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

MS. LOPEZ: Abner Rivera.

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

MS. LOPEZ: Correct.

CHAIRWOMAN JARMON: Can you let the Committee know what his proposal is.

And can you just state your name for the record.

MS. LOPEZ: Vivian Lopez.

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

CHAIRWOMAN JARMON: Are there
any questions from the Committee?

(No response.)

CHAIRWOMAN JARMON:

Recommendation?

MS. DUNBAR: Motion to sell at

the LAMA price.

(Duly seconded.)

CHAIRWOMAN JARMON: All in

favor?

(Aye.)

CHAIRWOMAN JARMON: We'll be in

touch. It was approved.

MS. LOPEZ: Okay.

CHAIRWOMAN JARMON: The next

item is 2700 West George Street, Floyd

and Diann's Tire Shop.

MS. GRANDY-SINGLETARY: Yes.

CHAIRWOMAN JARMON: You want to

come up to the podium.

(Witness approached podium.)

CHAIRWOMAN JARMON: Good

morning.

MS. GRANDY-SINGLETARY: Good

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

MS. GRANDY-SINGLETARY: Diann Grandy-Singletary.

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

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

CHAIRWOMAN JARMON: Any questions from the Committee?

(No response.)

CHAIRWOMAN JARMON: Recommendation?
MR. GRADWOHL: Motion to sell at the LAMA price.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

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

(No response.)

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

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

Can I get a recommendation?

MR. GRADWOHL: Recommendation for no consideration.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

The next items are Urban Garden Agreements, which I can accept.
MR. HUNTER: I have a question about the last one on there. That I think was on the agenda a couple months ago for a transfer for a side yard, and I think we brought that back to the Councilman.

CHAIRWOMAN JARMON: Which item?

MR. HUNTER: Sorry. The 1148 South Cleveland.

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

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

CHAIRWOMAN JARMON: No.

MR. HUNTER: Okay.

MS. JOHNSON: And is 3108 Chadwick a house?

CHAIRWOMAN JARMON: No. It's a lot. That was a typo. So the guy is getting it as a side yard. Yeah. He's going to get that as a side yard. He
Owns the adjacent property.
The next items are non-profit lots, which is WCRP, Nora.

(Witnesses approached podium.)

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

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

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

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

CHAIRWOMAN JARMON: Thirty-two townhouses?

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

CHAIRWOMAN JARMON: And I have an addendum here for 2031 Reed Street, which I would like to add to the agenda to be included in this same project for
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WCRP. Can I get a recommendation?

MS. DUNBAR: Motion.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Are there any questions from the Committee?

(No response.)

MS. DUNBAR: Motion to transfer the lots, I'm guessing, for nominal consideration since it is a tax credit deal.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Okay.

Thank you.

MS. LICHTASH: Thank you.

CHAIRWOMAN JARMON: Just a change in the agenda. It should be South Taylor Street properties and not North. The next item is a request for
an extension of time, JBS Renovations, LLC. They have been here a couple times asking for extensions. I think they have some kind of legal action going on.

(Witness approached podium.)

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

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

CHAIRWOMAN JARMON: Any questions from the Committee?

(No response.)

CHAIRWOMAN JARMON: Recommendation?
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MS. DUNBAR: Motion to provide
the extension.

(Duly seconded.)

CHAIRWOMAN JARMON: Six-month
extension.

MS. DUNBAR: Six-month
extension.

(Duly seconded.)

CHAIRWOMAN JARMON: All in
favor?

(Aye.)

MR. SINNI: Thank you.

CHAIRWOMAN JARMON: You're
welcome.

The next item is just a change
of name. Originally this property was to
go to the Redevelopment Authority.
However, it's to be transferred to Wynne
Senior Residence, LP. Can I get a
recommendation?

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

(Duly seconded.)
CHAIRWOMAN JARMON: All in favor?

(Aye.)

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

Hi.

(Witness approached podium.)

MS. AKHATIB: Good morning.

MS. DUNBAR: Good morning.

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

MS. AKHATIB: Rahil Akhatib.

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

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

CHAIRWOMAN JARMON: Any questions from the Committee?

MS. DUNBAR: So this was
transferred since 1986?

CHAIRWOMAN JARMON: Yes.

MS. DUNBAR: Okay.

CHAIRWOMAN JARMON: So these are your parents?

MS. AKHATIB: Yes. They both passed.

CHAIRWOMAN JARMON: So you're trying to settle the estate.

Any questions from the Committee?

MS. DUNBAR: Motion to release.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

1822 Titan Street, Collette Walsh.

(Witnesses approached podium.)

