

Vacant Property Review Committee
November 12, 2019

VACANT PROPERTY REVIEW COMMITTEE

Caucus Room, City Hall
Philadelphia, Pennsylvania
Tuesday, November 12, 2019
10:07 a.m.

PRESENT:

SUSIE JARMON, OHCD, CHAIRWOMAN
LINDA MEDLEY, Law Department
PHILIP JONES, Law Department
DEB CUNNINGHAM, Public Property
BRIAN KENNEDY, Commerce
ANGEL RODRIGUEZ, Philadelphia Land Bank
GARRETT O'DWYER, PACDC
JAMETTA JOHNSON, Planning Commission
SHARLOTTE RUSSELL
MARK DODDS, DHCD
TROY MANDY
WILLIAM NEWCOMB, PRA

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2 PROCEEDINGS

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4 CHAIRWOMAN JARMON: Good

5 morning. My name is Susie Jarmon.

6 We're going to get started. Are there

7 any attorneys in the room?

8 MR. McCAULEY: Yes, good

9 morning.

10 CHAIRWOMAN JARMON: And you're

11 here for what address?

12 MR. McCAULEY: I'm here for

13 Mt. Vernon Street, 3725 Mt. Vernon

14 Street.

15 CHAIRWOMAN JARMON: You want

16 to go up to the podium and state your

17 name for the record.

18 (Witness approached

19 podium.)

20 MR. McCAULEY: Lorenzo

21 McCauley on behalf of St. Jude's Baptist

22 Church.

23 CHAIRWOMAN JARMON: This

24 property was transferred out in 2001.

25 MS. JOHNSON: What were the

1 original terms of the agreement?

2 CHAIRWOMAN JARMON: I'm trying
3 to find it now.

4 MS. CUNNINGHAM: Motion to
5 issue a certificate of completion and
6 recommend a release of the restrictions
7 contingent upon paying the delinquent
8 taxes.

9 MS. JOHNSON: I asked a
10 question.

11 MS. CUNNINGHAM: I'm sorry. I
12 didn't hear you.

13 MS. JOHNSON: What were the
14 original terms of the agreement? It's a
15 vacant land and it's never been
16 developed?

17 MS. CUNNINGHAM: It looks like
18 it was supposed to be open land.

19 CHAIRWOMAN JARMON: It wasn't
20 for development, Jametta.

21 MS. JOHNSON: Even though it
22 was such a large parcel?

23 CHAIRWOMAN JARMON: Yes, I
24 think it was for the church.

25 MR. KENNEDY: I will second

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1 that.

2 CHAIRWOMAN JARMON: All in
3 favor?

4 (Aye.)

5 CHAIRWOMAN JARMON: Any
6 opposed?

7 (No response.)

8 CHAIRWOMAN JARMON: Thank you.

9 MR. McCAULEY: Thank you.

10 Have a great day.

11 CHAIRWOMAN JARMON: You do the
12 same. Attorney?

13 MR. KRIK: Yes, for 2617 Cecil
14 B. Moore.

15 (Witness approached
16 podium.)

17 MS. JOHNSON: What's the
18 address?

19 MR. KRIK: The address is 2617
20 Cecil B. Moore.

21 CHAIRWOMAN JARMON: It's on
22 Page 4. And you're here representing
23 the owner?

24 MR. KRIK: Yes, Bernadette
25 Love is here.

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1 CHAIRWOMAN JARMON: State your
2 name for the record.

3 MR. KRIK: Justin Krik,
4 K-r-i-k.

5 CHAIRWOMAN JARMON: And,
6 Ms. Love?

7 MS. LOVE: Bernadette Love.

8 CHAIRWOMAN JARMON: Ms. Love
9 is here to request the restrictions be
10 lifted on this property which was
11 transferred in 2001.

12 MS. CUNNINGHAM: I move that
13 we issue for a certificate of completion
14 and recommend the release of the
15 restrictions contingent upon the request
16 of cleaning the lot.

17 MR. RODRIGUEZ: Second.

18 MR. KENNEDY: And the tax
19 balance.

20 MS. CUNNINGHAM: There's no
21 tax balance.

22 MR. KENNEDY: Oh, I'm sorry.

23 CHAIRWOMAN JARMON: All in
24 favor?

25 (Aye.)

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1 CHAIRWOMAN JARMON: Any
2 opposed?

3 (No response.)

4 (Witness approached
5 podium.)

6 CHAIRWOMAN JARMON: Thank you.
7 Good morning. State your name for the
8 record.

9 MR. RUDER: Good morning. My
10 name is Jay Ruder with Carlton Johnson.
11 We're here for 1701 Germantown Avenue.

12 CHAIRWOMAN JARMON: It's on
13 Page 3, 1701 Germantown Avenue. It was
14 transferred back in 1982.

15 MS. JOHNSON: Would you know
16 what this is going to be used for?

17 MR. RUDER: Right now it's a
18 Food Redistribution Center and it's
19 being sold. The buyers haven't told us
20 whether they're going to continue that
21 use or bring in a new industrial use.

22 MS. JOHNSON: But it's going
23 to maintain an industrial commercial
24 use?

25 MR. RUDER: As far as we know.

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1 MS. JOHNSON: I have concerns,
2 and they said Council as well wanted to
3 see this maintained as a job-generating
4 site for commercial industry use.

5 MR. RUDER: I will mention
6 that. The owner is remaining in the
7 City at 5505 Tacony Street and will
8 continue to expand --

9 MS. JOHNSON: They want this
10 site in particular to be maintained as
11 an industrial use.

12 CHAIRWOMAN JARMON: Any
13 further questions?

14 MR. DWYER: I move we issue a
15 certificate of completion.

16 MS. CUNNINGHAM: Second.

17 CHAIRWOMAN JARMON: All in
18 favor?

19 (Aye.)

20 CHAIRWOMAN JARMON: Any
21 opposed?

22 (No response.)

