Vacant Property Review Committee
May 12, 2015

VACANT PROPERTY REVIEW COMMITTEE

Room 401, Caucus Room
Philadelphia, Pennsylvania
Tuesday, May 12, 2015
10:14 a.m.

PRESENT:

SUSIE JARMON, OHCD
LOWELL THOMAS, PHDC
LINDA MEDLEY, LAW DEPARTMENT
GARRETT O'DWYER, PACDC
AMANDA DAVIS, PIDC
LISA WALKER, REVENUE DEPARTMENT
DONNA BULLOCK, COUNCIL PRESIDENT'S OFFICE
LYNSIE SOLOMON, PUBLIC PROPERTY
EMILY GIORDANO, COMMERCE
JAMETTA JOHNSON, PLANNING COMMISSION
MELVIS DUNBAR, RDA
MS. JARMON: Good morning. The VPRC is now in session. My name is Susie Jarmon.

We have a few attorneys in the room, so we are going to call the attorneys first.

First address will be 1116 North 4th Street, 1015 North Leithgow, Neighborhood Gardens Trust. Gregory Duffy.

(Applicant approaches podium.)

MR. DUFFY: Good morning, my name is Gregory Duffy of the law firm of Duane Morris. With me I have Jennie Greenberg, the Executive Director of Neighborhood Gardens Trust.

We are here to request a conveyance at no charge of the parcels located at 1116 North 4th Street and 1015 North Leithgow Street. They are located in the neighborhood of Northern Liberties. These properties form the garden -- the community garden known as Spooky Garden which the last 20-plus years has been a fixture in the neighborhood.

This garden began with humble auspices.
It was a former dumping yard that the neighbors took over, reclaimed and built into what is now a community fixture. It serves at least 15 to 20 families who community garden in it as well as hundreds of neighborhood residents who take advantage of the sitting spaces and green space located in the garden.

And, in fact, true to its name, the Spooky Garden serves as one of the premier Halloween destinations in Philadelphia. I believe last year’s season they had 1,600 individuals go through the garden on Halloween. It really is a wonderful attribute and piece of this very fast and booming developing neighborhood.

Neighborhood Gardens Trust has been in existence since 1986 as a land trust which is dedicated to the preservation of community gardens and open spaces in the City of Philadelphia. Today we have acquired or leased over 30 properties, garden properties, in the City. And our mission is to preserve as many community
spaces as we can in the City.

MS. JARMON: Any there any questions?

MS. BULLOCK: Just one. Just to confirm that the current gardeners agree with the Garden Trust taking title to the garden?

MR. DUFFY: That's correct. The gardeners are perfectly -- we have been working with the gardeners ever since the beginning to maintain and preserve these gardens. We also received -- we're very thankful to receive the support of Council President Clarke who has given us a letter of support for the acquisition of these garden.

And also, Ms. Greenberg reminds me also that the community garden just received a grant for additional resources for the garden.

MS. JARMON: Any further questions?

Recommendation of the Committee?

MR. O'DWYER: Move that we transfer to Neighborhood Garden Trust for nominal.

MS. BULLOCK: Second.

MS. JARMON: All in favor?
(Chorus of Ayes)

MS. JARMON: Thank you.

MR. DUFFY: Thank you very much.

MS. JARMON: No problem.

1811 North Gratz Street.

(Applicant approaches podium.)

Just to familiarize the Committee, this is the property that was transferred to Habitat for Humanity and then they had to give some of their funds from the settlement back to the City. And I think it was a little while before they finally did go to settlement with Mr. Chen.

MR. SPERO: Correct.

MS. JARMON: I want to say the end of last year.

MR. SPERO: Exactly right.

MS. JARMON: So they're here to ask for an extension for the development.

MR. SPERO: Exactly right. Ladies and gentlemen, my name is Eric Spero. I'm here on behalf of Mr. Chen who is here with me.
Correctly stated we did effectuate the purchase. We have gone through the zoning process with the Zoning Board with approvals. And we're currently mired in a permitting process. Now the permits have been applied for with the assistance of the architect. But due to the slow nature of the permitting process, which sometimes happens, we need to ask for extension for development for the June deadline which is currently hanging over our heads.

That's essentially the only reason we're here. It's first request. And we are making a good faith effort to move forward at all due speed. Again, the situation beyond our control is what accounts for the need to ask for the extension because, again, the permitting process.

