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
CHAIRMAN JARMON:  Good morning.
My name is Susie Jarmon.  We are going
to get started.  I would like to add the
Addendum to the Agenda.  And I have three items
to be tabled on the Agenda.  Page 2, 1916
Nicholas Street.  On the Addendum, I have 2724
George and 2122 East Arizona Street.
Are there any attorneys in the room?
The first items are Urban Garden
Agreements.  We have two:  2538 Hutchinson and
2540 Hutchinson Street.

MR. RODRIGUEZ:  So moved.

MR. O'DWYER:  Second.

CHAIRMAN JARMON:  All in favor?

(Ayes.)

CHAIRMAN JARMON:  Any opposed to the
Urban Garden Agreements?

(No opposition.)

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

MS. JOHNSON:  They haven't done
anything.  No permits pulled.
CHAIRMAN JARMON: Yeah, no.
MR. RODRIGUEZ: They are trying to get a variance?
MS. CUNNINGHAM: The attachment says they are working with the community to even decide what is built.
MS. JOHNSON: It was acquired a year ago.
MR. DODDS: Do you remember what the original proposal was?
CHAIRMAN JARMON: To build.
MS. CUNNINGHAM: Build what? Houses or --
CHAIRMAN JARMON: It was houses they were going to build. We can table the item, and I can invite him back next month.
MR. RODRIGUEZ: So moved.
SPEAKER 1: I am here to answer any questions you have on Broad Street.
CHAIRMAN JARMON: 3102 and 4?
MR. LACORTE: Yes, ma'am.
CHAIRMAN JARMON: I just called. You can come up.
(Applicant approached podium.)
CHAIRMAN JARMON: State your name for
the record.

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

CHAIRMAN JARMON: The Committee has
questions?

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

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

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

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

MR. LACORTE: Yes, I am.

CHAIRMAN JARMON: Any further questions?

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

MR. LACORTE: CMX3, commercial mixed
use. You can put residential three apartments by right.

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

MR. LACORTE: February.

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

MR. LACORTE: Not yet, no.

MS. CUNNINGHAM: You have financing in place?

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

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

MR. LACORTE: Yes.

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

MR. LACORTE: Okay.

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

MR. RODRIGUEZ: This was conveyed one year ago?
MR. LACORTE: Yes.

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

MR. LACORTE: Yes, it was.

MR. RODRIGUEZ: Is it the original idea?

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

CHAIRMAN JARMON: Any further questions?

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

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

MR. RODRIGUEZ: You are building by right?

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

MS. CUNNINGHAM: Also, just -- I am sure it's an oversight. But one of them, taxes for 2018 weren't paid. It's not a lot of money.
You should get two bills. There are two
separate lots. Only one of them was paid.

MR. LACORTE: Okay.

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

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

MS. CUNNINGHAM: I think it was 3102.

MR. LACORTE: Thank you.

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

MR. PADILLA: No.

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

MR. LACORTE: Correct.

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

MR. LACORTE: Correct.

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

MR. LACORTE: Just twice. Because after
we went to the community, they were in support
of the apartments, but then they asked if we can put a Wawa there. We stopped the apartments, started dealing with Wawa. But that took --
they have to do studies. They have to do traffic flows and traffic signals, all kinds of stuff. We went back and forth with them how much square footage they needed, off-street parking they needed, stuff like that.

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

MR. LACORTE: Correct.

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

MR. LACORTE: Yes.

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

MR. LACORTE: Correct.

MR. RODRIGUEZ: Given the fact that it's been a year, I mean, I don't know how the Committee members feel about this. I would like to know what the level of support is for this project and then understanding the timeline.

Because if we restart it now, you're not going
to be able to develop it in six months.

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

MR. RODRIGUEZ: I understand what you are saying.

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

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

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

MR. LACORTE: Okay.

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

MR. LACORTE: Sure.

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

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

MR. LACORTE: Okay. Sure.

MR. PADILLA: Just an additional comment, I don't want to belabor the point.

When you change use in that fashion, you should have come to the Committee and informed us of that use because it does take time.

