VACANT PROPERTY REVIEW COMMITTEE

Room 401, Caucus Room
Philadelphia, Pennsylvania
Tuesday, September 13, 2016
10:16 a.m.

PRESENT:

SUSIE JARMON, OHCD
JEREMY GRADWOHL, COUNCIL PRESIDENT'S OFFICE
LINDA MEDLEY, LAW DEPARTMENT
GARRETT O'DWYER, PACDC
LISA WALKER, REVENUE DEPARTMENT
AMANDA DAVIS, PIDC
KEVIN HUNTER, COMMERCE
FRED PURNELL, OHC
JAMETTA JOHNSON, PLANNING COMMISSION
MELVIS DUNBAR, RDA

ALSO PRESENT:

PAULA ADAMS, COUNCILWOMAN BLACKWELL'S OFFICE

STREHLOW & ASSOCIATES, INC.
(215) 504-4622
MS. JARMON: Good morning. The Vacant Property Review Committee is now in session. My name is Susie Jarmon. Going to get started.

Are there any attorneys in the room?

(Hands raise.)

Have a seat for one minute and you can come up. You can come up now.

This is a release. And it's on page 5.

(Applicant approaches podium.)

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

MR. LUNDY: My name is Stuart Lundy.

MS. JARMON: You are here representing?

MR. LUNDY: The owner of 2057 Martha. 2057 Martha Street, LLC, a Pennsylvania Limited Liability Company.

MS. JARMON: Okay. We transferred this to the applicants as a side yard to the property back in 1989. Are there any questions from the committee?

MS. DUNBAR: I have one. The original applicant sold it to 27 Martha, LLC to subsequently develop the property?
MR. LUNDY: Yes. The property was owned by the Moores in 1989. I brought a copy of the deed which has all the restrictions of record. The Moores sold the property about nine years later to the Rodriguez family, who thereafter occupied it. The Rodriguez family then sold the property -- then passed away while living at the property. And by the records I have gotten, a fellow by the name of Ephraim Rodriguez was the Executor of the Estate. He then transferred the property to 2057 Martha Street about a year ago. So, it's been continuously occupied after the Moores developed the property. And then it was sold by them approximately ten years later.

MS. JARMON: Any further questions?

MR. O'DWYER: In the picture, there looks like the property is under construction.

MR. LUNDY: It is completed. The CO is due to be issued. It may have already been issued. It's due to go to closing in a week. The reason I am here is that the restriction was on title. It wasn't picked up by the -- by my client when they bought the property. And so,
they are making this application at this time to
remove this 27-year old restriction. But it is
completed, and it's due to go to closing in about
a week.

MS. JARMON: So, the release can't be
prepared until we receive the certificate of
occupancy.

MR. LUNDY: Correct.

MS. JARMON: As soon as you get that,
you can forward it to me.

MR. LUNDY: That's what I needed to no.

It will come to the Vacant Property Committee?

MS. JARMON: Yes.

MR. LUNDY: Thank you. That's what I'll
do. Okay.

MS. JARMON: Any further questions?

MR. O'DWYER: I move that we issue the
release condition upon sharing the certificate of
occupancy with the Chairwoman.

MS. DUNBAR: Second.

MS. JARMON: All in favor?

(Ayes.)

MS. JARMON: Thank you.

MR. LUNDY: Thank you very much for your
time and attention.

MS. JARMON: You're welcome.

(Applicant approaches podium.)

Good morning.

MR. MACHATONIO: Good morning, Madam Chair. Paul Machatonio. I represent the owner of the property 2049 East Arizona Street and Arthur Poekert, Jr. Has an agreement of sale to purchase the property --

MS. JARMON: Is it 2042?

MR. MACHATONIO: 2042.

MS. DUNBAR: What page is that?


MR. MACHATONIO: The deed restriction came up on the property from when it was originally purchased back in, I believe, 1990 from his father and mother. It was continuous to his mother and father's house, more or less an extended back yard. It was maintained over the years as such and used as such. Arthur Poekert, Jr., is here today inherited from his father May 28, 2010.

And when Mr. Poekert was selling the property, that's when the deed restriction came
up. And we're asking the panel to remove it.

MS. JARMON: Any questions from the committee? Recommendations?

MR. GRADWOHL: Move we grant the release.

MR. O'DWYER: Second.

MS. JARMON: All in favor?

(Ayes.)

MR. MACHATONIO: Thank you.

MS. JARMON: You're welcome.

We're going to get started on page 2 of the agenda. 3102 North Broad and 3104 North Broad, Thomas Lacorte.

(Applicant approaches podium.)

MR. LACORTE: Hi. My name is Thomas Lacorte. I'm trying to buy the properties at 3102 and 3104 North Broad Street. Proposing to build two triplexes one on each lot, the same size, shape and width as the existing properties on that block.

MS. JARMON: Any questions from the committee?

MR. GRADWOHL: Will these properties be developed by right or will you be seeking
MR. LACORTE: I need a variance because they -- from Rosewood Street and -- they front Rosewood Street and Broad Street. By zoning code you have to have buildings from each street put on that block for. I need a variance not to build on Rosewood Street.

MS. JARMON: Any further questions? Recommendation?

MR. GRADWOHL: Move that we transfer 3102 North Broad Street and 3104 North Broad Street to the applicant for fair market value.

MS. DUNBAR: Second.

MS. JARMON: All in favor?

(Ayes.)

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

The next item 644 to 46 North 40th Street, People's Emergency Center asked that I table this. They are looking to try to apply for some type of financing. And they will be back in contact with me.

The next item 184 West Norris Street, Andrea Perez.
(Applicant approaches podium.)

MS. MEDLEY: Are the appraisals -- it's
going to be recommendation to sell at the
appraisal or at fair market value?

MS. JARMON: Right. All of the
properties will be approved for sale after an
appraisal was done just to be clear because we
are not really sure with the new LAMA System.

