



BLIGHTED PROPERTY REVIEW COMMITTEE

**DETERMINATION HEARING
THURSDAY, AUGUST 6, 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. Approval Agenda & Minutes from the April Certification Hearing

IVI. Properties to be Removed from the Process - 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

V. 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

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.

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.

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 501 S 4th St & 252 N 9th St as a blighted properties or to remove them from the target list.

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

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
Tabled at the Feb 2026 Determination hearing conditioned upon confirmation of the occupancy loan, confirmation that the building project is compete 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

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. 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.

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.

8. 127 N Front St., Edward Sanchez owner, PO Box 13374, Purchased 2022 **Tabled at the Feb 2026 Determination hearing** **Certified Feb 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 determine 338 Moss St as a blighted property or to remove it from the target list.

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

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.

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 Former 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 determine 1145 Cotton St as a blighted property or to remove it from the target list.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- **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

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

- **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

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

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

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

24. 1404 Fairview St., Musa Ardoli & Luljeta Ardoli, owner, 56 Greenway Dr, Staten Island NY, Purchased 2024 Tax 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 1404 Fairview St as a blighted property or to remove it from the target list.

25. 520 Willow St., 520 Willow Realty Corp, owner, 10 Paris Ave Rockleigh NJ, 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 520 Willow 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 determine 1017 Cotton St as a blighted property or to remove it from the target list.

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

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 1048 Culvert St as a blighted property or to remove it from the target list.

28. 166 W. Windsor St., Seepstein Paris, owner, 16010 89th Ave Jamaica NY, 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 166 W. Windsor St as a blighted property or to remove it from the target list.