VACANT PROPERTY REVIEW COMMITTEE

Caucus Room, City Hall
Philadelphia, Pennsylvania
Tuesday, September 8, 2015
10:15 a.m.

PRESENT:
SUSIE JARMON, OHCD, CHAIRWOMAN
DAIANA RAMOS, OHCD
JEREMY GRADWOHL, Council President
Clarke's Office
ANDREW FRISHKOFF, LISC
LINDA MEDLEY, Law Department
REBECCA SWANSON, L&I
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 VPRC is about to start. I'm going to take the agenda out of order and take the individuals that attended an auction in June. I understand there's an attorney here.

UNIDENTIFIED SPEAKER: Yes.

CHAIRWOMAN JARMON: For what property?

UNIDENTIFIED SPEAKER: 1261 and 1263 Mascher Street.

CHAIRWOMAN JARMON: Mascher Street? They were tabled by the District Council President. You want to speak to his representative here, right here, Jeremy.

We're going to start on Page 4. The first address is 1807, 1808, 1812, and 1810 East Lehigh Avenue. The first three addresses were Oakdale Street, Metroploy, LLC.

(No response.)

CHAIRWOMAN JARMON: Table this until next month.
CHAIRWOMAN JARMON: I'm going to table until next month.

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

MR. McLAUGHLIN: My name is Matthew McLaughlin.

CHAIRWOMAN JARMON: The Committee just needs to know what your proposal is for the property that you acquired at the auction back in June.

MR. McLAUGHLIN: We're planning to save up some money and build a residential home on it.

CHAIRWOMAN JARMON: Build a residential?

MR. McLAUGHLIN: Home.
CHAIRWOMAN JARMON: Okay. Any questions from the Committee?

MS. DUNBAR: What are the requirements for constructing in terms of time, like is it one year that he needs to be complete?

CHAIRWOMAN JARMON: One year. There will be a one-year restriction in the deed.

If it isn't done in a year, you can come back and ask for an extension.

MR. McLAUGHLIN: Okay.

CHAIRWOMAN JARMON: Recommendation?

MS. DUNBAR: Motion to sell.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you. We'll be in touch.

MR. McLAUGHLIN: Thank you very much.

CHAIRWOMAN JARMON: You're
welcome.

The next item I'm just going to table and come back to it. The applicant is on his way. He's like four hours away. If he doesn't make it here, then I'll come back and let the Committee know what his proposal is.

The next item is 2134 East Williams, Alfredo Cruz.

Good morning.

(Witness approached podium.)

MR. CRUZ: Good morning. My name Alfredo Cruz.

CHAIRWOMAN JARMON: And your proposal for the 2134 East William?

MR. CRUZ: I want to leave it the way it is. I had purchased the house next door and it was already fenced up, so I've been keeping it maintained and cleaned.

CHAIRWOMAN JARMON: So you own the adjacent property?

MR. CRUZ: Yes.

CHAIRWOMAN JARMON: Which
address is it, 36 or 38?

MR. CRUZ: 38. Actually, 36 is also fenced off, so I'm trying to see if I can get that one. But I've been keeping the property clean ever since I had it.

CHAIRWOMAN JARMON: Any questions from the Committee?

(No response.)

CHAIRWOMAN JARMON: Recommendation?

MR. FRISHKOFF: Motion to sell.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

The next address is 2129 East York Street, Amelia Investors, LLC.

Good morning.

(Witness approached podium.)

MR. MOSS: My name is Michael.

CHAIRWOMAN JARMON: Can you give us your full name.
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MR. MOSS: Michael Moss.

CHAIRWOMAN JARMON: Michael Moss. Okay.

MR. MOSS: Our plan is to build a LEED-certified home, residential property.

MS. DUNBAR: For sale?

MR. MOSS: Yes, ma'am.

CHAIRWOMAN JARMON: Any questions?

(No response.)

CHAIRWOMAN JARMON: Recommendation?

MS. DUNBAR: Motion to sell.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you, sir.

MR. MOSS: Thank you.

CHAIRWOMAN JARMON: 713 Mercy Street, V2 Properties, LLC.

Good morning.
(Witness approached podium.)

MR. VINEY: My name is Vincent Viney, owner of V2 Properties.

CHAIRWOMAN JARMON: And your proposal for the 713 Mercy Street?

MR. VINEY: We will be building a three-story new construction home.

MS. DUNBAR: Will that be for sale, sir?

MR. VINEY: It will be for sale.

CHAIRWOMAN JARMON: Any questions?

(No response.)

