

Vacant Property Review Committee
February 9, 2016

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VACANT PROPERTY REVIEW COMMITTEE

Caucus Room, City Hall
Philadelphia, Pennsylvania
Tuesday, February 9, 2016
10:10 a.m.

PRESENT:

SUSIE JARMON, OHCD, CHAIRWOMAN
DAIANA RAMOS, OHCD
MANUELA COSTA, PHDC
JEREMY GRADWOHL, Council President
Clarke's Office
LINDA MEDLEY, Law Department
GARRETT O'DWYER, PACDC
LISA WALKER, Revenue
AMANDA DAVIS, PIDC
LYNSIE SOLOMON, Public Property
JAMETTA JOHNSON, Planning Commission
MELVIS DUNBAR, RDA
KEVIN HUNTER, Commerce Department

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CHAIRWOMAN JARMON: Good morning. The Vacant Property Review Committee meeting is now in session. My name is Susie Jarmon, the Chairwoman of this Committee.

Are there any attorneys in the room?

(No response.)

CHAIRWOMAN JARMON: We're going to start from Page 2. The first item is 3024 North 4th Street. This is a single-family dwelling. Ms. Lopez?

(No response.)

CHAIRWOMAN JARMON: We're going to table this until next month.

The next item is 7116 Yocum Street. Ms. Francis?

(No response.)

CHAIRWOMAN JARMON: I'm going to table.

The next item is 4235 Leiper, A&S Towing LLC.

Hi. You want to come up.

(Witnesses approached podium.)

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2 CHAIRWOMAN JARMON: Can you say
3 his name for the record.

4 MS. LOPEZ: Abner Rivera.

5 CHAIRWOMAN JARMON: And you're
6 here to purchase 4235 Leiper Street?

7 MS. LOPEZ: Correct.

8 CHAIRWOMAN JARMON: Can you let
9 the Committee know what his proposal is.
10 And can you just state your name for the
11 record.

12 MS. LOPEZ: Vivian Lopez.

13 We're here to purchase the
14 available space at the above-mentioned
15 address to establish a location for our
16 business. We'll use the available spaces
17 for necessary storage of business
18 equipment. I will also be holding
19 vehicles for leasing companies and they
20 will be used for storage and repossessed
21 vehicles. I believe the available space
22 is great to establish our business. It
23 will also provide more jobs in the
24 community.

25 CHAIRWOMAN JARMON: Are there

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2 any questions from the Committee?

3 (No response.)

4 CHAIRWOMAN JARMON:

5 Recommendation?

6 MS. DUNBAR: Motion to sell at
7 the LAMA price.

8 (Duly seconded.)

9 CHAIRWOMAN JARMON: All in
10 favor?

11 (Aye.)

12 CHAIRWOMAN JARMON: We'll be in
13 touch. It was approved.

14 MS. LOPEZ: Okay.

15 CHAIRWOMAN JARMON: The next
16 item is 2700 West George Street, Floyd
17 and Diann's Tire Shop.

18 MS. GRANDY-SINGLETARY: Yes.

19 CHAIRWOMAN JARMON: You want to
20 come up to the podium.

21 (Witness approached podium.)

22 CHAIRWOMAN JARMON: Good
23 morning.

24 MS. GRANDY-SINGLETARY: Good
25 morning.

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2 CHAIRWOMAN JARMON: Can you
3 state your name for the record.

4 MS. GRANDY-SINGLETARY: Diann
5 Grandy-Singletary.

6 CHAIRWOMAN JARMON: And can you
7 let the Committee know what your proposal
8 is for this lot.

9 MS. GRANDY-SINGLETARY: We
10 would like to purchase the lot to expand
11 our current business. We have a property
12 located at 2701 West Poplar Street. We
13 are the owners and operators for 50
14 years. It's a family-owned business. We
15 provide a service to the neighborhood,
16 tire service. We believe that this
17 service is desperately needed in the
18 neighborhood, and the property would be
19 used to provide extra parking spaces for
20 our current customers. And that's it.

21 CHAIRWOMAN JARMON: Any
22 questions from the Committee?

23 (No response.)