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

MS. WALSH: Collette Walsh.
CHAIRWOMAN JARMON: And you're asking for a release on this property, on 1822 Titan Street?

MS. WALSH: Yes.

CHAIRWOMAN JARMON: To sell?

MS. WALSH: Yes.

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

MS. WALSH: Yes.

CHAIRWOMAN JARMON: And what happened?

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

MS. JOHNSON: When did you purchase the home?


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

MR. GRADWOHL: The restrictions
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would have to be passed over because it was October 24th. The lot hasn't been developed yet.

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

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

MS. WALSH: Okay.

MS. SOLOMON: We also need this lot cleaned.

MR. GRADWOHL: Yes.

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

MS. WALSH: Okay.

CHAIRWOMAN JARMON: Any further questions?

MR. WALSH: Excuse me.

Cleaned? It's already tarped so no weeds or anything grow on it. What else was needed on the lot to be cleaned?
COURT REPORTER: Can you state your name.

MR. WALSH: James Walsh.

MR. GRADWOHL: The tarp and rubble.

MR. WALSH: Excuse me?

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

MR. WALSH: They're stones. It's a tarp to keep any weeds from growing or anything on it, and there's stones that block the top of it to hold the tarp down.

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

CHAIRWOMAN JARMON: Okay.

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

CHAIRWOMAN JARMON: So the reason you put that over there is so the
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grass wouldn't grow?

MR. WALSH: Yes.

CHAIRWOMAN JARMON: All right.

So it should be okay.

Any further questions?

(No response.)

CHAIRWOMAN JARMON: Recommendation?

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

MR. WALSH: Yes.

CHAIRWOMAN JARMON: Any further questions?

(No response.)

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

MS. DUNBAR: Not yet.

CHAIRWOMAN JARMON: I didn't get a first.

MS. DUNBAR: I did a first.
CHAIRWOMAN JARMON: You made the recommendation. Can I get a second?

MS. COSTA: I'll second.

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

Thank you.

MR. WALSH: Thank you.

CHAIRWOMAN JARMON: 1319 South Mole Street, Clara McLeod.

(Witness approached podium.)

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

MR. WOLGEMUTH: Daniel Wolgemuth.

CHAIRWOMAN JARMON: Are you the current owner?

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

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

MR. WOLGEMUTH: I'm a manager
CHAIRWOMAN JARMON: That currently owns it?

MR. WOLGEMUTH: That currently owns it, yes.

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

MR. WOLGEMUTH: Yeah.

COURT REPORTER: Can you spell your last name?

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

CHAIRWOMAN JARMON: And this settled back in 2002.

MR. WOLGEMUTH: We purchased it in 2014.

CHAIRWOMAN JARMON: And you purchased in 2014, okay.

Any questions from the Committee?

(No response.)

CHAIRWOMAN JARMON: Recommendation?

Can I get a recommendation,
MR. GRADWOHL: I recommend we grant the Certificate of Completion. (Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

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

(Witnesses approached podium.)

CHAIRWOMAN JARMON: Good morning.

MR. LAJARA: Good morning.

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

MR. LAJARA: My name is Julio Lajara.

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

MR. LAJARA: Yes, ma'am.

CHAIRWOMAN JARMON: And your proposal is?
MR. LAJARA: To clean those lots and maintain them clean for recreational purposes to allow some of the kids in the neighborhood to go in there and play, because right now it's being used as a safe haven for people on the street to use their body systems for.

CHAIRWOMAN JARMON: Any questions from the Committee?

(No response.)

CHAIRWOMAN JARMON: Recommendation?

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

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

MS. LAJARA: Thank you.

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

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

(Witness approached podium.)

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

MS. FRANCIS: Good morning.
Iquila Francis.

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

MS. FRANCIS: Yes.

CHAIRWOMAN JARMON: And your proposal will be?

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

CHAIRWOMAN JARMON: Rehab and occupy.

Any questions from the Committee?

(No response.)

CHAIRWOMAN JARMON: Recommendation?
MR. GRADWOHL: Motion to sell the property at the LAMA price.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: All right. Thank you.

MS. FRANCIS: Thank you.

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

UNIDENTIFIED SPEAKER: 1148 South Cleveland.

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

UNIDENTIFIED SPEAKER: Okay.

CHAIRWOMAN JARMON: Thank you.

Anybody else?

(No response.)

CHAIRWOMAN JARMON: The meeting is now adjourned. I would just like to
add the minutes from January 12th, 2016

Now the meeting is adjourned.

Have a good day.

(Vacant Property Review 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.

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MICHELE L. MURPHY
RPR-Notary Public

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