MS. BULLOCK: Which permits have you received? You received your zoning permit?

MR. SPERO: We have.

MS. BULLOCK: Any other permits?

MR. SPERO: Well, the -- actually, the issue is -- I will be specific. We need
the -- I grabbed the file this morning.

(Attorney looks through records.)

The underpinning foundation system needs work. Apparently, an issue with foundation.

It's a very particular process. We are discussing currently -- we currently have permit request in for that work. It seems that is where the problem lies.

They've been applied for, just haven't gotten approval yet which we anticipate will happen some point hopefully soon.

MS. BULLOCK: I recommend that we grant the extension provided they provide copies of all the permits and keep the Chair up to date on their permitting process, six months extension.

MR. O'DWYER: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: Okay. Thank you.

MR. SPERO: Thank you for your time, ladies and gentlemen.
MS. JARMON: You're welcome.
613 North 11th Street, the lawyer representing Deborah Stanton.
(Applicant approaches podium.)
Good morning.
MR. PERRY: Good morning. My name is Stanley Perry, and I represent the owner of 613 North 11th Street, Deborah Redd Stanton. The subject property was purchased in August 19, 1987. There is proviso language or traditional language within the deed that indicates that it needs to be developed a year after the date of purchase.
This property is currently under a sales agreement. And buyer and buyer's title company believes that the presence of this language acts as a cloud on title. It is my understanding that the buyer will be developing this property within the next year.
And so, the request is that an extension as to this -- the language, specific language, in the deed is undertaken to complete the rehabilitation or approval of
the hearing above-described premises within
one year of the date thereof.

So, the request is that the time period
be extended for at least a year so as to
allow the sale to go through and for buyer
to develop the land.

MS. BULLOCK: If -- was this --

MS. JARMON: It was a side yard, so they
have maintained it.

MS. BULLOCK: My understanding is that
the lot was transferred to Ms. Stanton as a
side yard.

MR. PERRY: That's correct.

MS. BULLOCK: Which means that if she
has maintained the side yard, and we have
photos of that, she's maintained it, kept it
green -- clean, she would have met that
condition. The actual request is actually
for certificate of completion so we can
remove the language.

MR. PERRY: Okay. I can provide
pictures.

MS. BULLOCK: We have pictures.

MS. DUNBAR: You should revise your
Request.

MR. PERRY: Given that, we are asking for certificate of completion. So, that would allow the sale to go through.

MR. THOMAS: Mr. Perry, why did you believe the reverter required development?

MR. PERRY: Well, I didn't. Because Ms. Stanton fenced the land, planted grass.

The word "improvement" is a broad term, and so that's the reason.

MS. DUNBAR: Make a motion that we issue a certificate of completion.

MS. BULLOCK: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: Okay. Thank you.

MR. PERRY: You all have a good day.

MS. JARMON: You too.

I have a lawyer here representing two individuals: 1923 Annin Street on page 7 and also he's here for 1314 Annin.

(Applicant approaches podium.)
Good morning.

MR. CLINTON: Good morning. My name is Henry Clinton. I'm from the law firm of Eckert Seamans. With me is Tracy Kellam --

MS. JARMON: Can you speak up a little bit because the air is kind of --

MR. CLINTON: My name is Henry Clinton. I'm from the law firm of Eckert Seamans. With me is Tracy Kellam. Ms. Kellam owns 1923 Annin Street. She also owns 1925 Annin Street.

In 2004, the RDA transferred the property to her with the understanding that she would maintain it, keep it clean, keep dumping away and just basically beautify the lot. And she has done that since 2004. She currently has an agreement of sale from a builder who is ready to commit to building single family home on that structure within the next year.

So, the request I have today is to ask that the development aspect of the restrictions on the deed be extended for another year. And then Ms. Kellam can
1 transfer this property to the builder, and
2 the builder will be able to conform to the
3 requirements of the restriction that was put
4 by the RDA in 2004.
5 MS. DUNBAR: Since this -- I mean, you
6 stated that this property was acquired for
7 the intent of a side yard and that the owner
8 has maintained it as a side yard for the
9 time period?
10 MR. CLINTON: Yes.
11 MS. DUNBAR: So, it appears that you
12 would be seeking a certificate of completion
13 as opposed to an extension.
14 MR. CLINTON: Correct. You are correct.
15 Because she also has fenced in the yard,
16 too.
17 MS. DUNBAR: Yeah. She has met the
18 obligations. Therefore, should be seeking a
19 certificate of completion.
20 MR. CLINTON: Thank you, Ms. Dunbar.
21 Yes, you are correct.
22 MS. DUNBAR: You want to revise your
23 request?
24 MR. CLINTON: I will revise my request
to ask for certificate of completion. Been
nudged by Ms. Dunbar, I appreciate that.

