VACANT PROPERTY REVIEW COMMITTEE

Room 401, Caucus Room
Philadelphia, Pennsylvania
Tuesday, October 11, 2016
10:21 a.m.

PRESENT:

SUSIE JARMON, OHCD
JEREMY GRADWOHL, COUNCIL PRESIDENT'S OFFICE
ANDREW FRISHKOFF, LISC
LINDA MEDLEY, LAW DEPARTMENT
GARRETT O'DWYER, PACDC
LISA WALKER, REVENUE DEPARTMENT
KEVIN HUNTER, COMMERCE
FRED PURNELL, OHC
JAMETTA JOHNSON, PLANNING COMMISSION
ALAN UREK, PUBLIC PROPERTY

ALSO PRESENT:

PAULA ADAMS, COUNCILWOMAN BLACKWELL'S OFFICE
CHAIRMAN JARMON: Good morning. My name is Susie Jarmon. We can now get started.

Are there any attorneys in the room?

(Hands raised.)

MS. SWITZENBAUM: For 2228, 2235 and 2236 Wilder Street.

CHAIRMAN JARMON: Come up to the podium.

(Applicant approaches podium.)

She's here for an extension on page 3.

MS. SWITZENBAUM: Yes. My name is Robin Switzenbaum. I am here representing Stephanie Green who purchased these three properties in 2014. And I received a call from your office indicating that you were inquiring as to the progress of the properties. And she was not aware that there was a time limitation on the development of the properties.

CHAIRMAN JARMON: There is a year that you are to do the rehab or whatever your proposal is in the deed. And we ordered inspections on properties we settled back in 2013 and 2014. And hers happened to be one that wasn't in compliance.
Can you just state your name for the record?

MS. GREEN: Stephanie A. Green.

CHAIRMAN JARMON: You are here requesting an extension. Can you just let the committee know what the holdup was, and what you plan to do?

MS. GREEN: It was basically -- I didn't realize I had a time frame as far as when I needed to have the properties developed.

CHAIRMAN JARMON: Your proposal was to build?

MS. GREEN: Yes.

CHAIRMAN JARMON: Build what? Single family dwellings?

MS. GREEN: Yes.

CHAIRMAN JARMON: Where does this stand right now?

MS. GREEN: Right now I'm in the process of getting contractors, architects to get the process moving along.

CHAIRMAN JARMON: Are there any questions from the Committee?

MR. O'DWYER: Do you have confidence you
1 will be able to move this to completion?
2
3 MR. O'DWYER: What would be your time
4 frame for that?
5
6 MS. GREEN: I was looking in about three
7 years to be completed.
8
9 MR. PURNELL: When do you think you will
10 be able to start?
11
12 MS. GREEN: The first of the year.
13
14 CHAIRMAN JARMON: This Committee can
15 grant six-month extensions at a time. If the
16 Committee recommends it, we can grant a six-month
17 extension. And you can come back and let us know
18 where you are at that time.
19
20 Can I get a recommendation from the
21 Committee?
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23 MR. O'DWYER: I recommend that we grant
24 a six-month extension, but we do expect to see
25 some progress, meaningful progress, when you come
26 back to get another one.
27
28 MS. GREEN: Okay.
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30 MR. PURNELL: Second.
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32 CHAIRMAN JARMON: All in favor?
33
34 (Ayes.)
Any other attorneys?

(No further attorneys.)

Okay. I think we are going to get started.

MS. MEDLEY: I think you should clarify the typos that are underneath.

CHAIRMAN JARMON: Yeah. Just want the Committee just to go through the agenda. A couple items.

On page 2, 2332 Sharswood and 2335 Sharswood. I would like those deleted. The Redevelopment Authority condemned these properties over a year ago, and our department was not aware of that. These need to be deleted off of the agenda.

MR. O'DWYER: What page are they on?

CHAIRMAN JARMON: Page 2, 2333 Sharswood and 2335 Sharswood.

On page 3, in the middle of the page it says this property was on a previous list, but there was a typo which should go with the address under there at 1412 South 19th Street. There was several properties on the agendas last month. They are properties I had verified that the applicants were in compliance. This one was on
that list. However, it was listed as 412 South 19th Street and the address is 1412.

And one more item. Right under there, there is another paragraph. The applicant was here before the Committee in June requesting an extension. This goes to page 5 under the Cumberland Street. 2100 to 02 East Cumberland Street.

And another item. Sorry guys. On page 4, 3613 Sears goes 3613 to 19 Sears Street.

So back to page 2. 2350 North Fairhill Street, Wayne Plush. Can you come up to the podium, please.

(Applicant approaches podium.)

CHAIRMAN JARMON: Mr. Plush owns 2348 North Fairhill Street. Can you state your name?

MR. PLUSH: Wayne Plush, P-l-u-s-h.

CHAIRMAN JARMON: You are here to purchase this lot?

MR. PLUSH: Yes.

CHAIRMAN JARMON: What's your proposal?

MR. PLUSH: Basically, I want to use it as a side yard because we own the garage next door.
CHAIRMAN JARMON: It's not a garden at 2348, it's a garage?
MR. PLUSH: It's a garage, yes.
MS. JOHNSON: You live across the street?
MR. PLUSH: Directly across the street, yeah.
MS. JOHNSON: This is part of a large assemblage of vacant land. It's part of a large assemblage of other vacant lots.
MR. PLUSH: I think they all separate.
MS. JOHNSON: In the middle.
MR. PLUSH: There's three lots next to each other. It's another three the City owns that they converted into garden.
MS. JOHNSON: Right. You are putting a garden just right there in the center of other vacant land.
CHAIRMAN JARMON: Next to his garage.
MR. GRADWOHL: It's on the edge of the assemblage.
MS. JOHNSON: Might this be better used for something else?
CHAIRMAN JARMON: Are there any further
MR. GRADWOHL: You're planning to use this just as open space? Is there any other specifics you can get into?

MR. PLUSH: Well, basically, I wanted to -- like she said, there is other lots next to it. I wanted to get all three, but I'm not sure who owns the other two. But I was going to use it, fence it off, cement part of it, you know, put some grass around it so we don't have to have people -- like, we would have like a cookout or anything like that. We don't have to have people back and forth through the house.

It's right directly across the street. We don't have to arrange anything else, you know. Put up some tables, you know, stuff like that.

CHAIRMAN JARMON: Any further questions? Can I get a recommendation?

MR. GRADWOHL: Move we sell at fair market value.

MR. FRISHKOFF: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

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

MR. PLUSH: Thank you.

CHAIRMAN JARMON: The next item is a side yard to be transferred to the adjacent applicant who applied back in 2002. Actually, her mother had applied. And once we acquired the property at sheriff sale, her mom had passed away. The Real Estate approved the daughter receiving the lot as a side yard under the old side yard program.

Can I get a recommendation.

MR. PURNELL: So moved.

MR. GRADWOHL: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Thank you.

The next items are Urban Garden agreements which I can accept other than the one that I am going to delete from the agenda, well two, 2333 Sharswood and 2335 Sharswood.