23 CHAIRWOMAN JARMON: Thank you.

24 MR. RUDER: Thank you very
25 much.

1 CHAIRWOMAN JARMON: I would
2 like to add Addendum Nos. 1 and 2 to the
3 agenda. The next item is 2129 East York
4 Street, a request for an extension of
5 time, Amelia Investors, LLC.

6 (Witness approached
7 podium.)

8 CHAIRWOMAN JARMON: State your
9 name for the record.

10 MR. LASKY: Clifford Lasky,
11 Amelia Investors.

12 CHAIRWOMAN JARMON: Would you
13 let the Committee know the status of
14 your development?

15 MR. LASKY: 2129 East York
16 Street is a little bit of a convoluted
17 description that doesn't exactly match
18 up with the physical property. It
19 appears that the adjacent property is
20 encroaching on our property slightly.
21 We've hired an engineering firm who is
22 gone out and measured the property.

23 They're uncertain by the
24 survey here and I have an email from
25 them where they recommend that we

1 contact the 5th Survey District which we
2 have to have 5th Survey District go out
3 there and do their survey and do their
4 plot and plans because they're not
5 comfortable allowing us to proceed with
6 our plans using their drawings because
7 all of the inaccuracies in the deeds
8 dating back to the 1900s. I have all of
9 that documentation here.

10 So essentially, we've hired
11 the 5th Survey District and we're asking
12 for an extension to get the plans ready.

13 MR. RODRIGUEZ: How much
14 square footage is in question?

15 MR. LASKY: Is in the lot?

16 MR. RODRIGUEZ: Yes, how much
17 are they encroaching?

18 MR. LASKY: It's a relatively
19 small lot, 928 square feet.

20 MR. RODRIGUEZ: Is this a
21 14-foot front?

22 MR. LASKY: It's very
23 complicated.

24 MR. RODRIGUEZ: So in reality,
25 you're going to get the Survey District

1 out, they will tell you what the metes
2 and bounds are and you will have to
3 negotiate with the current owner that's
4 encroaching?

5 MR. LASKY: We're not sure if
6 an owner is encroaching but they could
7 be. But the engineer is not comfortable
8 going off what the deed said because
9 different deeds have said slightly
10 different things in the past and there
11 hasn't been a survey done on this
12 property, but on adjacent properties.
13 So they're going off what they have and
14 they're not comfortable certifying it,
15 so they have told me to hire the Survey
16 District.

17 MR. JOHNSON: When did you
18 acquire the property?

19 CHAIRWOMAN JARMON: March 8,
20 2018.

21 MS. JOHNSON: So it's been
22 over a year and nothing has been
23 resolved.

24 MR. LASKY: Actually, we've
25 been hired to get the plans started

1 about a year plus ago and we hired our
2 architect who did everything based on
3 the deed and then he came back and said
4 this deed is kind of weird, went out
5 there, hired the engineer and finally
6 the engineer is saying this to us.

7 MR. DODDS: Which property do
8 you think it's encroaching? Is it a
9 house?

10 MR. LASKY: It's a house
11 built, yes.

12 MR. JOHNSON: There's also a
13 violation on this?

14 MS. CUNNINGHAM: There's an
15 open violation and it doesn't look like
16 you're maintaining the lot. I know that
17 the Survey District has a backlog so
18 it's going to take months for you to get
19 that survey, which is fine. But I need
20 you to maintain the lot in the meantime
21 and cure the violation.

22 MR. LASKY: Agreed. I wasn't
23 aware of the violation. We will make
24 sure we will go over and clean up the
25 lot. And I hope it will be faster

1 because we reached out to the Survey
2 District three weeks ago and they told
3 us it will be on their schedule two
4 weeks after they received the check, so
5 I think it's on their schedule --

6 MS. CUNNINGHAM: Right, but
7 their schedule currently is about three
8 to six months.

9 MR. LASKY: Well, you know
10 better than me. But I'll go over and
11 make sure we clean the property.

12 CHAIRWOMAN JARMON: Okay. Can
13 I get a recommendation?

14 MR. RODRIGUEZ: I move that we
15 provide a six-month extension.

16 MS. CUNNINGHAM: I second.

17 CHAIRWOMAN JARMON: All in
18 favor?

19 (Aye.)

20 CHAIRWOMAN JARMON: Any
21 opposed?

22 (No response.)

23 MR. LASKY: Thank you.

24 CHAIRWOMAN JARMON: You're
25 welcome. The next item is 423 North

1 41st Street, W&W Contractor. Attached
2 is the certificate of occupancy.

3 (Witness approached
4 podium.)

5 CHAIRWOMAN JARMON: Hi, you
6 can state your name for the record.

7 MR. WALKER: My name is Willie
8 Walker.

9 CHAIRWOMAN JARMON: And the
10 property is complete. Can I get a
11 recommendation?

12 MS. CUNNINGHAM: I move that
13 we issue a certificate of completion and
14 recommend we release the restriction
15 contingent upon the delinquent taxes
16 being paid.

17 MR. WALKER: The property has
18 been sold.

19 MS. CUNNINGHAM: Were the
20 taxes paid?

21 MR. WALKER: Yes.

22 MS. CUNNINGHAM: I'm going to
23 need proof that the taxes were paid.

24 MR. WALKER: I do have a copy
25 of the closing.

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1 CHAIRWOMAN JARMON: Okay.

2 Thank you.

3 MR. RODRIGUEZ: The motion
4 stands?

5 MS. CUNNINGHAM: The motion
6 stands.

7 MR. DWYER: Yes, the motion
8 stands and I second it.

9 CHAIRWOMAN JARMON: All in
10 favor?

11 (Aye.)

12 CHAIRWOMAN JARMON: Any
13 opposed?

14 (No response.)

