VACANT PROPERTY REVIEW COMMITTEE

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

PRESENT:

SUSIE JARMON, OHCD, CHAIRWOMAN
DAIANA RAMOS, BRCP
MANUELA COSTA, PHDC
JEREMY GRADWOHL, COUNCIL PRESIDENT CLARKE'S OFFICE
LINDA MEDLEY, LAW DEPARTMENT
GARRETT O'DWYER, PACDC
ANDREW FRISHKOFF, LISC
LISA WALKER, REVENUE DEPARTMENT
AMANDA DAVIS, PIDC
LYNSIE SOLOMON, PUBLIC PROPERTY
JAMETTA JOHNSON, PLANNING COMMISSION
MELVIS DUNBAR, RDA
KEVIN HUNTER, COMMERCE DEPARTMENT
MS. JARMON: Good morning. My name is Susie Jarmon, the Chairwoman of the Committee. We will get started. I would like to add the addendum to the agenda. Can I get a vote? Motion to add?

MR. O'DWYER: Second.

MS. JARMON: All in favor?

(Chorus of Ayes)

MS. JARMON: Thank you.

The first item is 3024 North 4th Street, Jamie Lopez. Can you come up to the podium? Good morning. Can you state your name for the record?

MS. LOPEZ: Jamie Lopez.

MS. JARMON: And you're here to purchase this property?

MS. LOPEZ: Yes.

MS. JARMON: What are your plans, your proposal?

MS. LOPEZ: To rehab and occupy.

MS. JARMON: And you have the finances to complete this?

MS. LOPEZ: Yes.
MS. JARMON: Any questions from the Committee?

MR. GRADWOHL: What is your timeline for the rehabilitation?

MS. LOPEZ: Within a year.

MR. GRADWOHL: Okay.

MS. JARMON: Any further questions?

(No response.)

MR. O'DWYER: Motion to issue?

MR. GRADWOHL: Second.

MS. JARMON: All in favor?

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(Chorus of Ayes)

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MS. JARMON: The next item is 1248 North 60th Street, Fruit of the Spirit Ministries. We're going to table this item.

The next items are side yards. Can I get a recommendation?

MR. HUNTER: I have a concern about item A on the transfer for side yard. It looks like the three houses to the west of 415 are brand new homes, relatively new, and they sold for about $250,000 in 2014. So I don't know why, basically, this is being done as a transfer and not as a sale.
MS. JARMON: Well, we got a support letter from the Councilperson and we have the LAMA value and that's what our program does. We look at the model that we have and that's what the -- that's the price.

MR. HUNTER: Is this something that we can bring back to the Councilman's office and ask for sort of a reconsideration on it?

MS. JARMON: We can, but individuals that own the property adjacent qualify to receive the lots as a side yard in any area of the city.

MR. HUNTER: Regardless of the LAMA?

MS. JARMON: Regardless of the property sales in the area because we're not -- we don't have to have it appraised.

MR. HUNTER: Okay. I think I have some concerns about it.

MS. JARMON: Okay. So are you going to talk to the Councilman?

MR. HUNTER: I don't know if that's my responsibility.

MS. JARMON: Well, you're asking the question and I -- you know, I sent this information over to the Councilman regarding the individual owning and occupying the property and received an okay that he was going to approve
the resolution once he gets it.

MR. HUNTER: I mean, I know in the past we've taken things back to them on this particular issue a couple of months ago. But if that's not something we're going to do this time, so be it.

MS. JARMON: Okay. So your recommendation is that we talk to the Councilperson again?

MR. HUNTER: Yes, I would say that.

MS. JARMON: And ask the Councilperson --

MR. HUNTER: If we could do this as an Urban Garden Agreement or as a sale.

MS. JARMON: Okay. What's the recommendation from the Committee? I'm not too sure. Anybody have any questions?

MS. MEDLEY: What's the concern?

MS. DUNBAR: Yeah, what's the concern?

MS. JARMON: Because of the sales in that area.

MR. HUNTER: It's a marketable property. I mean, if you have homes selling for $250,000 next door to this home -- which actually, this home itself 415 Mercy, sold for $120,000, something in that range, in January. So to me, that would say this is a marketable property.

MS. MEDLEY: So it's your concern that the
person would turn around and sell it or that the City could, I guess?

    MR. HUNTER: I mean, either of those.

    MR. GRADWOHL: Is there any reason to make it ineligible for the side yard program?

    MS. MEDLEY: There's a program that permits it.

    MS. COSTA: Can you sell it with a ten-year restriction?