The next items are properties that are being transferred to PHA. There is an attached list. 1914 North 7th Street. There is an attached list. I'm not really sure how many
properties are on that list.

MR. GRADWOHL: Sixty.

CHAIRMAN JARMON: Okay. We had one opposition from an attorney Peter D. Crawford who opposed us transferring a few of these properties on this list.

Can I get a recommendation?

MR. GRADWOHL: Move to transfer.

MR. O'DWYER: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: The next properties that are being transferred to the Land Bank Program. I'm not sure if I stated that the previous ones were transferred to Land Bank to be transferred out to PHA.

MS. MEDLEY: That's --

MR. O'DWYER: 1914, that list of properties was all being transferred from Department of Public Property or wherever to the Land Bank for disposition?

CHAIRMAN JARMON: Disposition to PHA.

(Audience member asks a question.)

CHAIRMAN JARMON: I'm sorry? One
second.

The next item is 844 North 19th Street, et al. There is also a few properties that are being transferred to --

MR. O'DWYER: Part of the package includes this property the gentleman had a question on.

MR. ALLEN: Here we wanted adverse possession.

MR. O'DWYER: Means they want to make claim on title of the property.

CHAIRMAN JARMON: You can speak up here, but then we will have to take it before the Land Bank Program who took title of these properties.

What address are you here for?

MR. ALLEN: 869 North 20th Street.

CHAIRMAN JARMON: That's one of the properties. Let me just read the other addresses that had been transferred to Land Bank: 844 North 19th Street, 715 North 20th Street, 1907 to 09 Brown Street, 1917 Brown, 836 North 19th Street, 869 North 20th and 867 North Uber Street.

Can you just state your name for the record?
MR. ALLEN: My name is John Allen. My father Donald Watkins and my brother Oliver Watkins. My father has owned the property since 1980.

CHAIRMAN JARMON: What property?

MR. ALLEN: 871 North 20th Street. 869 is our back yard. He's maintained that. Been closed off. It's not a vacant lot. We had been in possession of that since he owned it.

CHAIRMAN JARMON: Now the 871, that's a house or a lot?

MR. ALLEN: It's a house.

CHAIRMAN JARMON: He's been using and maintaining the 869?

MR. ALLEN: Yes, ma'am.

CHAIRMAN JARMON: What's your dad's name? I'm sorry.

MR. ALLEN: Donald Watkins, Sr.

MS. JOHNSON: What's the address that you've been maintaining?

MR. ALLEN: 869.

MR. O'DWYER: You are on 861 North 20th?

MR. ALLEN: Yes. That's our backyard.

869 is our backyard.
MR. GRADWOHL: What's before the Committee today is whether the properties will be transferred to the Land Bank to be conveyed for workforce housing initiative. You made mention to adverse possession, which is in itself a legal matter, so not something that this Board will would really have purview over.

I move that we transfer the properties to the Land Bank.

CHAIRMAN JARMON: Well, I think it's going to be a legal matter with that so.

MR. O'DWYER: Well --

CHAIRMAN JARMON: We can't make that decision right now.

Linda can you make a --

MS. MEDLEY: I think we should table it and figure out what's going on with it whether or not -- though they are making the claim, they are going to have to file something, you know. Coming here doesn't really stay it any. But I think just a matter of being organized we should just table it.

MR. O'DWYER: Just that one property?

MR. PURNELL: But this property is part
of a eight-package development property that has quite a lot of resources attached to it. I'm not sure -- I'm not a lawyer, for the record. But I'm not sure how we would handle this.

MR. ALLEN: This property has never been vacant. It's never been a vacant lot. It's always been in my father's possession.

MR. PURNELL: You're talking about the property at 869 North 20th Street?

MR. ALLEN: Yes.

MR. PURNELL: It's a vacant lot.

MR. ALLEN: It's not.

MR. PURNELL: I mean, there is not a structure on the property. It's an open piece of land.

MR. ALLEN: It's gated off and attached to our land. The only way you can occupy, get into that lot is through our open home.

MR. PURNELL: Okay. But do you have a deed for the property?

MR. ALLEN: We have -- we claiming adverse possession.

MR. PURNELL: I understand what you are saying today. But today, you do not have a deed
MR. WATKINS: It was given to us. When we -- when I first purchased the property, it was given to me 1980 August 8 purchased the property. It was given to me the whole yard. The whole yard was in completion in the deal.

We done kept it up for 36 years. The law states that after 21 years you kept a property, that it be can be yours. We done took care of it for 36 years. And I don't understand why all the sudden we didn't get this here until last week.

MS. MEDLEY: The Committee can either choose to table it for a month to do some additional research to see what is going on with their claim. And the claim they're making is a legal claim. They are going to have to file something out. That's what we can -- unless there is some reason, we can move it forward now or table it for a month. If not --

MR. FRISHKOFF: Just say for the developers point of view, at this point they should assume there will be legal action. They would not be able to proceed regardless of what
this Committee does.

MR. O'DWYER: We should table it is your suggestion?

MR. FRISHKOFF: I'm just saying there is nothing necessarily that's moved forward by action by this Committee.

MS. MEDLEY: I mean, if the Committee -- I guess the Committee can make the recommendation that it be transferred. But then again, if they're claim is proven where -- you are not transferring it. So, why don't we just wait to see how they are going to handle it.

MR. GRADWOHL: Right now the property is being transferred interagency from the City to the Land Bank to be further conveyed.

MR. PURNELL: This transfer would affect all eight properties that are in the RFP. So you know, this property notwithstanding, there are seven other properties.

MR. O'DWYER: We can move those properties.

MR. GRADWOHL: You've have to redo the agreement, right? I'm saying, the claim can still be filed regardless of whether we transfer
it to the Land Bank or it stays within the Public Property that one.

MS. MEDLEY: Unless there is some reason that we can't wait until next month to transfer it.

CHAIRMAN JARMON: Is it just that one or the others? Like, can we just transfer the rest and just table this one?

MS. MEDLEY: You can transfer the other ones.

MR. HUNTER: Whether we do it now or in a month, it doesn't really -- they still have to file a legal claim for adverse possession.

MR. ALLEN: We already have done that. We have spoken to Councilman Clarke before already on the record that this is our property. It's been acknowledged that this is our property.

MR. HUNTER: That's a matter for the courts to determine, not for this Committee.

MR. ALLEN: We ask you to table it.

MS. MEDLEY: You can transfer the other ones.

CHAIRMAN JARMON: Right. That was my recommendation because they had to post them.
They posted all of them.

MS. MEDLEY: I was just suggesting to hold off on the whole thing because it's part of a package and wait to see. But you can arguably transfer all of the other ones and just hold off on that one until that's resolved. But since it's part of a, I guess, an RFP, to just maybe to make it neater instead of breaking it apart.

But you can go ahead and transfer the other ones -- make the recommendation to transfer all of them. You can make the recommendation to transfer all or that one or you can table it.

CHAIRMAN JARMIN: What's the recommendation of the Committee?

MR. O'DWYER: Does transferring it interagency have any new deed record if it gets transferred? Does that complicate the claim or make the decision of this body then subject to that?