15 CHAIRWOMAN JARMON: Thank you.
16 Next item is 2044 and 2048 North 3rd
17 Street. I received an email this
18 morning. The lot has been cleaned.

19 MS. TRIMBORN: Good morning.
20 My name is Abby Trimborn.

21 CHAIRWOMAN JARMON: Good
22 morning. And you are here representing?

23 MS. TRIMBORN: I'm
24 representing the seller of the two lots.

25 MR. DWYER: Both lots have

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1 been cleaned?

2 CHAIRWOMAN JARMON: Yes, both
3 lots have been cleaned. They sent me
4 pictures this morning.

5 MS. TRIMBORN: I have photos
6 here as well.

7 CHAIRWOMAN JARMON: Okay.

8 MS. CUNNINGHAM: I move that
9 we issue a certificate of completion and
10 recommend the release of the
11 restrictions contingent on delinquent
12 taxes being paid.

13 MR. DWYER: Second.

14 CHAIRWOMAN JARMON: All in
15 favor?

16 (Aye.)

17 CHAIRWOMAN JARMON: Any
18 opposed?

19 (No response.)

20 CHAIRWOMAN JARMON: Thank you.
21 3613 to 15 North 8th Street, Lucy
22 Aponte? We're going to table this item
23 until next month. Next assignment is
24 2438 North Masher?

25 MR. DWYER: Was this acquired

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1 as a side yard?

2 CHAIRWOMAN JARMON: Yes. Can
3 I get a recommendation? It's a fenced
4 lot transferred in 1998.

5 MR. DWYER: I move that we
6 issue the certificate of completion.

7 MR. RODRIGUEZ: I second.

8 CHAIRWOMAN JARMON: All in
9 favor?

10 (Aye.)

11 CHAIRWOMAN JARMON: Any
12 opposed?

13 (No response.)

14 CHAIRWOMAN JARMON: Next item
15 is 2548 North Howard Street?

16 (Witness approached
17 podium.)

18 MR. DEL VALLE: Good morning,
19 Chairwoman Jarmon and Members of the
20 Committee. My name is Andre Del Valle.
21 I'm here to assist in translation this
22 morning.

23 CHAIRWOMAN JARMON: And he's
24 here to get the restrictions lifted on
25 the deed.

1 MR. RODRIGUEZ: So the
2 gentleman does not speak English well,
3 but he's selling the property. He
4 received it. It was previously a garden
5 agreement. It was previously sold to
6 him and he's now trying to sell it.

7 CHAIRWOMAN JARMON: And he
8 received it as a garden. Any further
9 questions?

10 MR. KENNEDY: The lot and
11 street look like it could not have been
12 the same lot that's in the picture.
13 Does anyone know why that could have
14 been the case?

15 CHAIRWOMAN JARMON: It's the
16 one here?

17 MR. DEL VALLE: Yes.

18 CHAIRWOMAN JARMON: It's the
19 one right next to it with the black
20 fence. I will have the inspector go
21 back out. It was probably hard for him
22 to figure it out. It's the one right
23 next to it.

24 MR. KENNEDY: Okay.

25 MR. DWYER: Since we don't

1 have a clear picture of that, is the lot
2 clean?

3 CHAIRWOMAN JARMON: It is.
4 See it on the side?

5 MR. DWYER: Yes. Okay.

6 MS. CUNNINGHAM: I make a
7 motion that we issue a certificate of
8 completion and recommend the release of
9 the restrictions contingent upon paying
10 the delinquent taxes.

11 MR. DWYER: Second.

12 CHAIRWOMAN JARMON: All in
13 favor?

14 (Aye.)

15 CHAIRWOMAN JARMON: Any
16 opposed?

17 (No response.)

18 CHAIRWOMAN JARMON: There's
19 taxes owed?

20 MS. CUNNINGHAM: I may have
21 written them on the wrong one. I will
22 just say if they are any.

23 CHAIRWOMAN JARMON: You can
24 email me and I will check it. The next
25 item is 3044 and 3046 Arizona. It was

1 transferred to the church back in 2005.

2 MR. DWYER: What was it
3 transferred to be used as?

4 CHAIRWOMAN JARMON: Just open
5 space, the fenced lot to keep clean.

6 MR. DWYER: It looks like a
7 lot of cars are parked there.

8 CHAIRWOMAN JARMON: Yes. I
9 told them to move the abandoned cars off
10 the lot. Can I get a recommendation?

11 MR. DWYER: I move that we
12 issue the certificate of completion
13 contingent upon the cars being moved and
14 the lot being cleaned and evidence to
15 the Chair.

16 MR. KENNEDY: Second.

17 CHAIRWOMAN JARMON: All in
18 favor?

19 (Aye.)

20 CHAIRWOMAN JARMON: Any
21 opposed?

22 (No response.)

23 CHAIRWOMAN JARMON: Thank you.
24 Next items are 1817 and 1819 Ringgold.

25 (Witness approached

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1 podium.)

2 CHAIRWOMAN JARMON: Good
3 morning. State your name for the
4 record.

5 MS. HORSHEY DARDEN: My name
6 is Sherrie Horshey Darden. I'm the
7 owner of both properties.

8 CHAIRWOMAN JARMON: The house
9 was transferred in '87 and then the lot
10 in 2003.

11 MS. CUNNINGHAM: I move we
12 issue a certificate of completion and
13 recommend release of the restrictions
14 contingent upon the delinquent taxes
15 being paid and the lot being cleaned.

16 MR. DWYER: Second.

17 MS. HORSHEY DARDEN: We did
18 have the lots cleaned. We have pictures
19 of it.

20 CHAIRWOMAN JARMON: You can
21 send them to me.

22 MS. HORSHEY DARDEN: Okay.

23 CHAIRWOMAN JARMON: All in
24 favor?

25 (Aye.)

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1 CHAIRWOMAN JARMON: Any
2 opposed?

3 (No response.)

