

Vacant Property Review Committee
December 8, 2015

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VACANT PROPERTY REVIEW COMMITTEE

Room 401, Caucus Room
Philadelphia, Pennsylvania
Tuesday, December 8, 2015
10:13 a.m.

PRESENT:

SUSIE JARMON, OHCD
MANUELLA COSTA, PHDC
JEREMY GRADWOHL, COUNCIL PRESIDENT'S OFFICE
ANDREW FRISHKOFF, LISC
LINDA MEDLEY, LAW DEPARTMENT
GARRETT O'DWYER, PACDC
LISA WALKER, REVENUE DEPARTMENT
EMILY GIORDANO, COMMERCE
JAMETTA JOHNSON, PLANNING COMMISSION
MELVIS DUNBAR, RDA
KEVIN HUNTER, COMMERCE

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1 MS. JARMON: And you are here regarding
2 the property at 1742 South Edgewood Street?

3 MS. CARROLL: Yes.

4 MS. JARMON: What is your proposal for
5 the house? What do you plan to do?

6 MS. CARROLL: Making it livable for me
7 and my daughter.

8 MS. JARMON: You have the capability of
9 financing?

10 MS. CARROLL: Yes, ma'am.

11 MS. JARMON: Any questions from the
12 Committee?

13 MS. DUNBAR: Yes. On here it says her
14 address is 1742. Do you currently live
15 there?

16 MS. CARROLL: Yes.

17 MS. JARMON: She does. We found out the
18 City had acquired this property in 2013.

19 MS. DUNBAR: Okay.

20 MS. JARMON: However, the deed wasn't
21 recorded for two years. In the meanwhile,
22 Ms. Carroll was renting the property from
23 someone.

24 MS. CARROLL: Yes.

1 I received a call this morning for this
2 one, too. I'm not sure if they are coming
3 or going to be late. I will hold off until
4 the end.

5 The next items are Side Yards/Rear Yards
6 for individuals.

7 3017 North 5th Street, 1911 East Harold,
8 1913 East Harold, 815 West Firth, 2936 North
9 6th Street and 1148 South Cleveland Street.

10 Can I get a recommendation?

11 MR. O'DWYER: The ones on 1911/1913
12 Harold Street, is that in the --

13 MS. JARMON: It is in the rear, yes.

14 MR. O'DWYER: Rear properties.

15 MS. JARMON: Yes.

16 MR. HUNTER: I have a question on 1148
17 South Cleveland.

18 MS. JARMON: Yes.

19 MR. HUNTER: Is there a way that we can
20 do this through the sale of the lot instead
21 of the transfer?

22 MS. JARMON: They qualified to receive
23 it as a side yard because the price on LAMA
24 is less than \$15,000, so that's what the

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1 (Chorus of Ayes)

2 - - -

3 MS. JARMON: Thank you.

4 The next item is the Urban Garden
5 Agreement, which I can accept, 3100 North
6 Bambrey Street.

7 Next we have Releases.

8 The first address is 1225 South 18th
9 Street, Louis Zahner.

10 MR. ZAHNER: Here.

11 MS. JARMON: Want to come up to the
12 podium, please.

13 (Applicant approaches podium.)

14 Good morning. Can you state your name
15 for the record?

16 MR. ZAHNER: Louis Zahner.

17 MS. JARMON: Can you let the Committee
18 know why you're here?

19 MR. ZAHNER: I want to ask for a release
20 of 1225 South 18th Street. It's a family
21 house.

22 MS. JARMON: Any questions from the
23 Committee?

24 MS. DUNBAR: Have we confirmed that what

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1 MR. WILSON: Yes. We are here for both
2 the release of the RDA's partial ownership
3 of the lots that Ms. McFadden and her
4 husband have maintained for several years.
5 We would like the ability to be able to sell
6 those lots, so we are here requesting
7 release from the Committee so that we can
8 move forward with the sale that they already
9 have on the table.