MS. DUNBAR: Motion to issue a
certificate of completion.

MS. BULLOCK: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MR. CLINTON: Thank you very much.

MS. JARMON: And then he's here also for
the 1314 Annin Street.

MR. CLINTON: I'm also here on another
matter, 1314 Annin Street. This was a
little bit of different circumstance.

My client purchased this property in
2011. And in the interim, he constructed a
single family home, three stories and I
provided photographs of that home. He then
put that home up for sale, got an agreement
of sale executed and sold that property.

And the title company raised for the first
time that there was a right of reverter
against the property, which he did not know
about when he purchased the property in 2011
even though he did buy title insurance in
2011.

Today I am here to request a certificate
of completion on this property. It's a
fully built constructed three-story property
on the 1300 block of Annin Street. Closing
has actually occurred in full disclosure.
And the title company is actually holding
escrow funds contingent upon receiving a
certificate of completion if the Committee
so deems it.

MS. BULLOCK: I move that we issue of
certificate of completion.

MR. O'DWYER: Second.

MS. JARMON: All in favor?

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(Chorus of Ayes)

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MR. CLINTON: Thank you very much for
your time. I appreciate it.

MS. JARMON: No problem. I think that's
it for attorneys.

We are going to go back to page 2, 5436
Walnut Street, Mohamed Osman.

(Applicant approaches podium.)

MR. AHMAD: Good morning. My name is Mubarak Ahmad. I live at 5434 Walnut Street. Subject is 5436 Walnut Street. Ask you to allow me to buy the house and complete renovating it.

MS. JARMON: You are here to purchase the property to rehab and sell or rehab and rent?

MR. AHMAD: Rehab and rent.

MS. JARMON: And the other applicant here is your brother, but he's not in the City right now?

MR. AHMAD: Yes.

MS. JARMON: Any questions from the Committee?

MS. BULLOCK: Do you have other rental properties at the moment?

MR. AHMAD: Yes. Just completed and we rent it.

MS. BULLOCK: You own the property next door?

MR. AHMAD: Yes.
MS. BULLOCK: That you rent out currently?

MR. AHMAD: Yes.

MS. JARMON: Any further questions?

MS. BULLOCK: I move that we sell the property at the stated price.

MR. O'DWYER: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: Thank you.

3009 Wharton and 1349 South Corlies, John Cunningham.

(Applicant approaches podium.)

Good morning.

MR. CUNNINGHAM: Good morning. My plan is to hopefully acquire the two properties and redevelop them. Do this solely in my name. I don't have any partners, and rent them out.

MS. JARMON: Now, I received an email from you yesterday asking that they go to LLCs, separate LLCs; is that correct?
MR. CUNNINGHAM: Correct.

MS. JARMON: He asked that 3009 Wharton Street go to Lagune Berg, LLC and 1349 South Corlies go to Greys Berg, LLC.

MR. CUNNINGHAM: That's correct.

MS. JARMON: Any questions from the Committee?

MS. DUNBAR: These are for sale?

MS. JARMON: For sale.

MS. DUNBAR: Make a motion that we sell the properties as requested at the whatever established price.

MS. BULLOCK: Second.

MS. JARMON: All in favor?

-Chorus of Ayes-

MR. CUNNINGHAM: Thank you very much.

MS. JARMON: 2300 North 29th, 2302 and 2304 North 29th Street. Mr. Faison.

Yeah, you want to come up?

(Applicant approaches podium.)

Good morning.

MR. FAISON: My name is Maron Faison.
MS. DUNBAR: Pull the mic a little closer and speak a little bit louder.

MR. FAISON: Okay. That okay?

My name is Faison.

MS. DUNBAR: Can't really understand.

Can you please speak a little louder.

MR. FAISON: Is that loud enough? I'm kind of restoring the property at 2304 and 2302 North 29th Street. And I want to help the youths with a soul food place in there and put the garden around the corner. Been working on it, trying to help the kids in the neighborhood.