4 CHAIRWOMAN JARMON: Thank you.

5 MS. HORSHEY DARDEN: Thank
6 you. Have a good day.

7 CHAIRWOMAN JARMON: 1650 Point
8 Breeze Avenue. This was transferred to
9 Point Breeze Performing Arts. Attached
10 is the certificate of occupancy. Can I
11 get a recommendation?

12 MR. DWYER: I move that we
13 issue the certificate of completion.

14 MS. CUNNINGHAM: I second.

15 CHAIRWOMAN JARMON: All in
16 favor?

17 (Aye.)

18 CHAIRWOMAN JARMON: Any
19 opposed?

20 (No response.)

21 CHAIRWOMAN JARMON: This
22 applicant purchased this property in
23 '16. He's rehabbed the interior. He's
24 requesting a certificate. He's not
25 selling the property. Can I get a

1 recommendation?

2 MR. DWYER: What's the
3 address?

4 MS. JOHNSON: 5500 --

5 CHAIRWOMAN JARMON: 5500
6 Angora Terrace.

7 MR. KENNEDY: As a note, a
8 fence went up some time after June 2018
9 that is in violation of the code on the
10 property.

11 CHAIRWOMAN JARMON: There's
12 what?

13 MR. KENNEDY: The fence, it's
14 more than 4 feet tall and is a violation
15 of the zoning code. Unless there's a
16 variance but I didn't see a record.

17 MR. RODRIGUEZ: Let's be
18 clear, you said there's a fence on the
19 front of the property?

20 MR. KENNEDY: Everything in
21 front of the building line, including
22 the portion of the fence on the side.

23 MR. RODRIGUEZ: Because what
24 I'm seeing is a side yard that's fenced,
25 so we're specifically talking about

1 what's in the front on the sidewalk?

2 MR. KENNEDY: Yes. I'll have
3 to check back with you about the portion
4 of the fence on the side if there's
5 going to be follow-up, but definitely
6 the portion that is between the building
7 and the street and even the part that's
8 on that side street. That's a very
9 common violation all over the City so
10 I'm not sure it's a reason to hold
11 anything up.

12 CHAIRWOMAN JARMON: Can I get
13 a recommendation?

14 MR. RODRIGUEZ: I recommend
15 that we provide the release subject to
16 the homeowners getting into code with
17 the fence.

18 MR. DWYER: Second.

19 CHAIRWOMAN JARMON: All in
20 favor?

21 (Aye.)

22 CHAIRWOMAN JARMON: Any
23 opposed?

24 (No response.)

25 CHAIRWOMAN JARMON: 1437 South

1 16th Street. Attached is the agreement
2 and a picture of the property. Can I
3 get a recommendation?

4 MR. DODDS: The photo says
5 North 16th and the address on the agenda
6 says South. Is the photo representative
7 of the property?

8 MS. JOHNSON: It's a house,
9 right?

10 CHAIRWOMAN JARMON: Yes, it's
11 a house.

12 MS. CUNNINGHAM: It should
13 have been South 16th.

14 CHAIRWOMAN JARMON: Yes, it's
15 South 16th. I think Carolyn put the
16 wrong address on here.

17 MR. DWYER: So the photo
18 should be South 16th Street?

19 CHAIRWOMAN JARMON: Yes.

20 MS. CUNNINGHAM: I move we
21 issue a certificate of completion and
22 recommend release of the restrictions
23 contingent upon the delinquent taxes
24 being paid.

25 MR. RODRIGUEZ: I second.

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1 CHAIRWOMAN JARMON: All in
2 favor?

3 (Aye.)

4 CHAIRWOMAN JARMON: Any
5 opposed?

6 (No response.)

7 CHAIRWOMAN JARMON: Next item
8 is 506 and 510 Emily Street. 506 is a
9 lot. 510 looks like a garage. Can I
10 get a recommendation on these two lots?

11 MR. DWYER: I move that we
12 issue a certificate of completion.

13 MS. CUNNINGHAM: Second.

14 CHAIRWOMAN JARMON: All in
15 favor?

16 (Aye.)

17 CHAIRWOMAN JARMON: Any
18 opposed?

19 (No response.)

20 CHAIRWOMAN JARMON: Next item,
21 5618 Montrose. The property was
22 transferred back in 1983.

23 MS. CUNNINGHAM: I'm going to
24 move that we table it. They have a very
25 significant tax balance and there's no

1 agreement to prove that they're going to
2 pay the taxes, so I would rather have
3 them here.

4 CHAIRWOMAN JARMON: I did tell
5 them to come. I will table this until
6 next month. Next item is 2032 East
7 Susquehanna Avenue. This was
8 transferred as a side yard in 2014.

9 (Witness approached
10 podium.)

11 CHAIRWOMAN JARMON: Good
12 morning. State your name for the
13 record.

14 MR. DONATO: Ian Donato. I'm
15 representing the owners William and
16 Elizabeth Davis.

17 CHAIRWOMAN JARMON: Is he
18 selling the lot?

19 MR. DONATO: Yes, he is.

20 CHAIRWOMAN JARMON: I never
21 received agreement of sale.

22 MR. DONATO: I actually sent
23 it to -- you're Susie?

24 CHAIRWOMAN JARMON: Yes.

25 MR. DONATO: I got a bounce

1 back. I actually have a copy.

2 CHAIRWOMAN JARMON: Okay.

3 MR. DWYER: You're
4 representing them. Are you their
5 realtor or --

6 MR. DONATO: Yes.

7 MS. CUNNINGHAM: Do you have a
8 settlement scheduled?

9 MR. DONATO: Not right now.
10 We just wanted to go through this first,
11 but we are likely going to sell in 2020.

12 MS. CUNNINGHAM: Okay.
13 Because we can't actually issue the
14 certificate of completion until December
15 because that will be the five years.

