

Vacant Property Review Committee
December 11, 2018

VACANT PROPERTY REVIEW COMMITTEE

Room 402, Caucus Room
Philadelphia, Pennsylvania
Tuesday, December 11, 2018
10:18 a.m.

PRESENT:

SUSIE JARMON, OHCD - CHAIRWOMAN
LARRY PADILLA, PRA
LINDA MEDLEY, LAW DEPARTMENT
KEVIN HUNTER, PLANNING
DEB CUNINGHAM, PUBLIC PROPERTY
MICHAEL KOONCE, COUNCIL PRESIDENT CLARKE'S OFFICE
ANGEL RODRIGUEZ, LAND BANK
GARRETT O'DWYER, PACDC
MARK DODDS, OHCD
CAROLYN PLACKE, LISC
JAMETTA JOHNSON, PHA

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2 CHAIRMAN JARMON: Good morning.

3 My name is Susie Jarmon. We are going
4 to get started. I would like to add the
5 Addendum to the Agenda. And I have three items
6 to be tabled on the Agenda. Page 2, 1916
7 Nicholas Street. On the Addendum, I have 2724
8 George and 2122 East Arizona Street.

9 Are there any attorneys in the room?

10 The first items are Urban Garden
11 Agreements. We have two: 2538 Hutchinson and
12 2540 Hutchinson Street.

13 MR. RODRIGUEZ: So moved.

14 MR. O'DWYER: Second.

15 CHAIRMAN JARMON: All in favor?

16 (Ayes.)

17 CHAIRMAN JARMON: Any opposed to the
18 Urban Garden Agreements?

19 (No opposition.)

20 CHAIRMAN JARMON: The next item is
21 extension of time, 3102 and 3104 North Broad
22 Street. I have an attachment there. The
23 applicant is requesting an extension.

24 MS. JOHNSON: They haven't done
25 anything. No permits pulled.

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1 CHAIRMAN JARMON: Yeah, no.

2 MR. RODRIGUEZ: They are trying to get a
3 variance?

4 MS. CUNNINGHAM: The attachment says
5 they are working with the community to even
6 decide what is built.

7 MS. JOHNSON: It was acquired a year
8 ago.

9 MR. DODDS: Do you remember what the
10 original proposal was?

11 CHAIRMAN JARMON: To build.

12 MS. CUNNINGHAM: Build what? Houses
13 or --

14 CHAIRMAN JARMON: It was houses they
15 were going to build. We can table the item, and
16 I can invite him back next month.

17 MR. RODRIGUEZ: So moved.

18 SPEAKER 1: I am here to answer any
19 questions you have on Broad Street.

20 CHAIRMAN JARMON: 3102 and 4?

21 MR. LACORTE: Yes, ma'am.

22 CHAIRMAN JARMON: I just called. You
23 can come up.

24 (Applicant approached podium.)

25 CHAIRMAN JARMON: State your name for

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1 the record.

2 MR. LACORTE: Tom LaCorte,
3 L-a-C-o-r-t-e.

4 CHAIRMAN JARMON: The Committee has
5 questions?

6 MS. CUNNINGHAM: What was your original
7 proposal to build?

8 MR. LACORTE: I was going to build a
9 triplex on each lot by right. When I met with
10 the community and met with them, they were
11 trying to get a Wawa at the location because it
12 was zoned commercial. For the last six months,
13 I was working with the community closely. But
14 trying to get a Wawa almost as hard as getting
15 Amazon Two headquarters. Very hard. Take years
16 to do that.

17 We are going back to the original
18 building two triplexes, one on each lot.

19 MR. O'DWYER: Now you are going back and
20 planning on building the triplexes?

21 MR. LACORTE: Yes, I am.

22 CHAIRMAN JARMON: Any further questions?

23 MR. DODDS: Is the lot zoned residential
24 or commercial?

25 MR. LACORTE: CMX3, commercial mixed

1 use. You can put residential three apartments
2 by right.

3 MS. JOHNSON: When do you plan to start
4 this?

5 MR. LACORTE: February.

6 MS. JOHNSON: What about your permits?
7 Have you applied?

8 MR. LACORTE: Not yet, no.

9 MS. CUNNINGHAM: You have financing in
10 place?

11 MR. LACORTE: Yes. I built other
12 projects in the area with the same exact thing
13 approximately eight blocks away that the
14 community has a hundred percent support for.

