoV, \$9,576.38 unpaid, 13 QoL Trash, 11 QoL motor vehicle nuisance, 1 QoL Snow removal, 1 QoL Indoor furniture outdoors

2. 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 - **Tabled at the April Cert Hearing** - Delinquent water charges \$3,561.49, water service off 2012, Delinquent taxes N/A, Property Maintenance – 5 work orders, 15 NoV, \$1,290 unpaid, failed inspection, 18 QoL Trash, 13 QoL Weeds, 3 QoL Indoor furniture outdoors, 2 QoL Snow removal

3. 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 **Certified Aug 2013 Tabled at the April 2025 Cert Hearing, conditioned on an interior inspection – Failed Inspection Nov 2025 – Tabled at April 2026 Cert Hearing - 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.**

4. 754 N 9th St., A Group of Four NY LLC, owner, PO Box 770098 Woodside NY, Purchased Feb 2015 - **Certified Aug 2013** - 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 – Tabled at the April Cert Hearing -**

5. 628 Tulpehocken St., Mordechai Rothenberg, owner, 1900 51st St Apt 3D, Brooklyn NY, Purchased 1/28/25 Sheriff Sale - **Certified May 2019 - Tabled at the Dec 2025 Cert**

Hearing - 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

V. Schedule 2026 –

Work Session – Sept 23 – 6 pm

Certification Hearing – Oct 1 – 6 pm

VI. Adjourn