VACANT PROPERTY REVIEW COMMITTEE

Room 401, Caucus Room
Philadelphia, Pennsylvania
Tuesday, November 15, 2016
10:22 a.m.

PRESENT:

SUSIE JARMON, OHCD
JEREMY GRADWOHL, COUNCIL PRESIDENT'S OFFICE
DAMARIUS WALKER, LAW DEPARTMENT
LINDA MEDLEY, LAW DEPARTMENT
LISA WALKER, REVENUE DEPARTMENT
AMANDA DAVIS, PIDC
KEVIN HUNTER, COMMERCE
ALAN UREK, PUBLIC PROPERTY
FRED PURNELL, OHC
JAMETTA JOHNSON, PLANNING COMMISSION
MELVIS DUNBAR, RDA
CHAIRMAN JARMON: I want to take the agenda out of order. I have an item that I would like to table from the agenda in the Urban Garden Section, page 2, 1329 South 21st Street. We are going to table that item. The Planning Commission has another development plan for that lot.

Also, this applicant has an emergency. He has to go pick his child up. 2100-02 East Cumberland Street, R and L Investment. He was here last month. I think the Committee was supposed to look into how we were going to do the release for the applicant. I know there were a couple people talking about him donating money to some kind of fund, but I'm not really sure what the outcome was of the individuals that was supposed to look into that.

So, did anybody look into it?

MR. HUNTER: I think who was supposed to isn't here today.

CHAIRMAN JARMON: Who was that?

MR. HUNTER: Not sure.

MR. GRADWOHL: It was Garrett.
MR. PURNELL: Actually, there was some discussion about it. There really isn't a process for us to take donations, so that really needs to be further vetted. Don't get the impression we won't take your money.

(Laughter)

We just don't necessarily have a process to do that right now.

CHAIRMAN JARMON: Right. Normally, what we do if we approve the release, Linda prepares a document that will not totally release the restrictions. But the individual that's purchasing it will come back in a year, and we would see that they have done what they are supposed to do. This is the situation that this applicant is in.

Can you state your name for the record?

MR. LUX: Christopher Lux.

CHAIRMAN JARMON: Are there any questions from the Committee.

MR. HUNTER: The issue was affordability restriction, and that would be removed?

CHAIRMAN JARMON: What happened, and I'm not really sure because I have never seen that
restriction that was in that deed. I went back
to my office not really sure why the restriction
was placed in the deed. It wasn't approved by
VPRC for that to be, and that was property that
RDA transferred out. So, they put the
restriction in the deed, not the City. I think
that was in error.

MR. HUNTER: But there is no question
that that was in the deed?

CHAIRMAN JARMON: It was an error put in
the deed. That shouldn't have been put in there.
It wasn't approved to be put in there, and that's
what happened.

MS. DUNBAR: Can there be a corrective
deed? Is it too late to do a corrective deed?

CHAIRMAN JARMON: It probably would have
to -- I don't know if it would be -- that's in
2005. He's asking for a release so that he can
transfer the property out to someone. So if that
restriction comes off of there, it's going to
come off anyway with the release.

MS. DUNBAR: Okay.

CHAIRMAN JARMON: Can I get a
recommendation?
MS. DUNBAR: I have a question. I wasn't here -- if this happened last month, I wasn't here, so I'm not sure of the discussion.

CHAIRMAN JARMON: It's a property that we settled out to the applicant. He was unable to fulfill his obligation. He has an individual who is willing to take the property, purchase the property and start the development. And if I'm not mistaken, he said he will be done in six months, the person that's purchasing the property from him.

MS. DUNBAR: What's the issue about the money?

CHAIRMAN JARMON: He is here for a release. They discussed part of the money that he's going to get from the profit go to some type of fund, which it has never happened before.

MS. DUNBAR: Can whatever approval be subject to that?

CHAIRMAN JARMON: No. That's off the table.

MS. DUNBAR: Okay.

CHAIRMAN JARMON: And that was because of the restriction that Hunter is saying was in
the deed which it wasn't for that development process.

MS. DUNBAR: Okay. It's okay to make a recommendation that we remove the restriction?

CHAIRMAN JARMON: And that the applicant comes back in a year that's acquiring the property to get the full release.

MS. DUNBAR: There's a partial release.

CHAIRMAN JARMON: Right.

MS. DUNBAR: I would make a motion that we provide the partial release as requested and allow the new owner to come back in a year once he completes whatever he is supposed to do with the property.

That was a motion.

CHAIRMAN JARMON: Can I get a second?

MS. WALKER: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Thank you.

MR. MCKNIGHT: Lawrence McKnight, B and K Properties. We are going to be purchasing the property. I want to make sure that release clarifies we are able to construct single family
CHAIRMAN JARMON: You have to get the proper zoning and variances you need to do.

MR. MCKNIGHT: Correct. We have building permits ready. I just want to make sure that the deed restriction doesn't carry over.

CHAIRMAN JARMON: Right. No. In a year or when you're done in six months, however long it takes, just shoot me the certificate of occupancy that the work is done.

MR. MCKNIGHT: Wonderful. Thank you.

CHAIRMAN JARMON: Have a good day.

Are there any attorneys in the room that are representing applicants for releases?

(Hands raised.)

CHAIRMAN JARMON: Come up to the podium.

(Applicant approaches podium.)

We are on page 6. The addresses are 1731 Ingersoll. And there was a typo. The second address is 1727 Ingersoll Street to Leon Bobby Realty, LLC.

Can you state your name for the record.

MR. HILL: My name is Leonard Hill. I represent Leon Bobby Realty, LLC.
CHAIRMAN JARMON: You are here to request -- to purchase the property -- I mean, to sell the property. I'm sorry.