15 MS. JOHNSON: Do you plan to file for
16 permits, I mean?

17 MR. LACORTE: Yes.

18 MR. PADILLA: I think we would need, you
19 know, plans and a timetable as to when you're
20 phasing this construction.

21 MR. LACORTE: Okay.

22 MR. PADILLA: Other than taking it at
23 face value.

24 MR. RODRIGUEZ: This was conveyed one
25 year ago?

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1 MR. LACORTE: Yes.

2 MR. RODRIGUEZ: Have you, in addition to
3 the RCO and the community groups, was this
4 project supported?

5 MR. LACORTE: Yes, it was.

6 MR. RODRIGUEZ: Is it the original idea?

7 MR. LACORTE: The original idea was
8 supported. But then when I went to all the
9 community meetings, they asked if we can get a
10 Wawa in that area. Then we stopped the original
11 plan. Started to deal with Wawa. But that was
12 an absolute nightmare.

13 CHAIRMAN JARMON: Any further questions?

14 MS. JOHNSON: You have community support
15 to build the triplexes?

16 MR. LACORTE: Yes, ma'am. And it's by
17 right.

18 MR. RODRIGUEZ: You are building by
19 right?

20 MR. LACORTE: Yes. Because city-owned
21 land, to go to community to propose what we are
22 going to do there.

23 MS. CUNNINGHAM: Also, just -- I am sure
24 it's an oversight. But one of them, taxes for
25 2018 weren't paid. It's not a lot of money.

1 You should get two bills. There are two
2 separate lots. Only one of them was paid.

3 MR. LACORTE: Okay.

4 MS. CUNNINGHAM: I am sure it's an
5 oversight.

6 MR. LACORTE: I got the new bills for
7 2019 as of two days ago. It doesn't say it was
8 any balance due, but I will look into it.

9 MS. CUNNINGHAM: I think it was 3102.

10 MR. LACORTE: Thank you.

11 MR. RODRIGUEZ: Just to confirm, did we
12 ask for a timeline as to what we wanted? Plans?

13 MR. PADILLA: No.

14 MR. RODRIGUEZ: I have a couple of --
15 well, I have a concern and question given that
16 you had support last year December 2017.

17 MR. LACORTE: Correct.

18 MR. RODRIGUEZ: It's been a year. There
19 hasn't been any development. You are asking for
20 six-month extension.

21 MR. LACORTE: Correct.

22 MR. RODRIGUEZ: So, the plans have
23 changed three times -- twice?

24 MR. LACORTE: Just twice. Because after
25 we went to the community, they were in support

1 of the apartments, but then they asked if we can
2 put a Wawa there. We stopped the apartments,
3 started dealing with Wawa. But that took --
4 they have to do studies. They have to do
5 traffic flows and traffic signals, all kinds of
6 stuff. We went back and forth with them how
7 much square footage they needed, off-street
8 parking they needed, stuff like that.

9 MR. RODRIGUEZ: The original plan was to
10 do a triplex without commercial?

11 MR. LACORTE: Correct.

12 MR. RODRIGUEZ: Even though you can do
13 mixed use?

14 MR. LACORTE: Yes.

15 MR. RODRIGUEZ: Now you want to do some
16 commercial, they wanted specifically Wawa. Not
17 you are going back to building by right a
18 triplex without commercial.

19 MR. LACORTE: Correct.

20 MR. RODRIGUEZ: Given the fact that it's
21 been a year, I mean, I don't know how the
22 Committee members feel about this. I would like
23 to know what the level of support is for this
24 project and then understanding the timeline.
25 Because if we restart it now, you're not going

1 to be able to develop it in six months.

2 MR. LACORTE: They are modular
3 constructions. I built two at 3535 and 3537
4 North 16th Street. I broke ground in February.
5 Three months later people were moving in because
6 it modular construction. This will be the same
7 type of construction.

8 MR. RODRIGUEZ: I understand what you
9 are saying.

10 MS. CUNNINGHAM: You are not going to
11 break ground in February. You don't have
12 permits.

13 MR. LACORTE: I will break ground in
14 February. It's by right. You can do expedited.
15 Takes ten days to get permits.