CHAIRWOMAN JARMON: Recommendation?

MS. DUNBAR: Motion to sell.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you, sir.

MS. MEDLEY: Just for
clarification, the ones from last month, were they when we had the quorum?

CHAIRWOMAN JARMON: Yeah, the Baring and Chadwick. It was just two.

Are you talking about the ones we did -- oh, you're talking about the ones we needed to put back?

MS. MEDLEY: From last month.

CHAIRWOMAN JARMON: They're on here.

MS. MEDLEY: But I see from last month --

CHAIRWOMAN JARMON: We put all this --

MS. MEDLEY: -- Coral Street, Marshall and then there was Mercy and Oakdale. They were all -- was that when we had a quorum?

CHAIRWOMAN JARMON: Right.

MS. MEDLEY: Okay.

CHAIRWOMAN JARMON: There are items on here where the applicants attended last month's meeting. We didn't have a quorum, but we voted to approve
the releases for these applicants. Let me just read the addresses off. Page 6, 5816 Norfolk, 4025 Reno, 1708 West Allegheny, 2339 North Lawrence, 1900, 02, 04, 06 East York. That's it. So do we need to vote on those?

MS. MEDLEY: Oh, I was just talking about the auction ones. I just wasn't sure about the properties that were listed for auction.

CHAIRWOMAN JARMON: Last month they were approved, because they were before everybody left.

MS. MEDLEY: Right. Okay. So we had the quorum first?

CHAIRWOMAN JARMON: Right.

MS. MEDLEY: We did the other ones later.

CHAIRWOMAN JARMON: Right.

MS. MEDLEY: I just want to be clear about the auctions.

CHAIRWOMAN JARMON: Right.

Okay.

Are there any attorneys? I
know we had one attorney.

(No response.)

CHAIRWOMAN JARMON: No, okay.

The first item is 407 West Norris Street, Sami Kurdina.

MR. KURDINA: Yes.

CHAIRWOMAN JARMON: Good morning.

(Witness approached podium.)

MR. KURDINA: Good morning. My name is Sami Kurdina.

CHAIRWOMAN JARMON: And we have your proposal for this lot as a garden for your business.

MR. KURDINA: Actually, it's going to be a vacant yard right now. I use it as a backyard.

CHAIRWOMAN JARMON: A rear yard? For your business?

It looks like these addresses are out of order. What addresses do you own?

MR. KURDINA: This is 407 West Norris Street.
CHAIRWOMAN JARMON: No. You own what addresses on Norris?

MR. KURDINA: I own 401, 403, 405, 409, and 11.

CHAIRWOMAN JARMON: So he owns 401-11 West Norris Street that he recently purchased.

MS. JOHNSON: It's a house. Is it a house?

MR. KURDINA: 401, 403, and 405, it's a building existing and 11 -- 9 and 11 are empty lots.

MS. DUNBAR: 401, 3, and 5 --

MR. KURDINA: Is a structure, yes.

MS. DUNBAR: And then 7, 9, 11?

MR. KURDINA: Are empty lots, and I own 409 and 11.

CHAIRWOMAN JARMON: Right. And what type of business is it that you have there? I know you just purchased the property.

MR. KURDINA: 401, 403, and 05 is going to be residential and commercial
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first floor. Seven through 11 is going
to be residential, which is under
construction, apartments right now.

MS. DUNBAR: So it's mixed use.
CHAIRWOMAN JARMON: So it's
going to be mixed use?

MS. DUNBAR: It's mixed use?
MR. KURDINA: Yes.
CHAIRWOMAN JARMON: Any further
questions?

(No response.)

CHAIRWOMAN JARMON:
Recommendation?

MS. DUNBAR: Motion to sell at
the requested price.

(Duly seconded.)

CHAIRWOMAN JARMON: All in
favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.
Okay. Thank you, sir.

MR. KURDINA: Thank you.
CHAIRWOMAN JARMON: 6013
Cedarhurst, Lakeia Williams?
CHAIRWOMAN JARMON: I'm going to table until next month.
1400 to 20 North 8th Street, Philip Chan.
(No response.)
CHAIRWOMAN JARMON: We'll table.
2063 East Letterly Street, Sergeant Street, LLC, Steven Kravets?
(No response.)
CHAIRWOMAN JARMON: He sent me an e-mail, said he was going to send someone to represent him. I guess they're not here. We'll table.
Moving right along, 1510 North Hollywood Street, Evelyn Waddel.
You're her husband, correct?
MR. MEANS: Yes.
(Witness approached podium.)
MR. MEANS: For the record, Rayford Means. And the property on 1514 is my mother-in-law's place and 1512. Before then people violated the law by
selling drugs for sale from Hollywood and Jefferson, and the police would try to apprehend them. They use those vacant lots to cut through to the alleyway or to get to Myrtlewood Street. So we fenced that in and planted grass on that. We were trying to negotiate to get 1510, but the City knocked it down. So now it is an open way again and the problem has started over again where drug dealers can stay through the alleyway or to Myrtlewood Street, and of course people who miss their garbage days throw trash and tires on the lots, which I constantly clean.