10 MS. JARMON: Any questions from the
11 Committee?

12 Recommendations?

13 MR. GRADWOHL: Motion to grant the
14 certificate of completion.

15 MS. COSTA: Second.

16 MS. JARMON: All in favor.

17 - - -

18 (Chorus of Ayes)

19 - - -

20 MS. JARMON: Okay. Moving right along
21 here.

22 MR. WILSON: Thank you very much.

23 MS. JARMON: Are you here also for 1707?

24 MR. WILSON: Yes.

1 - - -

2 MS. JARMON: Okay. We will be in touch.
3 912 and 914 19th Street, Dottie
4 Properties, LLC -- I skipped one. I'm
5 sorry.

6 2253 North Uber Street, John Warren.

7 MR. WARREN: Yes, ma'am.

8 (Applicant approaches podium.)

9 MS. JARMON: Good morning.

10 Can you state your name for the record?

11 MR. WARREN: Good morning. My name is
12 John Warren.

13 MS. JARMON: Can you let the Committee
14 know what you are here for?

15 MR. WARREN: Here to request a release
16 for a lot in the community North Uber Street
17 so I can sell the property.

18 MS. JARMON: You are going to sell this
19 along with your house?

20 MR. WARREN: My house has already been
21 sold. Trying to get this done, so I can go
22 ahead on and finish up the paperwork to get
23 ownership.

24 MS. JARMON: Any questions from the

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1 distributed pictures of the property.

2 Are there any questions from the
3 Committee?

4 MS. DUNBAR: Motion to release.

5 MR. GRADWOHL: Second.

6 MS. JARMON: All in favor?

7 - - -

8 (Chorus of Ayes)

9 - - -

10 MS. JARMON: 612/614 North 10th Street,
11 Ronald Williams.

12 (Applicant approaches podium.)

13 MS. JARMON: Good morning.

14 MR. RISCH: Good morning.

15 MS. JARMON: Can you state your name for
16 the record?

17 MR. RISCH: Here for Ronald Williams,
18 Frenchy Risch.

19 MS. JARMON: You are here requesting a
20 release?

21 MR. RISCH: Requesting the release of
22 the property for sale.

23 MS. JARMON: Are there any questions
24 from the Committee?

1 MR. RISCH: Yeah. It's to the south of
2 the senior building.

3 MS. JOHNSON: Right. That's it. But is
4 that an old picture?

5 MR. RISCH: It appears to be an old
6 picture.

7 MS. JOHNSON: So what is it now?

8 MR. RISCH: Still a building there and
9 the lot.

10 MS. JOHNSON: So, part of this building
11 has been demolished?

12 MS. JARMON: I know this is a recent
13 picture. I just was kind of confused of
14 what it is.

15 MR. RISCH: We were going to build. It
16 wasn't on the --

17 MS. JARMON: This was just like it is
18 right now, because we just recently got this
19 picture. They are going to tear this down?

20 MR. RISCH: We want to sell it. I would
21 assume they would tear it down.

22 MS. JARMON: This was settled in 2001.
23 I am not really sure what they were supposed
24 to do because it's not a side yard.

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1 MS. JARMON: Okay. That he owned.

2 MR. RISCH: Right.

3 MS. JOHNSON: Do you have agreement of
4 sale?

5 MR. RISCH: Yes.

6 MS. JARMON: It's attached. I gave it
7 out this morning.

8 MR. RISCH: They just --

9 - - -

10 (At this time, a discussion was held off
11 the record.)