16 MR. RODRIGUEZ: I think we would like
17 to -- you are saying this, but we would like to
18 see something.

19 MR. LACORTE: Okay.

20 MR. RODRIGUEZ: I would suggest we table
21 it and then we see some plans.

22 MR. LACORTE: Sure.

23 MR. RODRIGUEZ: Some projections as to
24 how you plan on doing this within six months.

25 MR. LACORTE: Okay.

1 MR. RODRIGUEZ: I, personally, would
2 like to know this project is also supported.

3 MR. LACORTE: Okay. Sure.

4 MR. PADILLA: Just an additional
5 comment, I don't want to belabor the point.
6 When you change use in that fashion, you should
7 have come to the Committee and informed us of
8 that use because it does take time.

9 MR. LACORTE: Okay.

10 MR. PADILLA: You are pretty much at
11 your last extension right now.

12 MR. LACORTE: This is the first time I
13 ever dealt with city-owned land.

14 MR. PADILLA: It gets -- when is the one
15 year term over?

16 MR. LACORTE: December.

17 MR. PADILLA: Next month your one year
18 is over. And now you are talking an extension
19 of --

20 MR. RODRIGUEZ: Six months.

21 MR. LACORTE: Six months. Like I said,
22 I can go to the community, get their approval,
23 hand in the building plans and then start
24 building.

25 MR. O'DWYER: Will you be prepared to

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1 come back to this committee in one month and
2 share with us your plans?

3 MR. LACORTE: Yes.

4 MR. DODDS: When is the next community
5 meeting? Do you know when that is?

6 MR. LACORTE: They have one next
7 Thursday, but that would be too soon to get on
8 that agenda.

9 MR. O'DWYER: I move that we table this.

10 MS. CUNNINGHAM: Second.

11 CHAIRMAN JARMON: All in favor?

12 (Ayes.)

13 CHAIRMAN JARMON: Any opposed?

14 (No opposition.)

15 CHAIRMAN JARMON: Thank you.

16 MR. LACORTE: Thank you.

17 CHAIRMAN JARMON: The next items are
18 Certificate of Completions. 2004, 2006, 2008
19 and 2010 North 17th Street, Advocate Community
20 Development. They are asking that the
21 restriction be lifted on the deed.

22 MR. O'DWYER: Guessing that these are
23 properties that were conveyed to advocate and
24 then conveyed to somebody else?

25 CHAIRMAN JARMON: Yeah.

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1 MR. O'DWYER: Don't see certificates of
2 occupancy. Do they have those?

3 CHAIRMAN JARMON: It's not a building.
4 These are lots.

5 MR. O'DWYER: Not by the pictures I
6 have.

7 MR. RODRIGUEZ: These are completed
8 buildings.

9 CHAIRMAN JARMON: These were here a long
10 time ago, so they wouldn't have certificate of
11 occupancy.

12 MR. O'DWYER: These aren't new
13 construction?

14 CHAIRMAN JARMON: Right.

15 MR. RODRIGUEZ: I move that we approve
16 the Certificate of Completion.

17 MR. O'DWYER: I second that.

18 CHAIRMAN JARMON: All in favor?

19 (Ayes.)

20 CHAIRMAN JARMON: Any opposed?

21 (No opposition.)

22 CHAIRMAN JARMON: 829 and 871 North 4th
23 Street, which isn't the correct address. I
24 think it's the address now, but the original
25 address was 332 Poplar Street. They did some

1 type of consolidation. So, the address that we
2 are doing the restriction on is 332 Poplar.

3 MR. RODRIGUEZ: Are the pictures
4 correct?

5 CHAIRMAN JARMON: Yes.

6 MR. RODRIGUEZ: Move we approve the
7 Certificate of Completion.

8 MR. O'DWYER: Second.

9 CHAIRMAN JARMON: All in favor?
10 (Ayes.)

11 CHAIRMAN JARMON: Any opposed?
12 (No opposition.)

13 CHAIRMAN JARMON: 2546 Webb Street.
14 This was transferred as a side yard back in
15 1994.

16 (Applicant approached podium.)

17 MR. MALKOWSKI: Good morning, everybody.
18 Gregory Malkowski, owner of 2546 Webb Street.

19 CHAIRMAN JARMON: I know that I had
20 spoken or emailed someone regarding my inspector
21 being able to see inside of this lot, and no one
22 ever got back in contact with me.