16 MR. DONATO: Okay.

17 MR. DWYER: Do they need to
18 come back in December?

19 MS. CUNNINGHAM: No, because
20 it will expire before the next meeting.

21 MR. DWYER: Okay.

22 CHAIRWOMAN JARMON: So this is
23 approved contingent upon being prepared
24 after December?

25 MS. CUNNINGHAM: Yes.

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1 MR. DWYER: At the expiration
2 of five years.

3 CHAIRWOMAN JARMON: Okay. And
4 he's selling it for \$155,000?

5 MR. DONATO: That's right.

6 CHAIRWOMAN JARMON: Okay. Can
7 I get a recommendation?

8 MR. DWYER: Move that we issue
9 the certificate of completion at the
10 expiration of the five-year restriction.

11 MS. CUNNINGHAM: Second.

12 CHAIRWOMAN JARMON: All in
13 favor?

14 (Aye.)

15 CHAIRWOMAN JARMON: Any
16 opposed?

17 (No response.)

18 CHAIRWOMAN JARMON: Thank you.
19 Next item is 160-62 East Courtland
20 Street.

21 (Witness approached
22 podium.)

23 CHAIRWOMAN JARMON: Good
24 morning. State your name.

25 MR. KRIEGER: Benjamin

1 Krieger.

2 CHAIRWOMAN JARMON: You're the
3 owner who transferred this out in 1984.
4 Any questions from the Committee?

5 MS. CUNNINGHAM: There's some
6 open unsafe building violations from
7 L&I.

8 MR. KRIEGER: Yes, we are
9 aware of that. The new buyer will be
10 correcting those.

11 MS. CUNNINGHAM: There's also
12 a significant tax balance.

13 MR. KRIEGER: That will also
14 be settled at settlement. We are
15 waiting for release to settle all of the
16 debts.

17 CHAIRWOMAN JARMON: How much
18 are the taxes?

19 MS. CUNNINGHAM: \$16,341.16 as
20 of yesterday. That's not a payoff
21 number.

22 MR. KRIEGER: Yes, we
23 understand and the buyer understands
24 that and we are looking to settle the
25 debt.

1 MR. RODRIGUEZ: What is the
2 intended use of the building?

3 MR. KRIEGER: The use for the
4 building as of right now, but the
5 proposed will be a conversion to studios
6 or possible office space.

7 CHAIRWOMAN JARMON: Any
8 further questions?

9 (No response.)

10 CHAIRWOMAN JARMON:
11 Recommendation?

12 MS. CUNNINGHAM: Move we issue
13 a certificate of the completion and
14 release the restrictions contingent upon
15 a settlement being met and sent to us so
16 that outstanding municipal incumbrances
17 are being paid.

18 MR. KRIEGER: Okay. That's
19 fine. And who do we send it to?

20 CHAIRWOMAN JARMON: You can
21 send it to me, Susie Jarmon.

22 MR. KRIEGER: Is it possible
23 to get a confirmation letter saying that
24 it will be granted upon that condition;
25 is that possible?

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1 CHAIRWOMAN JARMON: Yes.

2 MR. KRIEGER: Should we wait
3 until after the meeting?

4 CHAIRWOMAN JARMON: No. You
5 can wait until later on, this afternoon.

6 MR. KRIEGER: Okay. Thank
7 you.

8 CHAIRWOMAN JARMON:
9 Recommendation?

10 MR. KENNEDY: I'll second.

11 CHAIRWOMAN JARMON: All in
12 favor?

13 (Aye.)

14 CHAIRWOMAN JARMON: Any
15 opposed?

16 (No response.)

17 CHAIRWOMAN JARMON: Thank you.
18 Next item is 2036 Ellsworth. I'm not
19 sure if I told Ms. Kellinger to attend
20 the meeting. However, she's trying to
21 settle her son's estate and she's
22 selling this property.

23 MS. CUNNINGHAM: I move that
24 we issue a certificate of completion and
25 recommend release of the restrictions.

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1 MR. RODRIGUEZ: Second.

2 CHAIRWOMAN JARMON: All in
3 favor?

4 (Aye.)

5 CHAIRWOMAN JARMON: Any
6 opposed?

7 (No response.)

8 CHAIRWOMAN JARMON: Next
9 items, 2230 and 2232 North Front Street.

10 (Witness approached
11 podium.)

12 MR. SOSALSKI: Roman Sosalski.

13 CHAIRWOMAN JARMON: And you
14 are?

15 MR. SOSALSKI: Owner.

16 CHAIRWOMAN JARMON: Do you own
17 the 2226 and 28 also?

18 MR. SOSALSKI: We do not. We
19 have 30, 32 and 34.

20 MS. CUNNINGHAM: Wait, you own
21 30, 32 and 34?

22 MR. SOSALSKI: Correct.

23 MS. JOHNSON: Who's Woodrock,
24 Inc.?

25 CHAIRWOMAN JARMON: That's who

1 we transferred title to, but he's the
2 current owner.

3 MS. CUNNINGHAM: Are you
4 selling it?

5 MR. SOSALSKI: We are. We
6 purchased the property in 2017 and this
7 issue didn't come up in our initial
8 title search, so we're trying to resolve
9 it now.

10 MR. DWYER: I move that we
11 issue a certificate of completion.

12 MR. KENNEDY: I second.

13 CHAIRWOMAN JARMON: All in
14 favor?

15 (Aye.)

16 CHAIRWOMAN JARMON: Any
17 opposed?

18 (No response.)

19 CHAIRWOMAN JARMON: Thank you.

20 MR. SOSALSKI: Thank you so
21 much.

22 CHAIRWOMAN JARMON: The next
23 item I think the owner was unable to
24 attend but they purchased this in 2019,
25 the 226 and 2228 North Front. Can I get

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1 a recommendation?

2 MS. CUNNINGHAM: Move we issue
3 a certificate of the completion and
4 recommend we release the restriction.

5 MS. DWYER: Second.

6 CHAIRWOMAN JARMON: All in
7 favor?

8 (Aye.)