    MS. JARMON: Well, it's going to get a ten-year self-advertising mortgage against the title that would face against the side yard.

    MS. SOLOMON: What's the LAMA?

    MS. JARMON: I don't know. I don't have the LAMA value on here.

    MS. SOLOMON: Does the side yard have a limit?

    MS. JARMON: It can't be more than $15,000.

    MS. SOLOMON: Maybe we can double check that.

    MS. JARMON: Well, I know it's less than 15 because I wouldn't have put it on the agenda. So I can e-mail you guys with the price, but I know it's less than 15.

    MS. DUNBAR: So since the term has been raised, if we can just send maybe an e-mail to the Councilman's office saying that someone from BPRC raised a
concern regarding the value of the land. And is the concern more the value of the land and it's not being sold at that price or does it have something to do with the fear of disposition and property money?

MR. HUNTER: It's either of them, but definitely more the latter. That's a marketable property to be transferred.

MS. DUNBAR: Do you believe that the value is higher than $15,000?

MS. JOHNSON: But there are no other registered interests on this property.

MS. DUNBAR: Right.

MS. JOHNSON: Nobody is requesting --

MS. DUNBAR: I just have this one person.

MS. JOHNSON: Correct. So there's not an expression of interest.

MR. HUNTER: Do we know if the property is being actively marketed?

MS. JARMON: Yes. It's on LAMA. All city properties are. But we didn't get any other expressions on this property.

Any further questions?

MS. DUNBAR: So make your recommendation.

MR. HUNTER: Is it possible to recommend a
tentative approval pending the consultation with the Councilman's office?

MS. JARMON: Recommend approval contingent upon what the Councilperson says?

MR. HUNTER: Right, per item.

MS. SOLOMON: Can we also look into the LAMA value?

MS. JARMON: Can we also?

MS. SOLOMON: Look into the LAMA value?

Because I know a few years ago, we sold two properties on this block that were over $40,000.

MS. JARMON: Okay. I'll e-mail everybody what the LAMA value is.

MS. SOLOMON: Can we have it re-looked into? Maybe it was just an error in the system.

MS. JARMON: Okay. So the recommendation is that we speak to the Councilperson to see -- I'm not really sure, but anyway, he approved the side yard. So I'm going to talk to him about what the value is in the area.

MR. HUNTER: Yes. I'd say tentative approval for all items with A pending reconsideration by the Councilman.

MS. DUNBAR: He's making a motion, right?

MS. JARMON: He said recommend approval
contingent upon, I guess, further review, speaking to the
Councilperson regarding their already approval of the side
yard with reference to the values of the properties in that
area. Can I get a second?

MR. HUNTER: Can I second it?

MS. JARMON: Well, you're the one that made
the recommendation. I need a second.

MS. COSTA: I'll second it.

MR. FRISHKOFF: Can I just ask a question for
part of that situation? Do you have the lot size?

MS. JARMON: I don't have it right with me.

MR. HUNTER: I think it was something like a
little under 700 square feet.

MR. FRISHKOFF: If you look at the width, I'm
not sure it's a buildable lot. And I would just ask part of
the consideration be not just the value, but having planning
a check on the actual ability --

MR. HUNTER: I measured it yesterday. It's 15
feet. It's small but --

MS. JARMON: And they can build on it?

MR. FRISHKOFF: I think that's the right of
way access.

MR. HUNTER: I think that's excluding the
breezeway.
MR. FRISHKOFF: Okay.

MR. HUNTER: But we can double check on that too.

MS. JARMON: Second?

MS. COSTA: I'll second it.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: Can I get a recommendation on the additional lots for side yards?

MR. O'DWYER: Motion to transfer.

MR. GRADWOHL: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: We normally put a ten-year self-advertising mortgage against these lots. Thank you.

All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: I'm going to accept the Urban
The next item is 3222-58 -- oh no, I don't want to go any further. Are there any attorneys in the room? I'm sorry. Do you want to come up to the podium and let us know what properties you're here for? State your name for the record.

MR. CLINTON: Good morning, Ms. Chairwoman and Members of the Committee. My name is Henry Clinton with Eckert Seamans. This concerns 1325 Crease Street. This is a property my client acquired in September of 2015. We have the zoning permits, building permits, and demolition permits. In fact, the property has been taken down. And there was a restriction to have it rehabbed within one year. We're in the process of doing that and I'm looking for relief to move forward and have the restrictions removed once we have the property.

And Mr. Golden has the finances to complete the project. And I have photographs for any member of the panel which proves that the building has been demolished.

MS. JARMON: Any questions from the Committee?

MS. SOLOMON: The lot needs to be cleaned.

