



BLIGHTED PROPERTY REVIEW COMMITTEE

**CERTIFICATION HEARING
THURSDAY, OCTOBER 1, 2026
HYBRID MEETING
6:00 p.m.
AGENDA**

Join from PC, Mac, iPad, or Android:

<https://readingpa.zoom.us/j/81795376318?pwd=q31Jnj7J6dKnkWWKgrNhijkiuKEQej.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 August Determination Hearing

V. Properties to be Removed from the Process

None

VI. Certification Hearing

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 2026** - 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

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.

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

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.

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.**

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.

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**

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.

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

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

Determined at the August 6th Determination Hearing

2A. 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

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 401 S 4th St as a blighted properties or to remove them from the target list.

3A. 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.

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 252 N 9th St as a blighted properties or to remove them 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

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 409 S 7th

St as a blighted property or to remove it from the target list.

9A. 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

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 528 N 10th St as a blighted property or to remove it from the target list.

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 June 2023 Same Owner - Delinquent taxes \$23,334.69 2009-22 City, County, School; Delinquent water \$12,987.77; Water off 5/1/12; Electric N/A; Gas N/A; Trades Poor condition; Codes – 3 Work Orders, 5 NoV, Failed inspection 9/8/22, 29 QoL trash, 16 QoL weeds, 3 QoL Indoor furniture outdoors, \$12,702 total 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 1145 Cotton St as a blighted property or to remove it from the target list.

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

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 827 Church St as a blighted property or to remove it from the target list.

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

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 130 South 8th St as a blighted property or to remove it from the target list.

15A. 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

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 2348 Berkley Rd as a blighted property or to remove it from the target list.

16A. 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

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 115 Lemon St as a blighted property or to remove it from the target list.

18A. 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

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 142 Elm St as a blighted property or to remove it from the target list.

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

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 500 N 3rd St as a blighted property or to remove it from the target list.

23A. 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

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 334 Chestnut St as a blighted property or to remove it from the target list.

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

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 1017 Cotton St as a blighted property or to remove it from the target list.