So we want to beautify the community and prevent drugs, because you do have a playground between 31st on Jefferson. So it's a magnet. And then 29th street, that's a main drag for the buses, and you have kids and people travel that way. So we're trying to do something like that to prevent and hold as a staging area so police know --
because I call them and I see the people, because they sell drugs. They don't know who I am. I call and tell them and give them a description of when they sell and how they sell. So that's what we're trying to do.

CHAIRWOMAN JARMON: So your wife is interested in purchasing this lot?

MR. MEANS: That's correct.

CHAIRWOMAN JARMON: Any questions from the Committee?

MS. DUNBAR: Is she willing to pay the proposed price?

MR. MEANS: Excuse me?

MS. DUNBAR: Is she willing to pay the proposed price?

MR. MEANS: Yes. Yes.

MS. DUNBAR: Then I make a motion that we sell it to her at that price.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?
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(Aye.)

CHAIRWOMAN JARMON: Thank you, sir.

MR. MEANS: Thank you so much.

CHAIRWOMAN JARMON: Perfect Touch Auto Repair Service, Angel Mendez.

Good morning.

(Witness approached podium.)

MR. MENDEZ: Good morning. My name is Angel Mendez.

CHAIRWOMAN JARMON: You're here to purchase 1823 North 2nd Street.

Any questions from the Committee? He's in the process of purchasing the business that's adjacent to this.

MS. JOHNSON: But it's a residential zone. So you're going to need a variance.

CHAIRWOMAN JARMON: You have to get a variance to change the zoning.

MR. MENDEZ: Okay.

MS. JOHNSON: It's not as-of-right.
MR. MENDEZ: Okay.

CHAIRWOMAN JARMON: Any questions from the Committee?

(No response.)

CHAIRWOMAN JARMON: Recommendation?

MS. DUNBAR: Motion to sell.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

MR. MENDEZ: Thank you.

CHAIRWOMAN JARMON: 807 North 40th Street, Kenneth Key.

Good morning.

(Witness approached podium.)

MR. KEY: Good morning. My name is Kenneth Key.

CHAIRWOMAN JARMON: You're here to purchase 807 North 40th Street?

MR. KEY: Yes, ma'am. That's correct.

CHAIRWOMAN JARMON: And the 805
is privately owned. We certified that for Sheriff Sale. So when that comes up, you'll be able to acquire that at Sheriff Sale.

MR. KEY: Thank you.

CHAIRWOMAN JARMON: Any questions from the Committee? (No response.)

CHAIRWOMAN JARMON: Recommendation?

MS. DUNBAR: Motion to sell. (Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

MR. KEY: Thank you.

CHAIRWOMAN JARMON: Residential lots for side and rear yards for the adjacent owners. Can I get a recommendation?

MS. DUNBAR: Motion to transfer based on the side yard policy or disposition policy.
CHAIRWOMAN JARMON: Can I get a second?

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: The next two items are Urban Garden Agreements, which I can accept, two items, and we'll go to -- we have two discussion items which were ad hoc resolutions which we did after the last VPRC, because the applicants needed the releases before this meeting today. The two items were 4030 Baring Street and 1310 South Chadwick Street, which I got the approval from all of the Committee members.

MS. MEDLEY: Yes. So we just need to ratify it, put it on the record with their approval.

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.
I have a subordination agreement request for 1306 through 12 South 20th Street. This was the pharmacy.

MS. DUNBAR: Point Breeze?

CHAIRWOMAN JARMON: Point Breeze, yes. There's an attached letter from the bank asking us to subordinate the conditions in the title for the Point Breeze Pharmacy. Can I get a recommendation?

MS. DUNBAR: I just have a question. They're only asking that we subordinate, not change any of the terms under which we agreed?

CHAIRWOMAN JARMON: Right; just subordinate.

MS. DUNBAR: Motion to subordinate.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.
We have Certificates of Completion. The first address is 1421 South 19th Street, Lois Thompson.

(No response.)

