



BLIGHTED PROPERTY REVIEW COMMITTEE

**DETERMINATION HEARING
THURSDAY, FEBRUARY 5, 2026
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

6:00 p.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. Election of a Chair and Vice Chair

IV. Motion to alter the hearing and work session schedule – moving to hold two BPRD hearing cycles per year with a work session a week prior to each hearing

V. Approval Agenda & Minutes from the December Certification Hearing

VI. Properties to be Removed from the Process - 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

VII. Determination Hearing

1. 401 S 4th St, Sixto Henriquez, 1102 Tuckerton Rd., Reading 19605, purchased 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.

2. 252 N 9th St., Sixto Henriquez, 1102 Tuckerton Rd., Reading 19605, purchased 2009

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.

3. 863 Schuylkill Ave., Oviedo Homes LLC, owner, 229 Lancaster Ave, Shillington PA, Purchased 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 determine 863 Schuylkill Ave as a blighted property or to remove it from the target list.

4. 1550 Cotton St, Juasto DelOrbe, owner, PO Box 8228 Reading, Purchased 2015

- 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.

5. 47 S 6th St, En Cristo Somos Diferentes, owner, 47 S 6th St, Reading, Purchased 2014

- 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

- 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 409 S 7th St as a blighted property or to remove it from the target list.

7. 828 Walnut St., Heldback LLC, owner, 824 Walnut St Reading, Purchased May 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 determine 828 Walnut St 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

- 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 513 N. Front St as a blighted property or to remove it from the target list.

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

- 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 200 N 4th 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

- 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 919 Spruce 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

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 39 S 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

- 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 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

- 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 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

- 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 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

- 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 424 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

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

17. 127 N Front St., Edward Sanchez owner, PO Box 13374, Purchased 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 determine 338 Moss 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

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 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

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 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

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 324

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

21. 528 N 10th St., Invescon LLC, owner, 314 Elizabeth Dr., Reading PA, Purchased 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 determine 528 N 10th 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

- 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 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

- 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 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

- 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 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

- 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 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

- 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 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

- 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 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

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