9 CHAIRWOMAN JARMON: Any
10 opposed?

11 (No response.)

12 CHAIRWOMAN JARMON: Thank you.
13 Next item is 2325 Hancock. This is a
14 single family dwelling transferred out
15 in '82. Can I get a recommendation?

16 MR. DWYER: Move that we issue
17 a certificate of completion.

18 MS. CUNNINGHAM: Contingent
19 upon delinquent taxes.

20 CHAIRWOMAN JARMON: Are there
21 taxes against it?

22 MS. CUNNINGHAM: Yes.

23 MR. DWYER: I move that we
24 issue a certificate of completion
25 contingent upon payment of all

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1 delinquent taxes.

2 MS. CUNNINGHAM: Second.

3 CHAIRWOMAN JARMON: All in
4 favor?

5 (Aye.)

6 CHAIRWOMAN JARMON: Any
7 opposed?

8 (No response.)

9 CHAIRWOMAN JARMON: 3032 B
10 Street. It's another single family
11 dwelling transferred in 1991.

12 (Witness approached
13 podium.)

14 CHAIRWOMAN JARMON: Hi.

15 MR. AQUILAR: Hi, how are you?

16 CHAIRWOMAN JARMON: Good.

17 MR. AQUILAR: My name is
18 Carlos Aquilar. I'm speaking for my
19 mother Ruth Aquilar which is here to
20 have the RDA restrictions released so
21 she can sell her home.

22 CHAIRWOMAN JARMON: Okay. Can
23 we get a recommendation?

24 MR. RODRIGUEZ: So move.

25 MR. DWYER: Second.

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1 CHAIRWOMAN JARMON: All in
2 favor?

3 (Aye.)

4 CHAIRWOMAN JARMON: Any
5 opposed?

6 (No response.)

7 MR. AQUILAR: Thank you.

8 CHAIRWOMAN JARMON: You're
9 welcome. Next item, 135, 137, 139, 141,
10 143 West Huntingdon Street?

11 MS. CUNNINGHAM: What was the
12 original proposal for these lots?

13 CHAIRWOMAN JARMON: Well, it
14 wasn't to develop.

15 MS. JOHNSON: It was not?

16 (Witness approached
17 podium.)

18 CHAIRWOMAN JARMON: No, not
19 back in '93. Are you the current owner?

20 MR. COAKLEY: No. I represent
21 the owner. My name is Bob Coakley.

22 MR. RODRIGUEZ: How many times
23 have these properties been sold?

24 MR. COAKLEY: I think 1993
25 he's owned these.

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1 CHAIRWOMAN JARMON: Can I get
2 a recommendation?

3 MS. CUNNINGHAM: Move that we
4 issue a certificate of completion and
5 recommend release of the restrictions.

6 MR. KENNEDY: Second.

7 CHAIRWOMAN JARMON: All in
8 favor?

9 (Aye.)

10 CHAIRWOMAN JARMON: Any
11 opposed?

12 (No response.)

13 CHAIRWOMAN JARMON: Thank you,
14 sir.

15 MR. COAKLEY: Thank you.

16 CHAIRWOMAN JARMON: 3222 H
17 Street, Esperanza?

18 (Witness approached
19 podium.)

20 MR. ROHRER: I know you sent
21 me the picture of the garage that was
22 done and she didn't attach that to the
23 agenda. It was a garage that they
24 built. And you're waiting on a
25 certificate of occupancy, I think?

1 MR. ROHRER: Yes, we have a
2 temporary but we're waiting for the
3 final.

4 MS. CUNNINGHAM: I recommend
5 we issue a certificate of completion and
6 release of the restrictions contingent
7 upon receiving the certificate of
8 occupancy.

9 MR. RODRIGUEZ: Second.

10 CHAIRWOMAN JARMON: All in
11 favor?

12 (Aye.)

13 CHAIRWOMAN JARMON: Any
14 opposed?

15 (No response.)

16 MR. ROHRER: And we will send
17 that to you?

18 CHAIRWOMAN JARMON: Yes.

19 MR. ROHRER: My is name
20 Richard Rohrer.

21 CHAIRWOMAN JARMON: On
22 Addendum 1, the applicant 2119 North
23 17th Street, she's not selling. She
24 wanted the restrictions lifted.

25 MS. CUNNINGHAM: She's not

1 selling?

2 CHAIRWOMAN JARMON: She's not
3 selling.

4 MS. CUNNINGHAM: It's almost a
5 \$3000 delinquent tax balance.

6 MR. DWYER: Is whatever
7 structure there up to code?

8 CHAIRWOMAN JARMON: I don't
9 know. I'm going to have to have the
10 inspector go back and see what's behind
11 there.

12 MR. DWYER: Perhaps we should
13 table this.

14 CHAIRWOMAN JARMON: Who said
15 that?

16 MR. DWYER: I did, to see what
17 the -- we don't know what the structure
18 is and the balance.

19 CHAIRWOMAN JARMON: Okay.
20 We're going to table this item. The
21 next assignment is 3932 to 36 Mt. Vernon
22 Street. It's a property that I think
23 Land Bank owns now that needs the
24 restriction lifted.

25 MR. VASSALLO: Brad Vassallo.

1 I'm with the Philadelphia Housing
2 Develop Corporation. This is a land
3 swap between the developer, Highland
4 Development(ph) LLC and Medcost(ph)
5 Enterprises LLC and they're swapping
6 with PHDC property at 3132 -- 324 41st
7 Street. And the property in question is
8 3932-36 Mt. Vernon, is to preserve the
9 Holly Street Community Garden on 41st
10 Street. So they are intending to do
11 multi-family residential development on
12 the numbering street properties.