23 MR. MALKOWSKI: To see inside the lot?

24 CHAIRMAN JARMON: Yeah.

25 MR. MALKOWSKI: You can actually see the

1 lot as far as it goes. It's all open. It's
2 just got the two fences. But the house I have
3 next door to it, the fence you can actually see
4 right through it.

5 MR. O'DWYER: Is the lot cleaned out?

6 CHAIRMAN JARMON: He couldn't take a
7 picture.

8 MR. LACORTE: It's been cleaned out from
9 1976.

10 CHAIRMAN JARMON: I need someone to get
11 in touch with me so my inspector can go inside.

12 MR. MALKOWSKI: Okay. Not a problem.

13 MR. O'DWYER: I move that we should
14 issue Certificate of Completion contingent upon
15 the Chair receiving satisfactory photographic
16 evidence that the lot is cleaned.

17 MS. CUNNINGHAM: Second.

18 CHAIRMAN JARMON: All in favor?

19 (Ayes.)

20 CHAIRMAN JARMON: Any opposed?

21 (No opposition.)

22 MR. MALKOWSKI: Can I give you a phone
23 number?

24 CHAIRMAN JARMON: Sure.

25 - - -

1 (At this time, a discussion was held off
2 the record.)

3 - - -

4 CHAIRMAN JARMON: Thank you.
5 14 Dewey.

6 MS. CUNNINGHAM: The restrictions in
7 that deed are not VPRC restrictions, they are
8 PRA restrictions. The City has no reversionary
9 interest. And we can't release it if we don't
10 have it.

11 CHAIRMAN JARMON: Which one are you
12 talking about?

13 MS. CUNNINGHAM: 14 Dewey Street. We
14 don't have any reversionary interest.

15 CHAIRMAN JARMON: There is a restriction
16 in there.

17 MS. CUNNINGHAM: They are PRA
18 restrictions. They are not the VPRC
19 restrictions.

20 MS. MEDLEY: The deed --

21 CHAIRMAN JARMON: It has that it had
22 VPRC restrictions, that it had to come back and
23 get approval.

24 MR. KOONCE: But was it condemned after
25 that?

1 MS. CUNNINGHAM: Maybe. It was never a
2 city --

3 CHAIRMAN JARMON: It was never city
4 owned. It was condemned.

5 MS. MEDLEY: But in the deed it says
6 that they have to come back in front of VPRC to
7 make sure that the conditions were satisfied.
8 We had something similar to this about a month
9 or two ago.

10 MR. RODRIGUEZ: Is this an
11 administrative release?

12 MS. MEDLEY: Basically. We will give
13 them a certificate saying what we can and cannot
14 certify. And then give it to PRA who will have
15 to do the release.

16 CHAIRMAN JARMON: State your name for
17 the record.

18 MS. REED: Roberta Reed.

19 CHAIRMAN JARMON: She is now still the
20 current owner of this house.

21 MS. JOHNSON: Is the roof collapsing on
22 the porch?

23 MS. REED: No.

24 MS. JOHNSON: On the photo it looks like
25 that.

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1 MR. RODRIGUEZ: The property is
2 occupied, correct? You live in it?

3 MS. REED: Yes, sir.

4 MR. RODRIGUEZ: I move we approve the
5 administrative release for this property.

6 MR. O'DWYER: Second that.

7 CHAIRMAN JARMON: All in favor?

8 (Ayes.)

9 CHAIRMAN JARMON: Any opposed?

10 (No opposition.)

11 MR. PADILLA: Just want to make sure,
12 she still needs to come to PRA, correct?

13 CHAIRMAN JARMON: Have you gotten in
14 contact with the Redevelopment Authority
15 regarding the release also?

16 MS. REED: Yes. I actually went there
17 first and then came here.

18 MR. PADILLA: Be very clear, it takes
19 about 30 to 45 days at PRA.

20 CHAIRMAN JARMON: Thank you.

21 MS. REED: Thank you.

22 CHAIRMAN JARMON: Next item, 2224 Front
23 Street.

24 MR. O'DWYER: Is this conveyed as a side
25 yard?

1 CHAIRMAN JARMON: Yes, back in 1984.

2 Can I get a recommendation?

3 MR. RODRIGUEZ: So moved.

4 MS. CUNNINGHAM: Second.

5 CHAIRMAN JARMON: All in favor?

6 (Ayes.)