CHAIRWOMAN JARMON: I think we have a picture in here where we transferred this to them as a side yard. This is the third time it's been on here and I don't know that there is a problem with the release. Yeah, they have built a house there. It was transferred as a side yard.

Can I get a recommendation?

They need a Certificate of Occupancy, right?

MS. MEDLEY: Yes.

CHAIRWOMAN JARMON: Can I get a recommendation, please.

MS. DUNBAR: I have a question.

So we originally transferred it to Lois Thompson in 2005?

CHAIRWOMAN JARMON: Yes.

MS. DUNBAR: And Lois Thompson subsequently sold it to Carl Geiger in
CHAIRWOMAN JARMON: Yes.

MS. DUNBAR: And in 2013, I guess we didn't know?

CHAIRWOMAN JARMON: We didn't.

MS. DUNBAR: So now Carl Geiger is asking for us to release or provide a Certificate of Completion because he subsequently built on the property?

CHAIRWOMAN JARMON: Yes.

MS. DUNBAR: So there's nothing we can do about it. I make a motion that we issue the Certificate of Completion as long as the property has been completed now.

(Duly seconded.)

CHAIRWOMAN JARMON: We just need a Certificate of Occupancy.

MS. DUNBAR: So I would change my motion to say subject to the issuance of Certificate of Occupancy to you as proof.

CHAIRWOMAN JARMON: Yes.

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

(Aye.)

CHAIRWOMAN JARMON: Norfolk was approved.

2621 South 2nd Street. This is a property that was transferred as a side yard. I think that it needs to be cleaned. We can let the applicant know that it needs to be cleaned before the release is issued.

Can I get a recommendation so we don't have to come back again?

MS. DUNBAR: Recommend the issuance of a Certificate of Completion, subject to the property being cleared as requested.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

2629 Federal, 2632 Federal, LLC.
Good morning.

(Witness approached podium.)

MR. VECCHIARELLI: Good morning. My name is Chris Vecchiarelli.

CHAIRWOMAN JARMON: And you're with the LLC?

MR. VECCHIARELLI: Yes. I'm the owner and managing member.

MS. DUNBAR: What's the address?

CHAIRWOMAN JARMON: 2629 Federal, on Page 7.

MS. DUNBAR: Okay.

CHAIRWOMAN JARMON: Any questions from the Committee?

MS. DUNBAR: What is he proposing to do? I'm sorry.

CHAIRWOMAN JARMON: He's selling. We just settled this in June, so there may be another restriction in the deed that will go to the owner, the new owner.

MS. DUNBAR: Is it going to be subject to it being transferred to the
new owner?

CHAIRWOMAN JARMON: It should be. Yes.

Right? It's going to go to the new owner with the additional restrictions, because he settled in June.

MS. MEDLEY: Yes. It will have -- yes.

CHAIRWOMAN JARMON: Yes.

MS. DUNBAR: So recommend the issuance of Certificate of Completion, subject to the transfer of the remaining restrictions to the new owner.

MS. MEDLEY: I'm sorry. He didn't do any of it. He just purchased it in June.

CHAIRWOMAN JARMON: He purchased it in June -- did you develop or --

MR. VECCHIARELLI: No. We purchased it in June and we were approached by this particular owner, who owns a few adjacent lots to this site. So I felt that it would be more impactful
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for the owner in coordinating development
to sell him this lot as well since he
owns adjacent parcels.

MS. MEDLEY: We would need to
transfer -- I don't know which conditions
were in his deed, it was just the two or
if it was all.

CHAIRWOMAN JARMON: The two.

MS. MEDLEY: It was just the
two?

CHAIRWOMAN JARMON: Yes.

MS. MEDLEY: Then the two will
transfer -- if the Committee agrees, the
two conditions will transfer over, but he
won't get a Certificate of Completion.
He'll just get an approval of sale.

MS. DUNBAR: So I'd like to
remove the motion that I just made and
say that I will make a motion that the
property -- that we authorize the
transfer of the property, subject to the
restrictions that were provided in June
to the seller.

MS. MEDLEY: The approval of
the sale.

MS. DUNBAR: And the approval of the sale.

MS. MEDLEY: Yes.

MS. DUNBAR: The plans are to build?

MR. VECCHIARELLI: Yes, residential.

MS. DUNBAR: So then the new owner will come back once it's completed to get a Certificate of Completion.

MR. VECCHIARELLI: Understood.

Correct.

CHAIRWOMAN JARMON: Okay.

Second?

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

MR. VECCHIARELLI: Thank you.

