VACANT PROPERTY REVIEW COMMITTEE

Room 401, Caucus Room
Philadelphia, Pennsylvania
Tuesday, July 12, 2016
10:08 a.m.

PRESENT:

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

ALSO PRESENT:

PAULA ADAMS, COUNCILWOMAN BLACKWELL'S OFFICE
MS. JARMON: Morning. Everyone. My name is Susie Jarmon. Are there any attorneys in the room?

(Hands raise.)

MS. JARMON: What address are you here for? You're not here to address anyone.

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

We have a couple items I want to table from the agenda today.

1408 to 10 West Butler, 1412 West Butler Street. The applicant is in the hospital.

I am going to table this until August.

The next item is 182 West Norris Street. They asked for the incorrect address. They actually asked for 184. However, that was requested to go to another program.

That's it. Going to go back to page 2.

2754 North 8th street, Victor Maldonado.

Want to come up to the podium?

(Applicant approaches podium.)
MS. JARMON: Good morning. Want to state your name for the record.

MR. MALDONADO: Yes. My name is Victor Maldonado.

MS. JARMON: You are here to purchase 2754 North 8th Street?

MR. MALDONADO: That's correct.

MS. JARMON: And your proposal for the property?

MR. MALDONADO: Fix it and live in it.

MS. JARMON: Rehab and occupy the property?

MR. MALDONADO: Yes.

MS. JARMON: Any questions from the Committee? Recommendation?

MR. O'DWYER: You currently live at the property next door?

MR. MALDONADO: Yes, that's correct. I live there now.

MR. O'DWYER: I move we sell at approved LAMA value.

MR. GRADWOHL: Second.

MS. JARMON: All in favor?

(Ayes.)
MS. JARMON: Okay. We'll be in touch.

Thank you.

The next item, 4822 Hazel Avenue, Pedro Molteni. Want to come up to the podium, please.

(Applicant approaches podium.)

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

MR. MOLTENI: Pedro Molteni.

MS. JARMON: You're here to purchase 4822 Hazel Avenue?

MR. MOLTENI: Correct.

MS. JARMON: And I have you are going to develop? You are going to build?

MR. MOLTENI: Yes. Our project is to build a house that would be affordable, sustainable and that would be a model for the rest of West Philadelphia so that other neighbors can replicate that project and be able to build in West Philadelphia with a lesser amount of money than the current real estate prices.

MR. GRADWOHL: How many units are you proposing?
MR. MOLTENI: It's one house. I now live two doors down from that lot. That lot was burned down ten years ago and has been abandoned since then. What we want to do is build a house where we are going to live and basically create a sustainable design with a smaller footprint than the rest of the houses so that it would be more affordable.

We are planning to use recycled materials so that that's also going to reduce the cost of the construction. And we want that model to be something that other neighbors can replicate because we feel like the prices in West Philadelphia are going up. And many of our neighbors are not being able to afford living in West Philadelphia more.

We want to create a model that will be sustainable and affordable.

MS. DUNBAR: Are you interested in paying the established price for the property?

MR. MOLTENI: We are interested in paying the established price for the
property. We had a few questions about the valuation, but we would be willing to talk about the different prices that the Committee will --

MS. DUNBAR: I don't believe it's been established yet, right?

MS. JARMON: No, it hasn't. I ordered an appraisal on this.

MR. MOLTENI: The block is the 4800 block of Hazel. And we have seen a variation in different prices. We are at this point waiting for the Committee decides on valuation.

MR. GRADWOHL: Just to go back to my question. You are proposing single family?

MR. MOLTENI: Yeah. Single family.

MR. GRADWOHL: You have financing in place?

MR. MOLTENI: Yeah. We have -- basically, we have shown Jannie all of the cash that we have from our life savings that would be put in place for that. It's going to be based on our estimates enough to finance or show that cash through banks and
get a construction going as needed.

MS. DUNBAR: A few times you referenced "we" and "our." My question is, are you the applicant for the property?

MR. MOLTENI: I'm the applicant for the project. My girlfriend and I want to do the developing. Our intention is to live there together, but I'm the applicant for it.

MS. DUNBAR: Okay.

MR. PURNELL: Have you ever done this type of work before?

MR. MOLTENI: I personally have not done it. We have reached out to local architects. Richard living on 4600 block of Hazel. He has another architect in Philadelphia. It's Justin Gebhard. Those two architects are going to be the ones leading the project and designing it.