I'm sorry. State your name for the
record.


MS. JARMON: You are here to build an
art studio and use the lot as a garden? Is that
what your proposal is?

MS. PEREZ: The lot currently is used as
a community garden. There is three adjacent lots
right there on the corner that for years the
community has maintained currently, cleaned out
in the initial process. And so, one of the lots
went up for sale. The community maintains it.

I've been a 16 year resident there.

When that one lot went up for sale, we
thought we could put -- my husband needs an art
space or shed or garage-type structure not for
any purpose, but solely the purpose of him using
it for art. And then the community then can use
the shed to, you know, keep art things -- not for
parking purposes, to keep articles that we use to
clean out the garden there so we are not dragging
it down the block.

MS. JOHNSON: You are saying all these
lots are now a community garden?

MS. PEREZ: Yes.

MS. JOHNSON: They are not under an
agreement?

MS. JARMON: No. No one has an
agreement. I know we own 182, but there is no
active agreement on that lot.

MS. JOHNSON: But a shed, if you are
building a new thing, would require a variance
here.

MS. PEREZ: I don't think so.

MS. JOHNSON: Yeah. Even an art studio,
if that's what you're talking about, it's
residential zone. There is some concern because
it's in the middle of an assemblage of City-owned
vacant land. I don't know.

MR. HUNTER: That was a concern I had,
also. The City appears to own a majority of block phase. And PHA owns two of the properties at the end of the block. It would be ideal location for a larger assemblage for a project. The property is right in the center of the block, so basically breaking off that assemblage.

MS. JARMON: The representative from Councilwoman Quinones' office is here.

State your name.

MR. VALLE: Good morning, Chairwoman. My name is Andre Del Valle. I'm legislative assistant for Councilwoman Sanchez.

In regards to this property, we had already discussed previously with the Committee and as well as the community. We -- they were going to keep the end lots as community gardens. It's always -- to my knowledge, it's always been that.

The Councilwoman has supported this inquiry for the lot. And we have been working with regards to that, anything she needs for the art studio. But to my knowledge, it's always been community gardens on the end there.

MS. JOHNSON: They need to formalize
some kind of agreement. It's not under any agreement, so it's not listed as a garden.

MR. VALLE: Yeah. To my knowledge, it's like the community been taking care of it.

MS. JOHNSON: But I'm saying, they need to apply for it. There is a community garden program. They need to formalize that agreement so it's not a developing site. Because the Planning Commission and other people are now looking at this as potential housing development site. If it is a community garden, we weren't aware of it.

They need to be under formalized agreement. Maybe come in and apply for the lots. Maybe we can table this for this time to allow for some resolution until we can figure out what the communities -- I mean, if it's going to be a community garden, then I suggest that that be established. Because right now it's --

MR. VALLE: I mean, by community garden, it's not like a group. It's just members in the community --

MS. JOHNSON: They need to --

MR. VALLE: -- maintaining it. It's
MS. JOHNSON: Right.

MS. DUNBAR: That's the issue. The fact that they have done this for years doesn't make it where it would be in perpetuity. If they wanted to remain in perpetuity as gardens, then they need to come in and apply under a garden program.

MR. VALLE: Right.

MS. DUNBAR: However, there are some concerns that have been raised as to what will be done with the properties, the other properties along with this particular property. So because of those concerns, I believe that the recommendation is that the request to transfer for -- the request that use be tabled until such time a proper decision can be made.

MR. PURNELL: There are several publicly controlled lots, and this one sits right in the middle of these assemblage. The concern -- there are some concerns that your intended use may not be allowed. There is no gardening agreement that covers these other parcels. So if we were to -- would approve your request today, it would limit
whatever could happen here. So, it's been recommended that this be
tabled until we can at least research the garden
agreement -- status of the garden agreement and
talk with the other, including the Philadelphia
Housing Authority, other city agency, to find out
if there are any other intended uses for this
parcel.

MS. PEREZ: I mean, that lot is a
concern all around but not just about me then
purchasing this property, it's also because we,
me and my husband and neighbors, have been
maintaining the integrity and cleaning it out for
years. It was a property that had vacant cars.
We are the ones that fenced it, made sure it was
taken care of it.

I think this effort is kind of like a
win-win for the neighborhood for us because you
know it's like -- it's something that we
participate in. It's something that won't
interrupt the integrity of the rest of the space.
And the space is used by the neighborhood. So
you know, I just want to put all that out there.

When it first went up for sale --
because going up for sale for residential
development, which we totally removed that space
from community garden we have been maintaining.
So you know, we -- my husband discussed it and
talked with our neighbors and decided that maybe
the best use is something that doesn't interrupt
the integrity of that, but it also provides for
space for -- just also to be clear, my husband's
art is hobby. He does not sell anything. It's
just like a space, not an art studio.

MR. HUNTER: I think part of the concern
is that the City still has liability on that
garden site because there is no garden agreement
with the neighborhood. So if it is something
that the City is willing to have, there should be
a formalized agreement with the City going
forward, particularly if we are going to sell the
adjacent parcel.

But also second what Fred said. It is
in the middle of an assemblage that from
City-wide priority. Might be a -- might be use
from that site that we don't know right now or
one of our agency partners might have some use.
Think table it until that can be turned.
MS. JARMON: The recommendation on the table is that we table it and have some discussions about the --

MR. PURNELL: The recommendation is that we table it for now until we can conclude discussions with the Philadelphia Housing Authority and other City agencies that control those parcels. At the same time, I think we owe a service to the community to clarify what's going to be required in order for you to keep that as a community garden. There are some requirements that also include insurance and things like that that probably are not in place right now. And we would have to inform you all as to what those requirements would be.

But at this meeting, my recommendation is that we table this.

MR. O'DWYER: Who would be taking up those further conversations? Would it be Planning and Development? With PHA and sort of --

MR. PURNELL: My office, the Office of Housing we will take the lead and will coordinate with other partners to be brought to the table.
MS. DUNBAR: In addition to the discussions with the Councilwoman?