24 CHAIRWOMAN JARMON:
25 Recommendation?

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2 MR. GRADWOHL: Motion to sell
3 at the LAMA price.

4 (Duly seconded.)

5 CHAIRWOMAN JARMON: All in
6 favor?

7 (Aye.)

8 CHAIRWOMAN JARMON: Thank you.

9 The next item is 413 East
10 Somerset Street, Julio and Olga Lajara.

11 (No response.)

12 CHAIRWOMAN JARMON: We're going
13 to table this item.

14 The next items are properties
15 for side or rear yards for applicants.

16 Can I get a recommendation?

17 MR. GRADWOHL: Recommendation
18 for no consideration.

19 (Duly seconded.)

20 CHAIRWOMAN JARMON: All in
21 favor?

22 (Aye.)

23 CHAIRWOMAN JARMON: Thank you.

24 The next items are Urban Garden
25 Agreements, which I can accept.

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2 MR. HUNTER: I have a question
3 about the last one on there. That I
4 think was on the agenda a couple months
5 ago for a transfer for a side yard, and I
6 think we brought that back to the
7 Councilman.

8 CHAIRWOMAN JARMON: Which item?

9 MR. HUNTER: Sorry. The 1148
10 South Cleveland.

11 CHAIRWOMAN JARMON: Yes. I was
12 told to put this on for an Urban Garden
13 Agreement.

14 MR. HUNTER: So just a question
15 about Urban Gardens. Does that have any
16 impact on the City's ability to sell that
17 property at any time in the future?

18 CHAIRWOMAN JARMON: No.

19 MR. HUNTER: Okay.

20 MS. JOHNSON: And is 3108
21 Chadwick a house?

22 CHAIRWOMAN JARMON: No. It's a
23 lot. That was a typo. So the guy is
24 getting it as a side yard. Yeah. He's
25 going to get that as a side yard. He

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2 owns the adjacent property.

3 The next items are non-profit
4 lots, which is WCRP, Nora.

5 (Witnesses approached podium.)

6 CHAIRWOMAN JARMON: Can you
7 state your name for the record.

8 MS. LICHTASH: Yes. My name is
9 Nora Lichtash.

10 CHAIRWOMAN JARMON: Can you let
11 the Committee know what your proposal is
12 for these lots on Taylor Street.

13 MS. LICHTASH: We're proposing
14 to construct affordable housing, 32
15 townhomes and apartments to rent to
16 families as well as to veterans.

17 CHAIRWOMAN JARMON: Thirty-two
18 townhouses?

19 MS. LICHTASH: And apartments,
20 yeah. There'll be some wheelchair
21 accessible units that are townhouses.

22 CHAIRWOMAN JARMON: And I have
23 an addendum here for 2031 Reed Street,
24 which I would like to add to the agenda
25 to be included in this same project for

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2 WCRP. Can I get a recommendation?

3 MS. DUNBAR: Motion.

4 (Duly seconded.)

5 CHAIRWOMAN JARMON: All in

6 favor?

7 (Aye.)

8 CHAIRWOMAN JARMON: Are there

9 any questions from the Committee?

10 (No response.)

11 MS. DUNBAR: Motion to transfer

12 the lots, I'm guessing, for nominal

13 consideration since it is a tax credit

14 deal.

15 (Duly seconded.)

16 CHAIRWOMAN JARMON: All in

17 favor?

18 (Aye.)

19 CHAIRWOMAN JARMON: Okay.

20 Thank you.

21 MS. LICHTASH: Thank you.

22 CHAIRWOMAN JARMON: Just a

23 change in the agenda. It should be South

24 Taylor Street properties and not North.

25 The next item is a request for

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2 an extension of time, JBS Renovations,
3 LLC. They have been here a couple times
4 asking for extensions. I think they have
5 some kind of legal action going on.

6 (Witness approached podium.)

7 CHAIRWOMAN JARMON: Can you let
8 the Committee know what's going on.

9 MR. SINNI: My name is Brendan
10 Sinni, majority owner of JBS Renovations.
11 We've been -- we got title to purchase
12 2723 Federal Street and were then later
13 sued, us, including the RDA, the City,
14 the Sheriff's Office, from the previous
15 owner of the lot. We purchased it and
16 got clean title. It's been bouncing back
17 and forth in court for at least, I think,
18 over two years now with no -- there's no
19 end in sight so far. So we just have to
20 keep coming back and getting extensions.