MS. MEDLEY: I think it complicates the matter not the claim, but it complicates the matter overall. We know about --

MR. O'DWYER: Then we have additional complications.
MR. PURNELL: These are scattered site parcels. They are not contiguous.
CHAIRMAN JARMON: Right.
MR. PURNELL: I am going to move that we table the recommendation for this specific property and transfer the other seven and allow the developer to continue moving forward with the seven. They are not contiguous. It's not a multi-unit projects. Each parcel will be developed individually.

MR. O'DWYER: Second that.
CHAIRMAN JARMON: All in favor?
(Ayes.)
CHAIRMAN JARMON: We are going to table this property from the agenda. We will be in contact.

MR. ALLEN: Thank you.
CHAIRMAN JARMON: Next item, 2600 West Girard Avenue, ABA Real Estate.
(Applicant approaches podium.)
CHAIRMAN JARMON: This is another address that we had inspected. And the applicant wasn't in compliance. And she's here requesting a six-month extension.
Can you state your name for the record.

MS. PHILLIPS: Charlene Phillips.

CHAIRMAN JARMON: You are here requesting an extension. Can you let the Committee know why you haven't finished this project?

MS. PHILLIPS: We haven't finished this project because going through the neighborhood and speaking with several business owners and residents, they already started construction directly across the street from our project. And with everything going on, we were just kind of holding off until they completed their project just to kind of not over flood the neighborhood with too much development and all that other stuff that goes along with it.

We were hoping to start this summer, but a lot of our paperwork we couldn't get approve. And finally, did so about maybe three or four weeks ago. It just now hoping to start construction in the middle of the winter.

MS. JOHNSON: What are your plans for the site?

MS. PHILLIPS: We do have a plan right
now to do a mixed use. I did bring some
paperwork that I could print off of my email that
the architect gave us with a commercial store
front, and several apartments above the
commercial space.

MS. JOHNSON: Do you have finance and
all to do this?

MS. PHILLIPS: Yes. That was part of
the issue, as well, getting things approved
through the bank and, you know, getting all the
paperwork. It kind of took a while just to get
that approved.

CHAIRMAN JARMON: You already were
approved?

MS. PHILLIPS: Yes.

CHAIRMAN JARMON: Can we just get a copy
when you get a chance of that, the approval.

MR. UREK: Are these images on the
paperwork we have, those are renderings or they
the building partially completed?

MS. PHILLIPS: This would be the
building partially completed. He plans on doing
more with the facade. This is just kind of, you
know, the rough.
MR. UREK: Frame.

MS. PHILLIPS: Yeah.

CHAIRMAN JARMON: Any more questions from the Committee?

MR. HUNTER: Have you applied for zoning and building permits yet?

MS. PHILLIPS: Yes.

MR. HUNTER: Approved on those yet?

MS. PHILLIPS: Yes, sir.

MR. GRADEWOLF: Move we grant six-month extension.

MR. O'DWYER: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Thank you.

The next item, 1412 South 19th Street. This is a property that, again, I had inspected, was in compliance. So, this is request for a release.

Can I get a recommendation?

MR. O'DWYER: Move we grant the release.

MR. FRISHKOFF: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)
CHAIRMAN JARMON: The next item, the applicant, we already settled this property to him. We added the attachment to the agenda. He is just asking approval to change the name to another entity.

1300 Bouvier Street? I'm not sure if I invited him because it's just a name change. Can I get a recommendation?

MR. O'DWYER: I move we authorize the name change and grants of any restrictions to the new entity.

MR. GRADWOHL: Second.

CHAIRMAN JARMON: He's the owner of that new entity, also.

All in favor?

(Ayes.)

CHAIRMAN JARMON: 2106 Carpenter Street, Dermot McCartan.

(Applicant approaches podium.)

CHAIRMAN JARMON: Good morning. State your name.

MS. WORSTER: Brook Worster.

CHAIRMAN JARMON: You are here requesting a release of restrictions?
1 MS. WORSTER: Yes. That's what I am
2 here.
3
4 CHAIRMAN JARMON: Any questions from the
5 Committee? Recommendations?
6 MR. GRADWOHL: So moved.
7 MR. FRISHKOFF: Second.
8 CHAIRMAN JARMON: All in favor?
9 (Ayes.)
10 CHAIRMAN JARMON: Thank you very much.
11 MS. WORSTER: Thank you. They will send
12 a letter?
13 CHAIRMAN JARMON: My name is Susie
14 Jarmen. Have you sent me emails?
15 MS. WORSTER: Yes.
16 CHAIRMAN JARMON: I will let you know
17 when I have the release.
18 MS. WORSTER: Wonderful. Thank you so
19 much.
20 CHAIRMAN JARMON: 3613 to 19 Sears
21 Street, Anthony and Pamela Gora.
22 (Applicant approaches podium.)
23 CHAIRMAN JARMON: Good morning.
24 MR. DESALVO: Good morning. Chris
25 DeSalvo.
MR. BRESSON: Justin Bresson. Anthony
out of town.

CHAIRMAN JARMON: These properties,
these lots were transferred as rear yards back in
'92. And you are here requesting a release to
sell them?

MR. DESALVO: That's correct.

CHAIRMAN JARMON: Any questions from the
Committee?

MR. O'DWYER: Move we issue the
certificate of completion.

MR. GRADWOHL: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Okay. I will be in
touch.

5516 Crowson, Stephanie Long.

(Applicant approaches podium.)

CHAIRMAN JARMON: State your name.

MR. HONGPING: Kyle Hongping. Purchased
this property tax sale in September. And we --
there is some restrictions on there. We would
like release there.

CHAIRMAN JARMON: Was the deed ever
recorded? I know I have all the documentation of
the sheriff sale. Did they ever record the deed
into your name?

MR. HONGPING: Not a hundred percent
certain of that.

CHAIRMAN JARMON: Any questions from the
Committee?

MR. GRADWOHL: Is the property currently
vacant?

MR. HONGPING: It is.

MR. GRADWOHL: And the deed restrictions
are that it be --

CHAIRMAN JARMON: It's no deed
restriction. He acquires this at sheriff sale.
It was an old restriction on the deed that was
transferred as a gift back in --


CHAIRMAN JARMON: Granted as a gift back
in '84.

MR. GRADWOHL: This is through the gift.

Okay. But if you extend the deed restriction, it
would have to be rehabilitated for a year?

CHAIRMAN JARMON: There is no
restrictions to it. He acquired it from the
sheriff sale. Wants the restriction off the old deed.

MR. GRADWOHL: So moved.
MR. FRISHKOFF: Second.
CHAIRMAN JARMON: All in favor?
(Ayes.)
CHAIRMAN JARMON: 909 North 15th Street Mike and Anne McNicholas.
(Applicant approaches podium.)
MS. FOY: Hello.
CHAIRMAN JARMON: State your name for the record.
MS. FOY: Lauren Foy, F-o-y. I'm representing owners.
CHAIRMAN JARMON: You are representing the current owner?
MS. FOY: Yes. We are trying to sell the property to developer. However, we need to have the RDA restrictions removed.
CHAIRMAN JARMON: Okay. This is a junky lot which needs to be cleaned.
MS. FOY: Yes. We have actually completed that.
CHAIRMAN JARMON: It's been cleaned?
MS. FOY: I do have photos for you.