MR. PURNEL: Yes.

MR. O'DWYER: Second that.

MS. JARMON: The recommendation is that they are going to table it and have some discussions, and then we will back in contact with you.

MS. PEREZ: Thank you.

MS. JARMON: All in favor?

(Ayes.)

MS. JARMON: 3716, 3718 and 3720 Haverford Avenue Brahim.

(Applicant approaches podium.)

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

MR. IGHLAHEN: Good morning. My name is Brahim Ighlahen, I-g-h-l-a-h-e-n.

MS. JARMON: You are here to purchase these two lots. And what is your plan to develop?

MR. IGHLAHEN: The properties are now zoned CMX 2, which we are most likely going to keep them that way. I'm hoping for different
ideas. We may just open -- we may build mixed
use properties, store fronts and apartments
upstairs.

MS. JARMON: Any questions from the
committee?

MR. HUNTER: I know in the -- there is
proposal from Planning Commission to reserve
these lots from RX1. At some point, if you can,
I don't know what the status of that is. Just
commenting.

MS. JARMON: They are planning to change
the zoning?

MR. HUNTER: When I looked up the
proposed zoning, it was -- it's CMX2 now,
proposal is residential family one. There would
be -- wouldn't be commercial requirement. I
don't know the status of that.

MS. JOHNSON: I know -- at this point,
you can go forward with the mixed use development
because that's what --

MR. IGHLAHEN: Yes.

MS. JOHNSON: It depends on how
quickly -- by the time you get your paper.

MR. IGHLAHEN: Exactly. If anything
change in the future, I am open for that, too.

MS. JARMON: Any further questions from the committee? Recommendation?

MR. O'DWYER: Move we sell at appraised value.

MS. DUNBAR: Second.

MS. JARMON: All in favor?

(Ayes.)

MS. JARMON: We will be in touch.

MR. IGHLAHEN: Thank you.

MS. JARMON: The next items are 5107, 09, 11, 13, 21, 23, 25 Market Street, Powelton Development Company, Anthony Fullard.

(Applicant approaches podium.)

Good morning.

MR. FULLARD: Good morning, Madam Chair.

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

MR. FULLARD: Anthony Fullard.

MS. JARMON: You are here to purchase these lots to develop. And what is your development going to be?

MR. FULLARD: The development is going to be one bedroom, two floor apartments on second
and third floor. And we want to do retail on the first floor.

MS. JARMON: Three story?

MR. FULLARD: I have some pictures to pass out if you want me to pass them out, Madam Chair. Is that fine?

MS. JARMON: You want to build three-story mixed use properties?

MR. FULLARD: Yes. We are going to rent the apartments.

MS. JOHNSON: Be commercial ground floor.

MR. FULLARD: Yes. Commercial ground floor.

MS. JOHNSON: Do you own the intervening lots here?

MR. FULLARD: No, ma'am.

MS. JOHNSON: You are going to build 15, 17 and 19?

MR. FULLARD: I have going to have them -- because I think there is private owner in between the building there. Hopefully, you know, we can find who owns that lot. We will be more than happy to try to purchase that, as well.
MS. JOHNSON: Some kind of partnership between two different entities. There are two development, two partnerships -- two separate partnerships. I don't know who they are.

MR. FULLARD: Yeah. We will do our due diligence because we would like to have it seamless so that, you know, it can be a -- no gap in between those two buildings. But if not, maybe we can do some kind of garden there, you know, and we'll keep it, you know, if that is we can't come to terms with them.

MS. JOHNSON: They are LLC, so some sort probably formed to do something. Maybe you should reach out to them.

MR. FULLARD: I will do that definitely.

MS. DUNBAR: How many units are you proposing to build?

MR. FULLARD: It's around nine to ten units on top. And we want to do some affordable apartment use, as well. If we are allowed to put a fourth floor in, I will do more. Of course that's going to be determined by the community and all. So, we will see what is their likely.

But we really anxious because we want to
see some redevelopment come on that line. And you know, then begin to bring some revitalisation back to that neighborhood.

MS. JARMON: Do you have financing in place for this project?

MR. FULLARD: We have vendors -- I'm sorry -- we have private investors that are looking at this project, of course, until we have acquisition. But yes, we do have financing readily available.

MS. JARMON: You are ready to purchase these properties at the appraised price?

MR. FULLARD: Yes, ma'am.

MS. JARMON: Once we have them appraised?

MR. FULLARD: Yes.

MS. JARMON: Any further questions?

MR. O'DWYER: Yeah. The Council for this letter of support letter from Councilwoman Blackwell, it says that the property is going to be building workforce housing. But it sounds like what you are describing is market rate housing. And if you can build some affordable units, but that's like contingent possibly not
what the project is?

MR. FULLARD: If you are speaking about the Market Street projects?

MR. O'DWYER: Yeah.

MR. FULLARD: That's going to be apartment -- rental is there because workforce housing, you know, really would not work on that corner -- I mean, on that plot of land there because we wanted it to also bring some retail there, as well. So we --

MR. O'DWYER: Right. My concern is that the Councilwoman in her letter seems to be under the impression that it is going to be workforce housing. Wondering whether she is aware that it's not going to be workforce housing.

MR. FULLARD: Yes. She's aware.

MR. HUNTER: Do you know what the proposed rents are going to be for the unit.

MR. FULLARD: Excuse me?

MR. HUNTER: Do you have any idea what the proposed rent is going to be for the --

MR. FULLARD: It's all laid out in there. And we also have the comparables of where we got those rates from. But we want to be in
the 12 and 9 and 800 dollar range.

MS. JARMON: Any further questions from the committee? Recommendations?

MS. DUNBAR: I would make a recommendation that we dispose of the property as the appraised value subject to the Councilwoman submitting a revised letter that basically says that she supports what is proposed here today.