7 CHAIRMAN JARMON: Any opposed?

8 (No opposition.)

9 CHAIRMAN JARMON: Thank you.

10 The next item is 1903 North Leithgow.
11 Transferred as a side yard in 1983. And they
12 were told to clean it, so the approval will be
13 contingent upon them cleaning this lot.

14 MR. HUNTER: Two issues. One is that
15 one of the lots, they fenced in three lots. One
16 of those lots is PHA lot. I guess never owned.
17 And also, the fence is beyond the maximum height
18 that's allowed for fences. Should only be
19 4 feet. And this needs to be 50 percent opaque.

20 I think the existing fence shouldn't be
21 on that property.

22 CHAIRMAN JARMON: They are in the
23 process of -- who is buying it is building on
24 it. They will tear the fence down anyway.

25 MR. HUNTER: There is a PHA property on

1 1901. Is he buying that property?

2 CHAIRMAN JARMON: I can't answer that
3 right here.

4 MR. HUNTER: The fence covers all those
5 properties.

6 MR. O'DWYER: Are you suggesting that
7 the owner should be required to take down the
8 fence on properties that he or she does not own?

9 MR. HUNTER: Honestly, should replace
10 the fence.

11 MS. CUNNINGHAM: And it's encroaching.

12 CHAIRMAN JARMON: What's the
13 recommendation?

14 MR. HUNTER: We recommend the release
15 subject to cleaning the lot and removing the
16 fence from properties that are not owned by the
17 applicant.

18 CHAIRMAN JARMON: Do we have that
19 jurisdiction to tell him to remove from someone
20 else's property?

21 MR. KOONCE: Yeah.

22 MR. RODRIGUEZ: Can I make an amendment
23 to specifically the PHA lot, which they do not
24 own and are illegally occupying.

25 CHAIRMAN JARMON: All right.

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1 MR. O'DWYER: Second.

2 CHAIRMAN JARMON: All in favor?

3 (Ayes.)

4 CHAIRMAN JARMON: Next item is 1310

5 North Hollywood Street. The current owner

6 purchased this in October 2017, and just asking

7 that the restrictions be removed.

8 MR. RODRIGUEZ: The current owner is

9 living in the property? Do they currently live

10 there?

11 CHAIRMAN JARMON: No.

12 MR. O'DWYER: This property was sold by

13 PHDC to somebody in 1986 with the deed

14 restrictions. It was sold multiple times. It

15 was, at the very least, sold to this new

16 applicant in 2017. And he is asking for it to

17 be removed.

18 CHAIRMAN JARMON: Yes.

19 MR. RODRIGUEZ: So moved.

20 MR. O'DWYER: Second.

21 CHAIRMAN JARMON: All in favor?

22 (Ayes.)

23 CHAIRMAN JARMON: Any opposed?

24 (No opposition.)

25 CHAIRMAN JARMON: Thank you.

1 1412 West Dauphin Street.

2 MR. RODRIGUEZ: Is this conveyed as a
3 side yard?

4 CHAIRMAN JARMON: For the church, yes.
5 I think it was for their church.

6 MR. RODRIGUEZ: I have a question for
7 the Chair. Why aren't we subordinating the deed
8 restriction? Are they determined to do
9 affordable housing or what are they planning to
10 do?

11 MR. PADILLA: This looks like a market
12 transaction.

13 MS. CUNNINGHAM: We transferred it in
14 2002.

15 MR. RODRIGUEZ: The restrictions are
16 lifted?

17 MS. CUNNINGHAM: This is a new owner who
18 acquired it in 2014. We conveyed it in 2002.

19 MR. PADILLA: 1400 Dauphin is purchasing
20 it from the church?

21 MS. CUNNINGHAM: They actually purchased
22 it four years ago.

23 CHAIRMAN JARMON: Yes. They want to
24 develop. And they are trying to apply for
25 financing.

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1 MS. CUNNINGHAM: And the bank is wanting
2 the restriction lifted.