Mr. Hill: Yes. 1731 Ingersoll and 1721 -- I'm sorry 1727 Ingersoll. We respectfully request the opportunity to sell. And to do that, we need releases for both properties.

CHAIRMAN JARMON: The reason why you didn't develop the two Ingersoll properties?

MR. HILL: For at least these two reasons. First, there is a zoning change that is coming about, number one, that was unforeseen. And number two, Mr. Razza who has been much more aggressive than Leon Bobby Realty has purchased four properties that are contiguous next to these two lots. And he wants to put affordable housing in there immediately.

So, it would be in the best interest of the neighborhood, not to mention Mr. Razza, to allow him to go forward and to not stand in the way of development and change, market rate.

MS. JOHNSON: You are selling these properties at a profit?
MR. HILL: Yes. Definitely at a profit.

MR. GRADWOHL: Let me clarify. At least 1731 was sold in August of this year, right?

MR. HILL: 1731 was sold. And 1727, the question was asked is it at a profit. If I may address that?

MS. JOHNSON: Yes.

MR. HILL: Okay. With regard to is it at a profit? Yes. In a literal sense, it is at a profit. However, the project that was put together in light of the zoning and in light of Mr. Razza purchasing the block, now will not be completed. So to extent this one will be sold as a profit, the project itself is at a loss.

MR. GRADWOHL: I'm sorry. Can you clarify? When you keep referencing the zoning change, what are you referencing?

MR. HILL: The proposed zoning changes that are supposed to be coming to the area.

MR. GRADWOHL: Is there a bill in council? I work for Council President.

MR. HILL: It is in planning.

MR. GRADWOHL: But there hasn't been any change?
MR. HILL: There has not been. That's why I'm saying proposed, that's being discussed and being planned. If you are planning for a year or two in advance and you know at the same time that there are -- can I please just respectfully finish -- and you know that there are plans that could change the zoning, that is something as a developer that you have to take note of.

MS. JOHNSON: When you plan to develop the site, you didn't know it was residually zoned? I don't know what the zoning issue was. I'm not quite sure what issue you ran up against that you couldn't develop it. I'm saying in terms of the argument you are making, I'm not clear for that.

MR. HILL: Because it's not just this block, the -- there were properties that were bought at market rate on 17th Street that were zoned commercial, and that's going to change, also. So, all of this was going to be together.

MS. JOHNSON: So, this site was going to be developed with those other? It's contiguous?

MR. HILL: Yes, ma'am. I wasn't being
clear. It's not just this block. It runs all
the way down to 17th Street. And 17th Street is
going to get a change, which is going to throw a
monkey wrench into the whole --

MS. JOHNSON: Can we transfer the
restrictions?

CHAIRMAN JARMON: We can transfer the
restrictions to the other owner or the person
that's purchasing it. He just has to come back
in a year the same as one previously approved.
Also, would be for the 31 that he already owns.

MR. RAZZA: My name is Rahil Razza. Can
I ask you extend the deed restriction? It's on
there for March of 2016. I have my plans and
everything. It's all ready to go.

CHAIRMAN JARMON: It will be from a year
from today.

MR. RAZZA: That's fine.

MR. HUNTER: I have a couple of things.
One, actually saw the recommendations
for the commission yesterday for this area. It
looks like it's going from partially commercial
to, I believe, single family, maybe multi-family
residential.
The bigger issue that I have here is that this was sold less than a year ago. I mean, it's -- the deed restriction says some sort of agreement within a year. We are still within that year time frame. And when we're talking about within essentially a windfall to the property owner at expense of the City process, I don't think that's --

MS. JOHNSON: The City has no method in place. We need to address that.

MR. HUNTER: We do have a method.

CHAIRMAN JARMON: We are not releasing the restriction. It's going to stay on there.

MR. WALKER: This property, they have already been sold. There is really no point in the Committee consenting to the selling now. I suggest that there be no action taken now and, like, they can come back in March of 2017. And at that point, we can then do the certificate of completion.

CHAIRMAN JARMON: One of them is sold and one isn't.

MR. WALKER: There is only the one property sold.
CHAIRMAN JARMON: Thirty-one has been sold. If this applicant doesn't own the property, he is not going to be able to do anything. He is the one that's going to do the development.

MR. WALKER: Okay. Only 1731 that was sold and not 1727?

CHAIRMAN JARMON: Right. He did the one. He is back for both. They both will contain in the restriction that they have a year, and he's going to have a year to come back saying that he's completed the project to get a complete release.

MR. GRADWOHL: I haven't seen a compelling case for why the release should be granted from today through November 2017. Why we shouldn't just take no action, like he said. Take no action. And in March if there is no house there, then, you know.

CHAIRMAN JARMON: If he doesn't own it, he's not going to be able to do anything.

MR. GRADWOHL: Right. We can't do anything about the one. Are we saying we would have -- would we have to consent to sale for the
other one?

CHAIRMAN JARMON: He already owns it.

MR. WALKER: Yeah. For the property

that's not been sold yet. That's what we have to
do. I mean, it's been such a short period of
time. I mean, there is a tremendous windfall of
a profit here for the property that's already
been sold -- for the property that's been sold.

To the point considering for the property that's
not been sold, I think that's up to the
Committee.

CHAIRMAN JARMON: Can I get a

recommendation?

MR. RAZZA: Would you mind if I say one

thing?

CHAIRMAN JARMON: I'm sorry.

MR. RAZZA: I have complete intention of
developing the property. It's just that it takes
a really long time. And I want to do something
creative and unique in the area. So if you just
give me a little bit more time, I'm not asking
for too much.