MS. MEDLEY: Do you have the name of the new owner?

CHAIRWOMAN JARMON: It should
be on the agreement of sale. The new person he's transferring it to, it's right on the agreement.

MS. DUNBAR: Should he put it on the record, the name of the new owner?


1900, 02, 04, 06 East York Street. Oh, no. I'm sorry. This one was on last month.

539 McKean, Gary Cohn and Kathy Cohn.

Good morning.

(Witness approached podium.)

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

MR. COHN: Gary Cohn. Kathy is deceased.

CHAIRWOMAN JARMON: And you're asking for a release. The property was transferred to you back in 1981. Was it a lot or a house?

MR. COHN: It's a lot.
CHAIRWOMAN JARMON: It was a lot at the time?

Can I get a recommendation from the Committee?

MR. FRISHKOFF: Motion to approve the Certificate of Completion.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

MR. COHN: Thank you.

CHAIRWOMAN JARMON: 2209 Oakdale, East Oakdale, Awilda Garcia.

Good morning.

(Witness approached podium.)

MS. GARCIA: Good morning. My name is Awilda Garcia.

CHAIRWOMAN JARMON: And you're here to get a release. We transferred this to you back in '87 as a side yard.

MS. GARCIA: Correct.

CHAIRWOMAN JARMON: Can I get a --
MS. DUNBAR: Motion.

CHAIRWOMAN JARMON: Any questions from the Committee?

(No response.)

CHAIRWOMAN JARMON: Recommendation?

MS. DUNBAR: I already made a motion.

CHAIRWOMAN JARMON: You did?

Can I get a second?

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Y'all are moving fast. All right. I like that.

All right. We'll be in touch.

MS. GARCIA: Thank you.

CHAIRWOMAN JARMON: 1916 Roberts Avenue, William and Gloria Lofton.

(No response.)

CHAIRWOMAN JARMON: This was transferred as a single-family dwelling
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back in 1982. Can I get a recommendation?

MR. FRISHKOFF: Motion to approve the Certificate of Completion.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

1542 South 20th Street, Cynthia Lyde.

(No response.)

CHAIRWOMAN JARMON: This is a lot that we transferred as a side yard. Can we get a recommendation? This is 1984.

MS. DUNBAR: Motion to issue the Certificate of Completion.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

MR. FRISHKOFF: Can I put forward a motion for 1980 for the decade?
MS. DUNBAR: No, but you can't even argue, it's been so long ago now.

CHAIRWOMAN JARMON: Community Ventures, 1701, 3, 5, 7, 9, 11, 13 Bowers, David La Fontain, Community Ventures.

(Witness approached podium.)

MR. HANNIGAN: Good morning.

My name is Troy Hannigan.

When we received this letter regarding this, we weren't quite sure what this was regarding, the Bowers Street.

CHAIRWOMAN JARMON: Well, I received an e-mail of them asking for us to put this on the agenda.

MR. HANNIGAN: We put on 1601 Smedley -- I'm sorry; 1301 Smedley.

CHAIRWOMAN JARMON: I have that too. That's next. So do you not work with La Fontain? Do you work with him?

MR. HANNIGAN: Yes, I do.

CHAIRWOMAN JARMON: So you didn't know what that one was about?
MR. HANNIGAN: I personally do not, no.

CHAIRWOMAN JARMON: How about we table it until he's here and he can tell us what it's about. So you can just stand. The next items are the Smedley Street. We'll table this until next month.

Okay. Just state your name for the record.

MR. HANNIGAN: My name is Troy Hannigan.

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

MR. HANNIGAN: Yes. We have developed ten single-family affordable homes on a formerly vacant lot and we are looking to sell those ten homes in the next two months to ten eligible buyers.

CHAIRWOMAN JARMON: Do you have the Certificate of Occupancies?

MR. HANNIGAN: Not yet, but we will, I would say, by the end of this month. I'll make sure you get those
before we sell these.

MS. JOHNSON: Are these market rate?

MR. HANNIGAN: No. They're affordable. Eight of the units are for sale for under 80 percent AMI and two are for sale for under 120 percent AMI.

CHAIRWOMAN JARMON: So once we receive the Certificate of Occupancies, then we will get the release prepared.

MR. HANNIGAN: Great. Thank you.

CHAIRWOMAN JARMON: The recommendation from the Committee?

MR. O'DWYER: I move that we issue a Certificate of Completion pending the release from the Certificate of Occupancy.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

MR. HANNIGAN: Thank you.
CHAIRWOMAN JARMON: Good morning.