MS. JARMON: The lot needs to be cleaned before -- did you get an additional picture?

MR. CLINTON: Yes.
MS. JARMON: Okay.

MS. SOLOMON: As long as that's the picture.

Thank you.

MS. JARMON: Do you have another one?

MR. CLINTON: Yes, I have every photograph.

MS. JARMON: So that we can attach it to the release.

MR. CLINTON: There's this one, this is in the process of demolition. And we have the one where it's level.

MS. JARMON: That's the one I need. Can I get another copy when you get a chance -- all right.

MS. SOLOMON: I'll just attach it.

MS. JOHNSON: When are you building? It's going to be a house?

MR. CLINTON: We're going to start construction within 30 days.

MS. JOHNSON: Within 30 days. And for a single-family house?

MR. CLINTON: Yes.

MS. JOHNSON: Okay.

MS. JARMON: Any further questions?

(No response.)

Can I get a recommendation?

MR. GRADWOHL: Motion to grant the
certification of completion.

MS. COSTA: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: Okay, thank you.

MR. CLINTON: Thank you very much.

MS. JARMON: You're welcome.

Any other attorneys? His items are on page 4, the St. Joe's Hospital.

MR. KATZLER: Good morning, Chairwoman.

MS. JARMON: Good morning.

MR. KATZLER: Good morning. John Katzler, K-A-T-Z-L-E-R, representing the North Philadelphia Health System and the St. Joseph's Hospital. There are a number of parcels which are listed on the agenda. All of these properties have been operating in conjunction with the parking facilities of the St. Joseph's Hospital, which credibly was obliged to close recently.

The parcels are unavailable for sale and closing is anticipated perhaps by the end of this week or next week. And the North Philadelphia Health System requests that a certificate of completion for each of the parcel be
MS. JARMON: Any questions?

MR. O'DWYER: These were transfers for the parking spaces?

MS. JARMON: I'm sorry?

MR. O'DWYER: These were the --

MS. JARMON: Originally, they were parking lots, yes.

MS. JOHNSON: The hospital is now closed?

MR. KATZLER: Yes. Regrettably due to funding and budget constraints, the hospital is obliged to close at the end of May.

MS. JOHNSON: What's the plan? Are there any plans for the hospitals?

MR. KATZLER: Likely, the former parking lot will be developed into residential over time.

MS. JOHNSON: The hospital?

MR. KATZLER: It is for sale.

MS. JOHNSON: Okay.

MS. JARMON: Any further questions?

(No response.)

MR. O'DWYER: Motion to a grant a certificate of completion.

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

- - -

(Chorus of Ayes)

- - -

MS. JARMON: Okay. And he's here to represent the 1634 Cambridge, 913-15 North 17th, 912 North 16th, 917 North 17th, and 1615 West Poplar.

The next items are two properties that I was asked to place on the agenda that are going to be transferred through the new Land Bank program. The applicants weren't invited. I have an attached proposal for both of the properties. The 1908 East York Street for Jeffrey Marshall and 1140 Mt. Vernon Street, both properties will be appraised before they're transferred to the applicant. Do I have any questions from the Committee?

MS. JOHNSON: The 1908 property, there were some other properties?

MS. JARMON: Through the City.

MS. JOHNSON: And they still haven't been transferred there as part of this?

MS. JARMON: Yes.

MS. JOHNSON: Okay.

MR. O'DWYER: Are these their first properties being transferred by the Land Bank?
MS. JARMON: Yes.

MS. DUNBAR: Motion.

MR. O'DWYER: Second.

MS. JARMON: All in favor?

(Chorus of Ayes)

MS. JARMON: Thank you.

The next items are releases. 1712 Titan Street, Joel Miller.

Good morning.

MR. MILLER: Good morning. I would like to question the assessed property on 17th.

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

MR. MILLER: My name is Joel Miller.

MS. JARMON: And you're in the process of selling this lot?

MR. MILLER: Correct.

MS. JARMON: Are you selling it?

MR. MILLER: Yes.

MS. JARMON: Any questions from the Committee?

(No response.)

MS. JARMON: Recommendation?
MR. GRADWOHL: I have a question. What was the agreement between you and the City for what you were going to do with this lot?

MR. MILLER: To wait five years.

MR. GRADWOHL: It was transferred for $20,000 back in 2011. What was the proposal that you were given for when you received the lot?

MR. MILLER: For my purposes, to build or to do whatever necessary within the property. There was nothing there.

MS. JOHNSON: But it was a sale.

MS. JARMON: It was a sale back then to you.