March is five months away. It's a very
difficult thing. I wouldn't be able to finish
construction by then, there is no way. November, probably halfway done. I plan to do it. If you want me to come back in six months and talk to you guys, it's fine. I don't have any issue doing that. But the point is that I'm going to do that.

CHAIRMAN JARMON: Because you own the properties next to these two properties, also.

MR. RAZZA: I can show you the rendering of what I plan to do.

MR. HILL: Also if I can add, there a lot of developers who do a lot of things in this town and they get an opportunity. Here we have somebody young who is committed to this community and who has worked hard at putting these parcels together.

Why don't we work with him and give him an opportunity? Let's give him an opportunity, same opportunity that we would give someone who was sophisticated who came in here who is a big guy. Give the little guy a chance.

MS. JOHNSON: It's really not an issue of that. It's an issue of someone else purchased it and there was a previous agreement on this.
Whoever you're representing did not fulfill the agreement. That's not the issue. Not we're not trying to give anyone a chance.

MR. HILL: Okay.

MS. DUNBAR: That really is the reason for the discussion. I believe that we are trying to give him a chance.

MR. HILL: Yes, ma'am.

MR. HUNTER: I have a question.

The recommendation be to just not issue the certificate now and have him come back. And in March 2017 ask for release.

MS. DUNBAR: Show progress?

MR. HUNTER: If that's all that we're able to do.

CHAIRMAN JARMON: What's the recommendation?

MR. GRADWOHL: Take no action.

MR. HUNTER: I guess, would we just not be taking any action?

MR. GRADWOHL: If we take no action, then the release will carry over till March of 2017. At which point, Mr. Razza can come back here to explain his progress and ask the six
1 months extension.
2
3     MR. PURNELL: If at that point there is
4 construction, you can.
5
6     MS. JOHNSON: Permits.
7
8     MR. RAZZA: Can I show you at that stage
9 there is two options, right? We can be at a
10 variance or we could be -- I mean, we might be in
11 the ground by then. Would that be okay? If I
12 show you exactly what I'm doing, I have no issue
13 doing that. But you have to understand that --
14
15     MS. DUNBAR: Yes.
16
17     MR. GRADWOHL: Meaningful progress.
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19     MS. DUNBAR: There is no expectation
20 that you will have completed the construction.
21 What we are saying is once you come back in March
22 of 2017, you demonstrate whatever the progress is
23 that you have made. Then you would request an
24 extension at that point.
25     It would be a six-month extension.
26
27 They're regularly granted. So --
28
29     MR. RAZZA: No problem.
30
31     CHAIRMAN JARMON: The recommendation?
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33     MR. GRADWOHL: I move we take no action
34 on this agenda item.
MS. DUNBAR: Second.

CHAIRMAN JARMON: We will come back next year.

All in favor.

(Ayes.)

CHAIRMAN JARMON: Thank you.

MR. RAZZA: Thank you.

CHAIRMAN JARMON: Attorneys. You're here for?

MR. HILL: Jasper.

CHAIRMAN JARMON: This was transferred in 2010 as a side yard to the owner of the adjacent property. And you are?

MR. MASENTONIO: My name is Paul Masentonio. I represent the representative buyer Mark Sheerman who is here a today along with the owner Robert Lowry who purchased the property.

CHAIRMAN JARMON: That are asking for the release in order to sell 2618 Jasper.

MR. MASENTONIO: That is correct.

CHAIRMAN JARMON: Any questions from the Committee? Recommendation?

MS. JOHNSON: Recommend that we release the restriction.
MR. GRADWOHL:  Second.

CHAIRMAN JARMON:  All in favor?

  (Ayes.)

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

(Applicant approaches podium.)

1415 and 1419 on page 5.  Can you state your name for the record.

MR. WISE:  C. Wise on behalf of Ms. Hightower.

CHAIRMAN JARMON:  You're the owner?

MR. WISE:  This is the owner.  The property is under agreement of sale.  We are seeking a release of the RDA restrictions that were in 1989.

CHAIRMAN JARMON:  Not to cut you off.

Your name is?

MS. HIGHTOWER:  Hightower.

CHAIRMAN JARMON:  You are the owner?

Current owner?

MS. HIGHTOWER:  Yes.

CHAIRMAN JARMON:  All right.  You can continue.

MR. WISE:  Ms. Hightower is current
owner. Property is under agreement seeking release with the RDA restrictions in the deed from 1989 to transfer property and to develop into -- I believe the intent of the buyer is to develop into three single family homes.

CHAIRMAN JARMON: Any questions?

MR. WISE: Just to be clear,

1415/1417/1419, two lots, one existing building. It's a building in the middle and two lots on either side.

MS. JOHNSON: And 1417?

MR. WISE: Is a single family.

MS. JOHNSON: A building that you own already?

MR. WISE: Yes.

MS. JOHNSON: This was transferred in '89?

CHAIRMAN JARMON: Yeah. Side yard.

MR. GRADWOHL: The lots look like they will need to be cleaned.

MR. WISE: They have been cleaned.

Print out a photo. I have an iPad with a photo.

MR. GRADWOHL: Just provide that to Chairwoman Jarmon.
MR. WISE: That's fine. Will do.

MR. GRADWOHL: I move we grant the certificate of completion contingent upon sufficient cleaning of the lots as evidenced by the photos provided to the Chairwoman.

MS. DUNBAR: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: We are going to get started from page 2.

4204 and 4208 Lancaster Avenue, Percy Custus.

(Applicant approaches podium.)

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

MR. CUSTUS: Percy Custus, III.