MR. HUNTER: I have a question for the Chairwoman on this one. It says under the adjacent abutting property owners transfer.

MS. JARMON: Or. Property owners or developers.

MR. HUNTER: Right. It's going to be
either? Doesn't have to be the adjacent property?

MS. JARMON: No, it doesn't. He is developing. The adjacent would be someone who owned the adjacent property but doesn't occupy it.

MR. HUNTER: This wasn't put out for competitive.

MS. JARMON: No. It wasn't a request for competitive bid for this property.

MR. HUNTER: Thank you.

MS. JARMON: This is in Jannie Blackwell's district.

MR. MOLTENI: On that note, I have the support of the neighbor that it's adjacent to.

MS. JARMON: Any further questions? Recommendation?

MS. DUNBAR: Motion that we sell at the established price.

MS. COSTA: Second.

MS. JARMON: All in favor?

(Ayes.)

MS. JARMON: We will be in touch.
MR. MOLTENI: Thank you.

MS. JARMON: The next item is 2560 East Auburn Street, Joseph Puchon and Kayne.

(Applicant approaches podium.)

Good morning. Can you state your name for the record.

MR. PUCHON: Charles Puchon.

MS. JARMON: You are here for 2560 East Auburn. Can you let the Committee know what your proposal is.

MR. PUCHON: Wasn't expecting this. But just purchase it. It's an abandoned land. It's dirty. Want to fence it and clean it. That's really the extent of my thought process right now. Just tired of looking at it.

MR. GRADWOHL: This property is immediately adjacent to the home, correct? To the property?

MR. PUCHON: Yes. My current residence goes street to street. My house goes -- Livingston, I have a garage in the back there. So, it's adjacent to the garage.

MS. JOHNSON: But you live at 2852?
MR. PUCHON: Correct. It's almost like it would be like an L. My house goes street to street. Then on the back part, this land is abutting up against the garage.

MS. JARMON: Any further questions?

MS. DUNBAR: Are you interested in paying the appraised value? Is that what it would be, Susie?

MS. JARMON: Yes.

MS. DUNBAR: Are you interested in paying the appraised once it's established?

MR. PUCHON: Yeah. I mean, once we figure out the prices then I will.

MS. DUNBAR: They will be in touch with you.

MR. PUCHON: Yeah.

MS. DUNBAR: Okay. Then I would make a motion we sell it to you.

MR. GRADWOHL: Second.

MS. JARMON: All in favor?

(Ayes.)

MS. JARMON: We will be in touch.

The next item is Westview, LLC, Rick Young.
(Applicant approaches podium.)

Good morning. State your name for the record.

MR. YOUNG: Good morning. Rick Young, Westview Development Property.

MR. JONAS: Gary Jonas.

MS. JARMON: The Committee has a few questions about your project. I know I received documentation yesterday and I was able to give it to the Committee today.

Can you just try to tell the Committee exactly what your proposal is and whether you have the financing to complete this project?

MR. YOUNG: Our proposal is workforce townhouse development, which is a stack town-housing. We currently own 12 properties on the North 35th Street. Two of the properties we applied for the part of that property. We are in the midst right now of building 3344 town-housing. That will be either duplex or triplex with a price point at 175 starting point, which will sort of be more of, again, a workforce
townhouse development. And some of the properties are Haverford Avenue would be a mixture -- we applied for would be a mixture of retail as well as residential above. Our first project would be 3509, we just acquired from PRA about two months ago that we are moving forward with. That goes to Zoning on Friday.

MS. JOHNSON: These are scattered sites. Do you plan on doing them all at one time?

MR. YOUNG: Well, they are scattered sites. What is important is we are trying to create density. They are all within a one to two block area of each other. That's important. We think when we do development of this type, it's sort of the first for this kind of community that build stack town-housing with a condo environment. Hasn't been done before in this area.

I've been a lifelong resident in that community. There is a lot of, I guess, mature seniors who don't look to have single family housing going from the basement to third floor that is like a one-story, two
bedroom flat that is more affordable that
makes it a lot more convenient for their
life style. That probably is looking to
build that we have been building for quite
some time.

MR. JONAS: To answer your question, we
would do it in phases, yes.