MR. LACORTE: Okay.

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

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

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

MR. LACORTE: December.

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

MR. RODRIGUEZ: Six months.

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

MR. O'DWYER: Will you be prepared to
come back to this committee in one month and share with us your plans?

MR. LACORTE: Yes.

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

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

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

MS. CUNNINGHAM: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: Thank you.

MR. LACORTE: Thank you.

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

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

CHAIRMAN JARMON: Yeah.
MR. O'DWYER: Don't see certificates of occupancy. Do they have those?

CHAIRMAN JARMON: It's not a building.

These are lots.

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

MR. RODRIGUEZ: These are completed buildings.

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

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

CHAIRMAN JARMON: Right.

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

MR. O'DWYER: I second that.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: 829 and 871 North 4th Street, which isn't the correct address. I think it's the address now, but the original address was 332 Poplar Street. They did some
type of consolidation. So, the address that we are doing the restriction on is 332 Poplar.

MR. RODRIGUEZ: Are the pictures correct?

CHAIRMAN JARMON: Yes.

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

MR. O'DWYER: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

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

(Applicant approached podium.)

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

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

MR. MALKOWSKI: To see inside the lot?

CHAIRMAN JARMON: Yeah.

MR. MALKOWSKI: You can actually see the
lot as far as it goes. It's all open. It's just got the two fences. But the house I have next door to it, the fence you can actually see right through it.

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

CHAIRMAN JARMON: He couldn't take a picture.

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

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


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

MS. CUNNINGHAM: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

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

CHAIRMAN JARMON: Sure.
(At this time, a discussion was held off the record.)

CHAIRMAN JARMON: Thank you.

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

CHAIRMAN JARMON: Which one are you talking about?

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

CHAIRMAN JARMON: There is a restriction in there.

MS. CUNNINGHAM: They are PRA restrictions. They are not the VPRC restrictions.

MS. MEDLEY: The deed --

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

MR. KOONCE: But was it condemned after that?
MS. CUNNINGHAM: Maybe. It was never a
city --
CHAIRMAN JARMON: It was never city
owned. It was condemned.
MS. MEDLEY: But in the deed it says
that they have to come back in front of VPRC to
make sure that the conditions were satisfied.
We had something similar to this about a month
or two ago.
MR. RODRIGUEZ: Is this an
administrative release?
MS. MEDLEY: Basically. We will give
them a certificate saying what we can and cannot
certify. And then give it to PRA who will have
to do the release.
CHAIRMAN JARMON: State your name for
the record.
MS. REED: Roberta Reed.
CHAIRMAN JARMON: She is now still the
current owner of this house.
MS. JOHNSON: Is the roof collapsing on
the porch?
MS. REED: No.
MS. JOHNSON: On the photo it looks like
that.
MR. RODRIGUEZ: The property is occupied, correct? You live in it?
MS. REED: Yes, sir.
MR. RODRIGUEZ: I move we approve the administrative release for this property.
MR. O'DWYER: Second that.
CHAIRMAN JARMON: All in favor?
(Ayes.)
CHAIRMAN JARMON: Any opposed?
(No opposition.)
MR. PADILLA: Just want to make sure, she still needs to come to PRA, correct?
CHAIRMAN JARMON: Have you gotten in contact with the Redevelopment Authority regarding the release also?
MS. REED: Yes. I actually went there first and then came here.
MR. PADILLA: Be very clear, it takes about 30 to 45 days at PRA.
CHAIRMAN JARMON: Thank you.
MS. REED: Thank you.
CHAIRMAN JARMON: Next item, 2224 Front Street.
MR. O'DWYER: Is this conveyed as a side yard?
CHAIRMAN JARMON: Yes, back in 1984. Can I get a recommendation?

MR. RODRIGUEZ: So moved.

MS. CUNNINGHAM: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: Thank you.

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

MR. HUNTER: Two issues. One is that one of the lots, they fenced in three lots. One of those lots is PHA lot. I guess never owned. And also, the fence is beyond the maximum height that's allowed for fences. Should only be 4 feet. And this needs to be 50 percent opaque. I think the existing fence shouldn't be on that property.