However, if you want them emailed or handed to you today -- but we took care of that. We would just like it released so we can sell.

CHAIRMAN JARMON: You can hand it to me.

This is it here?

CHAIRMAN JARMON: This is the interior of that shed which there is another purchase. Originally when you guys had it up, it was up to there.

(Referring to the pictures showing Ms. Jarmon.)

CHAIRMAN JARMON: So he's still cleaning?

MS. FOY: Yes.

CHAIRMAN JARMON: Let me know when he is done, and I will have my inspector come out to verify that the lot is totally cleaned.

MS. FOY: Okay. Thank you very much.

CHAIRMAN JARMON: Any questions from the Committee? Recommendation?

MR. O'DWYER: You said your inspector is going to come out?

CHAIRMAN JARMON: I will have my inspector go to it to verify that they totally cleaned the lot.
MS. FOY: Do you want me to contact you, or the inspector will contact us?
CHAIRMAN JARMON: I will contact you once I receive the release.
MS. FOY: Thank you.
MR. GRADWOHL: So, I move that we grant certificate of completion based upon satisfactory inspection of the premises.
MR. O'DWYER: Second.
CHAIRMAN JARMON: All in favor?
(Ayes.)
CHAIRMAN JARMON: Thank you.
533 Mercy Street, Ramon Diaz.
(Applicant approaches podium.)
CHAIRMAN JARMON: Good morning. Can you state your name for the record?
MR. HVOSTAL: My name is Chris Hvostal. I am representing my client who owns the lot.
CHAIRMAN JARMON: You are here to receive a release. This property was transferred back in '84 as a side yard to Ramon Diaz.
Are there any questions from the Committee?
MR. GRADWOHL: I didn't see a photo of
the property in the attachments.

MR. O'DWYER: Looks like there's a van and stuff there in the lot.

MR. HVOSTAL: It was being sold to a developer who is going to build a single family residential home there. There is a reverter clause on the title that's preventing, just causing issues with that side.

MR. O'DWYER: Sure. But the point is before that, the lot needs to be cleaned out.

MR. HVOSTAL: Okay.

MR. O'DWYER: In the photo I have here, looks like beat up minivan and some other stuff in there.

MR. HVOSTAL: Okay. The lot needs to be cleaned out before.

MR. O'DWYER: Yes.

CHAIRMAN JARMON: Once that's done, send me an email.

MR. HVOSTAL: A photo.

CHAIRMAN JARMON: Or a photo that it's cleaned.

MR. HVOSTAL: Okay.

MR. O'DWYER: I move that we grant
certificate of completion contingent upon providing evidence that the lot has been cleaned.

MR. FRISHKOFF: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Thank you.

2223 Palethorp.

(Applicant approaches podium.)

CHAIRMAN JARMON: Good morning. Can you state your name?

MS. MONTANEZ: Isander Montanez.

CHAIRMAN JARMON: You are the administrator of the estate?

MS. MONTANEZ: That's correct.

CHAIRMAN JARMON: If I'm not mistaken, this is a property that I think was in the lien sale or going to sheriff sale?

MS. MONTANEZ: Supposed to every four -- I just postponed it.

CHAIRMAN JARMON: What happened?

MS. MONTANEZ: I postponed the sale.

CHAIRMAN JARMON: You are still trying to sell it.

MS. MONTANEZ: Uh-huh.
CHAIRMAN JARMON: For $20,000. How much was against it with the taxes; do you remember?

MS. MONTANEZ: 33,863.

CHAIRMAN JARMON: Any questions from the Committee? Recommendation? Recommendation, please?

MR. O'DWYER: This house was -- the only restriction was on it was they had to maintain the property?

CHAIRMAN JARMON: Right. This was a gift back then, a transfer.

MR. O'DWYER: Okay.

CHAIRMAN JARMON: And it was in compliance at that time.

MR. FRISHKOFF: Is it a motion to just release. All right, so moved.

MR. O'DWYER: Second.

CHAIRMAN JARMON: When they get the restriction, I mean, the release, it will have a letter stating that the taxes must be paid.

MS. MEDLEY: Right. Yes.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: 6100 Locust, Saul
Walker?

(No response.)

Going to table until next month.

1144 South Sydenham, Howard and B.A. Austin.

(Applicant approaches podium.)

MR. CATALANO: My name is Anthony Catalano.

CHAIRMAN JARMON: I never received an agreement of sale on this property. How much are you -- who is the current owner?

MR. CATALANO: Alpha Funding Properties. It's Alpha Funding One, LLC.

CHAIRMAN JARMON: I don't know if it's something wrong with my ears or what. Can you just speak up a little bit.

MR. CATALANO: Alpha Funding Properties One, LLC.

CHAIRMAN JARMON: You are trying to sell it for?

MR. CATALANO: It's not -- we are not selling it. We own the property. And there's a deed restriction from 1987.

CHAIRMAN JARMON: Oh, okay.
MR. CATALANO: It says we need to build within the city limits, but there's no description what that actually is.

CHAIRMAN JARMON: Any questions from the Committee? Looks like the lot needs to be cleaned.

MR. GRADWOHL: Yeah. I was going to ask. That is non-satisfactory cleaned with the bricks on the ground there?

CHAIRMAN JARMON: Yeah. The lot needs to be cleaned before the release can be prepared.

MR. CATALANO: It's clear now.

CHAIRMAN JARMON: It doesn't look like it.

MR. CATALANO: It's better than that.

CHAIRMAN JARMON: Okay.

MR. O'DWYER: All the windows and the construction and bricks and so forth are gone from the lot?

MR. CATALANO: Yeah. The lot is cleared. They had the bulldozer in there last week.

CHAIRMAN JARMON: Okay. Recommendation?

MR. GRADWOHL: I move that we grant the
certificate of completion based on the reinspection that shows that the lot is satisfactorially cleaned.

MR. O'DWYER: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

MR. CATALANO: Do I need to schedule that inspection?

CHAIRMAN JARMON: You said it's done?

MR. CATALANO: Yes.

CHAIRMAN JARMON: I will order it.

MR. CATALANO: Thanks.

CHAIRMAN JARMON: 2324 Ellsworth, Ms. Taylor?

(No response)

We are going to table this until next month. I don't see an agreement of sale.

2337 Emerald Street, Edward Wharton.

(Applicant approaches podium.)

CHAIRMAN JARMON: He just purchased this. Can you state your name.

MR. VINEY: Yes. My name is Vince Viney. Last name is spelled V-i-n-e-y. The owner of the two properties.
CHAIRMAN JARMON: You are building on here already?

MR. VINEY: That's correct.

CHAIRMAN JARMON: So, what you are going to need before the release is given is a certificate of occupancy.

MR. VINEY: Mr. Jarmon, we just ask that -- we are trying to get construction funding for the loan. They are not willing to fund the construction loan without the reversionary removal first. So, it's actually holding up our funding.