MS. JOHNSON: So, you are not going to
do everything within a year?

MR. JONAS: We wouldn't build every
house within a year. We probably build the
first five to ten, then we build the next
section. But the thought is to keep it
consistent in what we're doing. And since
we own all of those lots there, those couple
that kind of are outliers would make sense
to be part of what we're doing.

MS. DUNBAR: So you mentioned about
having duplexes and I think you said
triplexes perhaps. Is this a rental
development?

MR. JONAS: There will be condos.

MS. DUNBAR: They will be
condominiumized?
MR. JONAS: Yeah. The reason we do it as tow units and three units versus as one big condo unit, is it makes the financing easier for people to purchase the housing from house. When they go to get financing, you have a big building. You have to sell a certain amount ahead of time otherwise they can't qualify for the financing.

If you do it where there are two or three unit buildings, you sell one, everything qualifies for conventional financing. Makes the end users who are going to buy the properties, makes it easier for them. Even though it's a little harder for us to put together, though easier for us to build one big building. We build it that way and creates a better situation for the buyer.

MR. HUNTER: You guys have workforce housing. What's the target AMI you are looking at? The prices you are showing here starting at $150,000. That's going to be probably close to, at least for the metro area, close to about 100 percent AMI. That
to me is higher than what we would traditionally call workforce housing for the neighborhood. Probably significant higher than the income there.

If you can just explain what --

MR. JONAS: Sure. So when we went in and met with councilperson and met with the, I guess, the RDA way back when we started this process. We had said this is the price point that we are going to target, this 150 to 250 range with no subsidy. Nobody has been able to do houses in that price range.

It's our understanding, this was right in the price range they wanted to see for this project. We might have the terminology wrong. If we do, I apologize for that. But my understanding is that this is the right price point for what they were calling workforce housing when we met with everybody.

MR. PURNELL: Are you trying to make your pricing consistent with the workforce RFPs that the City has on the street now? Your numbers are similar, and I'm just
curious. Those are neighborhood driven, and I don't know that that type of analysis was done for this area.

So again, I don't know that we today would be holding you to those numbers. But clearly, you would need to do some type of market analysis to see what a truly workforce affordable housing would be in that community. You may be surprised that the number is not that high.

MR. YOUNG: Surprisingly, that is becoming a very progressive area. We noticed there are houses for sale anywhere starting at 400,000 and up. This is a traditional, you know, two-story, three-story house. What we are trying not to do is out price the community and be inclusive of the community.

We know there's a huge sort of push for a institutional housing from institutional partners that want their professors and stuff to live in Mantua. And like Gary said, without having the subsidy, we are just trying to make it affordable so it's
inclusive of residents as well as police --
person that works for the police district,
fire department, you know, the institution,
the City worker who makes anywhere from 40
to, you know, $70,000 a year.

We think that -- then there's -- what we
found out, again like I said, being a life
long resident, there is a lot of mature
people who would own houses that have huge
properties that will probably like to have a
one-story flat or, you know, that has one or
two bedroom flats that they don't have to
worry about leaky basement or this, that and
the other. So, they don't have to go from
the basement to first floor. We think this
fits right in this price point.

That hasn't been done in the community
before. But me being a life long resident,
it's important for me to be able to create a
balance between the new Mantua and the
Mantua that's commonplace.

MR. GRADWOHL: I have a question. More
about the requirements. Are you going to be
marketing these strictly to residents within
the 80 to 100 percent AMI range that the City set forth?

MR. JONAS: No. I mean, these are going to be open market for sale. We are pricing them at a point where, again, I maybe putting the term workforce housing on there has clouded this. I probably should not. But that price point we put in there is pretty consistent. It's consistent with some workforce RFPs that have been out in the neighborhood, but it's not meant to be fit within that specific requirement for this ZIP code. It's just kind of --

MR. YOUNG: Terminology that, again, we might have placed in the wrong place by using the wrong terminology. Again, I apologize for our --

MR. O'DWYER: You're not asking for any subsidy or any special consideration on the price of the land, right?

MR. JONAS: That's correct.

MR. GRADWOHL: I have a question about 632-40.

MS. DUNBAR: Said it's going to be open
MS. JOHNSON: It's a small park. You said you are going to maintain that as a park?

MR. JONAS: Correct.

MR. GRADWOHL: Would there be a deed restriction in place to maintain as green space?