12 - - -

13 MS. JOHNSON: How much is it being sold
14 for?

15 MR. RISCH: Six hundred thousand.

16 MS. JARMON: Any further questions?

17 I'm trying to see the price here?

18 MS. JOHNSON: Said it's being sold for
19 six hundred thousand.

20 MR. GRADWOHL: When did you acquire
21 these properties?

22 MS. JARMON: The applicant acquired back
23 in 2001 from the City.

24 MR. RISCH: Almost 15 years ago.

1 MR. GRADWOHL: I move that we grant the
2 completion certificate.

3 MS. COSTA: Second.

4 MS. JARMON: All in favor?

5 - - -

6 (Chorus of Ayes)

7 - - -

8 MS. JARMON: Thank you.

9 MR. RISCH: Thank you.

10 MS. JARMON: 3618 Sears?

11 You can come up. You are here for your
12 grandmother? You have to speak up a little
13 bit.

14 (Applicant approaches podium.)

15 MS. BATHLE: Here for 3618.

16 MS. JARMON: You are here for release
17 for your grandmother because she's unable to
18 make it?

19 MS. BATHLE: Yeah.

20 MS. JARMON: I know I spoke to her. And
21 she's interested in selling this property.

22 MS. BATHLE: Yes.

23 MS. JARMON: She owns the adjacent
24 property.

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1 Minutes that -- from last month's meeting
2 which was November 10, and then we had a
3 Special Meeting on November 24.

4 MS. DUNBAR: Motion.

5 MR. GRADWOHL: Second.

6 MS. JARMON: All in favor?

7 - - -

8 (Chorus of Ayes)

9 - - -

10 MS. JARMON: Thank you.

11 MR. GRADWOHL: What about the ones that
12 we were going to go back to?

13 MS. JARMON: Neither one showed, so can
14 we just -- we are going to table the two
15 items that were on page one, 3119 Huntingdon
16 and 7116 Yocum. Neither of the applicants
17 showed.

18 Thank you.

19 (Vacant Property Meeting adjourned at
20 10:33 a.m.)