21 CHAIRWOMAN JARMON: Any
22 questions from the Committee?

23 (No response.)

24 CHAIRWOMAN JARMON:
25 Recommendation?

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2 MS. DUNBAR: Motion to provide
3 the extension.

4 (Duly seconded.)

5 CHAIRWOMAN JARMON: Six-month
6 extension.

7 MS. DUNBAR: Six-month
8 extension.

9 (Duly seconded.)

10 CHAIRWOMAN JARMON: All in
11 favor?

12 (Aye.)

13 MR. SINNI: Thank you.

14 CHAIRWOMAN JARMON: You're
15 welcome.

16 The next item is just a change
17 of name. Originally this property was to
18 go to the Redevelopment Authority.

19 However, it's to be transferred to Wynne
20 Senior Residence, LP. Can I get a
21 recommendation?

22 MS. DUNBAR: Motion to change
23 the name to whom the property should be
24 transferred.

25 (Duly seconded.)

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2 CHAIRWOMAN JARMON: All in
3 favor?

4 (Aye.)

5 CHAIRWOMAN JARMON: The next
6 items are releases. The first address is
7 827 South 60th Street.

8 Hi.

9 (Witness approached podium.)

10 MS. AKHATIB: Good morning.

11 MS. DUNBAR: Good morning.

12 CHAIRWOMAN JARMON: Hi. Can
13 you state your name for the record.

14 MS. AKHATIB: Rahil Akhatib.

15 CHAIRWOMAN JARMON: Can you let
16 the Committee know what you are here for.

17 MS. AKHATIB: My mother passed
18 December the 4th. In her will, she
19 stated her last wishes was she wanted to
20 sell the property to pay off her debts
21 and take care of my Down syndrome
22 brother.

23 CHAIRWOMAN JARMON: Any
24 questions from the Committee?

25 MS. DUNBAR: So this was

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2 transferred since 1986?

3 CHAIRWOMAN JARMON: Yes.

4 MS. DUNBAR: Okay.

5 CHAIRWOMAN JARMON: So these

6 are your parents?

7 MS. AKHATIB: Yes. They both

8 passed.

9 CHAIRWOMAN JARMON: So you're

10 trying to settle the estate.

11 Any questions from the

12 Committee?

13 MS. DUNBAR: Motion to release.

14 (Duly seconded.)

15 CHAIRWOMAN JARMON: All in

16 favor?

17 (Aye.)

18 CHAIRWOMAN JARMON: Thank you.

19 1822 Titan Street, Collette

20 Walsh.

21 (Witnesses approached podium.)

22 CHAIRWOMAN JARMON: Good

23 morning. Can you state your name for the

24 record.

25 MS. WALSH: Collette Walsh.

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2 CHAIRWOMAN JARMON: And you're
3 asking for a release on this property, on
4 1822 Titan Street?

5 MS. WALSH: Yes.

6 CHAIRWOMAN JARMON: To sell?

7 MS. WALSH: Yes.

8 CHAIRWOMAN JARMON: And you
9 were given the lot to develop on?

10 MS. WALSH: Yes.

11 CHAIRWOMAN JARMON: And what
12 happened?

13 MS. WALSH: I went -- I
14 purchased it with the intent to build a
15 new home and I couldn't obtain financing
16 to build. And I have found a builder
17 that owns properties who does a lot of
18 new homes in the area to purchase the lot
19 from me.

20 MS. JOHNSON: When did you
21 purchase the home?

22 CHAIRWOMAN JARMON: 2014.

23 MS. JOHNSON: So can we pass on
24 the restrictions?

25 MR. GRADWOHL: The restrictions

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2 would have to be passed over because it
3 was October 24th. The lot hasn't been
4 developed on yet.

5 MS. MEDLEY: I think we should
6 do a consent to sell.

7 CHAIRWOMAN JARMON: So we're
8 going to do a consent to sell. So the
9 condition will transfer to the new owner,
10 who will have to develop the property in
11 a year.

