



BLIGHTED PROPERTY REVIEW COMMITTEE

**DETERMINATION HEARING
THURSDAY, OCTOBER 2, 2025
HYBRID MEETING
6:00 p.m.
AGENDA**

Join from PC, Mac, iPad, or Android:

<https://readingpa.zoom.us/j/89703009354?pwd=QA0DtIUWxvvp90jXR3gWwGidny1EdO.1>

Passcode:788101

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.

IV. Approval Agenda & Minutes from the August Certification Hearing

V. Properties to be Removed from the Process

VI. Determination Hearing

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

- 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 207 N 4th St as a blighted property or to remove it from the target list.

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

- 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 401 S 4th St as a blighted property or to remove it from the target list.

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

- 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 252 N 9th St as a blighted property or to remove it from the target list.

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

- 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 331 N 6th St as a blighted property or to remove it from the target list.

5. **549 S 6th St, Maria Reyes & Thelma Semedo, owner, 727 Thorn St, Purchased 11/07/12**
 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 549 S 6th St as a blighted property or to remove it from the target list.
6. **355 N 8th St., 355 N 8th St LLC, owner, 355 N 8th St, Reading Purchased 7/25/18**
 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 355 N 8th St as a blighted property or to remove it from the target list.
7. **101 Peach St., Julio Reyes, owner, 102 S 9th St Reading, Purchased 6/18/1999**
 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 101 Peach St as a blighted property or to remove it from the target list.
8. **105 Peach St., Julio Reyes, owner, 102 S 9th St Reading, Purchased 6/18/1999.**
 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 105 Peach St as a blighted property or to remove it from the target list.

9. 108 S 9th St., Julio Reyes, owner, 102 S 9th St Reading, Purchased 9/20/2010

- 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 108 S 9th St as a blighted property or to remove it from the target list.

10. 110 S 9th St., Julio Reyes, owner, 102 S 9th St Reading, Purchased 6/18/1999

- 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 110 S 9th St as a blighted property or to remove it from the target list.

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

- 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 1522 N 10th St as a blighted property or to remove it from the target list.

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

- 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 1039 Buttonwood St as a blighted property or to remove it from the target list.

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

- 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 1043 Cotton St as a blighted property or to remove it from the target list.

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

- 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 1411 Cotton St as a blighted property or to remove it from the target list.

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

- 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 1550 Cotton St as a blighted property or to remove it from the target list.

16. 1649 Cotton St., Catherine C Nepple, owner, 2417 State Hill Rd Reading 19610, Purchased 2/19/1993

- 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 1649 Cotton St as a blighted property or to remove it from the target list.

17. 735 McIlvain St., Prince Wikim Lollis, owner, 731McIlvain St Reading Purchased 1/31/25

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

18. 360 McKnight St., Musa Ardoli, owner, 56 Greenway Dr., Staten Island NY, Purchased 11/18/22 Repository Sale

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

19. 143 Poplar St., Musa Ardoli, owner, 56 Greenway Dr., Staten Island NY, Purchased 11/18/22 Repository Sale

- 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 143 Poplar St as a blighted property or to remove it from the target list

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

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

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

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

23. 120 Peach St., John C Bollinger, owner, 1664 Dunlap Dr, Apt 317, Key West FL, Purchased 8/31/1990

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

24. 638 Schuylkill Ave., Chan Shui, owner, 1800 N 12th St Reading, Purchased 8/16/23 Rel/Educ,Char,Tax Ex

- 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 628 Schuylkill Ave as a blighted property or to remove it from the target list.

25. 640 Schuylkill Ave., Chan Shui, owner, 1800 N 12th St Reading, Purchased 8/16/23 Rel/Educ,Char,Tax Ex

- 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 640 Schuylkill Ave. as a blighted property or to remove it from the target list

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

- 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 863 Schuylkill Ave. as a blighted property or to remove it from the target list

27. 537 Strong Alley, Mouloukou S Kaba, owner, 917 Blair Ave Rdg, Purchased 1/2/24 22-Other Needs Explanation

- 1. Oath to all presenting testimony**
- 47 S 6th S 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 537 Strong Alley as a blighted property or to remove it from the target list

28. 628 Tulpehocken St., Mordechai Rothernberg, owner, 1900 51st St Apt 3D, Brooklyn NY, Purchased 1/28/25 Sheriff Sale

- 1. Oath to all presenting testimony**
- 47 S 6th S 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 628 Tulpehocken St. as a blighted property or to remove it from the target list

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

- 1. Oath to all presenting testimony**
- 47 S 6th S 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 153 Walnut St. as a blighted property or to remove it from the target list