MR. GRADWOHL: Were there any contingencies with the sale?

MR. MILLER: Just the five years.

MS. JOHNSON: But you never built on it?

MS. JARMON: He never built on it, no. And I'm not really -- I don't really remember what his proposal was. I think he initially was going to build or was it a side yard?

MR. MILLER: No, it was for anything that I would like it to be.

MS. JARMON: I can't hear you.

MR. MILLER: It's for anything that I wanted
to do there.

MS. JARMON: What did you do?

MR. MILLER: I maintained it, and lately I didn't do anything about it. But I used to do a little bit of gardening, that's it.

MS. JARMON: Any further questions?

MS. SOLOMON: It needs to be cleaned.

MS. JARMON: The lot needs to be cleaned before we can issue you the release.

MR. MILLER: The lot is clean.

MS. JARMON: Okay. We have a recent picture.

MR. MILLER: No, I don't have that.

MS. DUNBAR: No, it's a recent picture in the package.

MS. JARMON: It looks like it has some wood on there or, I don't know, a little bit of grass.

MR. MILLER: There is a fence.

MS. JARMON: And it's a fence. So can you just get that wood off there and then we'll have it inspected again? And maybe cut the grass, but I don't know. The grass doesn't look that high to me.

MR. MILLER: I maintain it all the time.

MS. JARMON: Can you get the wood off there?

And I'll have it inspected again.
MS. DUNBAR: Remove the wood and then she's going to have an inspection done again and make sure the site is clear. And then we can go forward with your request.

MR. MILLER: Okay, thank you.

MS. JARMON: Recommendation?

MS. DUNBAR: Motion to issue subject to the lot being cleared.

MS. COSTA: Second.

MS. JARMON: All in favor?

(Chorus of Ayes)

MS. JARMON: Okay. Let me know when that's done.

MR. MILLER: Sure.

MS. JARMON: All right, thank you.

MR. MILLER: Can I have your --

MS. JARMON: I can't hear you. Come here.

MS. DUNBAR: He needs to get in contact with you.

MS. JARMON: I'll give you my card. Have a good day.

We're going to go back to page 3, 3222-58 H Street, Esperanza.
Good morning.

MR. PEREZ: Good morning.

MS. JARMON: State your name for the record.

MR. PEREZ: Juan Perez from Esperanza Health Center.

MS. JARMON: And you're here to receive this lot? Can you let the Committee know what your proposal is, what your plans are?

MR. PEREZ: Sure. Esperanza Health Center is a primary healthcare facility. We are looking to -- we have a lease here. We lease a building for our primary healthcare services a block away. We'd like to build on this site a community health and wellness center that would also house probably our primary care services.

MS. JARMON: Any questions from the Committee?

MR. O'DWYER: Is this the specific one on West Moreland?

MR. PEREZ: Yes.

MR. O'DWYER: Is this the Phoenix part, part of that?

MR. PEREZ: Correct.

MR. O'DWYER: Okay. And all the community groups are signed on to part of that, like meeting to figure out what to do with that and to get the Councilperson's
support as well?

MR. PEREZ: Yes. We did work with Councilman Maria Sanchez's office with the site collaborative there. We had focus groups and one of the things that came out on top was to have the health center as a project.

MS. DUNBAR: So would this be for a nominal consideration?

MS. JARMON: Yes, I think they have financing.

MR. PEREZ: Yes. We presently have six million dollars allocated to the project on our board. On hand, we have -- we estimate that the project with the collaborative and the developer that it would take about ten million to build.

We have assets of 16 million and we expect that we could possibly, by the time it breaks there, to have it fully funded ourselves, the entire project. We do have letters of support from PNC Bank and we are working with the investments fund that says that we do market allocations for prime candidates.

MS. JARMON: Any further questions?

(No response.)

MR. O'DWYER: Move for the transfer.

MS. DUNBAR: Second.

MS. JARMON: All in favor?
The next item is 1533 South Woodstock, Maria Coleman. The current owner is asking for a release of this restriction. It's a lot. Can I just get an approval contingent upon this lot being cleaned? The current owner wasn't aware of the restriction in the deed and I would just let them know that they need to clean this lot before this release is issued.

MS. DUNBAR: Motion to release the -- to issue a certificate of completion subject to the lot being cleaned.

MR. GRADWOHL: Second.

MS. JARMON: All in favor?

(Chorus of Ayes)

MS. JARMON: Thank you.

The next items are 1734 and 1736 Hope Street, Gregory Carrion.

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

MR. VINEY: Yes. My name is Vincent Viney.
I'm the owner of V2 Properties.