MS. JARMON: You are interested in purchasing these lots, Mr. Faison?

MR. FAISON: Yes.

MS. DUNBAR: I'd like to make a motion that we sell the properties to Mr. Faison for the established price.

MS. BULLOCK: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -
1. MR. FAISON: Thank you.
2. MS. JARMON: Thank you.
3. Next items are side yards. Side yards and rear yards. The recommencement of the Committee?
4. MS. BULLOCK: Recommend that we accept the lots on page 3 for side yards.
5. MS. DUNBAR: Second.
6. MS. JARMON: All in favor?
7. - - -
8. (Chorus of Ayes)
9. - - -
10. MS. JARMON: Thank you.
11. The bottom of page 3 and the top of page 4 are Urban Garden Agreements that I can accept.
12. The next items are properties for PHA.
13. Someone here representing PHA?
14. MR. PARSON: Okay.
15. (Applicant approaches podium.)
16. MS. JARMON: These are additional properties for PHA. I forget which projects. One is Blumberg and I forget what the other one is. Two different projects
here.

MR. PARSON: Corey Parson, PHA.

MS. JARMON: Oh, Choice.

MR. PARSON: Going to speak to the Choice Neighborhood properties. Think it's 2015 North 17th Street, et al. Those will be used to develop phase one and two for the North/Central Philadelphia. These properties will be used for phases one and two of the North Central Choice Neighborhoods location.

MS. JARMON: Any questions from the Committee?

MS. DUNBAR: Is this for nominal consideration?

MS. JARMON: Yes.

MS. DUNBAR: Are we doing both of these together?

MS. JARMON: Yes.

MS. BULLOCK: We should vote on them separately. They are two separate projects.

MS. JARMON: Yeah.

MS. BULLOCK: So in regards to the items listed in Section A for the North Central
1 Choice transfer to Philadelphia Housing
2 Authority, I move that we transfer the
3 properties at nominal second.
4 MS. DUNBAR: Second.
5 MS. JARMON: All in favor?
6 - - -
7 (Chorus of Ayes)
8 - - -
9 MS. JARMON: Thank you.
10 MR. PARSON: Thank you.
11 MS. JARMON: And then the other
12 addresses are the 30 -- start with 3010 West
13 York Street and we have 30th Street
14 addresses and 31st Street.
15 MS. MILLER: My name is Benika Miller.
16 Also here for the Philadelphia Housing
17 Authority. With regards to 3010 West York
18 Street, et al. This would be the
19 multi-phase project for properties -- excuse
20 me, to apply properties there at the 30th
21 and York intersection. We already started
22 developing at 30th. The properties listed
23 are to acquire particular phases 2 through
24 4.
MS. DUNBAR: So, is it called the 30th and Gordon development?

MS. MILLER: Gordon Street Development.

MS. DUNBAR: Phases 2 through 4?

MS. MILLER: Yes.

MR. O'DWYER: Can you repeat that? You said the Wharton Street?

MS. MILLER: Gordon.

MS. BULLOCK: If there aren't any other questions from the Committee, I move that we transfer the properties listed under Section B the of Philadelphia Housing Authority related to the Gordon Street Project, phases 2 through 4, to the Philadelphia Housing Authority at nominal.

MS. DUNBAR: And I would like to just modify it to say two properties, 2338 and 2344 of this package, is contingent upon verification as to whether the previous applicant is interested.

MS. JARMON: Right.

MS. BULLOCK: As noted, the comments noted in the agenda regarding the previous applicant.
1  MS. DUNBAR: Second.
2  MS. JARMON: All in favor?
3  - - -
4  (Chorus of Ayes)
5  - - -
6  MS. JARMON: Thank you.
7  MS. MILLER: Thank you.
8  MS. JARMON: The next item is 2201 East Auburn Street which we have in two areas for a release and also a subordination agreement. We are in the process of settling the properties to Community Justice Land Trust. And I know that Linda has been in communication with them.
9  MS. MEDLEY: So just, the issue for VPRC just to agree to support the reverter clause that the City has with the bank, giving them the money to develop the property. They have asked for some other things that we're not going to do. They want two years to develop the property, and we told them that they can only have the one. They can come back. And they also asked to -- which I understand is done in other deals, but not
done with VPRC. They asked to have all of
the reverters put into, I guess, an escrow
account. So as they finish, it would
automatically expire. We told them no, they
still have to come back each time.