CHAIRMAN JARMON: Okay. Any questions from the Committee?

MR. O'DWYER: What is -- what do we usually do in these cases? We can't issue a certificate of completion when it's not completed yet.

MS. JOHNSON: It was transferred in 1990?

CHAIRMAN JARMON: It was a lot back then.

MS. JOHNSON: It was to be developed?

CHAIRMAN JARMON: No. It was a side
1 yard.

MS. JOHNSON: It's transferred as a side yard. They are just trying to get that clear.

CHAIRMAN JARMON: Right.

MS. MEDLEY: I was going to say it is hard because they are not the original person.

In other situation that you might be thinking of, we would just extend it over to the next person.

But it's not really that situation because he's not buying it from --

MR. O'DWYER: I move that we issue certificate of completion.

MR. GRADWOHL: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Next item, 1412 South Ringgold Street.

MS. MEDLEY: I'm sorry. For that last one, could we -- is it possible -- could you have -- like I said, give Ms. Jarmon a letter from the bank saying you need to release in order to get the funding?

MR. VINEY: Sure.

MS. MEDLEY: That would be good.
CHAIRMAN JARMON: We can attach it to the release to the Commissioner because it's a little --

MS. MEDLEY: Right. It's a little different.

(Applicant approaches podium.)

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

MR. WADLEY: Lodise Wadley.

MS. WADLEY: Marian Wadley.

CHAIRMAN JARMON: You are here asking for release. I think you received this as a side yard back in 2000?

MR. WADLEY: Yes.

CHAIRMAN JARMON: Okay.

Any questions from the Committee?

Looks like they started doing work on the lot already. But I have a more recent picture, so the lot is clean.

MS. JOHNSON: Are they building?

CHAIRMAN JARMON: The person that's purchasing from you, are they going to build on the lot?

MR. WADLEY: Yes. Yes, they are.
CHAIRMAN JARMON: Can I get a recommendation?

MR. GRADWOHL: Move to grant the release.

MR. FRISHKOFF: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Thank you.

The next item, 2849 Mutter Street.

(Applicant approaches podium.).

CHAIRMAN JARMON: Can you state your name?

MR. SIMPSON: John Simpson.

CHAIRMAN JARMON: You are the Realtor?

MR. HONGPING: Yes. He represents the seller.

MR. SIMPSON: Representing the sellers of the property.

CHAIRMAN JARMON: Mr. Simpson, you are the Realtor?

MR. SIMPSON: Correct.

CHAIRMAN JARMON: And your name?

MS. WADLEY: Name is Kyle Hongping, asset manager for the buyers.
CHAIRMAN JARMON: You are here to purchase the property at 2849 North Mutter. I think we had the incorrect picture attached, but I brought around a correct picture.

MS. JOHNSON: It's a house.

CHAIRMAN JARMON: Yes. Any questions from the Committee? We transferred this back in 1998 as a single family dwelling.

MR. GRADWOHL: The letter from Mr. Morgan states that: "I plan on satisfying any debts to the city on the day of the sale of the property."

What are the debts?

CHAIRMAN JARMON: Taxes.

MR. GRADWOHL: How much?

CHAIRMAN JARMON: Do you remember what the tax? I know I looked them up for you.

MR. SIMPSON: There were several deficiencies on the property. All the funding for any deficiencies show up in title are now in escrow with the title company. It's in excess of $5,000.

CHAIRMAN JARMON: Linda also put a letter in there that they must pay off the debt
Once you did sign the release.

MR. GRADWOHL: Okay.

CHAIRMAN JARMON: Any further questions?

Recommendation? Can I get a recommendation?

MS. WALKER: Release to sale.

MR. PURNELL: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Thank you.

MR. HONGPING: Do we need to file anything?

CHAIRMAN JARMON: No. I will be in touch with whoever emailed me once I get the release.

MR. HONGPING: Thank you.

MR. SIMPSON: Thank you.

CHAIRMAN JARMON: 2308 Collins Street.

This is a property that was transferred. Diane Flanagan.

(Applicant approaches podium.)

CHAIRMAN JARMON: We transferred this property with a self-amortizing mortgage against it for 14,242. And the applicant is requesting to sell for 86,500.
Any questions from the Committee?

MR. O'DWYER: Is the balance now 14,242 or is --

CHAIRMAN JARMON: No. It depreciates 10 percent each year.

MR. O'DWYER: Okay.

CHAIRMAN JARMON: I'm not sure what the balance is.

MS. JOHNSON: They have to pay back the city -- this was sold in '13.

CHAIRMAN JARMON: Yeah. They would have to pay the self-amortizing mortgage off, whatever the balance is.

MR. GRADWOHL: I had a question. Linda, do you know exactly how much they would have to?

MS. MEDLEY: The way that it stands, they would have to -- they are responsible in these situations to pay the remainder of the mortgage that's left. However, I think that given the short amount of time that has gone by since the property -- since 2013, I think it's best if we tabled this.

And if the Committee made the recommendation to table this so it can be
discussed further because we had a similar situation about a month or so ago.

MR. GRADWOHL: Okay.

CHAIRMAN JARMON: Yeah. Can I get a recommendation?

MR. FRISHKOFF: Is the question about how much the City is owed?

CHAIRMAN JARMON: No. The question is the profit that's being made.

MS. MEDLEY: The question is when -- the point -- usually, you have a ten-year mortgage. So, we only had three years pass. And it's a significant windfall.

MR. O'DWYER: Would be 9,969.

MS. JOHNSON: The property is being sold for 86,005.

MR. O'DWYER: That would be a profit of 70.

MR. PURNELL: Is it just this property, or two other lots associated?

MS. FLANAGAN: Just this property.

MR. GRADWOHL: Based on Linda's recommendation, I move that we table this.

MR. O'DWYER: Second.
CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: We are going to table this item. We need to have further discussions with the administration to find out how we are going to dispose of properties in this particular situation.

MS. FLANAGAN: So do I wait for you.

CHAIRMAN JARMON: We will contact you.

The next item, 1823 Wilmot. Community Development Corp.

MR. FITZGERALD: My name is Sean Fitzgerald.

CHAIRMAN JARMON: Did you just recently purchase this?

MR. FITZGERALD: No.

CHAIRMAN JARMON: You are in the process of purchasing it?

MR. FITZGERALD: No. I purchased the house back in 2000. I'm trying to get the deed restriction and stuff removed so I can sell the property?

MS. JOHNSON: You are selling it to the Community Development Corporation?
MR. FITZGERALD: No.

CHAIRMAN JARMON: Did you get it from Community Development?

MR. FITZGERALD: Yes.

CHAIRMAN JARMON: It was something where they received it from Community Development of Frankford.

MR. FITZGERALD: Right.

CHAIRMAN JARMON: And I think there was a mortgage against the title to Community that they had received.

MR. FITZGERALD: Correct.

CHAIRMAN JARMON: I think you need to contact the RDA to get that off of there, the morning that's against the title.

MR. FITZGERALD: Yeah. I did that actually November 16. But they told me I have to go to this meeting to get restrictions.

CHAIRMAN JARMON: Okay.