MS. JARMON: And you just purchased this?
MR. VINEY: Yeah. I just purchased the property last Thursday. The previous owner issued a letter requesting the release.

MS. JOHNSON: And what are your plans?
MR. VINEY: We're going to be building new construction, three-story homes there.

MS. SOLOMON: The lots need to be cleaned.
MS. DUNBAR: So I understand that the lots need to be cleared and I would like to make a motion to issue the certificate of completion subject to the lots being cleared.

MS. JARMON: Okay.
MR. VINEY: Did you take any recent pictures?
The lots appear to be cleared to us.
MS. JARMON: We took this March 30th.
MR. VINEY: Okay. I'll just send you updated pictures.
MS. JARMON: Yes, okay. Did I get a recommendation?
MS. DUNBAR: I did already.
MS. JARMON: Did somebody second?
MR. FRISHKOFF: Second.
MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: Thank you. So let me know once it's clean.

MR. VINEY: Sure.

MS. JARMON: Thank you.

The next item, 1349 South Dover Street, Geraldine Carter.

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

MS. GREEN: My name is Margie Green. I am the sole owner of Dover Point, LLC and I am the prospective buyer of 1349 South Dover. I currently own 1347 South Dover.

My plan would be to make it a side yard to my home. The current owner of the lot is deceased, so it is in the estate in her name. And what I'm asking is for the Committee to release the restriction on the deed in order for me to buy the lot free and clear. I do currently have an agreement of sale with the heirs.

MS. JARMON: Any questions from the Committee?

MS. DUNBAR: I was just trying to see when the settlement is.
MS. JARMON: When is it scheduled?

MS. DUNBAR: When is it scheduled for settlement?

MS. GREEN: Well, we're waiting to get some of these issues cleared up. The settlement was already scheduled, then we realized that we needed to go through this process, and we're also concerned about inheritance tax and whether that's been paid. And so until we can get some of these things cleared, we don't have a scheduled date, or I believe we missed our scheduled date. That would be scheduled as soon as we get these things cleared up.

MS. DUNBAR: Well, I guess the concern that I have is that if we issue the certificate of completion and for some reason you can't complete your sale for the purchase, then we will have released it and, you know, we don't know what would happen after that. So I would make a motion that we -- that we release it subject to you moving forward with the sale.

MS. GREEN: Yes, that's fine.

MR. GRADWOHL: Second.

MS. JARMON: All in favor?

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(Chorus of Ayes)

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MS. GREEN: Thank you.

MS. JARMON: Okay.

Next item, 5026 Green Street. I'm not sure if this applicant is here. He purchased this property from the sheriff's sale and didn't realize that this restriction was on the deed. He developed the property and wants the restriction taken off the deed.

MR. O'DWYER: Are there appropriate permits to show that he has successfully completed it?

MS. JARMON: Yes. He purchased it at the sale in May of 2015.

MS. JOHNSON: This is Green Street?

MS. JARMON: Green Street, yes. Any questions?

(No response.)

Recommendation?

MR. GRADWOHL: Move to grant the certificate of completion.

MS. DUNBAR: Second.

MS. JARMON: All in favor?

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(Chorus of Ayes)

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MS. JARMON: Thank you.
The next items are 5721 and 5723 Crittenden Street, Saul Walker.

Good morning.

MR. WALKER: Good morning.

MS. JARMON: You're here asking for the restriction to be lifted off of -- it's a lot and a single-family dwelling?

MR. WALKER: Yes, ma'am.

MS. JARMON: Are you selling these?

MR. WALKER: Yes, ma'am.

MS. JARMON: Okay. Recommendation from the Committee or any questions?

(No response.)

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

MS. COSTA: Second.

MS. JARMON: All in favor?

(Chorus of Ayes)

MS. JARMON: Okay. We'll be in touch once the release is ready.

MR. WALKER: Thank you.

MS. JARMON: 502 Hoffman Street, Berger Group.
Good morning. Can you state your name again?

MR. VINEY: Good morning. Yes, Vincent Viney, owner of V2 Properties.

MS. JARMON: And you recently purchased this property?

MR. VINEY: That's correct, through the sheriff's sale.

MS. JARMON: I think you need to clean this lot too.

MR. VINEY: No. This lot -- we sent pictures. We did clear it and sent pictures.

MS. JARMON: Oh yes, if you look at the last one, he did send me this picture. Yes, he did clean all of that off of it. Any questions?

(No response.)

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

MR. O'DWYER: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: Thank you.

MS. JOHNSON: Are you planning to build here?
MR. VINEY: Yes, new construction of three-story homes.