The one that they proposed to us had it
in there and we took this out. They are not
that thrilled with that. We just need the
Committee to agree to -- that the City can
sign the subordination agreement for that.

MR. THOMAS: Just for the record, what
are requirements for subordination
agreement?

MS. MEDLEY: What?

MR. THOMAS: What are the requirements
we are required, VPRC, to approve the
subordination? And have they met all the
requirements?

MS. MEDLEY: They said they don't -- we
still hold onto it. Because even if we have
the right to -- the next person or the bank
to require them to develop the land, we
still have that right. It's just that the
bank -- we are not going to come and take
the property back if they don't do what they
are supposed to do.

MS. DUNBAR: We are just really
subordinating to the first lead position
that would be established by the bank; is
that correct.

MS. MEDLEY: Yes.

MS. DUNBAR: Okay. I would like to make
a motion that we are allowed to do that.

MR. O'DWYER: I'll second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: Thank you.

The next item is 1324 South Chadwick
Street. The applicant isn't here. He asked
for an additional six-month extension
because it took a few months before we were
able to give him the extension. He said
he's breaking ground in July, and he just
wanted to ask for an additional six months.

MS. DUNBAR: Based on the City's
recommendation, I would like to make a
motion that we provide the six-month extension.

MS. BULLOCK: Second.

MS. JARMON: All in favor?

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(Chorus of Ayes)

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MS. JARMON: Thank you.

2320-22 Trenton Avenue, 2324 Trenton and 2328 Trenton Avenue.

(Applicant approaches podium.)

Good morning.

MR. MORRIS: Morning. I'm Jason Morris, commercial Realtor. I represent the buyer and the seller of these properties.

MS. JARMON: And you are here asking for --

MS. DUNBAR: You're the representative?

MR. MORRIS: Yes.

MS. JARMON: -- a certificate of completion on these lots? A release?

MR. MORRIS: A release, yes.

MR. O'DWYER: What were the original terms imposed?
MS. JARMON: They were just commercial lots. And it looks like it's still a bunch of junk stored on there which you need to get off.

MR. MORRIS: Yeah. It's pretty bad condition. And it's in between the process of the -- after the buyer acquires it, it's going to be developed. In the meantime, we want to open a little food truck, kind of use it. We want the lot cleaned up as soon as possible. Have to get through process to get to settlement. We will --

MS. JARMON: You need to clean it before the release is given.

MR. MORRIS: Before it's issued?

MS. JARMON: Yeah. That's one of the requirements that it's cleaned.

MS. DUNBAR: They can work it out however it happens, right?

MS. JARMON: Yeah. But Public Property is not going to sign off on a release if it isn't cleaned -- I mean, if the lot isn't cleaned.

MR. MORRIS: He can tow the vehicles out
of there.

MS. JARMON: Right.

MR. MORRIS: The seller is waiting for the process in order to transfer title to the buyer. Requires it be clear, but the seller isn't in control.

MS. JARMON: Well, the current owner needs to clean the lots.

MR. MORRIS: Prior to getting?

MS. JARMON: Yes. Prior to them getting the release. Once that's done, then you can, you know, give me a call and we will have it reinspected.

MR. MORRIS: Have it reinspected?

MS. JARMON: Uh-huh.

MR. MORRIS: Will I have to come back?

MS. JARMON: No.

MS. DUNBAR: It will be subject to that.

MR. MORRIS: I appreciate. It should take a little while, but I'll have that cleared up as soon as possible.

MS. JARMON: Okay.

Recommendation of the Committee.

MS. DUNBAR: I'd like to make a motion
that we issue the certificate of completion for the requested properties contingent upon the evidence being provided to you that the lots have been cleared.

MS. BULLOCK: Second.

MR. THOMAS: Question real quick. Said it's commercial lot. What was the use? Was there an environmental hazard; do you know?

MR. MORRIS: No. The lot is clear. Just used as a surface parking lot for Chase Auto Body.

MR. THOMAS: Thank you.

MS. JARMON: Thank you.

All in favor?

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(Chorus of Ayes)

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MS. JARMON: 2726 Ruth Street.

(Applicant approaches podium.) Allen? Good morning.