13 MS. CUNNINGHAM: Move to issue
14 a certificate of completion and
15 recommend the release of the
16 restrictions.

17 MR. DWYER: Second.

18 CHAIRWOMAN JARMON: All in
19 favor?

20 (Aye.)

21 CHAIRWOMAN JARMON: Any
22 opposed?

23 (No response.)

24 MR. RODRIGUEZ: Absentia.

25 CHAIRWOMAN JARMON: Next item

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1 is 3103 North Taylor Street. I'm going
2 to table this item because it has all of
3 these violations stuck up on the door.

4 3617 Sepviva, we have an
5 agreement of sale here.

6 MR. DWYER: I move that we
7 issue a certificate of completion.

8 MR. RODRIGUEZ: Contingent.

9 MR. DWYER: On the taxes being
10 paid.

11 MR. RODRIGUEZ: Second.

12 CHAIRWOMAN JARMON: All in
13 favor?

14 (Aye.)

15 CHAIRWOMAN JARMON: Any
16 opposed?

17 (No response.)

18 CHAIRWOMAN JARMON: Next item,
19 6051 Delancey. They were told to clean
20 this lot.

21 MR. RODRIGUEZ: Did they plan
22 on selling this?

23 MS. CUNNINGHAM: They just
24 bought it.

25 CHAIRWOMAN JARMON: They

1 recently purchased this.

2 MS. CUNNINGHAM: Move to issue
3 a certificate of completion and make a
4 recommendation to release the
5 restriction contingent upon cleaning the
6 lot and paying the delinquent taxes.

7 MR. DWYER: Second.

8 CHAIRWOMAN JARMON: All in
9 favor?

10 (Aye.)

11 CHAIRWOMAN JARMON: Any
12 opposed?

13 (No response.)

14 CHAIRWOMAN JARMON: Next item
15 is 1634 Cambridge, 913-17 North 17th
16 Street. I think these addresses were
17 all combined and the address is now 1636
18 Cambridge.

19 MR. STRAUSS: It's actually
20 1632. Max Strauss representing
21 Cambridge Investment, LLC. So the
22 reverter was not on the original title
23 search. It was not represented on the
24 purchase, but we have one of the parcels
25 selling supposed to be the 15th, but it

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1 will probably be pushed back to next
2 Friday.

3 CHAIRWOMAN JARMON: Any
4 questions from the Committee?

5 (No response.)

6 CHAIRWOMAN JARMON:
7 Recommendation?

8 MS. CUNNINGHAM: I move we
9 issue a certificate of completion and
10 recommend the release of the
11 restrictions.

12 MR. DWYER: Second.

13 CHAIRWOMAN JARMON: All in
14 favor?

15 (Aye.)

16 CHAIRWOMAN JARMON: Any
17 opposed?

18 (No response.)

19 CHAIRWOMAN JARMON: Thank you.

20 MR. STRAUSS: Thank you.

21 CHAIRWOMAN JARMON: Next item
22 is 1723 Ridge Avenue. There's a
23 restriction on the deed from 1997.

24 MR. DWYER: I move that we
25 issue a certificate of completion.

1 MS. CUNNINGHAM: Second.

2 CHAIRWOMAN JARMON: All in
3 favor?

4 (Aye.)

5 CHAIRWOMAN JARMON: Any
6 opposed?

7 (No response.)

8 CHAIRWOMAN JARMON: The next
9 items are properties being transferred
10 from Land Bank to HACE for urban garden
11 agreements.

12 MR. RODRIGUEZ: So this will
13 be a five-year lease that the Land Bank
14 will be offering to HACE. They will
15 maintain and manage the properties
16 during that time period and provide
17 insurance alleviating the Land Bank to
18 incur those costs.

19 (Witness approached
20 podium.)

21 MS. GONZALEZ: Good morning.
22 My name is Maria Gonzalez. I'm
23 president of HACE Community Development
24 Corporation. Based on the plan that was
25 completed in 2015, the long-term goal is

1 to be able to develop affordable
2 commercial housing.

3 MR. DEL VALLE: My name is
4 Andre Del Valle, a legislative aide for
5 Councilwoman Sanchez, and we're in
6 support of these transfers to HACE.

7 MS. CUNNINGHAM: I move we
8 accept the agreement.

9 MR. DWYER: Second.

10 CHAIRWOMAN JARMON: All in
11 favor?

12 (Aye.)

13 CHAIRWOMAN JARMON: Any
14 opposed?

15 (No response.)

16 MR. RODRIGUEZ: Absentia.

17 CHAIRWOMAN JARMON: Addendum
18 No. 2, properties that were requested by
19 Land Bank this morning. You have side
20 yards. I received this letter on
21 Friday, a petition from the block. I'm
22 going to read it into record. It says,
23 the undersigned are against the sale
24 transfer of the property known as 2314
25 North 5th Street. This property has been

1 a blight on the community for over 13
2 years. The adjacent owner, 2312 North
3 5th Street, has been using the lot to
4 store cars, construction materials,
5 appliances and at times he harbored farm
6 animals. Residents have alerted the
7 City of Philadelphia Licenses &
8 Inspections Office numerous times and
9 thought 2312 North 5th Street does not
10 own the properties he is cited, but does
11 nothing to resolve the issues. This
12 site is adjacent to Rainbow de Colores
13 Handball Court and Summer Program
14 Facility which serves over 100 children
15 a year and is a Pennsylvania Handball
16 Associate Site. It is the community's
17 fear that once ownership is transferred,
18 the site will continue to be an eyesore
19 and a hazard to our children and
20 community. We urge you not to transfer
21 this site to the adjacent owner, and I
22 have a signed petition here.

23 We have 110 East Wisheart as a
24 side yard, 221 West Sergeant Street,
25 also this 2314 North 5th Street, 540

1 East Cambria, 2760 North Ringgold, 3848
2 Melon, 2908 North 2nd Street, these were
3 all requests for side yards. Can I get
4 a recommendation?