MS. JARMON: Okay. 4027 Powelton Avenue, W&W Contractor. This property was transferred as a lot. They have sent -- we received the pictures. The property is totally built and rehabbed. Can I get a recommendation?

MS. DUNBAR: Motion to issue certificate of completion.

MR. GRADWOHL: Second.

MS. JARMON: All in favor?

(Chorus of Ayes)

MS. JARMON: Thank you.

The next is 5351 Irving Irving Street. The applicant is asking to sell this property.

MR. O'DWYER: What were the original terms of the transfer?

MS. JARMON: It was just a sale of the property and he rehabbed it and now he wants to sell it.

MR. GRADWOHL: His letter -- I had questions about the language in the letter. Is it possible we can table this until next month?

MR. O'DWYER: In the letter, he said that it's
been cleaned out, the first two floors, and has windows and
doors. That doesn't sound like --

    MS. JARMON: Yes, you're right. Okay, I'll
table it. We'll see if we can possibly get it inspected.

The next item, 2645 North 18th Street. Excuse me, sir, do you have another item?

    MR. VINEY: I do, 1626 Cadwallader.

    MS. JARMON: Okay. One second, when I get
done with them. I just got that call yesterday.

    2645 North 18th Street, Dr. Williams. Good morning. Can you state your name?

    DR. WILLIAMS: Dr. Joseph Williams.

    MS. JARMON: And you received this property
back in 2001?

    DR. WILLIAMS: Correct.

    MS. JARMON: And you want to sell it?

    DR. WILLIAMS: No, we're not selling it.

    MS. JARMON: You just want the restrictions
lifted?

    DR. WILLIAMS: We're selling the properties at
1701 West Lehigh. That is the parking lot for that property.
So we're just going to transfer them on the sale and we need
the release for it.

    MS. JARMON: You're going to transfer along
with the --

DR. WILLIAMS: The sale of 1701 West Lehigh.

That is the parking lot for 1701 West Lehigh.

MS. JARMON: Any questions from the Committee?

(No response.)

MS. DUNBAR: Motion to release the reversionary interest.

MR. GRADWOHL: Second.

MS. JARMON: All in favor?

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(Chorus of Ayes)

- - -

MS. JARMON: Thank you.

We're going to go down to 1626 Cadwallader.

We just added this yesterday. Again, you just recently purchased this also? You're on a roll.

MR. VINEY: Yes, last Thursday again.

MS. JARMON: Okay. And you're going to develop on it?

MR. VINEY: Yes, three-story, new construction on it.

MS. JARMON: Okay. Any questions?

MS. SOLOMON: Are there any pictures?

MS. JARMON: That's what I'm looking --
MR. VINEY: That lot is finished off and cleared.

MS. JARMON: Yes. I ordered a picture yesterday because we just got this call yesterday. I should get the picture today. If there's any question that it needs to be cleaned, I'll let you know.

MR. GRADWOHL: I move that we grant the certificate of completion contingent on the lot being cleaned.

MS. DUNBAR: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MR. VINEY: Thank you. Have a great day.

MS. JARMON: All right, you too.

1936 Ferno. Good morning. Can you state your name for the record?

MS. VIRELLI: Good morning. Sandra Virelli.

MS. JARMON: Okay. And what's going on on this lot? There's a whole bunch of wood on the lot.

MR. VIRELLI: Yeah. You know, there's like -- we own 1939 and we're trying to sell it now. And the thing is, they have liens on there from 1998.
MS. VIRELLI: There were nuisance liens issued from 1992 -- one in 1992 and three in 1999. And they were supposed to be released but never were. So that's what we're here for.

MR. VIRELLI: And right now, they're building on it next door.

MS. JOHNSON: You're building on it?

MS. VIRELLI: It's the Point Breeze. They're developing that area.

MS. JARMON: So you're not here for a release of the restrictions?

MR. VIRELLI: The liens are not ours. We're getting ready to sell our lot.

MS. JARMON: You're selling the 1936?

MR. VIRELLI: That's correct.

MS. JARMON: Okay. So you're here --

MR. VIRELLI: We didn't buy it until 2007.

MS. JARMON: Right.

MR. VIRELLI: And those other liens were on there and it has nothing to do with us.

MS. JARMON: Okay. You're here for two things. You're asking for the liens to be lifted that were prior to your ownership, which I can do an abatement to the Law Department for that. And also you're in the process of
selling the 1936 Fernon. So is somebody building next door?

MR. VIRELLI: I'm sorry? We don't hear too
good.

MS. DUNBAR: Is someone building on this?