CHAIRMAN JARMON: And you are here to purchase these two lots on Lancaster Avenue?

MR. CUSTUS: Yes.

CHAIRMAN JARMON: Your proposal, I think you already developed them?

MR. CUSTUS: Yeah.

CHAIRMAN JARMON: Is it like a playground or something?
MR. CUSTUS: Yes.

MR. GRADWOHL: Say the last thing again.

MR. CUSTUS: We did already developed them for years.

CHAIRMAN JARMON: They have been using them for years. I recently had an inspection done and verified that and sent -- found out he was using it.

MR. GRADWOHL: Okay.

CHAIRMAN JARMON: We have attached support letter from Councilwoman Blackwell's office.

MR. HUNTER: Is there proposal to actually develop on the lots now?

CHAIRMAN JARMON: Are you going to develop on them or continue to use them?

MR. CUSTUS: Continue use them.

MS. JOHNSON: Saying something about building a boxing facility.

MR. CUSTUS: No. The boxing facility is across the street. It has a sign on there.

Ms. Blackwell put that on there years ago.

MS. JOHNSON: Okay. The letter says parcel listed.
MS. DUNBAR: They are requiring from the Redevelopment Authority.

MR. CUSTUS: Yes.

MS. JOHNSON: Okay.

CHAIRMAN JARMON: Any further questions?

MS. DUNBAR: Motion to sell as requested.

MR. PURNELL: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: 3731 to 33 Brandywine, Brahim. Can't pronounce your last name. You can pronounce it for us.

MR. IGHALHEN: Good morning. I'm Brahim Ighalhen.

CHAIRMAN JARMON: Okay. You are here to purchase these two lots.

What is your proposal?

MR. IGHALHEN: The lots are zoned CMX2. Honestly, I don't see a use for commercial space in the tiny little street. We are going to try to get them back to residential. Either we are going to build the whole lot or, most likely, I will split it because there's two numbers and
build single families.

MS. JOHNSON: There are five sites --
five vacant lots adjacent to this. This is part
of a larger assemblage?

CHAIRMAN JARMON: I think he is trying
to get the other properties from the other
agencies, if I'm not mistaken.

MR. IGHALHEN: Yeah. We are in the
process.

MS. DUNBAR: I wasn't able to confirm
the status at this point, but that's what I'm
told.

MR. HUNTER: I know there was alley
easement running through the property. Just be
aware that would probably have to -- if the
building is going to be large enough, would have
to move that alley easement.

MR. IGHALHEN: I think last time we
checked on the water map, it doesn't show that
there is any alley between the lots if that's
what you mean.

MR. HUNTER: It looks like it went
through kind of a back lot.

MR. IGHALHEN: Okay.
MR. HUNTER: It had been extended over the -- easement still shows up as open.

MR. IGHALHEN: Okay. So, we will definitely maintain that.

MR. HUNTER: Just wanted you to be aware of that.

MR. IGHALHEN: Yeah. Sure.

MS. JOHNSON: Were you acquiring the other vacant lots?

MR. IGHALHEN: Yes, ma'am.

MS. JOHNSON: What is your plan? You don't know what you're going to do?

MR. IGHALHEN: I actually build three vacant lots on that block already. I'm in the process of building two more.

MS. JOHNSON: You build houses?

MR. IGHALHEN: Yes.

MR. GRADWOHL: But you're saying you don't know whether you are going to do a multi-family apartment building or single family houses?

MR. IGHALHEN: Yeah. But definitely residential. Like I said, I don't see the use for a commercial space. Is requirement by CMX2.
MR. GRADWOHL: Once you are going to go to settlement, you are going to get a variance within timely fashion.

MR. IGHALHEN: Yes. I will most likely apply immediately for a variance.

MR. HUNTER: Depending on when you do apply, I know depending on if it's very soon and you have to go for variance, I know that the Commission is working on remapping for that.

MR. IGHALHEN: Change to RM1.

Hopefully, I won't have to get to the variance by then. But if I have to, I will apply.

MR. HUNTER: Okay.

CHAIRMAN JARMON: Recommendation?

MR. GRADWOHL: Move to sell.

MS. DUNBAR: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Thank you.

Next item is Side Yard. Can I get a recommendation?

MR. GRADWOHL: Move to transfer with the self-amortizing mortgage.

MR. PURNELL: Second.
CHAIRMAN JARMON: All in favor?
(Ayes.)

CHAIRMAN JARMON: The next item is tabled.

1848 North Bouvier Street is an urban garden agreement for renewal. I can accept this.

The next properties are properties that are being sold by the Land Bank Department. We have all the attachments. We have all the attachments for these properties.

Can I get a recommendation?

MR. HUNTER: Do we know if Etting Street, is that going to be vacant in this proposal? Because it's --

MR. GRADWOHL: No.

MR. HUNTER: They are going to regroup. It's falling apart.

MR. GRADWOHL: I can't speak to the street condition. I know that applicant has built other housing on that street, so.

MR. PURNELL: It's a tiny little street.

There has been houses built on the existing street.

MR. HUNTER: Very recently?
MR. PURNELL: Yeah.

MR. GRADWOHL: It was entirely updated.

MR. PURNELL: It's the small street right behind 27th Street. There has been a lot of activity.

MR. HUNTER: Okay. Thanks.

MR. GRADWOHL: That is more housing project we worked out.

I move that we transfer the properties as per the Land Bank recommendations.

MS. DUNBAR: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: All right. Getting start with the certificate of releases.

The first address is 2128 Mountain Street.

MR. PURNELL: Madam Chair, can I just take one step back to the previous?

CHAIRMAN JARMON: Sure.