5 MS. CUNNINGHAM: These are
6 currently Land Bank properties, right?

7 CHAIRWOMAN JARMON: Right.

8 MS. CUNNINGHAM: Motion to
9 recommend the Land Bank dispose of their
10 side yards that are listed here.

11 Honestly, I'm not sure that Land Bank
12 had their meeting on these yet, but the
13 neighborhood people are probably better
14 served speaking to the Land Bank Board
15 than sending a petition here.

16 MR. DWYER: The photo from
17 Google Maps which is included in this
18 package does show a considerable amount
19 of vehicles and whatever else on that
20 lot.

21 MR. RODRIGUEZ: It's been
22 removed. The property owner -- we
23 required that they remove it and they
24 did remove it. It's not on their land
25 anymore.

1 MS. CUNNINGHAM: The Board is
2 still going to have to approve it and
3 all of that. Their compliance with
4 code, their compliance with taxes, all
5 of that is reviewed by the Land Bank and
6 presented to their Board.

7 MR. RODRIGUEZ: Correct.

8 MS. MEDLEY: I do think it's
9 still a recommendation by this body to
10 be sold. So this body needs to make
11 sure they are comfortable with making
12 that recommendation or if they want to
13 make a recommendation now and not table
14 it before it is resolved, to put in a
15 recommendation that they feel
16 comfortable.

17 MR. RODRIGUEZ: I will say for
18 the record that all side yards conveyed
19 by the Land Bank do come with the
20 restrictions stating that the property
21 will be used as a side yard. Also, we
22 have reversionary language where if they
23 were to park on the land, we can take
24 the property back. If they do not
25 utilize it as they stated it, as a side

1 yard, we will take the property back.

2 MR. DODDS: Right, but that
3 requires inspected regularly and I don't
4 know if they can be sure of that.

5 MR. DWYER: Right. All
6 properties when sold have that
7 restriction.

8 MR. RODRIGUEZ: I'm not sure
9 that's actually accurate.

10 MS. CUNNINGHAM: That is true,
11 the function of some of the staff of the
12 Land Bank is to inspect and to -- I
13 mean, that's what they do.

14 MR. RODRIGUEZ: To Linda's
15 point, this body does not have to
16 recommend the disposition of this lot.

17 CHAIRWOMAN JARMON: So the
18 recommendation for the side yards?

19 MS. MEDLEY: I would suggest
20 that perhaps this body would want to
21 table this. I think you just want to
22 make sure that the concerns that the
23 neighborhood have expressed have been
24 addressed and considered by this body
25 before making a recommendation. So what

1 you're saying is that it's already been
2 cleaned --

3 MR. RODRIGUEZ: Well, they're
4 talking about future activity. I'm
5 talking about current activity.

6 MS. MEDLEY: Oh, yeah. I'm
7 only talking about the concerns that
8 were raised in the letter.

9 MR. RODRIGUEZ: If you read
10 the letter, it's talking about future if
11 permanent transfer of title, that it
12 will revert back to previous use. So my
13 own thing would be at what point or what
14 would this body be looking for as a
15 recommendation. Either you're going to
16 say, no, I don't recommend it or, yes, I
17 do recommend it. But in terms of that
18 deliberation for maintenance, I don't
19 know that this body has the operation or
20 capacity to do so.

21 MS. MEDLEY: I guess the first
22 part is the current condition of it. As
23 it's seen in this picture, I understand
24 you said that all of this in this
25 picture is no longer there; is that

1 correct?

2 MR. RODRIGUEZ: Well, the lot
3 is adjacent to the property. So if
4 you're looking at this, the lot is --

5 MS. MEDLEY: To the right?

6 MR. RODRIGUEZ: Yes.

7 MR. DWYER: Do you guys have a
8 sense of whether the representations
9 made in the letter are accurate, like
10 when the lot needs to be cleaned from
11 this picture, the person acquiring the
12 lot, was all this junk theirs?

13 MR. RODRIGUEZ: I think what
14 the Committee is saying the person
15 resides in the building, the Land Bank
16 owns the lot adjacent to the property.
17 That's what qualifies them for a side
18 yard disposition. The person then owns
19 the second and third lot to the right of
20 that property.

21 MS. CUNNINGHAM: Does anyone
22 live in that property?

23 MR. RODRIGUEZ: They live in
24 this property.

25 MS. CUNNINGHAM: Because

1 that's a multi-family property, right?

2 MR. RODRIGUEZ: Okay.

3 MS. CUNNINGHAM: We can make a
4 motion that we table just this specific
5 side yard and that everything else be
6 approved.

7 MR. DWYER: I agree.

8 MS. CUNNINGHAM: And that will
9 give them a little bit more time to look
10 a little more deeper into it.

11 MR. KENNEDY: I'll second.

12 CHAIRWOMAN JARMON: All in
13 favor?

14 (Aye.)

15 CHAIRWOMAN JARMON: Any
16 opposed?

17 (No response.)

18 CHAIRWOMAN JARMON: The next
19 items are transfers from the City to RDA
20 to Land Bank.

21 MR. RODRIGUEZ: I absentia to
22 the last one.

23 MR. DWYER: I move that we
24 approve all the transfers from the City
25 to RDA to the Land Bank.

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1 MS. CUNNINGHAM: Second.

2 CHAIRWOMAN JARMON: All in favor?

3 (Aye.)

4 CHAIRWOMAN JARMON: Any opposed?

5 (No response.)

6 CHAIRWOMAN JARMON: I would like
7 to add last month's minutes to this meeting.

8 MR. RODRIGUEZ: So moved.

9 MR. DWYER: There's a floating
10 agreement for sale?

11 CHAIRWOMAN JARMON: Yes, that was
12 already done. Meeting is adjourned. Thank
13 you.

14 (Vacant Property Committee Hearing
15 concluded at 11:05 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 this is a correct transcript of the
same.

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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