12 MS. WALSH: Okay.

13 MS. SOLOMON: We also need this
14 lot cleaned.

15 MR. GRADWOHL: Yes.

16 CHAIRWOMAN JARMON: And also
17 the lot needs to be cleaned before the
18 release can be issued.

19 MS. WALSH: Okay.

20 CHAIRWOMAN JARMON: Any further
21 questions?

22 MR. WALSH: Excuse me.
23 Cleaned? It's already tarped so no weeds
24 or anything grow on it. What else was
25 needed on the lot to be cleaned?

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2 COURT REPORTER: Can you state
3 your name.

4 MR. WALSH: James Walsh.

5 MR. GRADWOHL: The tarp and
6 rubble.

7 MR. WALSH: Excuse me?

8 MR. GRADWOHL: Well, it looks
9 to be tarp and rubble.

10 MR. WALSH: They're stones.

11 It's a tarp to keep any weeds from
12 growing or anything on it, and there's
13 stones that block the top of it to hold
14 the tarp down.

15 MS. SOLOMON: In the black and
16 white that I have it looks like grass.
17 So I apologize. I think this should be
18 okay.

19 CHAIRWOMAN JARMON: Okay.

20 MS. SOLOMON: Now that I'm
21 looking at a color picture, I think it
22 should be okay. But I don't want to make
23 any promises, but I think so.

24 CHAIRWOMAN JARMON: So the
25 reason you put that over there is so the

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2 grass wouldn't grow?

3 MR. WALSH: Yes.

4 CHAIRWOMAN JARMON: All right.

5 So it should be okay.

6 Any further questions?

7 (No response.)

8 CHAIRWOMAN JARMON:

9 Recommendation?

10 MS. DUNBAR: Motion to issue
11 the Certificate of Completion, subject to
12 the -- no; sorry. Motion to allow the
13 transfer of the property to a new owner
14 subject to the conditions to complete the
15 construction within one year.

16 MR. WALSH: Yes.

17 CHAIRWOMAN JARMON: Any further
18 questions?

19 (No response.)

20 CHAIRWOMAN JARMON: Well, I
21 didn't get a second. Did I get a second?

22 MS. DUNBAR: Not yet.

23 CHAIRWOMAN JARMON: I didn't
24 get a first.

25 MS. DUNBAR: I did a first.

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2 CHAIRWOMAN JARMON: You made
3 the recommendation. Can I get a second?

4 MS. COSTA: I'll second.

5 CHAIRWOMAN JARMON: All in
6 favor?

7 (Aye.)

8 CHAIRWOMAN JARMON: Thank you.
9 Thank you.

10 MR. WALSH: Thank you.

11 CHAIRWOMAN JARMON: 1319 South
12 Mole Street, Clara McLeod.

13 (Witness approached podium.)

14 CHAIRWOMAN JARMON: Good
15 morning. Can you state your name for the
16 record.

17 MR. WOLGEMUTH: Daniel
18 Wolgemuth.

19 CHAIRWOMAN JARMON: Are you the
20 current owner?

21 MR. WOLGEMUTH: Yeah. I own
22 Urban Real Estate Investment, the owner.

23 CHAIRWOMAN JARMON: You work
24 for the owner or you are the owner?

25 MR. WOLGEMUTH: I'm a manager

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2 for the company.

3 CHAIRWOMAN JARMON: That
4 currently owns it?

5 MR. WOLGEMUTH: That currently
6 owns it, yes.

7 CHAIRWOMAN JARMON: And they're
8 trying to sell it?

9 MR. WOLGEMUTH: Yeah.

10 COURT REPORTER: Can you spell
11 your last name?

12 MR. WOLGEMUTH:
13 W-O-L-G-E-M-U-T-H.

14 CHAIRWOMAN JARMON: And this
15 settled back in 2002.

16 MR. WOLGEMUTH: We purchased it
17 in 2014.

18 CHAIRWOMAN JARMON: And you
19 purchased in 2014, okay.

20 Any questions from the
21 Committee?

22 (No response.)

23 CHAIRWOMAN JARMON:
24 Recommendation?

25 Can I get a recommendation,

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2 please.