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

MR. HUNTER: There is a PHA property on
1901. Is he buying that property?

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

MR. HUNTER: The fence covers all those properties.

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

MR. HUNTER: Honestly, should replace the fence.

MS. CUNNINGHAM: And it's encroaching.

CHAIRMAN JARMON: What's the recommendation?

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

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

MR. KOONCE: Yeah.

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

CHAIRMAN JARMON: All right.
MR. O'DWYER: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Next item is 1310 North Hollywood Street. The current owner purchased this in October 2017, and just asking that the restrictions be removed.

MR. RODRIGUEZ: The current owner is living in the property? Do they currently live there?

CHAIRMAN JARMON: No.

MR. O'DWYER: This property was sold by PHDC to somebody in 1986 with the deed restrictions. It was sold multiple times. It was, at the very least, sold to this new applicant in 2017. And he is asking for it to be removed.

CHAIRMAN JARMON: Yes.

MR. RODRIGUEZ: So moved.

MR. O'DWYER: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: Thank you.
1412 West Dauphin Street.

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

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

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

MR. PADILLA: This looks like a market transaction.

MS. CUNNINGHAM: We transferred it in 2002.

MR. RODRIGUEZ: The restrictions are lifted?

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

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

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

CHAIRMAN JARMON: Yes. They want to develop. And they are trying to apply for financing.
MS. CUNNINGHAM: And the bank is wanting the restriction lifted.

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

CHAIRMAN JARMON: For the church.

MS. JOHNSON: In 2002?

MS. CUNNINGHAM: Yeah.

Move that we release.

MR. RODRIGUEZ: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

MS. PLACKE: I am recusing myself.

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: Thank you.

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

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

MS. CUNNINGHAM: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: 2466 Almond Street.
We have that this was acquired December.

However, it was acquired March as a side yard.

(Applicant approached podium.)

CHAIRMAN JARMON: You are here for Almond?

MS. REED: Yes.

CHAIRMAN JARMON: State your name for the record.

MS. CROSBY: Rebecca Crosby.

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

MR. RODRIGUEZ: When was this conveyed again?

CHAIRMAN JARMON: 1984 as a side yard.

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

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

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

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

MR. DODDS: Why did you put a No Parking sign?
MS. CROSBY: We parked right outside the fence. There was a yellow line when we moved in.

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

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

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

MS. CROSBY: We are selling it.

CHAIRMAN JARMON: There is an agreement of sale attached.

MR. O'DWYER: I see that.

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

MS. CROSBY: Yes.

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

MS. CROSBY: I am assuming build on it.

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

MS. CROSBY: I have a picture from this morning.
CHAIRMAN JARMON: Okay.

MR. O'DWYER: Can you give that?

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


Recommendation?

MR. RODRIGUEZ: So moved.

MR. O'DWYER: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: Thank you.

3028 and 3030 North Broad Street.

(Applicant approached podium.)

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

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

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

MR. WHITMIRE: So, we are a non-profit. It was gifted to us a couple years ago. It was Teen Haven and given to them as a gift, as well,
probably in the late '70s.

CHAIRMAN JARMON:  Eighties.

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

CHAIRMAN JARMON:  The original was the Christian Youth Services.

MR. WHITMIRE:  Yes.

MS. JOHNSON:  Was it for a side yard?

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

MS. CUNNINGHAM:  For recreation space or --

MR. WHITMIRE:  No.  It's one house.

They use it as a parking lot, those side two properties.

MS. JOHNSON:  There is two lots?

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

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

MR. WHITMIRE:  It's a billboard on the other side of the fence where it's a KFC -- yeah, KFC is there.
MR. O'DWYER: I see. That's not a street. That's the property line of the KFC?

MR. WHITMIRE: Yes.

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

MR. WHITMIRE: Yes.

CHAIRMAN JARMON: Can I get a recommendation?

MR. RODRIGUEZ: So moved.