MR. YOUNG: That's fine.

MS. JARMON: They are purchasing. We don't put restrictions on it if they are purchasing.

MR. GRADWOHL: Councilwoman Blackwell's letter suggests that it will be maintained, committed to keeping an open space for the community I guess.

MR. YOUNG: It's just a ran down open space. There is no park. It's basically a vacant lot.

MS. JOHNSON: With some benches, right?

There are benches there.

MR. YOUNG: Right. There are benches there, but overgrown grass, urinating, defecation.
MR. HUNTER: If making commitment to the Councilwoman it's going to be preserved as open space, I think for me and Jeremy we would like to see a legal commitment to that.

MR. YOUNG: No problem.

MS. JARMON: Okay. We will put the restriction in that deed for green space only.

MS. DUNBAR: If you were to receive approval today, how quickly would you be able to start?

MR. JONAS: So, we can start as quickly as we can get through the process of getting the approvals. Let's assume it's a six-month process even with the by-right project from the day you kind of acquire it to the day you have your approval in place to start building, so probably six months.

MR. HUNTER: The only proposed section of development that you guys have on these plans looks like it's between Mantua, Shedwick, 35th. I'm not sure, but I'm still not clear why we can transfer all these
properties at this time if there's no site plan in place for those or proposal. I can understand if you are guys are ready to move on this section, but I'm little uncomfortable transferring the rest of the properties if you don't have a plan in place.

MR. GRADWOHL: I want to --

MR. JONAS: I think the answer to the question is that we do have a plan in place and we are going to build similar housing that you see here on those sites. That I didn't work an exact floor plan up for that lot, but the purpose is to go through and phases and continue to fill in. We decided to do it the hardest way which is go to the very edge of Mantua and try to fill it back in the areas that are better.

It's critical to us as part of this process, we know that land is going to be developed and developed responsibly. And so, that is why we are asking for it. I think what you will find is from the speed of use and you can look in our track record
of being done over time, you will see that we are consistent in delivering product quickly and more efficiently than most people. We are delivering 50 to 20 million dollars of product to market every year.

I don't think there's a capacity issue. But what you don't want to do is just list a hundred properties for sale at one time. You have to do it in phases. And you have to start to work through the process. But you don't want to do that and not control the other land that's around there for problems.

MR. HUNTER: I understand the reason you want to phase it. I just think, you know, having some sort of plan going forward for those properties would be beneficial for us to see what the full build out of is. This is the first time I'm seeing this entire proposal today. It's a lot of potential development, which makes me a little bit apprehensive to approve it today without any additional --

MR. YOUNG: We are already moving
forward with half the project. It goes to Zoning probably in a week before Friday.
It's 3509 Haverford Avenue. Everything on Haverford Avenue will probably mirror that.
It will be --

MR. HUNTER: You are talking about a single property. This is --

MR. JONAS: Listen, I think your point is if you're asking us to give you an idea of what those plans will look like for those properties to feel more comfortable, we can certainly do that. That wasn't requested. We can certainly provide it. But if that's the sticking point you need to see that, that's okay. That's not something difficult to provide.

MR. HUNTER: I don't know if this could be something that we can hold til next month to review the proposal in more detail.

MS. JARMON: If that's the recommendation of the Committee --

MR. O'DWYER: You want to hold all of them until next? It sounds like there are some that are not very controversial.
MS. JARMON: Well, all of them -- if we approve them in August, City Council doesn't come back till September anyway for it to go to --

MR. HUNTER: Just this is the first time I think we are all seeing this proposal. Is a it's large scale project.

MS. JARMON: That's fine.

MR. O'DWYER: So City Council won't be able to move legislation to pass the properties to you anyway until September.

So if we table this until August, would you be able to come back with more detailed plans to address our concern?

MR. JONAS: Yeah. Absolutely. I mean, could you have -- would we get a little bit more direction for what you want to see?

MR. YOUNG: For which properties specifically?

MR. HUNTER: Have you met with the Planning Commission at all in the process?

MR. YOUNG: We have.

MR. HUNTER: It might be worth coming in to meet with the Planning Commission
MR. YOUNG: We have done. We dealt with the Planning Commission for 3509 Haverford Avenue and in detail over time back and forth what works for both parties economically and what they would like to see.