MR. O'DWYER: Second.

MS. JARMON: All in favor?

(Ayes.)

MS. JARMON: We will be in touch.

I think you are here for the next items on 40th Street?

MR. FULLARD: Yes.

MS. JARMON: 708, 718, 744 North 40th Street. Can you let the committee know what your proposal is for those, also?

MR. FULLARD: Yes. We -- our proposal to purchase three lots on 40th Street right below Lancaster going towards Girard Avenue. Again, we think this is a good area to help to begin to revitalize. And our focus on this one is workforce housing. Something that will be in the
high twos, maybe low threes range of our price points. And we believe that there is a market there for, you know, middle class individually that's been looking for local housing.

MR. GRADWOHL: To be clear, they are to be single family homes?

MR. FULLARD: Single family homes, yes.

MR. PURNELL: Mr. Fullard, this is the same group that would be developing these?

MR. FULLARD: No. This is a new owner, Cook Development. My daughter is doing this, the development. We will be assisting her.

MR. PURNELL: Have you all done any types of market studies, anything to show that this neighborhood can support the type of price point that you are projecting for this? I think I just heard you say in the three range.

MR. FULLARD: Yes. At 40th and Powelton, we developed a home there. And also on 41st Street, building two more single family homes in that same price point. Before we finish the construction, we had a husband and wife that were the -- that actually purchased that home.

So yes, we have done the study. We have
done the -- we know that market there. And it is a very, you know, live market there. And it's -- you know, it's families that are looking for new housing to be able to purchase. We are actively there now building homes right now.

MS. DUNBAR: You mentioned that basically this is a separate entity from the previous one that was discussed. However, you -- your previous organization is going to assist the development -- assist with the development --

MR. FULLARD: Yes.

MS. DUNBAR: -- of these houses. What is the financing that's available for the development of those?

MR. FULLARD: She has her own private investors, as well.

MS. DUNBAR: Well, I will speak to you as owner. What is your financing.

MS. FULLARD: I have private investors also looking to -- like I said --

MS. JARMON: Can you state your name.

MS. FULLARD: Antoinette Fullard, Cook Development. But I do have private investors that are looking, you know, to hop on board. But
again, we can't do anything until we, you know, have the land acquisition.

MS. DUNBAR: So if it was subject to you -- I mean, it's kind of like a Catch 22 situation. My question is, would your investors support you as long as they knew that there was potential for you getting it.

MS. FULLARD: Absolutely.

MS. DUNBAR: Do you have any letters or anything from anyone to say if you get ownership of these properties --

MS. FULLARD: I can get there. I don't have people. We are just waiting for the lands.

MS. DUNBAR: I understand that. But I'm just saying having people waiting and having a letter to say that in terms of commitment are, to me, two different things.

MS. FULLARD: Yes. I have that. I can get that.

MS. DUNBAR: Okay.

MR. PURNELL: I would like to see a little bit more substance to a proposal to build market rate housing. I mean, this is great -- this is a rendering and basically two city maps.
There is no financials. There is nothing about who the partners are. There is nothing about who would be backing this.
   And all of that isn't required up front. But the counter to what you are saying, this is a very active market. And we need to have some level of assurance that you can deliver on this. If you have done a market study, if you have some financial projections on this, I would really like to see a little bit more to this proposal before we move forward with market rate deal.

MR. FULLARD: That's not a problem. We can get that. Just need to know what is your timeline for us to --

MS. JARMON: We have some documents that we have drawn up for you to put that information into it, and attach the support letters or whoever is going to help you with the financing. Later on I can get your email. We will forward it to you. Fill out the forms, and then I can get it to the committee --

MR. FULLARD: Okay. Very good.

MS. JARMON: -- for the final approval.

MR. FULLARD: We can do that.
MR. O'DWYER: After that, just to raise the issue of the Councilwoman Blackwell's letter for support, it says workforce housing. Yet if we are just selling it at market value for -- without any restrictions put on, then that is impossible to enforce.

If we can also get clarity on what the Councilwoman is thinking and how she would expect that to be some enforcement mechanism for that applied.

MS. JARMON: I think what he is asking for another support letter from the Councilwoman stating the development that you are going to do on this particular property. Because I think that the one that you have is workforce housing. Is it both of them?

MR. O'DWYER: Yeah. Both of them are.

MS. JARMON: Your proposal is to build single family homes.

MR. O'DWYER: The question is that you are saying you want to build workforce housing. Councilwoman is under the impression you are building workforce housing. What sort of guarantees can we get that you are actually going
MR. FULLARD: I couldn't hear your last part of the question. But you are saying workforce housing and single family housing. I mean, where is the difference in definition?

MR. O'DWYER: I mean, workforce housing is generally at a certain price point affordable to medium income families. And so, but that it -- as it's what you are currently asking for, there is no guarantees that you would actually do that.

So, I think that it would be good thing to do as part of getting this other information together to talk to the Councilwoman's office and see what she's thinking. And make sure you guys are on the same page and agreeing to the same thing. The committee --

MR. FULLARD: As far as the price point you are saying?

MR. O'DWYER: Yes. This committee knows it has some guidance on it.

MR. FULLARD: Sure.

MR. PURNELL: I just want to state for the record our current workforce housing program
comes with a minimum ten-year deed restriction to the buyers, which requires that they do not leave that property for a minimum of ten years. That deed restriction also is transferable for up to thirty years. So, I just want to be clear for the record that if you are proposing workforce housing here, and I know we have approved earlier one.

But even in that scenario, that you are clear that you are buying -- proposed buyer will be clear that these will be deed restricted properties that have been to remain owner occupied for quite some time. That is something in your financials, again fur proposing workforce housing, we want to make sure that you're clear on that. And we get some guarantees that you are factoring that into your plan.

MR. FULLARD: No problem.

MS. JARMON: The recommendation of the committee.