MR. HUNTBACK: Yes. I requested -- I was trying to sell the property next door adjacent 2726. And the lot, it came up being in the deed something wrong with
saying the City owned the lot. I was trying
to get the title, the lien lifted, the lien
lifted against this property. They said
come down and take pictures, which I done
that.

I own the property now for eleven years.
And I just wanted to see if the deed is in
my name, because it was a -- it was -- I
tried to sell the property next door. They
said there was a problem with the lot. I am
trying to get the lien lifted off the lot.

MS. DUNBAR: So when you purchased the
property, what did you propose to do with
it?

MR. HUNTBACH: At the time --

MS. JARMON: It was a side yard.

MR. HUNTBACH: At the time the City of
Philadelphia were maintaining it, keeping it
in good condition.

MS. DUNBAR: You just agreed to have it
as a side yard?

MR. HUNTBACH: Yes.

MS. DUNBAR: You have done that?

MR. HUNTBACH: Yes.
MS. JARMON: Right. It was -- it needed
to be cleaned, and I sent him an email and
the lot has been cleaned. I have an
additional picture to the release. He has
cleaned the lot. I have the pictures.

MR. HUNTBACK: You did get the pictures?

MS. JARMON: Uh-huh.

MS. BULLOCK: What is this blue
structure in the picture?

MS. JARMON: That's off of there now. I
got a new picture.

MS. BULLOCK: Thank you.

MS. JARMON: You're welcome.

MR. HUNTBACK: You need a picture?

MS. JARMON: I have it.

MS. BULLOCK: I recommend that we issue
a certificate of completion.

MS. DUNBAR: Second.

MS. JARMON: All in favor?

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(Chorus of Ayes)

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MS. JARMON: We will be in touch with
you shortly.
MR. HUNTBACH: Thank you very much.

MS. JARMON: You're welcome.

607 Mechanic Street? 607 Mechanic? No?

(No applicant response.)

611 and 613 Mechanic?

(No applicant response.)

611-13 North 12th Street, Temple.

(Applicant approaches podium.)

Good morning.

MR. SHOKH: Good morning. My name is Leonid Shokh.

MS. JARMON: Can't hear you. You have to speak up.

MR. SHOKH: That better? My name is Mr. Shock, Temple Resident, LLC with regards to 611-13 North 12th Street.

MS. JARMON: You are here to request a certificate of completion?

MR. SHOKH: Yes. We would like RDA to release the property. We have agreement of sale of this parcel. It is -- we bought a couple years ago from City of Philadelphia. We own the home next vacant parcel, 615 North 12th Street. We bought, combine it
together as one project. But the approval process has been taking too long. We've been working for quite some time.

We are asking release for that property for us to sell.

MS. DUNBAR: I like to make a motion to issue the certificate of completion for the requested properties on North 12th Street.

MR. THOMAS: Second.

MS. BULLOCK: Had a question. You will be building in front of this mural?

MR. SHOKH: I'm sorry?

MS. BULLOCK: Will you be building in front of the mural?

MR. SHOKH: We are in the process of obtaining building permit.

MS. DUNBAR: She asked will you be building in front of the mural? There's a mural there.

MR. SHOKH: We are away from it.

MS. BULLOCK: Okay.

MR. SHOKH: We are away from it. There is another parcel in front of the mural.

MS. BULLOCK: Okay.
MS. JOHNSON: What are you building?

MR. SHOKH: Triplex, three apartments.

MS. DUNBAR: You are going to build a three-story structure?

MR. SHOKH: Yes. And we have signed the agreement of sale. And we ask RDA to release.

MS. DUNBAR: We understand that. We are trying to get clarity as to whether you are going to block -- we were just trying to get clarity as to whether the structure you are planning to build will block the mural that's on an existing wall.

MR. SHOKH: No, it won't.

MS. DUNBAR: Okay.

MS. BULLOCK: When was this lot transferred to the previous owner?

MS. JARMON: Unfortunately, she didn't type in the dates. I can't answer that.

MS. DUNBAR: You know when you bought it?

MR. SHOKH: I believe it was in 2012.

MS. DUNBAR: 2012?

MR. SHOKH: Yes, ma'am.

MS. BULLOCK: They purchased it in 2013.

MR. SHOKH: I'm sorry. It was 2013.

MS. JARMON: When you originally purchased it, wasn't it for development?

MR. SHOKH: Yes, it was.

MS. JARMON: What happened?