MR. HUNTER: I mean, for this proposal in particular, this is a large scale proposal. And as the Planning Commission, I think they will have the expertise to give you some guidance on potential conflicts there might be with other addresses.

MR. JONAS: I mean, that's no problem. I can tell you from past experience when we go to meet with this and we talk about in-fill properties scattered through the neighborhood where you are not changing street, you're not really changing anything and really talking about meeting a price point and initiative that the City has kind of laid out.

I don't see that there is much that's going to change from what we have out there.
MR. YOUNG: Building by right, most of it is built by right because given Haverford Avenue.

MR. HUNTER: The duplexes are not by right.

MR. JONAS: Yeah, they are.

MR. HUNTER: The duplexes are under 38 feet?

MR. JONAS: Most of the stuff is RM1 zoning except for the stuff on large commercial corridor. That's multi-family zoning. Essentially, these are zoned for much more proposing.

MR. HUNTER: They are zoned for 38. You are going over 38 feet.

MS. DUNBAR: Can we make a recommendation? I think you already made the recommendation that it be tabled until next month. So as opposed to holding it up having specific discussion, maybe if you want to have sidebar discussion or whatever, let's do that.

MR. FRISHKOFF: Just to be clear, person asked for some clearer guidances. They
1 don't have to go around the table for -- I
2 would propose an amendment to the motion is
3 which is to charge the Planning Commission
4 or somebody else to provide a written set of
5 questions the developers and the members of
6 the Committee prior to the August meeting.
7       MR. O'DWYER:  Second.
8       MS. JARMON:  All in favor?
9       (Ayes.)
10      MS. JARMON:  The recommendation is that
11      you get in contact with the Planning
12      Commission.
13      MS. JOHNSON:  I'm Planning Commission.
14      Or the Office of Development.  You want them
15      to meet with you about --
16      MR. HUNTER:  We can set up a meeting
17      with Planning and any other parties.
18      MS. JARMON:  We can do that within the
19      month?
20      MR. HUNTER:  Yes.
21      MS. JARMON:  We are going to table it
22      until August, and then you guys have some
23      type of communication so you know exactly
24      what they are requesting.
MR. JONAS: Our information is on that proposal. Will you reach out to us, or you need --

MR. HUNTER: If your email contact is on here, I will reach out to you guys.

MS. JARMON: Thank you.

The next items are side yards for adjacent owners.

Can I get a recommendation?

MS. DUNBAR: Motion.

MR. GRADWOHL: Second.

MS. JARMON: All in favor?

(Ayes.)

Off to page 4, top of page 4.

The next items are Urban Garden agreements which I can accept.

Are there any questions about the Urban Gardens?

The next is a property that has transferred to Philadelphia Land Bank. They are asking approval to transfer to this applicant. We have the lot posted.

Can I get a recommendation?

MS. DUNBAR: Motion.
MS. COSTA: Second.

MS. JARMON: All in favor?

(Ayes.)

MS. JARMON: The next item is 905-07 West Lehigh Avenue, Pastor Dawson.

(Applicant approaches podium.)

This is a property that the Pastor had an entry authorization back in 2005. And then it was held up by the old administration. It was never taken back from the applicant, so they continued to do the work in here in the property.

So what I'm asking or what they're asking for is a six-month extension. Also, they are requesting a letter that they can take to License and Inspection to have the rear wall repaired.

Can you just give your name for the Committee.

REVEREND DAWSON: Yes, good morning.

Reverend Glenn Dawson.

MS. JARMON: And your name, sir.

MR. G.: My name is Philip G. contractor.
MS. JARMON: You are the contractor?

MR. G.: Yes.

MS. JARMON: Can you just explain what's going on with the property over this time?

REVEREND DAWSON: Yes. 905 West Lehigh to 07, we have done extensive work on this property. We were asking for a six-month extension. We had to cease operations because of a wall that was buckling. Wasn't in danger of collapsing, but was buckling. And License and Inspection asked me to pull a permit to secure the wall.

So, we went down and tried to pull a permit. But we couldn't pull a permit because we didn't have the authorization once again.

MS. JARMON: They are requesting an extension on their previous entry authorization.

MS. DUNBAR: Okay.

MR. O'DWYER: They don't own the property?

MS. JARMON: The City still owns it.

They have entry to do the rehab in the
MR. O'DWYER: You have all the financing to complete the rehab?