MR. FITZGERALD: Because we have closing.

CHAIRMAN JARMON: It ends on the 16th?

MR. FITZGERALD: Correct.

CHAIRMAN JARMON: They will be issuing
you a release of mortgage that's against the
title that was to Community Venture because it
was a certain amount of years.

    MR. FITZGERALD: Yes, ma'am.

    CHAIRMAN JARMON: And then you will
be -- you are trying to sell it?

    MR. FITZGERALD: Correct. We have
settlement date for the November 18.

    CHAIRMAN JARMON: By then, you will have
the release from PRA.

    MR. FITZGERALD: Correct.

    CHAIRMAN JARMON: All right.

    You guys understand?

    MR. PURNELL: We need to take any
action?

    CHAIRMAN JARMON: Just to request the
restriction because there is a City restriction
against it off the deed.

    MR. O'DWYER: Move we issue the
certificate of completion.

    MR. GRADWOHL: Second.

    MS. MEDLEY: Just to be clear, it's not
going to be contingent upon us receiving the
mortgage. We are going to issue the release.
CHAIRMAN JARMON: Right. Okay.
All in favor?

(Ayes.)

MR. FITZGERALD: Will I receive anything?

CHAIRMAN JARMON: Did you email me for this?

MR. FITZGERALD: I think my Realtor might have.

CHAIRMAN JARMON: Okay.

2142 East Tucker and 2144 East Tucker.

(Applicant approaches podium.)

CHAIRMAN JARMON: Good morning.

MR. VINEY: Good morning. My name is Vince Viney. I'm the owner of V2 Properties.

CHAIRMAN JARMON: You are here to request release on the two lots on Tucker Street?

MR. VINEY: Yes, that is correct.

MS. JOHNSON: They are two new houses on the lots?

MR. VINEY: That's correct.

MS. JOHNSON: Are they complete? Do you have a photo of them?

MR. VINEY: I do not. It's similar
situation of the last where the bank is requiring removal in order to fund the construction loan.

MR. O'DWYER: The similar situation that they were -- they were transferred to side yards?

CHAIRMAN JARMON: Right. Yes. Back in '98 and '99. So, the same situation. If we can just get a letter from the bank that this is holding you up.

MR. VINEY: Not a problem.

MR. O'DWYER: Move we issue certificate of completion provided you provide the Chairwoman a letter from the bank.

MR. VINEY: Just to the point of clarification. After the certificate of completion is issued, does that automatically mean the release is issued, as well?

CHAIRMAN JARMON: Right. Yes. You will have to have it recorded on record.

MR. GRADWOHL: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

MR. VINEY: Thank you.

CHAIRMAN JARMON: You're welcome.

1440 South Bouvier Street.
(Applicant approaches podium.)

MR. ALLEGRETTI: Morning, Bud Allegretti.

CHAIRMAN JARMON: Good morning. This property is also being developed.

MR. ALLEGRETTI: Yes. It's currently under construction. We expect to have it completed and sold by the end of the year. We purchased it from Ms. Miles in September of last year. And she then used it as a side yard for the past ten years.

CHAIRMAN JARMON: Will you be able to get us a certificate of occupancy or we have to send you to the bank, too?

MR. ALLEGRETTI: No. It's financed. I can give you certificate of occupancy.

CHAIRMAN JARMON: (Laughter) Okay. It will be contingent upon you getting the certificate of occupancy.

MR. ALLEGRETTI: Okay.

CHAIRMAN JARMON: Can I get a recommendation?

MR. GRADWOHL: So moved.

MR. PURNELL: Second.
CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Thank you.

Last item, 2100 to 02 East Cumberland Street, R&L Investment. This was the applicant that was here in June and was asked to -- I don't know what he was asked -- to get zoning.

He's asking permission to sell, right?

MR. LUX: That's correct. My name is Christopher Lux, Lux. R&L Investments.

MS. JOHNSON: It was sold with development restrictions. It was to be built as senior housing.

MR. LUX: No. Request was to be able to lift the deed restrictions to develop the property.

MS. JOHNSON: But the original restrictions.

MR. LUX: The original restrictions, that's correct.

MR. O'DWYER: This property, so the Committee knows, was sold over ten years ago with restrictions to build low income or senior housing. And in that time, the developer wasn't
able to meet those obligations. In that time, it's been cited for levy violations, never got vacant property license in those ten years. There is photos shows trash and short dumping and accumulated litter around the property. And so, the request before this Committee now to release for profit of the $111,000 to original purchase, never did what they were supposed to do, and then the release having to develop it at low income senior housing; is that accurate?

CHAIRMAN JARMON: Yes.

MR. LUX: Could I provide some clarity to that?

CHAIRMAN JARMON: Yes.

MR. LUX: So over the past ten years, what happened to this property, there's been a significant amount of costs in water, sewer, rents, taxes, insurance. We have had the property cleaned on a monthly basis. It is a continual dumping ground. I'm not sure how often Google photos are updated. On a monthly basis, we had it cleaned.

We have documentation in excess of
$40,000 in just maintaining those lots. I don't believe there any violations on lots. There may have been one at one point that we satisfied.

In addition to that, Mr. McKnight here the developer we chose to partner with have pretty significant amount invested in design plans, permitting, geo tech, zoning approvals, zoning permits have been issued, building permits will be issued upon approval from the Streets Department. As in excess of close to another $30,000 put in there.

So the net proceeds to the seller is far different than the purchasing sales price would indicate just to be clear.

MS. JOHNSON: When you purchased it, you purchased it to be developed. Those are costs you incurred knowingly. Just because you maintained it, you did not develop it in accordance with the original restriction. Now it's being sold to be developed for what?

MR. LUX: Two single family residences.

MS. JOHNSON: Two single family residences.

MR. LUX: You are correct. Those are
costs that would be incurred. The timing which
we purchased them and sold other business
ventures we were involved in.

MS. MEDLEY: What the Committee could do
is recommend that -- approve the sale, but have
the conditions transferred to the new developer.
And then that person would have a year to comply.

MR. LUX: So the conditions -- we would
be more than comfortable with the deed
restriction requiring quick development. Like I
said, we are only waiting on Streets approval
because the corner property required a ramp.
Upon the Streets approval, the building permits
can be issued.

Mr. McKnight is ready to put a hole in
the ground prior to it really getting cold
outside. We are asking the other restrictions be
lifted.

MR. O'DWYER: The other restrictions
being for low income or senior housing?

MR. LUX: Correct.

CHAIRMAN JARMON: Recommendation?

MR. O'DWYER: That's not something I'm
comfortable with.
MR. FRISHKOFF: What was our sale price?

MR. LUX: $2,000 per property not being sold for 50.

MR. FRISHKOFF: I think we would want to have some stake as on the upside.

MS. JOHNSON: Actually, it's selling for 115.

MR. O'DWYER: You back out initial purchase cost, it's 111,000.

MR. FRISHKOFF: Do we know what we would have sold it for fair market value at the time?

CHAIRMAN JARMON: Well, he got it for an appraised price at that time.

MR. FRISHKOFF: Appraisal for highest and best use or appraisal for senior and low income housing?