MR. PURNELL: I move that this be tabled.

Mr. Fullard, do you think there this information can be provided to the committee --
Ms. Fullard, in time for the next VPRC meeting?

MS. FULLARD: Yes, absolutely.

MR. PURNELL: I recommend that this be tabled for reconsideration at the next VPRC meeting.

MS. DUNBAR: Second.

MS. JARMON: All in favor?

(Ayes.)

MR. FULLARD: Just for some clarification. You want us to come back with that here?

MR. PURNELL: You are going to submit your updated information to Ms. Jarmon who is then going to share that with the committee. And yes, then in anticipation of that, if that's fine, you will be back before us.

MR. FULLARD: Okay. That's fine. Thank you very much.

MS. JARMON: Thank you.

The next items are side yards.

Can I get a recommendation?

MR. HUNTER: Just a question about one of them. On the Cambria Street property, 439 East Cambria, looks like there is -- I looked at
it. When I looked up the property online, looks like there was a vehicle stored on this site. I don't know if that is the case, but that wouldn't be -- would that be permitted under the side yard?

MS. JARMON: Once they get it, then that vehicle has to be removed. Right now they don't have permission to be on that lot. We would have to refer it to L&I to have that vehicle removed.

MR. HUNTER: Before it's transferred, would that be checked by --

MS. JARMON: Yeah. Staff.

MS. JOHNSON: Two lots, too.

MS. JARMON: The one other one has been transferred to Land Bank. They are going to get that one through Land Bank which is 41, yes.

MR. GRADWOHL: Someone in your office will let him know that he needs to move his vehicle?

MS. JARMON: Yes. I will call L&I. If it isn't there vehicle, L&I will have to have it removed.

MR. GRADWOHL: I move being there are no other questions, I move we transfer these lots to
self-amortizing mortgages to the side yard program.

MS. JOHNSON: Can't hear you.

MR. GRADWOHL: Move we transfer lots to the side yard program.

MS. DUNBAR: Second.

MS. JARMON: All in favor.

(Ayes.)

MS. JARMON: I can accept the Urban Garden Agreements.

The next items is four lots -- eight lots to be transferred to the Redevelopment Authority, and they in turn are going to transfer to this developer with a redevelopment agreement. Can I get a recommendation?

MS. JOHNSON: Do know what the proposed uses are?

MS. JARMON: They are building.

MS. JOHNSON: Houses?

MS. JARMON: Yes. They were previously approved, but the Councilman wants to it go through RDA so they can follow up on what their proposal is.

MS. DUNBAR: Redevelopment agreement?
MS. JARMON: The redevelopers agreement.

MR. PURNELL: So moved.

MR. GRADWOHL: Second.

MS. JARMON: All in favor?

(Ayes.)

MS. JARMON: Thank you.

The next item is 1704 North 52nd Street.

Community Ventures is asking for an extension.

(Applicant approaches podium.)

MR. LA FONTAINE: David La Fontaine, Executive Director. This is Troy Hannigan, Program Director. And it has been a very long time, because you guys deserve an update.

1704 just a little visual aid, is a little vacant lot right about here. We are going to be starting -- we are going to be closing on this project next week, the 22nd Thursday, Lord willing, and starting construction immediately. And this will be a two-unit affordable housing rental housing, special needs and seniors and families. And I can go deep into detail if you need me to, but we're going to be closing next week. That is our current status.

There is some minor changes to be made
to the deed which is working on the deed from the
city to the PRA, but that's all underway.

MR. PURNELL: I'm relative new. I see

thi was 23 years ago when this transfer took
place. Just for the committee, I know that there
have been some -- a lot of discussions around
this project, and there were a lot of moving
parts here. If, in fact, you are ready to go to
closing, when did you say?

MR. LA FONTAINE: Next week.

MR. PURNELL: Then I would move that we
grant the extension.

MR. O'DWYER: Second.

MS. JARMON: All in favor?

MS. DUNBAR: I would just like to add

that the Redevelopment Authority is working
towards that closing date as am I to make it
happen.

MS. MEDLEY: Just so it's also clear, I
asked they come in today. I know it's four years
ago where the committee approved for it to be
transferred to PRA for it to be transferred to
Community Ventures for this. But it was taking
while, so I thought they should come in just put
on the record they were ready and able to move forward at this point so it was clear. And they are going to settlement next week. And also that it should be clear that going to PRA for this development, but it will be -- although the Community Ventures is involved, it is going to be transferred or conveyed to Centennial Village LLP or just LP.

MR. LA FONTAINE: Correct. We actually went to -- attached current application on this. It was a long painful thing.

MR. PURNELL: You do now have credit for this property?

MR. LA FONTAINE: Yeah. We have credits and everything else. Much more detailed letter but.

MS. JARMON: All in favor?

(Ayes.)

MS. MEDLEY: Just to be clear, the committee is also in agreement that it go to Centennial Village LP from the Redevelopment Authority.

MR. PURNELL: Right.

MS. DUNBAR: Yes.
MS. JARMON: 2307 and 2309 Emerald
Street.

(Applicant approaches podium.)

MR. FARRELL: Hello. I'm Tom Farrell, representing the owner of 2307 and 2309 Emerald Street.

MS. JARMON: Yes. I think there was some questions from the committee. Was it the Planning Commission?

MS. JOHNSON: Yes. We wanted to table this item to allow further negotiations between the owner and the community. There was some issue with this. And I've been asked by my Executive Director to have this tabled.

MS. JARMON: He is to get in touch with someone, Jamilla?

MS. JOHNSON: I am not quite sure. We can follow up and get your information. As I understand, there are negotiations that are in the process or going to be. So, I just was asked to have this tabled to allow for further discussion about ongoing issues.

MS. JARMON: I'm not really sure either, but I think I have your email. When I get back
to the job, I will find out who the person is that you need to contact regarding this being tabled.

MR. FARRELL: Okay.