MR. YOUNG: Say it again?

MR. O'DWYER: You have all the financing?

REVEREND DAWSON: Yes.

MS. JARMON: I have attached to the attachment some pictures of work that has been done in the building.

MR. GRADWOHL: Are we to believe that the work would be completed after the six-month extension.

REVEREND DAWSON: Yes. The work will be completed, yes.

MR. GRADWOHL: Is the site control letter determined by this Committee, or we just voting on the extension?

MS. JARMON: He is going to get extension. We are not transferring title right now.

MR. O'DWYER: I move that we extend the entry authorization.

MR. FRISHKOFF: Second.
MS. JARMON: All in favor?

(Ayes.)

REVEREND DAWSON: Thank you very much.

MS. JARMON: The next is Certificate of Completions.

The first item is 829 to 871 North 4th Street, Rouse Urban Housing. I'm not sure if they are here. I have requested information from them. They never sent me an agreement of sale or a letter asking permission to sell. I want to table this until August.

The next item, 1937 East Arizona Street, Michael T and P Fischetti.

(Applicant approaches podium.)

Good morning. Can you state your name?


MS. JARMON: You're the current owner?

MR. VINEY: Yes.

MS. JARMON: You are here asking for release of the restriction on the previous deed transferred to the applicant that we have here back in 1985.
Are there any questions from the Committee? Questions? Recommendation?

MR. GRADWOHL: Move to grant the release.

MR. O'DWYER: Second.

MS. JARMON: All in favor?

(Ayes.)

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

The next item is 611 to 13 North 12th Street, Temple Reserve, LLC. This is a property that was previously on the agenda but there were additional restrictions in the release. We needed the certificate of occupancy in order to transfer title to the current owner.

Can I get a recommendation? The certificate is attached.

MS. DUNBAR: Motion.

MR. GRADWOHL: Second.

MS. JARMON: All in favor?

(Ayes.)

MS. JARMON: Thank you.

The next item is 645 North 41st Street,
Stephen and Linda Harris.

(Applicant approaches podium.)

Good morning.

MS. HARRIS:  My name is Linda Harris.

MS. JARMON:  Good morning.

MS. HARRIS:  And Stephen Harris is deceased, but Mr. Brown is supposed to be on the deed now.

MS. JARMON:  Okay.  You are the current owner, correct?

MS. HARRIS:  Yes.  I own it.  I own the home.  I was supposed to come to the Review Committee because there are some paperwork that they saying that they need to sign or they don't have.

MS. JARMON:  This was transferred as a single family dwelling back in 1989.  Can I get a recommendation from the Committee?

MR. PURNELL:  So moved.

MR. O'DWYER:  Second.

MS. JARMON:  All in favor?

(Ayes.)

MS. JARMON:  Ms. Harris, we will be in
MS. HARRIS: Also, we put in for 647 next door to us. It's a lot that we had been maintaining for like ten years now. And we wanted to know if it were possible how, you know, I had put in the applications for the lot.

MS. JARMON: That's not for the Committee here. What you can do is give me a call this afternoon, and I will look that up. I'm not sure of the status of it.

MS. HARRIS: All right.

MS. JARMON: Have a good day.

MS. HARRIS: Thank you.

MS. JARMON: You're welcome.

1335 and 1337 South Opal Street, Mitchum Wilson Funeral Home.

(Applicant approaches podium.)

Good morning.

MS. WILSON: Good morning. I'm Charlene Wilson Daugherty. I occupy Mitchum Wilson Funeral. It consists of 13 properties. We took up the whole block, but we need to sell Opal Street in order to buy one more parcel.
And that would consist of now 14 properties.

And what we looking to put at the funeral home is a place for my Jehovah Witnesses and my Muslim witnesses to be able to step out of the religious funeral and come into another building. In order to buy that building, it's costing me 250,000.

Rather than getting loans and selling whatever I have to buy the next property, and then we could have the whole entire property. We just asking for permission to sell the property so we can buy the next property that keeps me at one place.

MS. JARMON: This property transferred back in 1993. And is asking to sell for 225,000 for both.

MS. WILSON: Yes.

MS. JARMON: Any questions from the Committee? Recommendation?

MR. O'DWYER: I have one quick question.

Looks like there is grassy area behind one of them.