MR. PURNELL: I would like to recuse myself from the vote on that parcel because the man -- my department manages the Land Bank. I would, for the record, like to say I am recusing
myself from the vote.

CHASEMAN JARMON: Okay.

MR. PURNELL: For those parcels.

CHASEMAN JARMON: Thank you.

This applicant is only asking for release so they can refinance their property.

Can I get a recommendation?

MS. DUNBAR: Looks like they completed the work.

CHASEMAN JARMON: It's been done.

MS. DUNBAR: Motion.

MR. GRADWOHL: Second.

CHASEMAN JARMON: All in favor?

(Ayes.)

CHASEMAN JARMON: 2085 East Elkhart and 2087 East Elkhart.

(Applicant approaches podium.)

Can you state your name for the record?

MS. CRUZ: I'm here. My name is Rosalinda Cruz.

CHASEMAN JARMON: You are the current owner. You purchased the properties from the applicants that we transferred to. They were both lots at the time --
MS. CRUZ: Yes.

CHAIRMAN JARMON: -- that you purchased them?

MS. CRUZ: Yes.

CHAIRMAN JARMON: She is asking to sell them.

Can I get a recommendation?

MS. DUNBAR: Motion.

MR. GRADWOHL: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Thank you.

1417 East Oxford Street.

(Applicant approaches podium.)

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

MS. HESTON: Good morning. Judith Heston. Sell on behalf of my father Joseph Heston, the property owner.

CHAIRMAN JARMON: You are here to sell this. Is it a lot or a house?

MS. HESTON: It's a lot.

MS. DUNBAR: You are selling along with the house?
MS. HESTON: Yes.

CHAIRMAN JARMON: Yes.

MR. GRADWOHL: Move to grant certificate of completion.

MS. DUNBAR: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: I think I had emailed someone regarding this trash in front of it. Has that been cleaned?

MS. HESTON: Yeah.

CHAIRMAN JARMON: We need an updated picture.

MS. DUNBAR: That will be subject to.

MR. GRADWOHL: Should I amend?

CHAIRMAN JARMON: Yes.

MR. GRADWOHL: I amend my motion say that we will grant certificate of completion based upon proof the lot is cleaned.

MS. DUNBAR: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

MS. HESTON: Thank you very much.

(Linda Medley has entered the proceedings.)
CHAIRMAN JARMON: 1641 North 3rd Street, Osman Celep.

(Applicant approaches podium.)

CHAIRMAN JARMON: Good morning. State your name for the record.

MR. CELEP: Osman Celep.

CHAIRMAN JARMON: You are here to sell the lot at 1641 North 3rd Street?

MR. CELEP: Yes.

CHAIRMAN JARMON: I emailed someone regarding this lot needing to be cleaned.

MR. CELEP: Yes.

CHAIRMAN JARMON: Has it been cleaned.

MR. CELEP: It's cleaned.

CHAIRMAN JARMON: It's cleaned?

MR. CELEP: Yes.

CHAIRMAN JARMON: Can I get a recommendation?

MR. GRADWOHL: Confirm there is no trailer on the lot.

MR. CELEP: Nothing.

MR. GRADWOHL: Vehicle moved?

MR. CELEP: All done.

MR. GRADWOHL: Move we grant
certificate.

MS. DUNBAR: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Thank you.

2024 South 7th Street. We settled this in 2012. The applicant build and now wants to sell. Is he here? 2024 South 7th Street? Can I get a recommendation? The property is rehabbed.

MR. GRADWOHL: Have you received certificate of occupancy?

CHAIRMAN JARMON: No. We can approve it contingent upon that.

MR. GRADWOHL: Then I move we approve this certificate of the completion contingent of the receipt of certificate of occupancy.

MS. DUNBAR: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Next item, 1014 South Randolph and 1013 South Fairhill.

(Applicant approaches podium.)

CHAIRMAN JARMON: Good morning. Can you
1 state your name for the record.
2 MS. MAY: My name is Ashley May. I'm
3 only for 2014 South Randolph Street.
4 CHAIRMAN JARMON: Fairhill Street is
5 just a rear lot of Randolph.
6 MS. MAY: Yes. That's true.
7 CHAIRMAN JARMON: Can I get a
8 recommendation?
9 MR. HUNTER: These are separate lots?
10 CHAIRMAN JARMON: No. It's one deed.
11 MR. HUNTER: Are they two separate lots
12 legally?
13 MS. MAY: Legally they are one lot. So,
14 we purchased the property from Antoinette Picano.
15 She purchased it from you, right, from the
16 Redevelopment Authority. We also purchased the
17 property next door at 1012 South Randolph from a
18 private party. And we did a lot consolidation of
19 the two lots. So legally, it's no longer one
20 lot. But when we purchased it, it was legally
21 just one lot.
22 CHAIRMAN JARMON: Right.
23 MR. HUNTER: Thank you.
24 CHAIRMAN JARMON: Can I get a
MR. PURNELL: Move to approve.

MR. GRADWOHL: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: 3453 Palmetto. 3453 Palmetto? This applicant is out of state or moving out of state, and they received this as of side a yard in 1989.

Can I get a recommendation?

MS. DUNBAR: Motion.

MR. GRADWOHL: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: 4507 Parrish Street.

(Applicant approaches podium.)

CHAIRMAN JARMON: Good morning.

MS. MAY: Good morning.

CHAIRMAN JARMON: State your name for the record.

MR. STAFFORD: Joseph Stafford.

CHAIRMAN JARMON: You are here requesting a release for the 4507 Parrish Street?