MR. SHOKH: The approval process has been taking too long to move forward. We been out of work for quite some time. We decided to sell.

MS. BULLOCK: It hasn't been developed yet. We should be granting extension.

MS. DUNBAR: That's right.

MS. BULLOCK: Correct?

MS. DUNBAR: Yes. It's within the five-year period.

MS. BULLOCK: He's selling it to another developer. You are selling it to someone else now?

MR. SHOKH: Yes.

MS. DUNBAR: Let me withdraw, because my response was based on a question I had directed to the Chairwoman. So, I'd like to
withdraw a motion that I made and recommend
that we would extend to the new buyer the
same requirements that need to be met for
the development of the parcels. We will not
release the -- we will not release and issue
a certificate of completion. We will,
however, approve the extension of the
requirements to the new buyer.

MR. SHOKH: Okay.

MS. DUNBAR: The lien is still going to
be there. It's just that the new buyer has
to meet the requirements that were
originally established for you.

MS. MEDLEY: What we will issue is a
consent to sale transfer of conditions
extension of development document.

MR. SHOKH: Okay.

MS. MEDLEY: That they can use.

MR. SHOKH: Thank you.

MS. MEDLEY: You receive the new
conditions and the new buyer will have to
come back and go through the same process.

MS. BULLOCK: Second.

MS. DUNBAR: You clear, right? The new
people --

MR. SHOKH: Will be the same thing for them as for us.

MS. BULLOCK: It's been seconded.

MS. JARMON: All in favor?

MR. THOMAS: Question. How much time is left on the reverter?

MS. DUNBAR: He got it in 2013.

MR. THOMAS: So, how much time is left.

MS. DUNBAR: Five years is 2018. Three years, I would say.

MS. JARMON: I don't think it's that. It's probably just a year. But probably just want to add it to their thing at least a year.

MS. DUNBAR: It's going to be a motion to issue a consent to sell and the extension.

MS. MEDLEY: Consent to sale transfer of conditions and extension of time for development document.

MS. DUNBAR: I would like to make that motion.

MS. BULLOCK: Second.
MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: Thank you.

2159 East Gordon Street.

(Applicant approaches podium.)

Good morning.

MR. McELROY: My name is Joe McElroy.

And I'm here for 2159 Gordon Street. I'm trying to sell it.

MS. JARMON: You are here to sell the property?

MR. McELROY: Yes.

MS. JARMON: The applicants received the lot as a side yard. I just got it reinspected yesterday because it was in poor condition. And the lot has been cleaned.

MS. McELROY: I'm Nancy McElroy, his wife.

MS. JARMON: Any questions from the Committee?

MS. DUNBAR: Motion to issue the certificate of completion as requested.
Vacant Property Review Committee
May 12, 2015

1  MS. BULLOCK: Second.
2  MS. JARMON: All in favor?
3    - - -
4  (Chorus of Ayes)
5    - - -
6  MS. JARMON: Thank you.
7  MS. McELROY: Have a good day.
8  MS. JARMON: 2002 Tulip Street, Maria?
9  2002 Tulip? No?
10  (No applicant response.)
11  Last item on here is 2201 East Auburn
12  which is for the certificate.
13  MS. DUNBAR: 2201 East Auburn?
14  MS. JARMON: Are you here for an
15  address?
16    - - -
17  (At this time, a discussion was held off
18  the record.)
19    - - -
20  MS. JARMON: 2201 East Auburn, Linda,
21  this is okay to go for certificate once they
22  settle?
23  MS. MEDLEY: Just table it because they
24  are not going to get it.
Vacant Property Review Committee
May 12, 2015

1   MS. JARMON: Okay. I just put it in both sections because I wasn't really sure if we had to do both.

4   I'd like to add the minutes from April 14, 2015 meeting. And the meeting is adjourned.

7   MS. DUNBAR: Don't we need a motion?

8   MS. JARMON: Go ahead. You can do it.

9   MS. DUNBAR: I'd like to make a motion to add the minutes and approval.

11  MR. O'DWYER: Second.

12  MS. JARMON: All in favor?

13  - - -

14  (Chorus of Ayes)

15  - - -

16  MS. JARMON: Thank you.

17  (VPRC Meeting adjourned at 10:56 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.

Angie M. [signature], 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.)
Vacant Property Review Committee
May 12, 2015

Page 1

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