



***Penn Knox Monthly Meeting***  
**Tuesday October 2, 2018 , 143 West Coulter, 7:00 pm**

Sue Patterson-Chair, Brand Levine-Vice Chair, Georgette Bartell-Secretary, Russ Kleinbach-Treasurer

Present: Sue Patterson, Russ Kleinbach, Georgette Bartell, Brandi Levine, Peggy Bishop, William Teodecki, Erik Petersons, Liuda Sudaris, Kathy Paulmier, Irving Vaughn, Darisha Parker (rep for Youngblood), Sue Gilfillan, Ruth Greenberg, Laura Smith, Seth Lyons, Maurice Bateman, Daneene Brockington

1) Historical Commission meeting to review the Boys and Girls Club nomination is scheduled for **October 9th, 9 am. 1515 Arch Street, in the Gas Commission review board room, 18th floor. Arrive at 8:30.** This is a special meeting just for this project and we are the only ones on the schedule. If you would like to attend and want to carpool, please contact [Sue](#). More information to be discussed on Tuesday. We encourage you to attend. Sue reviewed the status of our current agreement.

2) Germantown United CDC received a grant grant for a planning study for Germantown. There will be public participation and *everyone* is encouraged to get involved. We'll be announcing those meetings as they occur. For more information, you can also sign up to receive the Germantown United newsletter [HERE](#)

There have been 4 preliminary planning meetins. Then quarterly meetings for the whole community. We won't be expanding our boundaries and we encourage people to go to these meetings as the unifying body of Germantown. Meeting dates will be posted on the GUCDC and PKNA websites. Our PKNA meetings are open to everyone, also.

2035 plan is finished and will be sent around soon. It is intended to guide city funding efforts. This GUCDC project is for actually planning and implementing the steps to improve Germantown.

4) Problem properties -

**113 W. Coulter:** Neighbor next door across the driveway to the right reports that this property has been a problem for several years. The owner Thaddeus Frazier went to jail. A friend, Michael Diaz, moved in. He had a 'quick deed". Then the house was in foreclosure. Neighbors tried to contact the bank. The city thinks that Diaz is the owner. Many 311 complaints and violations maintain uncorrected. \$10,000 bill to the water dept. The block had to replace sewage pipes but this property didn't and it caused a leak, a sewage leak since he was the only neighbor who did not redo the pipes. Finally the water dept turned off the water, Diaz turned it on, the water dept turned it off and locked it. It will be \$10,000 to turn it back on. People come by and say they have bought the house from Diaz. Windows are open, neighbors are concerned about animals inside. Sue will contact the head of L&I, as there have been many c/o to no avail.

**5357 Knox St.:** This is the twin owned by Rob McCormick. It has been empty for decades. Lately people have come in at night, ripped out walls and taken wiring. The police have been notified many times. A neighbor who can see the house from her window saw someone on the back porch not coming in and out just "sex and drugs on the back porch all the time". Sue suggested cameras. People come by weekly asking to buy the property. The property is in worse condition than when the former owner had it. The snow not shoveled makes the sidewalk dangerous and neighbors have fallen.

**149 Hansberry St.** A lot. \$9-11,000 in back taxes. Mr. Vaughn called 311 8x, went to Cindy Bass' office asking for it to be cleaned. A CLIP van came and spent a few minutes weed whacking. Also the tree next to Vaughn's house is hollow and is large. He called Bass and 311 about this. It is very tall and can fall any time. It is dangerous. Sue will call the horticultural society to see if they have any programs to handle this. The owner lived in Roxborough and moved. Ransom and Thorne are owners of record. Property was part of a divorce originally. Neighbors have been cleaning it.

**Wayne Ave and Penn St.:** Was a house with a doctor's office. It was sold as single family house but the new owner decided to make it a boarding house, this is against the zoning. She is supposed to be stopping the work leading to a boarding house so now has a couple people doing work presumably to finish renovation towards a single family house. There still is a concern that it not become a boarding house.

**36 W. Coulter,** twin with small back yard. Summer Bridge was there. GFS hosted them, HR and IT on the first floor.

**5) GFS open house Oct. 20, all invited.**

**6) Final meeting of the historic preservation task force.** There will be a proposal for individual owners to get a tax break for historically rehabbing. Proposal to sell air rights to use money for rehab.

5) New legislation related to blight, and boarding up doors & windows: L&I can force owners to take out boarded up windows and put in windows and operable doors.

6) Open mike

- Can we invite Ken Weinstein to come to a meeting and talk about his Germantown projects.
- Educate potential renters to beware of these realtors that are not legal
- Renters flyer to help renters navigate responsible landlords, sometime in the future

No meeting in Nov.

Next meeting December 4

Minutes submitted by Georgette Bartell