CHAIRMAN JARMON: Appraisal for whatever it was at that time.

MS. MEDLEY: You just -- the property is appraised not for what it's going to be.

MR. FRISHKOFF: We sold 2,000 based on a --

MS. JOHNSON: Right. Was it discounted because it was going to be low income housing?
MR. LUX: I don't believe sp.

CHAIRMAN JARMON: No. It wasn't discounted. It was what the appraisal was back then.

MR. LUX: Is it reasonable to take into consideration the costs that have been put into the property when considering the sale price? If I was on your side of the table, I would say no too. You put in 2,000 and you're selling for 115, totally reasonable. But I think the amount invested and the time invested when I came here in June, I kind of brought this forward.

There was no communication from it stating you haven't met deed restrictions. I thought the right thing to do was to come before you guys. We haven't met them. We try to get something going. And I requested a six-month extension. I was given 90 days to figure out a development plan which was aggressive. I took that on with the help of Mr. McKnight here.

We have met all the requests that the Committee made of me back in June from zoning and building permits.

MR. O'DWYER: As I recollect that
meeting, the issue at hand was that the time to build had passed by such a great amount of time -- I didn't even know that there were deed restrictions on the property governing construction for low income or senior housing.

MR. LUX: Okay.

MR. O'DWYER: That's what we're considering at this moment is why we would release those.

CHAIRMAN JARMON: It wasn't a deed restriction for low income housing.

MR. O'DWYER: I thought --

CHAIRMAN JARMON: It's not a restriction.

MR. LUX: The deed restriction is development for either low income housing or any other use seen fit by Vacant Property Review Committee. It leaves kind of a grey area.

MR. O'DWYER: It's in the letter that they wrote to the Committee.

MR. LUX: We would see it as the quickest way to develop the properties and have the City develop them, as well. It can happen quickly.
CHAIRMAN JARMON: Can I get a recommendation?

MS. MEDLEY: I think if the deed actually says that they were to develop into low income or senior housing and they didn't do that, they're not going to be able to issue a certificate of completion. What the only alternative would be is to transfer the conditions because you're not able to give them certificate of completion.

CHAIRMAN JARMON: To transfer the conditions to the new owner. And then in a year, once he's done what he has to do, then he comes back and they will give him a full release.

MR. LUX: Okay. But to be clear, the restriction does state or any other use deemed acceptable in writing by the Vacant Property Review Committee. I don't know if there's an opportunity for the Committee to approve two single family residential in writing and satisfy that deed restriction.

Is that a reasonable expectation?

MS. MEDLEY: I guess if the Committee decides whether they feel would be the proper --
the Committee is okay with them developing it
into two single family homes, then that's fine if
they are.

MR. LUX: We also did seek support from
Councilman Squilla's office and received a letter
of support from Council.

MS. MEDLEY: Basically, needs to agree
to what they are proposed to use it or to approve
or not approve what they're currently bringing to
their plan.

MR. O'DWYER: What if the end use
included a workforce housing component as opposed
the restricted low income housing, that way it
would still be affordable to moderate income
people who can support the split of the
difference between market rate.

MR. MCKNIGHT: Mr. McKnight, BMK
Property. We are intending to be the end use of
this. Unfortunately, economics don't support
workforce housing. We are part of workforce
housing initiative. I'm about to take -- we
actually close on 13 lots on Marshall Street on
last Wednesday to provide workforce housing.

The size and scope of those two houses,
the economics to deal with the construction of
over an 1,800 square feet house doesn't apply or
won't relay to workforce housing.

MR. O'DWYER: Why won't it relate to?

MR. MCKNIGHT: Just because of the
median income restrictions that we would have to
be obliged to. We can't build for what we would
have to sell for. Workforce housing is under
stipulation of -- you have to meet a certain
median income in order to sell. The economics to
construct a large house doesn't afford the
ability for workforce housing.

MR. O'DWYER: Under any condition or
only under the sale price you issued and received
these properties?

MR. MCKNIGHT: Pretty much the size and
scope that we have already gone through zoning
and building permits. We are literally two weeks
away from big build permits. Which is when
Mr. Lux contacted us, we went on an aggressive
schedule submitting building permits that is
geotechnical. Went through the whole design with
our architect.

We are only waiting on Streets
Department approval for a handicap ramp on the corner because one of these is a corner property. All of the items listed in any building permit review letter have been addressed. And it is sitting on the reviewers table waiting to be issued final approval building permits as soon as Streets Departments issue their approval for this ramp.

We are like at the finish line and ready to move.

MR. FRISHKOFF: I think among other choices, since I don't have the transcript. I don't know what the spirit of the Committee was when they approved this originally. I don't know how we got to those specific deed restrictions including the specifics of low income, senior or Vacant Property's sort of committee's choice. So, I don't know what the spirit was.

I don't know whether we want to review those before making a decision.

MR. O'DWYER: Could we have those available, those records, those transcripts from the VPRC meeting when this was determined or decided?
CHAIRMAN JARMON: Yeah. I should have them.

MR. FRISHKOFF: One choice is to table and review. The second would be to propose some payment into the Housing Trust Fund for the proceeds of the sale.

MR. O'DWYER: Perhaps start with the table and review first.

MR. LUX: What would the proposed payment of the Housing Trust Fund be? Any idea?

MR. FRISHKOFF: We --

MR. LUX: I want to make sure I don't lose money.

MR. FRISHKOFF: Whether VPRC is open to that, there can't be -- we can talk outside.

MR. LUX: I am open to that discussion to contribute something is fine.

MR. O'DWYER: Then perhaps the motion would be to table we will review the transcript to see what was discussed. Then we will discuss with you other possible decision and donation to the Housing Trust Funds.

MR. LUX: Is there any transcripts I can clarify for you?
MR. O'DWYER: I think we will have to look at them ourselves.

MR. MCKNIGHT: As I stated, we are ready to go. We would hope to have the resolution in this matter so we can develop these lots and transfer them.

MR. O'DWYER: We can do this. And next month, have you on agenda next month without --

MR. GRADWOHL: Just to clarify, who will be dealing with the current applicants right now to determine what -- are we all going to do that?

CHAIRMAN JARMON: What happened?

MR. GRADWOHL: What we are saying is, we are going to back in 2005 transcript and look at the nature of the transaction. I assume there is going to be some kind of determination to be made as what the appropriate use is going forward.

Who is going to clarify? Who is going to work on that with them, with the applicants?

MS. JOHNSON: Who has the transcripts?

MS. MEDLEY: Think what would probably be appropriate if Chairperson provided the transcripts to everyone, specifically to. And then since it's his motion, that he could
construct the motion on that to discuss amongst
the Committee.

MR. PURNELL: Would it help if the
developer proposed a payment as opposed to us
trying to determine? I'm just asking. I'm not
going to Housing Trust Fund.

MR. FRISHKOFF: The development could
propose something proactive.

MR. PURNELL: Or real estate -- I don't
know how we determine a number. Payments into
Trust Fund generally based on the cost to develop
a unit in that one very public time. I don't
know how we would determine that number.