MS. JOHNSON: They will be in contact with you.

MR. FARRELL: We need to wait another month?

MS. JOHNSON: Are you the owner?

MR. FARRELL: I represent the ownership.

MS. JOHNSON: You represent the ownership?

MR. FARRELL: Yeah.

MS. JOHNSON: Okay. So then --

MR. FARRELL: There is a neighbor who is in discussions with us, but, I mean, we have the agreement to sell it. And we are trying to get this deed restriction lifted.

MS. JOHNSON: Someone will be in touch with your owner or you, the entity representing them. They will have your -- they will be in touch with you. Do you have a card?

MR. FARRELL: I can give you my email.

MS. JARMON: This item is going to be
tabled until next month?

MS. DUNBAR: Possibly.

MS. JARMON: Possibly. Can I get a recommendation?

MS. DUNBAR: She made the motion. I will make the second.

MS. JARMON: All in favor?

(Ayes.)

MS. JARMON: Next item, 1508 South Stillman Street, Jerome Jones.

(Applicant approaches podium.)

MS. REDMOND: Good morning.

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

MS. REDMOND: Stacy Redmond.

MS. JARMON: You are the current owner?


MS. JARMON: Jerome Jones was who to you?

MS. REDMOND: The former owner.

MS. JARMON: You purchased the property from --

MS. REDMOND: In 2007. And I'm here to acquire release so that I can sell the lot.
1  MS. JARMON: Are there any questions?
2  This was transferred as a single family dwelling.
3  And it was since demolished, so now it's a lot.
4       MS. REDMOND: Yes.
5  MS. JARMON: All right.
6  Any questions?
7  MS. DUNBAR: Does it need to be cleared
8  or anything?
9  MS. JARMON: No, it's clean.
10  MS. DUNBAR: Motion to provide the
11  request to release.
12       MR. GRADWOHL: Second.
13  MS. JARMON: All in favor?
14       (Ayes.)
15  MS. REDMOND: Thank you so much.
16  MS. JARMON: We'll be in touch.
17  2048 North Front Street and 2050 North
18  Front, the same entity is purchasing these two
19  lots.
20       (Applicant approaches podium.)
21  MS. MACAR: Hello, Jenn Macar is my
22  name. And I am representing the ownership.
23  MS. JARMON: You are representing the
24  owner?
MS. MACAR: Yes.

MS. JARMON: You are here to get a release for these two lots on Front Street?

MS. MACAR: Yes, please.

MS. DUNBAR: Who is the owner?

MS. MACAR: The owner is 2207 North Howard Street, LLC.

MS. JOHNSON: Who is Jose Mercado.

MS. JARMON: That's the person we transferred it to.

MS. MACAR: The lot was originally transferred to Jose Mercado who sold it to 2207 North Howard Street, LLC.

MS. JARMON: Yes. Are there any questions from the committee?

MS. DUNBAR: Motion to provide the release as requested.

MR. GRADWOHL: Second.

MS. JARMON: The lots are cleaned.

All in favor?

(Ayes.)

MS. JARMON: 2324 Ellsworth Street.

Ms. Taylor? (No response.)

We are going to table this until next
MR. BECK: Good morning.

MS. JARMON: Hi. State your name.

MR. BECK: First name is Bobo, B-o-b-o. Last name Beck, B-e-c-k. I'm one of the managing partners of Sorenbeck Properties, LLC. Actually requesting a release of the deed restrictions for 2113 East Dakota Street.

MS. JARMON: And 2111.

MR. BECK: 2111 we already own outright. That one we received a release on a year prior. I have the need for that. They are properties. We do own both of those and requesting release primarily for 2113 so we can sell to another developer.

MS. JOHNSON: Are you building here? Are they planning to build?

MR. BECK: Yes. There are single family -- two single family homes.

MR. GRADWOHL: Sorenbeck Properties acquired this in May this year.

MR. BECK: Correct.
MR. GRADWOHL: I saw in July you went the ZBA got approved for three-story house.

MR. BECK: Our plan for little over a year when we purchased the first lot from the private party 2111 was to develop both of those lots for single family housing. Actually when we started with 2111 -- when we went through the process to acquire 2113 from the City, we then changed our rendering and everything to plan on building two single family housing. So that's what we went through.

We had to get a variance because of the size of the lots. Essentially, it's come down to a matter of scheduling and timing. With the plans examiner, we did receive our zoning approval, the variance with the neighboring -- the ZBA.

MR. GRADWOHL: I am trying to figure out, what has changed since July? It says in -- your goals have changed.

MR. BECK: It's matter of timing and scheduling for us with other projects that we have.

MS. JARMON: Trying to sell it.
MR. GRADWOHL: I understand he's trying to sell it. I guess what I'm trying to say is you acquired it in May for $14,000. Your comparable size lot and selling it for $89,000 with zoning approval.

MR. BECK: We have all the renderings. I mean, everything up to the final permits. The permits right now are basically tabled with the plans examiner.

MS. JOHNSON: It was sold with a restriction to develop.

MR. BECK: Correct.

MS. JOHNSON: Until it's developed, the restriction would remain on the property until we have a -- we haven't completed your requirements under restriction.

MR. BECK: That's correct.

MS. JOHNSON: It wouldn't be removed at this time. It would be transferred to whoever.

MR. BECK: Yeah. That's -- I think that's understood with the party we are looking to sell this to.

MR. HUNTER: That's a question I have for restriction on the deed. There is a year
restriction for development of a property. And we are definitely within that year time frame. What is the ability of the -- I mean, essentially, you know, seems to be sort of windfall for our property owner if we sold at 14,000 and he sold at 89,000. That's what the deed re --

MS. MEDLEY: Assuming they were under no deed restrictions to that are -- that go with everybody. What we have done in the past is if there is only just those two, is that we didn't issue a release. We just agreed to allow the person to sell it. And that we would transfer all of the conditions from their deed onto the buyer's deed. And then they had to agree to do that.