3 MR. RODRIGUEZ: It was conveyed as a
4 side yard?

5 CHAIRMAN JARMON: For the church.

6 MS. JOHNSON: In 2002?

7 MS. CUNNINGHAM: Yeah.

8 Move that we release.

9 MR. RODRIGUEZ: Second.

10 CHAIRMAN JARMON: All in favor?

11 (Ayes.)

12 MS. PLACKE: I am recusing myself.

13 CHAIRMAN JARMON: Any opposed?

14 (No opposition.)

15 CHAIRMAN JARMON: Thank you.

16 2845 North Bonsall. Transferred as a
17 single family dwelling back in 1986.

18 MR. O'DWYER: Move that we issue the
19 Certificate of Completion.

20 MS. CUNNINGHAM: Second.

21 CHAIRMAN JARMON: All in favor?

22 (Ayes.)

23 CHAIRMAN JARMON: Any opposed?

24 (No opposition.)

25 CHAIRMAN JARMON: 2466 Almond Street.

1 We have that this was acquired December.

2 However, it was acquired March as a side yard.

3 (Applicant approached podium.)

4 CHAIRMAN JARMON: You are here for
5 Almond?

6 MS. REED: Yes.

7 CHAIRMAN JARMON: State your name for
8 the record.

9 MS. CROSBY: Rebecca Crosby.

10 CHAIRMAN JARMON: Are there any
11 questions from the Committee for Rebecca?

12 MR. RODRIGUEZ: When was this conveyed
13 again?

14 CHAIRMAN JARMON: 1984 as a side yard.

15 MR. O'DWYER: In the agenda said it was
16 conveyed at different time.

17 CHAIRMAN JARMON: I just said it was an
18 error, so it was March 1984.

19 MR. DODDS: Is the lot being used for
20 parking at any time? There is a No Parking sign
21 on the fence.

22 MS. CROSBY: No. I mean, we would park
23 our car inside to wash it, but no. We had --

24 MR. DODDS: Why did you put a No Parking
25 sign?

1 MS. CROSBY: We parked right outside the
2 fence. There was a yellow line when we moved
3 in.

4 MS. CUNNINGHAM: There is not a curb cut
5 there for a driveway. It's not actually a
6 driveway, right?

7 MS. CROSBY: No. It pulls into a
8 driveway, though. And the previous owners
9 parked there, as well. We bought it in 2012.

10 MR. O'DWYER: You are selling it, or you
11 are just looking for the deed restriction?

12 MS. CROSBY: We are selling it.

13 CHAIRMAN JARMON: There is an agreement
14 of sale attached.

15 MR. O'DWYER: I see that.

16 MS. CUNNINGHAM: You are selling just
17 the side yard?

18 MS. CROSBY: Yes.

19 MR. DODDS: Do you know what the new
20 owner intends to do with the property?

21 MS. CROSBY: I am assuming build on it.

22 MR. O'DWYER: It looks like there is
23 some stuff back there.

24 MS. CROSBY: I have a picture from this
25 morning.

1 CHAIRMAN JARMON: Okay.

2 MR. O'DWYER: Can you give that?

3 MS. CROSBY: There is just one little
4 bush left that I planned to dig up.

5 CHAIRMAN JARMON: Good. Okay. Thank
6 you. Fully cleaned.

7 Recommendation?

8 MR. RODRIGUEZ: So moved.

9 MR. O'DWYER: Second.

10 CHAIRMAN JARMON: All in favor?

11 (Ayes.)

12 CHAIRMAN JARMON: Any opposed?

13 (No opposition.)

14 CHAIRMAN JARMON: Thank you.

15 3028 and 3030 North Broad Street.

16 (Applicant approached podium.)

17 CHAIRMAN JARMON: Good morning. State
18 your name for the record.

19 MR. WHITMIRE: Good morning. My name is
20 Robert Whitmire.

21 MS. JOHNSON: What were the original
22 terms of the sale? Were you to build on this?

23 MR. WHITMIRE: So, we are a non-profit.
24 It was gifted to us a couple years ago. It was
25 Teen Haven and given to them as a gift, as well,

1 probably in the late '70s.