MR. O'DWYER: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: Thank you.

MR. WHITMIRE: Thank you.

CHAIRMAN JARMON: Next item, 2333 North Fairhill.

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

CHAIRMAN JARMON: Yes.

MS. CUNNINGHAM: So moved.

MR. RODRIGUEZ: Second.
CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

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

MR. RODRIGUEZ: So moved.

MS. CUNNINGHAM: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

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

(Applicant approached podium.)

CHAIRMAN JARMON: He received this as a side yard.

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

CHAIRMAN JARMON: Your dad is in order Florida?

MR. RIVERA: Yes. He's retired.

CHAIRMAN JARMON: State your name for the records.
MR. RIVERA: Jose Manuel Rivera.

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

CHAIRMAN JARMON: Is there a structure on the lot?

MR. RIVERA: Yes, a shed.

CHAIRMAN JARMON: Has to be removed.

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

CHAIRMAN JARMON: The approval --

MR. RODRIGUEZ: Rather large for a tool shed.

CHAIRMAN JARMON: The recommendation is?

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

CHAIRMAN JARMON: You have to remove the shed.

MR. RIVERA: Okay. No problem.

CHAIRMAN JARMON: And clean the lot.

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

MR. RIVERA: Okay.

MR. RODRIGUEZ: So moved.

MR. O'DWYER: Second.
CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: Thank you.

MR. RIVERA: Have a good day.

CHAIRMAN JARMON: You too.

1429 West Venango.

MR. RODRIGUEZ: So moved.

MR. O'DWYER: Second.

(Applicant approached podium.)

MS. JOHNSON: So moved what?

CHAIRMAN JARMON: He's here.

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

MR. LEE: Brandon Lee.

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

MR. LEE: Yes, ma'am.

CHAIRMAN JARMON: And you are the current owner?

MR. LEE: Yes.

MR. RODRIGUEZ: Did you live in the property?

MR. LEE: No. Currently not.
CHAIRMAN JARMON: Any further questions?

MR. RODRIGUEZ: So moved.

MR. O’DWYER: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: Thank you.

George Street was tabled. Arizona was tabled.

The next item, 1820 South 58th Street.

They recently purchased this at sheriff sale July 2017, and they are not selling. They just want the restrictions removed.

MR. RODRIGUEZ: What's the intent?

CHAIRMAN JARMON: I think it's a house.

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

MR. O’DWYER: With trash in it.

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

1351 East Price Street.
(Applicant approached podium.)

MS. JOHNSON:  Good morning.

CHAIRMAN JARMON:  State your name.

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

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

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

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

MS. JOHNSON:  Yes, ma'am.

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

MR. O'DWYER:  Second.

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

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

MS. JOHNSON:  Okay.

MR. O'DWYER:  I second that.

CHAIRMAN JARMON:  All in favor?
(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: Thank you.

MS. JOHNSON: Thank you.

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

2240 West Oxford Street.

MR. RODRIGUEZ: Do you need action on this?

CHAIRMAN JARMON: We can.

MR. RODRIGUEZ: So moved.

MS. CUNNINGHAM: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

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

MS. CUNNINGHAM: So moved.

MR. RODRIGUEZ: Second.

CHAIRMAN JARMON: The meeting is now adjourned.

(At this time, the VPRC adjourned at
10:51 a.m.)
CERTIFICATION

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.

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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.)
Opposed to the PHDC's opposition, the Vacant Property Review Committee (VPRC) continues to recommend that the Philadelphia Housing Development Corporation (PHDC) be required to submit a plan to the City of Philadelphia for the rehabilitation of the properties identified by the PHDC.

The VPRC discussed various recommendations, including:

- Property rehabilitation
- Economic development
- Public safety
- Environmental infrastructure
- Affordable housing
- Community engagement

The VPRC also addressed the issue ofoccupied properties and the need for transparency and accountability in the oversight of such properties.

The meeting concluded with a recommendation to the PHDC to provide a comprehensive plan for property rehabilitation and community engagement.

Vacant Property Review Committee
December 11, 2018

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