(Witnesses approached podium.)

MR. DWIGHT: Good morning, everyone. My name is John Dwight, Chairman of the Board of (unintelligible) Center.

CHAIRWOMAN JARMON: Good morning.

MS. WHITE: Tiffany White, Board Chair, Secretary.

CHAIRWOMAN JARMON: And you're here to request a release on this property.

MS. WHITE: That is correct.

CHAIRWOMAN JARMON: Are you selling it?

MS. WHITE: Yes.

CHAIRWOMAN JARMON: Any questions from the Committee?

(No response.)

CHAIRWOMAN JARMON:
Recommendations?

MS. DUNBAR: Motion to release.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

We'll be in touch.

MR. DWIGHT: Thank you, ma'am.

CHAIRWOMAN JARMON: Thank you.

MR. DWIGHT: Enjoy the rest of your day.

CHAIRWOMAN JARMON: You too.

3931 Haverford Avenue,

Revelation Outreach Community Center.

Good morning.

(Witness approached podium.)

PASTOR STANTON: Good morning, everyone. My name is Pastor Stanton, Andre Stanton, from the Revelation Outreach Community Center, Executive Director.

CHAIRWOMAN JARMON: Can you kind of give us a brief --
PASTOR STANTON: In 2003, we acquired the building located 3933 through 37 Haverford Avenue, and right next to the 3933-37 building, there is a vacant lot, which ran from 3925, 3927, 3929, and 3931. In 2010, we acquired -- we purchased 3925, 3927, and 3929, but the City owned 31. So in 2011, we had sent letters to and got support from Councilwoman Blackwell, other RCOs and businesses that we partner with in the community, residents as well as educational institutions, non-profits, police and clergy to see about building a four-story, mixed-use facility on the property that would span from 3925 all the way up to 3937. And the RDA in 2014 granted us the 31 address, 3931 address, on the contingency we purchase a money mortgage for $26,885.

CHAIRWOMAN JARMON: Right.

PASTOR STANTON: And that was wonderful, because if we kept the property for ten years, we wouldn't have
to pay anything for it.

CHAIRWOMAN JARMON: Right.

PASTOR STANTON: But since then, our capacity has gone beyond our building. The partnerships that we have with DHS and the local community for space and things we do in the community has really outgrown our location and we're planning, like the cart before the horse, we're planning on purchasing some privately owned vacant lots on the 600 block of Union Street, which is right adjacent to Haverford and Union. So in the 600 block, 620 all the way to 640 North Union Street, our desire is to purchase all of those lots, build something compatible to the vision that we have to maximize our health in the community with our partnerships.

So, in essence, we are selling our seven lots to buy 11 right across the street. And so we need the approval -- I guess it's called the release on the property for 31, but I was under the
impression that if I sold it before the
ten years, it will cost, I think,
$26,885.

CHAIRWOMAN JARMON: Right.
PASTOR STANTON: So my question
now to the RDA is, is that the price you
want to charge me or is it the going
price that sell for vacant lots? The
vacant lots I'm buying are market value
of 8,000.

CHAIRWOMAN JARMON: Well,
that's the mortgage that we put against
the title. That's the price that we had
at that time when you got it from us.

MS. DUNBAR: We're not
charging -- you're not selling the
properties to us. This is based on a
mortgage that was agreed to --
PASTOR STANTON: Yes, ma'am.

MS. DUNBAR: -- at the time
that we did complete the sale.
PASTOR STANTON: Yes, ma'am.

MS. DUNBAR: So based on the
date that you intend to sell, it's the
remaining portion of the mortgage.

PASTOR STANTON: The remaining portion?

MS. DUNBAR: So because it was just in 2014, the anniversary date, I think, just passed.

PASTOR STANTON: Yeah, just passed.

MS. DUNBAR: July 2015. So only one year. Ten percent has been forgiven, so 90 percent remains, and that's the number.

PASTOR STANTON: That's fine.

I agree with that.

MS. DUNBAR: Okay.

PASTOR STANTON: And I support that. So I just want to make sure that we're able to sell it and purchase the other. Is that okay? Because I can't sell all of them.

MS. MEDLEY: Are there any other conditions or is it just the two with the mortgage?

CHAIRWOMAN JARMON: With the
mortgage, yes.

MS. MEDLEY: Just the two other conditions. It's not the other conditions?

CHAIRWOMAN JARMON: Right.

PASTOR STANTON: So it's just one lot, correct?

CHAIRWOMAN JARMON: Yes.