MR. VIRELLI: Yes.

MS. DUNBAR: Okay. So are these building
materials?

MR. VIRELLI: They're building materials on my
lot, yes.

MS. VIRELLI: We're in the middle.

MS. DUNBAR: So which of these is yours?

MR. VIRELLI: This one right here.

MS. DUNBAR: That's not empty.

MR. VIRELLI: Well, this is a new home.

MS. DUNBAR: Okay.

MR. VIRELLI: This is another new home. This
is 1938 and this is 36. They've got plywood on the lot to
build this home with. So this is really an empty lot.

MS. DUNBAR: But what I see is wood on the
lot.

MR. VIRELLI: Yeah, that's material for there.

MS. DUNBAR: Okay. So what we're asking is
that you not let them use it, you remove it so that we can
issue what you're requesting. Because right now, it's
showing that it's being used for some different purpose. I understand that you are allowing them to use it, but maybe they just need to remove it. Have a picture taken with it cleared and then submit it.

MR. VIRELLI: Okay.

MS. DUNBAR: Are they buying the lot?

MS. VIRELLI: Yes.

MS. DUNBAR: They're buying it?

MR. VIRELLI: No, someone else is.

MS. DUNBAR: Okay. So they'll have to remove it anyway. So just have them take their wood and put it on their lot or in their building, just remove it from your lot.

MR. VIRELLI: Okay. But does that have anything to do with the --

MS. DUNBAR: That's separate from the liens. All we're talking about is the site being cleared --

MS. JARMON: So that you can get the release.

MR. VIRELLI: Well, that won't be cleared until they're done building.

MS. DUNBAR: No. All you have to do is tell them.

MS. JOHNSON: But how are you selling the lot to someone else if they're using it?
MR. VIRELLI: Well, they won't start on our lot until later.

MS. JOHNSON: Oh, so you're selling it to them?

MR. VIRELLI: We're selling it to a different person that's going to build another home.

MS. JOHNSON: But they don't want to take possession of the lot and start building? They have to wait until the other people finish?

MR. VIRELLI: No, they can do it now, but that's just on our lot right now.

MS. JOHNSON: But before you transfer title to the new owner, you're going to have to clean that wood off. That's all we're saying.

MR. VIRELLI: Yes.

MS. DUNBAR: So the owners of 38 need to stand it up, move it out of the way, you take the pictures, send it in, and then we say okay. So whatever you do after that, I guess would be your business.

MS. JOHNSON: So that's in regard to the land.

MS. DUNBAR: Do you understand?

MR. VIRELLI: Yeah, I understand.

MS. DUNBAR: This has nothing to do with the lien.
MS. JOHNSON: The liens will be taken care of.

MS. DUNBAR: She already addressed the liens.

MS. JARMON: I'm going to take care of that.

MR. VIRELLI: So we just have to send the pictures?

MS. JARMON: Right. So we can approve it contingent upon -- same as before.

MS. DUNBAR: And I'd like to make a motion to approve this release of reversionary interest subject to the receipt of evidence that the lot has been cleared.

MS. VIRELLI: I think it's cleared already though, actually. Thank you so much. And then we don't have to come back with the liens, correct?

MS. JARMON: No, I'm going to -- can I get a copy of that? Or you can send me a copy?

MS. VIRELLI: I can e-mail it.

MS. JARMON: E-mail me a copy so I can send it.

MS. VIRELLI: Okay.

MS. JARMON: Can I get a recommendation? We made a motion?

MS. DUNBAR: I made a motion.

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

- - -

(Chorus of Ayes)

- - -

MS. JARMON: Thank you.

1261 Mascher, 1263 Mascher, Kensington South.

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

MS. KOSHAW: Jeanne Koshaw.

MS. JARMON: And you're here to ask -- is Kensington South selling these two lots?

MS. KOSHAW: Yes.

MS. JARMON: We don't have an agreement of sale. Oh, yes we do. Any questions from the Committee?

(No response.)

MR. O'DWYER: Motion to issue a certificate of completion.

MS. DUNBAR: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MR. GRADWOHL: Susan, I'm abstaining from that vote.

MS. JARMON: All right, thank you.
2546, 48, 50, and 52 Hope Street. Good morning. Can you state your name for the record?

MR. NEY: Walter E. Ney, Jr.

MS. JARMON: All right. I understand that you're here just to get the restriction off the deed? Your dad passed away?

MR. NEY: Yes.

MS. JARMON: And you're still going to keep ownership of these lots?

MR. NEY: Yes.

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

MR. O'DWYER: Any pictures? Oh yes, there are. It looks clean.