MR. HUNTER: There is no restriction on sales price at that point?

MS. MEDLEY: If there isn't. I don't know what their deed says.

MS. JARMON: It only has the two restrictions.

MS. MEDLEY: Just had the two. That's really -- we don't have to grant the release.
You can just deny it, and they have to deal with whatever goes with that. Or we can agree to not issue a release but to allow them to sell it and have the -- those deed restrictions transferred to them.

MR. HUNTER: Okay.

MS. MEDLEY: That person has a year to come back once they develop it.

MR. BECK: Can I add a clarification?

The 14,000 purchase price for 2113 itself.

MS. JARMON: Right.

MR. BECK: We had another purchase price prior to that for 2111 from the private sellers. We've added considerable amount of value as any developer would into the lots preparing to -- in fact, we have a 54,000 invested into those two properties. So I just wanted to clarify it's not 14,000 only. And we are looking to sell it for 89,000.

MS. MEDLEY: So --

MR. GRADWOHL: I am still seeing a gap, though. I mean, I'm of the mind the City should refuse some of that money. I don't know if anybody else is.
MS. JARMON: No.

MS. MEDLEY: I think we kind of have to deal with them separately in terms of 2111 because --

MS. JARMON: Well, he's saying they already have a release on that one.

MS. MEDLEY: They already have release on that one.

MS. JARMON: That doesn't have to be done. We can take that one off.

MS. MEDLEY: They got that from --

MS. JARMON: Yeah. I think they got it from us.

MS. MEDLEY: That's fine. Just it's --

MS. JARMON: Just the other one is just add the different restriction in the certificate. And then when they develop, they have to come back.

MR. HUNTER: I would be curious to know if the deed restriction has any sort of clause for the City in there. I would be curious to know the deed has any sort fallback restriction for the City for that property. If that doesn't exist --
MS. JARMON: It doesn't. It's just regular.

MR. HUNTER: If it doesn't seem to be any reason to release the -- or issue the completion if it's to be transferred to the owner.

MS. MEDLEY: We could issue a release because the conditions haven't been satisfied.

MS. JOHNSON: The condition is not satisfied.

MS. MEDLEY: Only options are to --

MR. PURNELL: Transfer the restrictions to the new buyer.

MS. MEDLEY: Yeah. That or just say no. If they are not in agreement to transfer the interest of the new deed, then it's just going to stay the way that it is. If something -- nothing happens, the argument would come back in a year and seek reverter if nothing has been done in a year. Those are pretty much the options. Let it stand or if they are agreeable to transfers the conditions, we can do that.

MR. PURNELL: What is your time for, like, completes the construction?
MS. JARMON: It's not him. He's selling. He is current owner.

MR. PURNELL: Someone else is building.

MS. DUNBAR: They just purchased the property, is that correct, in May of 2016? For whatever the reasons, now are planning to sell it to a new proposed developer. The request here is to remove the release. However, the committee, I believe, is saying no to that request. And --

but the committee would be willing to transfer can we say that now?

MS. MEDLEY: Yes.

MS. DUNBAR: To transfer whatever the restrictions were to you in May, we would be willing to transfer those restrictions to the new buyer. But absolutely not releasing the restrictions.

MS. MEDLEY: Just to be clear, it seems the committee wouldn't be in agreement to issue the release. But they couldn't any way because nothing has been done.

MS. DUNBAR: Right.

MS. JARMON: The new owner would just have to come back once the development is done
for us to be --

MR. BECK: My understanding is by the purchaser.

MS. MEDLEY: Just to also be clear, you are agreeing with this is how the committee votes, that you are agreeing here today that you will include in the deed to the buyer those conditions. Because if it's not there when it comes back, that's going to be a whole other issue.

MR. BECK: Correct.

MS. DUNBAR: Rather than assume that, we should make sure that it's there.

MS. MEDLEY: It's kind of hard for us to do that. We will do -- what we have done is issue a consent to transfer document. If you are tracking it and there was a situation where that didn't happen and it did contact the original the -- person the City had transferred it to, then they had to correct it. Because otherwise, when that person, if they sold it, eventually comes back. Then that's going to be a problem for them because when we see that the person --

MS. DUNBAR: Right.
MS. JARMON: The recommendation is?

MR. PURNELL: Recommend that the certificate of completion be denied.

MR. GRADWOHL: Second.

MS. MEDLEY: And a request that the City issue a consent to sale transfer of conditions and extension time for development document.

MR. PURNELL: Yes. She's the lawyer.

MS. DUNBAR: Second.

MS. JARMON: All in favor?

MR. O'DWYER: Can I offer a addendum from that. It appears the picture of the backyard, there is graffiti on the walls supporting the fence. Could we make it contingent upon that being redone and photographed?

MR. BECK: What picture is here?

MR. O'DWYER: That's going to all be done anyway?

MS. DUNBAR: Yes.

MR. O'DWYER: Then remove my --

MS. JARMON: We will be in touch. It was approved with the.

MR. BECK: Can I leave new picture as of
last week?

MS. JARMON: I have it.

MS. MEDLEY: Do you have --

MS. DUNBAR: Make sure that your buyer understands.

MR. BECK: Sure. That's to be clarified by the title company that's already run title on this. And obviously, discovered the restrictions from the city.

MS. MEDLEY: Do you have an idea if you are able to still sell it to the buyer? I would imagine they are going to have to agree this is on the deed, when they will start developing it?

MR. BECK: I would imagine as soon as they are able to acquire the permits, all the architectural renderings, surveys, zoning, all of that's already been complete.

MS. MEDLEY: Okay.

MS. JARMON: Thank you.

All in favor?

(Ayes.)

MS. JARMON: 1332 North Taney Street.

Good morning.

(Applicant approaches podium.)
MR. AIMS: My name is Kirby Aims. I would like to respectfully request for the release of the deed restriction for the 1332 North Taney Street.