MR. LUX: I'm not all that familiar with
the Trust Fund or how it works. I would say my
gut feeling knowing what we have into the
property, what's been invested to bring it
towards development, I would be comfortable with
$7500 donated to whatever the housing thing is to
make it work better for the City itself.

I mean, it would be -- taxes go to the
City and we pay the taxes on it for the past
decade. Hopefully, that's some good faith put
forward there. I thought it seemed pretty fair.
MR. HUNTER: Are there legal, possibly, ramifications for requesting donation to the Trust Fund over actually constructing?

CHAIRMAN JARMON: I have never heard this before.

MS. MEDLEY: It's creative.

MR. LUX: We don't want to do anything too creative.

MS. MEDLEY: I think that, again, we should possibly table and see. I don't necessarily think it's wrong or appropriate. The Committee can make recommendations.

MR. HUNTER: Just like restriction can use -- can be determined by Vacant Property Review Committee not alternatives.

MS. MEDLEY: I think it also said what I heard it was or any other use deemed appropriate.

MR. HUNTER: Right. What is deemed appropriate because of payment.

MS. JOHNSON: The is question is not so much use but the profit being made on the sale at this point.

MR. O'DWYER: It seems like there are a number of different reasons to table this because
we want to make sure that the idea of doing a payment in lieu of into the Trust Fund is appropriate, in this case, to determine what would be a fair amount and also review the transcripts of what occurred when this property was conveyed.

So, I motion that we table this discussion until the next meeting of the VPRC to discuss those three items.

MR. LUX: Is this something that can be resolved reasonably within two to three weeks? The only reason I ask because if Larry wants to put a foundation into the ground, we start to push it into the point of time where all the work towards the construction is not usable until the spring. That's just one piece from construction side.

MR. MCKNIGHT: We are amenable to the start of work and completion within a year. It's just as we start getting closer to these winter months, that year gets chopped down to six months because I won't be able to dig foundations.

MR. HUNTER: You're saying in six months you can build two houses?
MR. MCKNIGHT: Yeah.

MR. HUNTER: I think that's reasonable.

MR. LUX: We were able to pull all the zoning and permit stuff together in three months. I think having gotten to know Larry a little bit, I would feel highly confident having not known him before that his timeline is reasonable and expectations that could be met.

MR. FRISHKOFF: Our next meeting is 15th of November?

MR. O'DWYER: We can be -- we will be in discussion. And we have a determination before that, we didn't do anything official until our next meeting.

MR. FRISHKOFF: Not the 8th. That is Election Day. We don't have it then.

MR. O'DWYER: My motion is still on the table.

MR. FRISHKOFF: Will second Garrett's motion.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: We are going to look at the transcript and bring this back next month.
Somebody is going to see where this money or this fund is going to go, whoever that is.

MR. FRISHKOFF: Is it possible also with the transcript to make sure whether this was at this discounted price or whether it was that full appraised price?

MS. MEDLEY: We can just look at the file.

CHAIRMAN JARMON: I don't have the file. I have the transcript.

MR. GRADWOHL: That would be apparent in the transcript.

CHAIRMAN JARMON: I think it was approved at fair market value.

MS. MEDLEY: I don't understand the question of where the money will go.

MR. FRISHKOFF: I think that was the question here. Recommendation that I think was not part of the formal motion was to have some of the profits from the seller be donated to the Housing Trust Fund which is dedicated for affordable housing. Even if this site is not for affordable housing, that would be something for affordable housing that would be affordable to
the seller.

MS. JOHNSON: Would this appropriate for interagency real estate committee to review given the suggestion for the Housing Trust Fund how much the contribution and --

MR. GRADWOHL: So, but it's been tabled. So between now and November 15, we will have the transcripts. We will renew the nature of the this position. At that point, that would be the point to whether you refer it to the Real Estate Review Committee.

MS. JOHNSON: That would be just a further delay. I'm thinking if there is some suggestion about that's a reasonable suggestion or restrictions placed on it. And I mean, my thought is that if it might be something we can do parallel.

MR. FRISHKOFF: I would say the proposal from developer is 7500. Interagency review wants to start reviewing appropriateness of the request of the amount, that doesn't need to wait on us. They are independent of us.

MR. GRADWOHL: Do we know when they meet?
MS. JOHNSON: Has to be scheduled. Has to be taken to the Committee.

MR. LUX: Can I make something clear?

MS. JOHNSON: They are meeting today, but they meet once a month. They meet actually probably the same time we meet. And it's usually the following -- they don't have established meeting. It's --

CHAIRMAN JARMON: They just plan it whenever.

MR. HUNTER: I am still concerned if it's something legally we can do. I would like to get clarification on that before we start moving on.

MS. MEDLEY: We are only making recommendation for something to happen. It's only -- we as a VPRC are only making recommendation. And I think what -- I understand your point. I think if we look to see whether it's even a feasible recommendation based on --

MR. HUNTER: That's what I'm --

MS. MEDLEY: That all can be worked out and decided and researched before of whether it's not possible. And then there's that answer or
whether or not it needs to go to Real Estate Committee or some other agency even just sort to the Commission to make the decision. Really VPRC is only making recommendations how to handle this property.

MR. LUX: I just like to make it clear, for the record. My offer of $7,500 was only done as a result of it being suggested by the committee. I wasn't --

MR. FRISHKOFF: Understood.

MR. LUX: Thank you very much.

MR. HUNTER: I don't want to make a recommendation that can't be followed through on by the city.

MR. O'DWYER: The recommendation is to table it.

MR. HUNTER: I am saying going forward, if we are trying to come up with --

MS. MEDLEY: I actually this is a good time for us to actually look further into it because it seems we have these type of situations or some variation of it happen oftentimes. I think people tend to leave here kind of confused or disturbed. But not sure if this is interest
best served by letting something -- by doing this, is a good time to pause and to look at this issue and then move forward and decide how the Committee wants to handle these type of matters.

I understand.

MR. UREK: So I understand, since it's my first time on this Committee, we will come back to the next meeting with some recommendation by individual members of this Committee that has been teased out based on research? And there will be proposal on the table for us to respond to?

MS. MEDLEY: There will be, yeah. I want to say yes. But I think that anything between now and the next meeting, it will be researched and teased out more to see what the possible or what the options are. We will look into see what the options are at this point based on investigation that we have.

MR. HUNTER: This is something you guys are going to work on?

MS. MEDLEY: Garrett and the Law Department.

MR. O'DWYER: Right. I am taking this
CHAIRMAN JARMON: This is tabled until November 15.

MR. LUX: Should I expect you to be my point of contact?

CHAIRMAN JARMON: Yes.

MR. LUX: If there is any progress made between now or then or you have any information that can help us move the administrative ball forward while waiting for this next meeting would be much appreciated.

MR. O'DWYER: Absolutely.

MR. LUX: Thank you.

CHAIRMAN JARMON: Want to get an approval for the last month's meeting September 13, 2016. We emailed them.

MR. GRADWOHL: Moved.

MR. O'DWYER: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: The meeting is now adjourned.

(VPRC Meeting adjourned at 11:39 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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