MS. DUNBAR: So we're not agreeing to you being able to do anything else. We're just saying that if you want to now sell the property, you have to pay the 90 percent remaining on the mortgage.

PASTOR STANTON: Okay. I agree with that.

CHAIRWOMAN JARMON: Recommendation?

MS. DUNBAR: Motion to approve.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

MS. MEDLEY: To be clear, because this is under the Certificate of
Completion, they're not getting a Certificate of Completion. They're just given the approval to sell to pay off the mortgage.

CHAIRWOMAN JARMON: Right.

MS. DUNBAR: Yes.

CHAIRWOMAN JARMON: You understand?

PASTOR STANTON: Yes.

CHAIRWOMAN JARMON: I'm not sure. Are you here for properties?

MR. CAREY: Yes.

CHAIRWOMAN JARMON: What address?

You're done. I'm sorry. We already approved it.

PASTOR STANTON: Thank you.

CHAIRWOMAN JARMON: You're here for?

MR. CAREY: 2118 East Auburn Street.

CHAIRWOMAN JARMON: I think we had this on for two months and then you were disputing whether you needed to
MR. CAREY: I actually called
and they said they would reschedule.

CHAIRWOMAN JARMON: We didn't
reschedule because we weren't sure if you
were going to agree to come to the
meeting. We had it on the agenda twice.

MR. CAREY: Well, I did call
after the second meeting to reschedule to
today.

CHAIRWOMAN JARMON: I'm not
sure who you spoke to.

Is the Committee in agreeance
to adding -- this is an auction to the
agenda today, 2118 East Auburn, because
he didn't feel like he needed to come to
another meeting regarding this property,
but we had to put him before our
committee because of our process.

So if the Committee is in
agreement, you can come up.

MS. DUNBAR: It was an auction?

CHAIRWOMAN JARMON: Yes, it was
an auction. 2118 East Auburn.
MS. MEDLEY: Is the Committee okay?

CHAIRWOMAN JARMON: Is the Committee agreeing to add this?

MS. MEDLEY: To add this property.

MR. FRISHKOFF: Motion to add this property to the agenda. Can I have the address?

CHAIRWOMAN JARMON: 2118 East Auburn.

MR. FRISHKOFF: 2118 East Auburn.

CHAIRWOMAN JARMON: And your name?

(Witness approached podium.)

MR. CAREY: Chris Carey.

CHAIRWOMAN JARMON: Chris?

MR. CAREY: Carey, C-A-R-E-Y.

MS. DUNBAR: Is that how you purchased it or did you purchase it under an LLC or are you requesting to purchase it under an LLC?

MR. CAREY: No. I'm requesting
to purchase under my name.

MS. DUNBAR: And this was the June auction?

MS. MEDLEY: This was on last month.

CHAIRWOMAN JARMON: It was on two months.

MS. MEDLEY: Who is Carey Schemm?

CHAIRWOMAN JARMON: 2118 East Auburn, it was just you?

MR. CAREY: Yes. I was not here in person at the auction, but my business partner was.

CHAIRWOMAN JARMON: What's your business partner's name?

MR. CAREY: Paul Schemm.

CHAIRWOMAN JARMON: Who is purchasing, you or him?

MR. CAREY: Well, I would be purchasing it.

CHAIRWOMAN JARMON: But he was the one that bid it?

MR. CAREY: He's the one that
bid it.

CHAIRWOMAN JARMON: So he needs to give me a letter withdrawing his interest for you.

MR. CAREY: Okay.

MS. MEDLEY: Who is Carey Schemm?

CHAIRWOMAN JARMON: That's him, his business partner.

MS. MEDLEY: I thought his name was Bob or Paul.

MS. DUNBAR: His name is not going to be on there.

CHAIRWOMAN JARMON: Is his name Schemm?

MR. CAREY: Schemm, yes.

MS. MEDLEY: I'm sorry. I was just looking at last month. There's someone named Carey Schemm on the agenda.

CHAIRWOMAN JARMON: They probably had both names together. That's what it seems like, Schemm, Carey.

MS. MEDLEY: His name is Carey?

CHAIRWOMAN JARMON: His name is
Chris Carey. His name is Schemm.

Thank you. What is your proposal for this -- did we vote on this to add it?

MR. FRISHKOFF: I make a motion.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you. I'm sorry. What is your proposal, sir, for this?

MR. CAREY: This lot is adjacent to two lots that I own for commercial. It's a commercial enterprise, and this lot backs up to a commercial building from which I don't have access to the street, except through the door which exits into this lot. So it's to be a rear lot for the existing building.