MR. STAFFORD: Yes, ma'am.
CHAIRMAN JARMON: Can I get a recommendation? You own 4505, also?

MR. STAFFORD: Yes, ma'am.

CHAIRMAN JARMON: Any questions? Recommendation?

MS. DUNBAR: Motion.

MR. GRADWOHL: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.).

CHAIRMAN JARMON: 720 to 22 North Broad Street, I deleted that. I wasn't -- we deleted 720 to 22 North Broad Street. This wasn't a release for the City of Philadelphia.

Can we delete that from the agenda?

MS. DUNBAR: Motion to delete.

MR. GRADWOHL: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Thank you.

1633 South 24th Street, 18th Street Development? I think that's the wrong address.

1637 -- yeah. 1637 South 24th Street.

Can we make a correction in the address. It should be 1637 South 24th Street, 18th Street
Development.

MS. JOHNSON: This is a house, right?
CHAIRMAN JARMON: This is a house.
MR. PURNELL: Is it a picture of the right property?
CHAIRMAN JARMON: Yes, it is.
MR. GRADWOHL: It says 1637 on the top of it.
CHAIRMAN JARMON: Can I get a recommendation?
MS. DUNBAR: Motion.
MR. GRADWOHL: Second.
CHAIRMAN JARMON: All in favor?
(Ayes.)
CHAIRMAN JARMON: 2241 Emerald Street.
(Applicant approaches podium.)
CHAIRMAN JARMON: State your name for the record.
MR. JORDAN: Michael Jordan.
MR. PURNELL: Move we raise the price.
(Laughter)
CHAIRMAN JARMON: You are the current owner?
MR. JORDAN: Yes.
MS. DUNBAR: Motion.

MR. JORDAN: It's new construction.

MR. GRADWOHL: You received the certificate of occupancy?

MR. JORDAN: We are getting it today.

MR. GRADWOHL: Okay.

MS. DUNBAR: My motion, I will revise to say subject to proof of the certificate of occupancy.

MR. GRADWOHL: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Thank you.

1637 South 24th Street and 2325 Watkins Street. Both of these properties were transferred --

MS. DUNBAR: To Redevelopment Authority.

CHAIRMAN JARMON: -- to the Redevelopment Authority. And they transferred out to different individuals, I think. One of them transferred and one didn't. So, they are asking permission to sell the other one, I mean, Redevelopment Authority.

The other one, the applicant just wants
the restriction lifted off the deed because she's
done the development. She's occupying the
property on Watkins Street.

MS. DUNBAR: Can't make the motion.

Somebody else has to jump in.

MR. GRADWOHL: So moved.

MR. PURNELL: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

MS. DUNBAR: I can't vote.

CHAIRMAN JARMON: 2255 East William
Street. It's a property we transferred to
Kensington Neighbors United back in --

MR. HUNTER: I think it was 1988 or
something.

CHAIRMAN JARMON: It was a long time
ago. And they want to sell to the person who
owns the adjacent property for $1,000.

MS. DUNBAR: Motion.

MR. UREK: Second.

CHAIRMAN JARMON: All in favor?

(Ayes)

CHAIRMAN JARMON: 6100 Locust, Sal
Walker.
(Applicant approaches podium.)

MR. SAUL WALKER: Good morning, Saul Walker.

CHAIRMAN JARMON: Okay. Mr. Walker is asking for release. However, he's stating that he's not selling the property.

MS. DUNBAR: Did he do what he was supposed to do?

CHAIRMAN JARMON: Yeah. He's been in there for a long time. It's a commercial property.

MR. GRADWOHL: That's currently in use?

CHAIRMAN JARMON: Yeah.

MS. DUNBAR: Motion to release.

MR. GRADWOHL: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

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

MR. STAFFORD: 2324 Ellsworth. This applicant is asking for the restrictions to be lifted.

MS. DUNBAR: Is it this person or a new owner?
CHAIRMAN JARMON: She's the current owner. She's asking to sell the property.

MS. JOHNSON: Recommend the release.

MS. DUNBAR: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: 2036 Bambrey Street. This is a property that we transferred to PHDC and they transferred out to an applicant. And the current owner wants to sell. But because the restriction was in our deed to PHDC, they need a release.

MS. DUNBAR: Motion to remove the restriction.

MR. GRADWOHL: Second.

CHAIRMAN JARMON: All in favor?

(Ayes)

CHAIRMAN JARMON: 1357 East Columbia Avenue. She is selling this along with 1355 East Columbia.

(Applicant approaches podium.)

CHAIRMAN JARMON: State your name for the record.

MR. STAFFORD: Mary McElroy.
CHAIRMAN JARMON: Any questions from the Committee?

MR. GRADWOHL: Move to grant the release.

MS. DUNBAR: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: 1614 and 1616 North Hope, Janis Levy.

(Applicant approaches podium.)

MS. BOSSERT: Hi. I'm Janis Bossert, the owner.

CHAIRMAN JARMON: Good morning. You purchased both of these lots from the City. And now you are asking permission to sell?

MS. BOSSERT: Yes. I also own and reside in the property at 1612, so I am selling them all.

CHAIRMAN JARMON: Any questions from the Committee? She received these as side yards to her property.

MS. DUNBAR: Motion to --

MR. GRADWOHL: Did she pay for them, or did she receive them with a mortgage?
CHAIRMAN JARMON: They didn't have self-amortizing mortgage in 2009.

MR. GRADWOHL: I move we grant the reversionary interest be removed.

MS. DUNBAR: Second.

CHAIRMAN JARMON: All in favor?

(Ayes)

CHAIRMAN JARMON: Thank you.

6229 Germantown Avenue, Hardimon Property? Mr. Hardimon?

(No reply.)