MS. JARMON: Are you the current owner?

MR. AIMS: I'm not the current owner. I'm in contract to purchase the property. The current owner lives in Georgia now.

MS. DUNBAR: Do you have an agreement of sale?

MR. AIMS: Yes. I have the agreement of sale to purchase the property. I have emailed a copy of the agreement of sale to Ms. Jarmon.

MR. O'DWYER: Is property transferred as a side yard or anything?

MS. JARMON: Yeah. Side yard.

Questions from the committee?

Recommendations?

MR. O'DWYER: I move we offer the certificate of completion.

MS. DUNBAR: Second.

MS. JARMON: All in favor?

(Ayes.)

MS. JARMON: 2015 North Lawrence Street,
Juan and Georgina Borrero.

(Applicant approaches podium.)

MR. ARMAN: How you doing? I represent the sellers Juan and Georgina Borrero. Asking that the deed restrictions be lifted so LG Homes can purchase the property. They wanted to close on this about two months ago.

MS. JARMON: We transferred this out as a side yard back in 1989.

Are there any questions from the committee? Recommendations?

MR. O'DWYER: Move that we offer certificate of completion.

MR. GRADWOHL: Second.

MS. JARMON: All in favor?

(Ayes.)

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

MR. ARMAN: Okay. Thank you.

MS. JARMON: 2514 and 2516 Front Street, Gonzalez.

(Applicant approaches podium.)

MS. CAMPBELL: Tia Campbell, the current owner of the two properties. And I am requesting
release to sell the two properties.

MS. JARMON: These lots need to be cleaned off.

MS. CAMPBELL: I do have current pictures that we just took this morning.

MS. JARMON: You do?

MS. CAMPBELL: They are cleaned out.

MS. JARMON: Any questions from the committee?

MR. O'DWYER: The lot is cleaned?

MS. JARMON: She said they've been cleaned. I will have my inspector go out to verify that.

MR. PURNELL: She has pictures from this morning. It's on the phone.

MS. JARMON: Forward it to my email.

MS. CAMPBELL: Okay.

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

MS. DUNBAR: Motion to provide the release subject to the final that's proof of the lot being cleaned.

MR. O'DWYER: Second.

MS. JARMON: All in favor?
1  (Ayes.)
2    MS. JARMON:  Thank you.
3  1820 Earp and 1834 Earp, Temple
4  Community and Economic.
5    (Applicant approaches podium.)
6    Good morning.
7    MR. KUPA:  Good morning.  My name is
8  Pavil Kupa.  I am here to acquire release on the
9  deed restrictions.
10    MS. JOHNSON:  Are there houses built on
11  these lots?
12    MS. JARMON:  Yeah.  We have pictures.
13    MR. O'DWYER:  Is there a certificate of
14  occupancy?
15    MS. JARMON:  They are both occupied.
16    MR. O'DWYER:  They are both occupied.
17    MR. KUPA:  Yes.
18    MS. JARMON:  Any further questions?
19  Recommendation?
20    MR. GRADWOHL:  Move we grant the
21  release.
22    MR. O'DWYER:  Second.
23    MS. JARMON:  All in favor?
24    (Ayes.)
MS. JARMON: All right. You're welcome.

1144 South Sydenham Street, Howard and
B.A. Austin? They are not here. We are going to
table this until next month.

2012 to 14 Dreer and 2016 to 20 Dreer.
(Applicant approaches podium.)

MR. BROKATINO: Good morning, everyone.

My name is Vince Brokatino. I own the properties
at 2012 through 2020 the vacant lots. And I'm
here to respectfully request the release from
those properties so I may sell it. I'm currently
under agreement of sale. Just hoping to get the
release.

MS. JARMON: Any questions from the
committee?

MS. DUNBAR: When did you buy the
properties?

MR. BROKATINO: 2005, ma'am.

MR. O'DWYER: It looks like from the
picture that we have here that there is forest in
there, like, a lot of weeds and so forth.

MR. BROKATINO: Yes, sir. Those -- that
was all cleaned out this weekend. I think I may
have sent a picture, but I don't know if
Ms. Jarmon, you are going to send somebody out. But I can send you a picture.

MS. JARMON: I will check my email. You sent it recently?

MR. BROKATINO: Yes, ma'am. Yesterday.

MS. JARMON: I wasn't in, so I will check it. All right. Thank you.

MR. O'DWYER: Then I move that we issue the certificate of completion contingent upon photograph evidence being presented to Chairman.

MR. PURNELL: Second.

MS. JARMON: All in favor?

(Ayes.)

MS. JARMON: The next page of certificates are properties I had inspected that we settled back in 2013 and '14. I sent all of the pictures over to Bridget at Public Property. And she was okay with me putting these properties on the agenda so that we can issue the releases to the current owners.

Can I get a recommendation?

MR. O'DWYER: Are --

MS. MEDLEY: Bridget is Commissioner of Public Property.
MS. JARMON: Thank you very much.

MR. O'DWYER: Are these owners seeking the release?

MS. JARMON: No. We are just doing them because they have complied or developed or the lot is cleaned, fenced.

MR. O'DWYER: Just to try to get on the record?

MR. PURNELL: In that case, we simply notify them of the restrictions?

MS. JARMON: We will once we get the documents signed off by Bridget and Linda Medley over here.

MS. DUNBAR: Well, I'd like to make a motion that we provide the releases, I guess, upon the request of the Commissioner of Public Property.

MR. O'DWYER: Second.

MS. JARMON: All in favor?

(Ayes.)

MS. JARMON: Thank you. And I would like to just add the Minutes from August 9, 2016 VPRC meeting.

The meeting is now adjourned.
(VPRC meeting adjourned at 11:20 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
September 13, 2016

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Vacant Property Review Committee
September 13, 2016

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**Vacant Property Review Committee**

**September 13, 2016**

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