CHAIRWOMAN JARMON: Okay.

MS. DUNBAR: For an existing
MR. CAREY: Yes.

CHAIRWOMAN JARMON: Any further questions?

(No response.)

MR. FRISHKOFF: Motion to approve.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Okay.

Thank you.

MR. CAREY: So you would need a letter from Schemm authorizing me as the property purchaser?

CHAIRWOMAN JARMON: Yes.

MR. CAREY: Okay. Thank you.

CHAIRWOMAN JARMON: Okay.

There was one that was in the beginning here, but the guy was on the road for four hours and I'm not sure if he's here. Mr. Higgins?

(Witness approached podium.)
MR. HANNIGAN:  Sorry.  I received clarification on the Bowers Street from David.  I could talk about that as well.

CHAIRWOMAN JARMON:  Okay.  You want to go back to Bowers on Page 8.  So he spoke to David La Fontain.

And what is the proposal he wants to do?

MR. HANNIGAN:  So these are lots we've owned for a long time, and we have been maintaining them as a community garden behind our commercial building. So we just -- I think we have to -- we're using them first to get a mortgage.

CHAIRWOMAN JARMON:  Collateral?

MR. HANNIGAN:  Collateral, yes, for a loan.

CHAIRWOMAN JARMON:  And you've had them since 1991.

Any questions from the Committee?

MS. SOLOMON:  This one will have to be cleaned.
CHAIRWOMAN JARMON: They have to be cleaned. You can let David La Fontain know before the release is issued.

MR. HANNIGAN: Okay. Great.

CHAIRWOMAN JARMON: Any further questions?

(No response.)

MR. O'DWYER: Motion to issue Certificate of Completion pending that they are cleaned.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

MR. HANNIGAN: Thank you.

Sorry about that.

MS. MEDLEY: Can we just clarify the Certificates of Completion for the last month that were approved today.

CHAIRWOMAN JARMON: That's what we did at the beginning. Let me -- I
mean, I said all of them that they were on the agenda. That was in the beginning.

MS. MEDLEY: Okay.

CHAIRWOMAN JARMON: The ones that were tabled. So what do we need to do? Approve them?

MS. MEDLEY: They need to be voted.

MS. DUNBAR: No. We just said table until next meeting. She just has to reverse, I guess.

MS. MEDLEY: I'm sorry?

MS. DUNBAR: She has to just remove them as being tabled?

CHAIRWOMAN JARMON: Well, the applicants were here, so they spoke.

MS. MEDLEY: Right. There were some where the applicants were here and I guess testimony where they spoke and said what they were going to do, and it was pretty much those that were here agreed, but we couldn't vote because there wasn't a quorum. So we need to agree now or
CHAIRWOMAN JARMON: Yes. Let me just read the addresses off again:
5816 Norfolk, 4025 Reno, 1708 West Allegheny, 2339 Lawrence. That's it.
Can I get a recommendation?
MR. FRISHKOFF: Recommendation to approve.
(Duly seconded.)
CHAIRWOMAN JARMON: All in favor?
(Aye.)
CHAIRWOMAN JARMON: Thank you. And I just want to go back.
I'm not sure if this guy may be here, but we did speak to him this morning. On Page 5, 2637-39 -- oh, that's you? All right. You can come up. It took you four hours?
MR. RIFAI: Yes.
CHAIRWOMAN JARMON: Jeez.
MR. RIFAI: Thank you for waiting.
(Witness approached podium.)
CHAIRWOMAN JARMON: You're welcome. Good morning. Can you just state your name for the record.

MR. RIFAI: Good morning. My name is Bassam Rifai on behalf of Brenton Higgins and director of the development group and myself.

CHAIRWOMAN JARMON: And your proposal for these lots are?

MR. RIFAI: We're planning on building single-family residential properties at market value.

MS. DUNBAR: What's the address?

CHAIRWOMAN JARMON: On Page 5, Janney.

MS. DUNBAR: I got it.

CHAIRWOMAN JARMON: Any questions from the Committee?

(No response.)

MS. DUNBAR: Motion to sell.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?
CHAIRWOMAN JARMON: Okay.

Thank you.

MR. RIFAI: Thank you. Have a wonderful day.

MS. DUNBAR: I hope it doesn't take you that long to get back.

MR. RIFAI: Me too.

CHAIRWOMAN JARMON: The meeting is now adjourned. Thank you. Have a good day.

I wanted to introduce Kevin Hunter from the Commerce Department. He will be attending, and Rebecca Swanson from License and Inspection. Welcome.
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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