MS. DUNBAR: Motion to release the reversionary interest.

MR. O'DWYER: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: All right, thank you. I'll be in touch.

MR. NEY: Thank you.
MS. JARMON: 2326 Morris Street. Good morning.

MS. CARTER: Good morning. My name is Geneva Carter.

MS. JARMON: And you're here to --

MS. CARTER: I'm trying to sell the property. I got it years ago and they never -- what happened was they lost the paperwork so I couldn't get the funding because I was under an account auction. So I didn't have the money. I thought I lost it. I paid that off, all the taxes and everything is up to date. And I was going to go to settlement this week when I found out I couldn't sell the property without it being released. So I rushed in and got it.

MS. JARMON: Any questions from the Committee?

MS. CARTER: Excuse me, also the Tax Review Board tore it down so I had a lien on it for $35,000 but I went on to court. They knocked it down to 25, but they gave me 30 days from the 23rd to reverse that and put it back on there, so it will be back to 35. They gave me an extension to May 8th. I'm hoping I can get this done and I can sell this here, because other that that, I wouldn't be able to sell the house and I'd be stuck with it.

MS. JARMON: And I think that the person is
willing to pay the lien.

    MS. CARTER: Right. None of them belong to me, and then I can pay this off and I'll be out of debt, thank God.

    MS. JARMON: Okay.

    MS. DUNBAR: Motion to release.

    MR. GRADWOHL: Second.

    MS. JARMON: All in favor?

    - - -

    (Chorus of Ayes)

    - - -

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

    MS. CARTER: How long before I can do this?

    MS. JARMON: Give them about two weeks.

    MS. CARTER: Thank you.

    MS. JARMON: Okay.

    Next item is 2215 Latona Street. The applicant is unable to make this meeting. They're asking permission to sell. Initially, they had these chairs on the lot and yesterday they cleaned the lot off and sent me the picture. Any questions from the Committee?

    (No response.)

    MR. GRADWOHL: Motion to grant the certification of completion.
MS. DUNBAR: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: Thank you.

The last item is 1341 South Bouvier and 1343.

We just ask -- oh, you're here? Okay. Do you have the certificate?

MR. FUSTEIN: Yes.

MS. JARMON: We just added the 1341 this morning.

MR. FUSTEIN: My supervisor at the district office for the Southern District has been on vacation. My permits and everything, the entire -- my final inspection was done a month ago, so he said today -- he just got back from vacation. He's going to give it to me by the end of the day.

MS. JARMON: Okay.

MR. FUSTEIN: The building inspector wrote me an e-mail to give you that says that everything was completed and approved and I have photos of the houses. And, you know, I had been waiting there all morning since 8:15.

MS. JARMON: All right, this is fine. So can you go up and just state your name?
MR. FUSTEIN: Sure. Jesse Fustein here on behalf of 1300 Bouvier Street. I bought 1341 and 43 along with nine other lots. Through a competitive process with the Redevelopment Authority, we got zoning over a year ago to do a comprehensive development of the 1300 block of Bouvier that also consisted of the 1300 block of South 18th. And phase one of the development consisted of 1341 to 1355 South Bouvier. We had reached a point where we completed the first four houses.

Two of them are scheduled to settle on Friday. That would be 1341 and 1343. Those are the ones that I'm here today to inform you all that have been approved. Building inspectors approved them. All of the inspections are complete. I'm just looking for -- to pay the lease so that these two properties may be conveyed on Friday by the title property to the prospective buyers.

MS. JARMON: Okay. I just want to read this e-mail from Department of License and Inspections, Ed Piller. He says, "1341 South Bouvier and 1343 South Bouvier Street have all inspections completed. I also received final electric certs. All information has been forwarded to my supervisor. We will contact Randy when the certificates of occupancy are complete."

MR. FUSTEIN: And I just want to clarify.
Randy is the superintendent in charge of the construction on site. We were there this morning. And so he will be handling the certificates of occupancy. But because of the time constraint, I went over there with him and that's why it says that he's forwarding these documents to Randy.

MS. JARMON: Okay. Recommendation?

MR. GRADWOHL: Motion to release.

MS. DUNBAR: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: Okay, thank you.

The meeting has been adjourned. Thank you.

- - -

(Whereupon the Vacant Property Meeting was adjourned at 11:02 a.m.)

- - -
CERTIFICATION

I hereby certify that the proceedings and evidence noted are contained fully and accurately in the stenographic notes taken by me upon the foregoing matter dated April 12, 2016, and that this is a correct transcript of the same.

Amy Marzario
Court Reporter - Notary Public

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