We are going to table this because I think he's asking for -- I don't think he asked for a release. He was asking for an extension, so that he can start his development. He needs to come to this meeting. We will table this until next month.

The next item is 1135 to 37 South 58th Street also known as 1135 Cobbs Creek Parkway.

MR. BASSIR: Good morning. Ali, A-l-i, B-a-s-s-i-r.

CHAIRMAN JARMON: You're asking for release for the restrictions off the deed?

MR. BASSIR: Yes.
CHAIRMAN JARMON: He is not asking to sell.

MS. DUNBAR: Motion to provide the release.

MS. MEDLEY: I have to note there are about $22,000 in taxes owed, so they won't be able to get the release without paying the taxes.

CHAIRMAN JARMON: They are saying it's $22,000 worth of taxes owed.

MR. BASSIR: We have a hearing on the 22nd of December about that.

CHAIRMAN JARMON: You have a hearing?

MR. BASSIR: We never use -- we ask them for elimination of the taxes. We have a hearing.

MR. GRADWOHL: You have a hearing with the Board of Revision of Taxes?

MR. BASSIR: Yeah. We have --

MS. DUNBAR: He's appealing.

MR. BASSIR: We nonprofit organization.

MS. DUNBAR: He's appealing the amount.

MS. MEDLEY: Would either -- if you want to grant the release subject to us receiving proof of payment of the taxes or wait, because the taxes haven't been paid since 2011. It's not
like one tax bill. It's series of years that
haven't been paid.

CHAIRMAN JARMON: Maybe we need to hold
up until we get something.

We are going to table this until you get
proof that you have settled that issue with the
Revenue Department, okay? Whether they are going
to, you know -- you're not going to be
responsible for the taxes or whatever the outcome
is.

MR. BASSIR: Okay.

CHAIRMAN JARMON: Once you do that, you
can get back in contact with me.

MR. BASSIR: Thank you.

CHAIRMAN JARMON: 2129 North Hope
Street, Jose Mercado. 2129 North Hope?

(No reply)

He's asking for permission to sell.

MS. JOHNSON: Vacant lot sold in '92,
right?

CHAIRMAN JARMON: We transferred this in
'92 as a side yard.

MS. JOHNSON: Motion to release the
restriction.
MR. GRADWOHL: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: The applicant called me yesterday regarding this 2545 and 2547 North Hope Street withdrawing his request for a restriction or release. He said he's going to develop the property.

We are going to delete this.

MS. DUNBAR: Motion to delete from the agenda.

MR. GRADWOHL: Second.

CHAIRMAN JARMON: All in favor?

(Applicant approaches podium.)

MR. DELGADO: I'm here.

CHAIRMAN JARMON: Well, who called me yesterday?

MR. DELGADO: I did. Armando Delgado.

I want that letter to be able to finance, letter of release, to finance to the bank. We can build.

CHAIRMAN JARMON: Are you still trying to sell?

MR. DELGADO: I am going to keep, but I
1 want to be able to finance through the bank so I
2 can build. Is that feasible to get a release
3 letter?
4          MS. DUNBAR: No.
5          MR. HUNTER: Your release is contingent
6 on you developing the property. Until the
7 property is developed, we can't issue.
8          MR. DELGADO: I have to come back after
9 I develop.
10          CHAIRMAN JARMON: Yes.
11          MS. MEDLEY: If you need -- if the bank
12 sees the restriction to have a problem, we can --
13 you can come back and ask for subordination
14 agreement and we could consider that. But you
15 won't get the release, it's just -- do you
16 understand?
17          MR. DELGADO: Okay.
18          MS. MEDLEY: In order for you to get the
19 financing if that's necessary. That would be
20 something we can consider.
21          MR. DELGADO: Okay. Thank you so much.
22          MS. MEDLEY: So, it's deleted?
23          CHAIRMAN JARMON: Yes.
24          2530 --
MR. DELGADO: One more question. If I did want to sell -- this is my Realtor. If I did want to sell, would I be able to get a release letter.

MS. DUNBAR: No.

MR. DELGADO: Okay. Thank you.

MR. LUCIANO: My name is Luis Luciano.

If I may ask, what would be the explanation as to why he --

MS. JOHNSON: You purchased it in May of 2016 with the restriction to develop the site, and it hasn't been developed.

MR. LUCIANO: I see.

MR. PURNELL: It's only been six months.

MR. LUCIANO: Okay. Thank you.

MS. DUNBAR: You're welcome.

CHAIRMAN JARMON: 2536 West Girard Avenue.

(Applicant approaches podium.)

MS. MAY: Good morning, again. My name is Ashley May still.

CHAIRMAN JARMON: Is this a developed property?

MS. MAY: So, we purchased the property
January 8, 2016 from Ovis Stone. And Ovis Stone purchased the property April 21, 2005 from the RDA.

CHAIRMAN JARMON:  Right.

MS. MAY:  Yes, it is.

MS. JOHNSON:  It's a house.

MS. MAY:  Completely developed.

CHAIRMAN JARMON:  Okay.

Can I get a recommendation?

MS. DUNBAR:  Motion to release.

MR. GRADWOHL:  Second.

CHAIRMAN JARMON:  All in favor?

(Ayes.)

CHAIRMAN JARMON:  Thank you.

MS. MAY:  Thank you.

CHAIRMAN JARMON:  2416 Manton Street.

(Applicant approaches podium.)

CHAIRMAN JARMON:  You again?

MS. MAY:  Last one.

Ashley May for 2416 Manton.

CHAIRMAN JARMON:  You are here for release for 2416 Manton.