3 MR. GRADWOHL: I recommend we
4 grant the Certificate of Completion.

5 (Duly seconded.)

6 CHAIRWOMAN JARMON: All in
7 favor?

8 (Aye.)

9 CHAIRWOMAN JARMON: Thank you.
10 We're going to go back to Page
11 3, 413 East Somerset Street.

12 (Witnesses approached podium.)

13 CHAIRWOMAN JARMON: Good
14 morning.

15 MR. LAJARA: Good morning.

16 CHAIRWOMAN JARMON: Can you
17 state your name for the record.

18 MR. LAJARA: My name is Julio
19 Lajara.

20 CHAIRWOMAN JARMON: And you're
21 here to purchase the lot at 413 East
22 Somerset?

23 MR. LAJARA: Yes, ma'am.

24 CHAIRWOMAN JARMON: And your
25 proposal is?

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2 MR. LAJARA: To clean those
3 lots and maintain them clean for
4 recreational purposes to allow some of
5 the kids in the neighborhood to go in
6 there and play, because right now it's
7 being used as a safe haven for people on
8 the street to use their body systems for.

9 CHAIRWOMAN JARMON: Any
10 questions from the Committee?

11 (No response.)

12 CHAIRWOMAN JARMON:
13 Recommendation?

14 MS. COSTA: I recommend that we
15 sell the lot to Mr. and Mrs. Lajara at
16 the LAMA value, 413 East Somerset Street.

17 (Duly seconded.)

18 CHAIRWOMAN JARMON: All in
19 favor?

20 (Aye.)

21 CHAIRWOMAN JARMON: Thank you.

22 MS. LAJARA: Thank you.

23 CHAIRWOMAN JARMON: What
24 address are you here for, ma'am?

25 MS. FRANCIS: 7116 Yocum.

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2 CHAIRWOMAN JARMON: We're going
3 to go back to Page 2, 7116 Yocum,
4 Ms. Francis.

5 (Witness approached podium.)

6 CHAIRWOMAN JARMON: Good
7 morning. Can you state your name for the
8 record.

9 MS. FRANCIS: Good morning.
10 Iquila Francis.

11 CHAIRWOMAN JARMON: And you're
12 here to purchase this property?

13 MS. FRANCIS: Yes.

14 CHAIRWOMAN JARMON: And your
15 proposal will be?

16 MS. FRANCIS: To fix the house
17 up so that me and my daughter can live in
18 it.

19 CHAIRWOMAN JARMON: Rehab and
20 occupy.

21 Any questions from the
22 Committee?

23 (No response.)

24 CHAIRWOMAN JARMON:
25 Recommendation?

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2 MR. GRADWOHL: Motion to sell
3 the property at the LAMA price.

4 (Duly seconded.)

5 CHAIRWOMAN JARMON: All in
6 favor?

7 (Aye.)

8 CHAIRWOMAN JARMON: All right.
9 Thank you.

10 MS. FRANCIS: Thank you.

11 CHAIRWOMAN JARMON: Are there
12 any other people -- what address are you
13 here for?

14 UNIDENTIFIED SPEAKER: 1148
15 South Cleveland.

16 CHAIRWOMAN JARMON: That's an
17 Urban Garden Agreement. It was approved
18 for an Urban Garden. You didn't have to
19 attend the meeting.

20 UNIDENTIFIED SPEAKER: Okay.

21 CHAIRWOMAN JARMON: Thank you.
22 Anybody else?

23 (No response.)

24 CHAIRWOMAN JARMON: The meeting
25 is now adjourned. I would just like to

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2 add the minutes from January 12th, 2016
3 VPRC.

4 Now the meeting is adjourned.

5 Have a good day.

6 (Vacant Property Review
7 Committee adjourned at 10:30 a.m.)

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CERTIFICATE

I HEREBY CERTIFY that the proceedings, evidence and objections are contained fully and accurately in the stenographic notes taken by me upon the foregoing matter, and that this is a true and correct transcript of same.

MICHELE L. MURPHY
RPR-Notary Public

(The foregoing certification of this transcript does not apply to any reproduction of the same by any means, unless under the direct control and/or supervision of the certifying reporter.)

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