21
22
23
24

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A	17:6 attachment 12:24 attend 12:22 attorneys 2:6 available 12:12 Ayes 4:18 7:1 8:8 9:18 10:24 12:7 13:8 19:6 20:11 21:8 City 3:18 17:23 Cleveland 5:9 5:17 6:18 come 2:15 7:11 8:15 12:15 19:11 20:16 comes 20:15 coming 5:2 Commerce 1:12,14 6:3 COMMISS... 1:13 Committee 1:2 2:4 3:12 7:17,23 8:23 9:7,11 10:18 11:13 12:1 13:3 13:24 16:5 20:3 community 11:16 completion 8:4 9:14 12:3 19:2 20:7 confirmed 7:24 confused 15:13 construction 6:6 contact 20:14 contained 22:5 control 22:18 convey 6:19 correct 12:14 14:19 22:8 COSTA 1:9 8:5 9:15 19:3 COUNCIL	22:19 Chairwoman 2:4 Chorus 4:18 7:1 8:8 9:18 10:24 12:7 13:8 19:6 20:11 21:8 City 3:18 17:23 Cleveland 5:9 5:17 6:18 come 2:15 7:11 8:15 12:15 19:11 20:16 comes 20:15 coming 5:2 Commerce 1:12,14 6:3 COMMISS... 1:13 Committee 1:2 2:4 3:12 7:17,23 8:23 9:7,11 10:18 11:13 12:1 13:3 13:24 16:5 20:3 community 11:16 completion 8:4 9:14 12:3 19:2 20:7 confirmed 7:24 confused 15:13 construction 6:6 contact 20:14 contained 22:5 control 22:18 convey 6:19 correct 12:14 14:19 22:8 COSTA 1:9 8:5 9:15 19:3 COUNCIL	1:10 Councilper... 6:11 Court 22:12 current 14:20 16:18 currently 3:14 D daughter 3:7 December 1:6 deed 3:20 demolished 15:11 Department 1:11,12 12:11 direct 22:18 discussion 12:18 17:10 20:18 disposition 6:21 distributed 13:1 District 6:11 dollar 18:13 18:18,19 door 6:6 14:12,13 Dottie 11:3 DUNBAR 1:13 3:13 3:19 4:5,9 4:15 6:17 7:24 8:3 10:20 13:4 14:1,4,10 14:16 20:6 21:4 E E 22:1 Earl 10:6 East 5:7,8 Ebley 10:2,6 10:6,8,11 10:13 Edgewood 2:14 3:2 EMILY 1:12 Ernest 8:13 Estate 10:13	evidence 22:4 exception 6:17 F F 22:1 family 7:20 favor 4:16 6:23 8:6 9:16 10:22 12:5 13:6 19:4 20:9 21:6 Fell 16:3 financing 3:9 18:15 finish 11:22 first 7:8 Firth 5:8 foregoing 22:7,15 forward 9:8 10:15 found 3:17 Francis 4:22 4:23 Frenchy 13:18 FRISHKO... 1:10 10:21 12:4 20:8 fully 22:5 further 4:11 16:4 17:16 18:23 G garage 14:3 Garden 7:4 GARRETT 1:11 GIORDANO 1:12 give 12:13,16 go 11:21 21:12 going 2:5,7 2:12 4:7 5:3 11:18 15:15 15:19 21:12 21:14 Good 2:18 7:14 8:18 11:9,11	13:13,14 GRADWO... 1:10 6:22 9:13 13:5 16:17 17:20 18:1,5 19:1 21:5,11 grandmother 19:12,17 grant 9:13 19:1 Great 6:16 H happened 18:11 Harold 5:7,8 5:12 held 12:18 17:10 20:18 hold 2:12 5:3 house 3:5 7:21 11:19 11:20 housing 6:5 hundred 17:15,19 HUNTER 1:14 5:16 5:19 6:2,13 6:16 Huntingdon 2:8 21:15 husband 9:4 I individuals 5:6 information 20:14 interested 4:3 19:21 issue 8:3 12:2 20:6 item 7:4 8:12 items 5:5 21:15 J JAMETTA 1:13 Jarmon 1:9 2:2,3,14,18 2:23 3:1,4,8	3:11,17,20 4:1,7,10,16 4:20 5:13 5:15,18,22 6:10,14,23 7:3,11,17 7:22 8:2,6 8:11,15,18 8:21,23 9:10,16,20 9:23 10:1,3 10:5,7,9,17 10:22 11:2 11:9,13,18 11:24 12:5 12:9,15,21 13:6,10,13 13:15,19,23 14:7,11,14 14:18,21 15:12,17,22 16:3,9,12 16:19,22 17:1,6,16 17:22 18:3 18:6,9,12 18:17,22 19:4,8,10 19:16,20,23 20:2,9,13 20:21,24 21:6,10,13 JEREMY 1:10 John 11:6,12 JOHNSON 1:13 14:3 14:23 15:3 15:7,10 16:16 17:3 17:13,18 July 6:7 K KEVIN 1:14 kind 14:3 15:13 KING 22:11 know 6:7 7:18 8:24 11:14 12:12 15:12 18:11 19:20	L LAMA 4:8 4:14 5:23 late 2:12 5:3 Law 1:11 12:11 LINDA 1:11 LISA 1:12 LISC 1:10 little 2:11 19:12 livable 3:6 live 3:14 LLC 11:4 location 6:2 look 18:17 looking 10:12 looks 14:10 18:12 lot 4:4 5:20 6:3 10:13 11:16 14:13 15:9 16:1,7 16:9,11,12 16:14,16,17 16:20 lots 9:3,6 14:1 14:22 Louis 7:9,16 M M 22:11 ma'am 3:10 11:7 maintained 9:4 16:1 Making 3:6 MANUEL... 1:9 Mary 10:1 matter 22:7 McFadden 8:13,20,20 9:3 mean 6:2 means 22:17 MEDLEY 1:11 20:23 meeting 2:2 12:22 20:21 21:1,3,19 Melvis 1:13 2:20
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