2 CHAIRMAN JARMON: Eighties.

3 MS. JOHNSON: It was -- the original
4 conveyance was to Teen Haven or some other
5 entity?

6 CHAIRMAN JARMON: The original was the
7 Christian Youth Services.

8 MR. WHITMIRE: Yes.

9 MS. JOHNSON: Was it for a side yard?

10 CHAIRMAN JARMON: Yeah. It wasn't to
11 build.

12 MS. CUNNINGHAM: For recreation space
13 or --

14 MR. WHITMIRE: No. It's one house.
15 They use it as a parking lot, those side two
16 properties.

17 MS. JOHNSON: There is two lots?

18 CHAIRMAN JARMON: Yeah. It's two side
19 to side.

20 MR. O'DWYER: Looks like a billboard was
21 built on that, as well. Was that already there
22 when the City disposed of it?

23 MR. WHITMIRE: It's a billboard on the
24 other side of the fence where it's a KFC --
25 yeah, KFC is there.

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1 MR. O'DWYER: I see. That's not a
2 street. That's the property line of the KFC?

3 MR. WHITMIRE: Yes.

4 MR. O'DWYER: That billboard is actually
5 on that property line.

6 MR. WHITMIRE: Yes.

7 CHAIRMAN JARMON: Can I get a
8 recommendation?

9 MR. RODRIGUEZ: So moved.

10 MR. O'DWYER: Second.

11 CHAIRMAN JARMON: All in favor?

12 (Ayes.)

13 CHAIRMAN JARMON: Any opposed?

14 (No opposition.)

15 CHAIRMAN JARMON: Thank you.

16 MR. WHITMIRE: Thank you.

17 CHAIRMAN JARMON: Next item, 2333 North
18 Fairhill.

19 MS. CUNNINGHAM: Can I make a motion
20 that any recommendations made on the Addendum
21 are contingent upon further research just in
22 case we don't have information that we need?

23 CHAIRMAN JARMON: Yes.

24 MS. CUNNINGHAM: So moved.

25 MR. RODRIGUEZ: Second.

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1 CHAIRMAN JARMON: All in favor?

2 (Ayes.)

3 CHAIRMAN JARMON: Any opposed?

4 (No opposition.)

5 CHAIRMAN JARMON: 2333 North Fairhill
6 Street. They recently acquired this, and would
7 like the restrictions removed.

8 MR. RODRIGUEZ: So moved.

9 MS. CUNNINGHAM: Second.

10 CHAIRMAN JARMON: All in favor?

11 (Ayes.)

12 CHAIRMAN JARMON: Any opposed?

13 (No opposition.)

14 CHAIRMAN JARMON: 2321 North 5th Street,
15 Manuel Rivera.

16 (Applicant approached podium.)

17 CHAIRMAN JARMON: He received this as a
18 side yard.

19 MR. RIVERA: I'm actually his son, Jose
20 Manuel Rivera.

21 CHAIRMAN JARMON: Your dad is in order
22 Florida?

23 MR. RIVERA: Yes. He's retired.

24 CHAIRMAN JARMON: State your name for
25 the records.

1 MR. RIVERA: Jose Manuel Rivera.

2 MR. RODRIGUEZ: I think the structure
3 has to be removed and the lot cleared.

4 CHAIRMAN JARMON: Is there a structure
5 on the lot?

6 MR. RIVERA: Yes, a shed.

7 CHAIRMAN JARMON: Has to be removed.

8 MR. RIVERA: My father had the lot next
9 to it. He had that as an urban garden. He
10 would put tools and little potteries in there.

11 CHAIRMAN JARMON: The approval --

12 MR. RODRIGUEZ: Rather large for a tool
13 shed.

14 CHAIRMAN JARMON: The recommendation is?

15 MR. RODRIGUEZ: I move that we approve
16 it upon contingent of removal of the shed.

17 CHAIRMAN JARMON: You have to remove the
18 shed.

19 MR. RIVERA: Okay. No problem.

20 CHAIRMAN JARMON: And clean the lot.

21 MR. O'DWYER: Submit photographic
22 evidence to the Chair that that has been done.

23 MR. RIVERA: Okay.

24 MR. RODRIGUEZ: So moved.

25 MR. O'DWYER: Second.

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1 CHAIRMAN JARMON: All in favor?

2 (Ayes.)

3 CHAIRMAN JARMON: Any opposed?

4 (No opposition.)

5 CHAIRMAN JARMON: Thank you.

6 MR. RIVERA: Have a good day.

7 CHAIRMAN JARMON: You too.

8 1429 West Venango.