MS. WILSON: What I did before anybody moved to South Philly, I put everything in
so we can have a garden to come outside our house. So, you have some grass. I know I have to clean all that up.

MR. O'DWYER: Has it been cleaned up or --

MS. JARMON: Has it been cleaned?

MS. WILSON: If you come out South Philly, I keep my whole area clear. I'm going back to clean up that. I wanted to come here first.

MS. JARMON: Email me and let me know when it's done.

MR. O'DWYER: I move that we issue of certificate of completion based upon you sending her pictures -- certificate of completion pending proof to the Chairman it's been cleaned up.

MS. DUNBAR: Second.

MS. JARMON: All in favor?

(Ayes.)

MS. JARMON: 1440 South Bouvier Street. This is a property that was transferred as a side yard. And now the current owners, I think they are asking permission to sell. I
only have a picture here because it looks
like they just started digging.

MR. GRADWOHL: Applicant is not here?

MS. JARMON: Applicant isn't here. I am
going to table this until next month. I
don't have anything but a picture.
The next item is 1317 and 1319 South
Bancroft Street. The applicant is just
asking that the restrictions being lifted
off the deed. He's not selling the property
at this time. We transferred these
properties to him back in 1988, correct?

MR. PIETRAFITTA: No.

MS. JARMON: Longer?


MS. JARMON: It's still over five years.

Have incorrect date here.

State your name for the record and let
the Committee know --

MR. PIETRAFITTA: My name is John
Pietrafitta. I'd like the restriction
lifted off the deed so I can fill the house
for my family.

MS. DUNBAR: Would be a house that you
1 would build and occupy?
2 MR. PIETRAFITTA: Yes.
3 MS. DUNBAR: Okay.
4 MR. GRADWOHL: Were these lots purchased at fair market value in 2010?
5 MR. PIETRAFITTA: Yes I, did.
6 MS. JARMON: Any further questions?
7 MR. HUNTER: Are you going to combine the lots?
8 MR. PIETRAFITTA: Sorry?
9 MR. HUNTER: Are you going to combine the lots?
10 MR. PIETRAFITTA: They are already combined.
11 MR. HUNTER: You went to do that?
12 MR. PIETRAFITTA: Through the City, yes.
13 MS. DUNBAR: Motion to lift the restrictions with the purpose of development.
14 MR. HUNTER: Second.
15 MS. JARMON: All in favor?
16 (Ayes.)
17 MS. JARMON: Next item is Amoroso Baking Company, 860, 862 55th Street, 872 and 874
South 55th Street.
(Applicant approaches podium.)
Are you the individual that was emailing me?
MS. ROGGIO: Yes.
MS. JARMON: Just state your name for the record.
MS. ROGGIO: Liz Roggio.
MS. JARMON: I know I received emails from you asking or stating that the names were incorrect on my agenda. However, we released the restrictions from the person that we transferred title to, and I think I explained that to you on the email.
MS. ROGGIO: Yup.
MS. JARMON: You can just let the Committee know what you're planning to do.
MS. ROGGIO: Sure. We are just asking for release of the restrictions for the properties that were acquired in 1989 and in 2003 from the Redevelopment Authority in preparation to sell the properties.
MS. JARMON: Any questions from the Committee? Recommendation?
MS. DUNBAR: Motion to remove the restrictions.

MS. COSTA: Second.

MS. JARMON: All in favor?

(Ayes.)

MS. JARMON: Thank you.

The next item, 1315 South Dorrance Street.

(Applicant approaches podium.)

MR. POUGH: Good morning. How you doing?

MS. JARMON: Hi. State your name for the record.

MR. POUGH: Aldoric Pough.

MS. JARMON: You are the current owner. And your name?

MR. SILVER: Abraham Silver.

MS. JARMON: You are the applicant that wants to purchase it from him?

MR. SILVER: That's correct.

MS. JARMON: I think we placed a self amortizing mortgage against the title with this property. And you want to purchase the property for the self amortizing mortgage
that is against the title; is that correct.

MR. SILVER: That's correct. And I will pay off the mortgage.

MS. JARMON: What's your proposal with the lot.

MR. POUGH: We received zoning approval to build a single family residence for sale on that lot.

MS. JARMON: Any questions from the Committee?

MR. GRADWOHL: 1315 was transferred initially as a side yard?