Can I get a recommendation?

MS. DUNBAR:  Motion.
MR. GRADWOHL: Second.

MR. BEATRICE: All in favor?

(Ayes.)

CHAIRMAN JARMON: Thank you.

MS. MAY: Thank you so much.

CHAIRMAN JARMON: Have a great day.

2712 tilton Street? Fred and Denis?

(Applicant approaches podium.)

MS. WILLIAMS: That's me. Denise Williams.

CHAIRMAN JARMON: Are you the current owner?

MS. WILLIAMS: I'm the operating executive of the property. It's titled to KE Ventures, LLC.

MS. JOHNSON: This is a house, a newly constructed?

MS. WILLIAMS: It's a lot and it's developed.

CHAIRMAN JARMON: Can I get a recommendation?

MS. DUNBAR: Motion to provide the requested release.

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

(Ayes.)

CHAIRMAN JARMON: Thank you.

MS. WILLIAMS: Are you Susan?

CHAIRMAN JARMON: I am.

MS. WILLIAMS: Thank you for being so professional when we spoke. I'm providing you with a copy of the agreement of sale. As you notice, the sale date was last week. That was postponed pending this meeting today. So settlement is scheduled again for this Friday. And we spoke about a letter of intent or whatever you're able to provide so we can --

CHAIRMAN JARMON: Shoot me an email.

MS. WILLIAMS: Fantastic. Have a great day.

CHAIRMAN JARMON: 2178 East Sergeant Street.

(Applicant approaches podium.)

CHAIRMAN JARMON: Andrew Jason Kaplan.

MR. ARONOW: Actually, Andrew Aronow.

CHAIRMAN JARMON: You are?

MR. ARONOW: The owner along with Andrew Kaplan.
MS. JOHNSON: This was transferred as a side yard?


CHAIRMAN JARMON: Can I get a recommendation?

MS. JOHNSON: Recommend the release of the restriction.

MR. PURNELL: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Thank you.

MR. ARONOW: Thank you.

CHAIRMAN JARMON: 1427 North 28th Street.

(Applicant approaches podium.)

CHAIRMAN JARMON: The son of the deceased is here asking for a release on the property that was transferred to his mother back in 1990.

Can I get a recommendation?

MS. MEDLEY: Just note for the record that there are $5,749 in taxes that will be have to be paid before the release.

CHAIRMAN JARMON: There is over $5,000
in taxes owed which will have to be paid before it's transferred.

MR. CAIN: Yes. That will be taken care of at the title.

CHAIRMAN JARMON: Any further questions?

MR. GRADWOHL: Motion have to be --

MS. MEDLEY: If they're selling it?

CHAIRMAN JARMON: Yeah.

MS. MEDLEY: That's fine. It will go to the -- other case they weren't selling it.

That's fine. We can give them a release and a letter saying they can't record it until the money is paid. Then they will give us proof, and then we will -- it's fine.

MR. GRADWOHL: Then I move we grant the release contingent upon proof that the real estate taxes are up to date and paid.

MS. DUNBAR: Second.

MS. MEDLEY: Just to be clear, we will give them the release with the letter, but they just can't record it until they provide the City with proof that taxes are paid.

MR. GRADWOHL: That doesn't need to be part of the motion.
MR. HUNTER: What actually prevents them from getting it recorded DOR is not -- if they are not given the letter, they can't record the deed, correct?

MS. MEDLEY: True. That is just what we have done. I don't believe it's been a problem.

MR. HUNTER: What Jeremy said, can we just say we won't issue release until taxes are paid or until --

MS. MEDLEY: In their case because it all -- in their case, because they are selling it, then we are able to sell it without getting the release.

MR. GRADWOHL: I'm not certain because the new --

CHAIRMAN JARMON: They are going to be --

MS. DUNBAR: Going to make sure taxes are paid.

MR. GRADWOHL: Let me amend my motion then to say I move that we grant certificate of completion.

MS. DUNBAR: Second.

CHAIRMAN JARMON: All in favor?
(Ayes)

MS. MEDLEY: Cases where they are selling it, it's always part of the settlement. It's other cases where they are not selling, you can't really make them pay.

CHAIRMAN JARMON: Thank you.

Last item is 2441 East Cumberland Street.

(Applicant approaches podium.)

CHAIRMAN JARMON: Good morning. Your name.

MR. WECHTER: Kurt Wechter, here on behalf of the seller.

CHAIRMAN JARMON: You are the current owner.

MR. WECHTER: Yes.

CHAIRMAN JARMON: I think I sent someone an email that this lot needed to be cleaned.

MR. WECHTER: As of today.

CHAIRMAN JARMON: It's done.

MR. WECHTER: As of today, yeah.

CHAIRMAN JARMON: Okay. Any questions?

MR. WECHTER: I may email you later for a letter of intent.
CHAIRMAN JARMON: I'm sorry?

MR. WECHTER: I don't have any questions.

CHAIRMAN JARMON: I was asking the Committee.

MS. JOHNSON: Recommend that we issue a release.

MR. PURNELL: Second.

MS. JOHNSON: Contingent upon proof of the lot.

MR. GRADWOHL: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Thank you.

I just want to add the October 11 Agenda.

Can I get a motion?

MR. GRADWOHL: So moved.

MR. HUNTER: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

We are adjourned.

(VPRC Meeting adjourned at 11:21 a.m.)
CERTIFICATION

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

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ANGELA M. KING, RPR
Court Reporter - Notary Public

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Vacant Property Review Committee
November 15, 2016

STREHLOW & ASSOCIATES, INC.
(215) 504-4622
Vacant Property Review Committee
November 15, 2016