9 MR. RODRIGUEZ: So moved.

10 MR. O'DWYER: Second.

11 (Applicant approached podium.)

12 MS. JOHNSON: So moved what?

13 CHAIRMAN JARMON: He's here.

14 Any other time, I can't get anything out
15 of you. State your name for the record.

16 MR. LEE: Brandon Lee.

17 CHAIRMAN JARMON: You are here asking to
18 have restrictions removed on the deed?

19 MR. LEE: Yes, ma'am.

20 CHAIRMAN JARMON: And you are the
21 current owner?

22 MR. LEE: Yes.

23 MR. RODRIGUEZ: Did you live in the
24 property?

25 MR. LEE: No. Currently not.

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1 CHAIRMAN JARMON: Any further questions?

2 MR. RODRIGUEZ: So moved.

3 MR. O'DWYER: Second.

4 CHAIRMAN JARMON: All in favor?

5 (Ayes.)

6 CHAIRMAN JARMON: Any opposed?

7 (No opposition.)

8 CHAIRMAN JARMON: Thank you.

9 George Street was tabled. Arizona was
10 tabled.

11 The next item, 1820 South 58th Street.
12 They recently purchased this at sheriff sale
13 July 2017, and they are not selling. They just
14 want the restrictions removed.

15 MR. RODRIGUEZ: What's the intent?

16 CHAIRMAN JARMON: I think it's a house.

17 MR. RODRIGUEZ: It's an open lot. Open
18 lot.

19 MR. O'DWYER: With trash in it.

20 CHAIRMAN JARMON: You know what, let me
21 table this because I asked them to send me a
22 letter with their request. As of this morning,
23 I didn't receive anything. So, I am going to
24 table this until next month.

25 1351 East Price Street.

1 (Applicant approached podium.)

2 MS. JOHNSON: Good morning.

3 CHAIRMAN JARMON: State your name.

4 MS. JOHNSON: Good morning. My name is
5 Falla Johnson. I am speaking on behalf of my
6 grandmother Littrele Johnson. She's hard of
7 hearing in her left ear.

8 CHAIRMAN JARMON: She received this back
9 in 1987 as a single family dwelling. Is this
10 property occupied?

11 MS. JOHNSON: No, it's not occupied.

12 CHAIRMAN JARMON: Okay. She's in the
13 process of selling?

14 MS. JOHNSON: Yes, ma'am.

15 MR. RODRIGUEZ: So moved contingent that
16 all taxes and municipal liens are covered.

17 MR. O'DWYER: Second.

18 MR. HUNTER: Can I amend that motion?
19 Can we add any open L&I violations?

20 MS. CUNNINGHAM: Any kind of outstanding
21 municipal encumbrance will need to be satisfied
22 prior to release.

23 MS. JOHNSON: Okay.

24 MR. O'DWYER: I second that.

25 CHAIRMAN JARMON: All in favor?

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1 (Ayes.)

2 CHAIRMAN JARMON: Any opposed?

3 (No opposition.)

4 CHAIRMAN JARMON: Thank you.

5 MS. JOHNSON: Thank you.

6 CHAIRMAN JARMON: I just added this Ad
7 Hoc that was done after last month's VPRC. And
8 the Committee approved it.

9 2240 West Oxford Street.

10 MR. RODRIGUEZ: Do you need action on
11 this?

12 CHAIRMAN JARMON: We can.

13 MR. RODRIGUEZ: So moved.

14 MS. CUNNINGHAM: Second.

15 CHAIRMAN JARMON: All in favor?

16 (Ayes.)

17 CHAIRMAN JARMON: Any opposed?

18 (No opposition.)

19 CHAIRMAN JARMON: Also add November 13,
20 Minutes to the meeting to the Agenda.

21 MS. CUNNINGHAM: So moved.

22 MR. RODRIGUEZ: Second.

23 CHAIRMAN JARMON: The meeting is now
24 adjourned.

25 (At this time, the VPRC adjourned at

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1 10:51 a.m.)

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C E R T I F I C A T I O N

I, hereby certify that the proceedings and evidence noted are contained fully and accurately in the stenographic notes taken by me in the foregoing matter, and that this is a correct transcript of the same.

ANGELA M. KING, RPR,
Court Reporter, 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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