MS. JARMON: As a side yard with self amortizing mortgage. And I think it's not 2006. I want to say it was 2015.

MR. HUNTER: Deed says June 2015.

MS. JARMON: Okay.

MS. DUNBAR: He's going to sell it for 9300?

MS. JARMON: That's what his request is.

MR. HUNTER: Just to clarify, this is in line -- we're not changing any sort of restrictions on the property at this point beyond selling it for the -- it's sold at
the price it's supposed to be sold?

MS. JARMON: Yes.

MR. SILVER: I'm sorry. You're saying the restriction would not be --

MS. JARMON: We are going to transfer the restrictions straight to you that are against the title. You are going to pay the self-amortizing mortgage that is against it all.

MR. SILVER: In order for me to develop the lot, I will have to have that restriction removed from me as well; is that correct?

MS. JARMON: Right. But I think if your plans are to develop, you are probably going to have to come back to the Committee.

MR. SILVER: Okay.

MS. JARMON: Once you developed it with a certificate of occupancy that the property is done so that we would be able to transfer the title to you, or you'll be able to transfer it free and clear or have it free and clear.

MR. SILVER: Understood, yes.
MS. JARMON: Any further questions?

MS. DUNBAR: You have any idea what the amount of the self-amortizing mortgage is?

MS. JARMON: It's whatever is in there.

MS. DUNBAR: Is that what this is, 9,300?

MS. JARMON: Yes.

MR. GRADWOHL: Essentially, transferring the name of the side yard. And will be nine years left on the side yard requirement?

MS. JARMON: No. The mortgage is going to be paid off.

MR. SILVER: Yeah.

MS. JARMON: He'll still have the condition he has to develop in a year. He is going to have to come back before us once he's done that.

MS. MEDLEY: Like he's buying it.

MR. GRADWOHL: Okay.

MS. JARMON: Any further questions?

Recommendation?

MS. COSTA: Recommend we transfer the property --

MS. DUNBAR: Second.
1. MS. COSTA: -- for $9,000 value.

2. MS. JARMON: All in favor?

3. (Ayes.)

4. MS. JARMON: Thank you.

5. 1811 Reed Street, the applicant asked to be tabled until August.

6. The next item, 2618 Jasper Street, David Lowry. This applicant is not asking to sell the property. He just wants that restriction lifted off of it. We transferred the title to him back in 1995 as a side yard.

7. MS. DUNBAR: Motion.

8. MR. O'DWYER: Second.

9. MS. JARMON: All in favor?

10. (Ayes.)

11. MS. JARMON: The last and final item, 2020 Wilder Street, Valerie Burgess.

12. (Applicant approaches podium.)

13. Good morning.

14. The property was transferred to Ms. Burgess as a side yard --

15. MS. BURGESS: Yes.

MS. BURGESS: Yes.

MS. JARMON: You are asking the restriction be lifted off the deed. You are trying to sell the property, correct?

MS. BURGESS: Yes.

MS. JARMON: Any questions from the Committee?

MR. GRADWOHL: Motion.

MR. PURNELL: Second.

MS. JARMON: All in favor?

(Ayes.)

MS. JARMON: We'll be in touch.

Jametta wants to go back to page --

MS. JOHNSON: Just the one Kevin was objecting to. The community planners, nobody objected to this. You're not -- I represent the Planning Commission. You are representing the Office of --

MR. HUNTER: I asked if they had met with the Planning Commission. They said they hadn't on the project.

MS. JOHNSON: I know. I want to go on record you want to meet with them and you're representing the Office of Development and
not Planning Commission.

MR. HUNTER: Yes.

MS. JOHNSON: Just to be clear, they are going to meet with you and develop whatever plans, so Planning Development Division and Community Planners review it. I just wanted it to be stated on the record which office you represent. I represent Planning and you represent the Office of Development.

Just put it on the record.

MS. JARMON: Okay. All right.

MS. JOHNSON: Just to put it on the record.

MS. JARMON: The meeting is adjourned.

Thank you.

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

MS. JARMON: Let me go back on record to approve the minutes for June 14, 2016 agenda.

(Motion made.)

MR. GRADWOHL: Second.
MS. JARMON: All in favor?

(Ayes.)

The meeting is now adjourned. Thank you very much.

(The VPRC Meeting adjourned at 10:54 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

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Vacant Property Review Committee
July 12, 2016