VACANT PROPERTY REVIEW COMMITTEE

Room 401, Caucus Room
Philadelphia, Pennsylvania
Tuesday, July 11, 2017
10:04 a.m.

PRESENT:

SUSIE JARMON, OHCD
JEREMY GRADWOHL, COUNCIL PRESIDENT'S OFFICE
WILLIAM NEWCOMB, ESQ., RDA
DEB CUNNINGHAM, PUBLIC PROPERTY
LINDA MEDLEY, LAW DEPARTMENT
LISA WALKER, REVENUE DEPARTMENT
GARRETT O'DWYER, PACDC
MELISSA LONG, DHCD
MEREDITH TREGO, COMMERCE
CAROLYN PLACKE, LISC
LOWELL THOMAS, PHDC
JAMETTA JOHNSON, PLANNING COMMISSION
CHAIRMAN JARMON: Good morning. My name is Susie Jarmon. We are going to get started with the agenda. Are there any attorneys in the room? (No response.)

CHAIRMAN JARMON: Okay. We are going to start with page 2. The first address, 2251 Palethorp, 2253 Palethorp Mildred Hernandez? (No applicant present.)

CHAIRMAN JARMON: We are going to table this until next month. 174 Manheim, Wanda Walker? (No applicant present.)

CHAIRMAN JARMON: Tabled till next month. 3413 Kensington Avenue, Chung Minh. Can you come up to the podium? (Applicant approaches podium.)

CHAIRMAN JARMON: State your name for the record.

MR. HUYNH: My name is Chung Huynh.

CHAIRMAN JARMON: You are here to purchase 3413 Kensington Avenue?
MR. HUYNH: You know what, yes. Because on the side, the drug dealer and a lot of bad people, they try to put the trash inside and they bother me a lot. I call the cops. The cops say because they belong to OCD, and the cops cannot kick them out. I try to lock it. They still get inside. But I try to get it to take care the empty space.

CHAIRMAN JARMON: Your address at 3411, what is that?

MR. HUYNH: My business. My building.

CHAIRMAN JARMON: What is your business?

MR. HUYNH: 3411 Kensington Avenue.

That is hair salon.

CHAIRMAN JARMON: Got you.

Are there any questions from the Committee?

MR. O'DWYER: Your proposal is to just fence it, and have it as a side yard? Or are you planning to use it for some purpose?

MR. HUYNH: Just try to clean up the yard. That's all.

CHAIRMAN JARMON: Try to clean the yard
up and fence it.

MR. HUYNH: I call the cop every day.

They came inside and pull the needles, make me -- cops say they cannot do anything.

CHAIRMAN JARMON: Okay. All right.

MR. THOMAS: Will you use it for parking?

MR. HUYNH: No.

CHAIRMAN JARMON: Any further questions?

MR. O'DWYER: Move that we sell the agreed upon value.

MR. GRADWOHL: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: We will be in touch.

Thank you.

MR. HUYNH: Have a good day.

CHAIRMAN JARMON: 1429 and 1433 South 49th Street, Mary Cox.

(Applicant approaches podium.)

MS. COX: Hello. I'm Mary Cox. Thanks for taking the time to meet with me. I am interested in purchasing 1429 and 1433 South 49th Street to extend my garden. They're
directly across the street from my house.
And I brought up -- I'm not sure if you guys care, but I brought plans for what I would do there and also pictures of my existing garden along with some things that I grow.
CHAIRMAN JARMON: Okay. All right. You can hand it to me if you have them.
You are already using these lots as gardens?
MS. COX: No. Right now they are just across the street from my house.
CHAIRMAN JARMON: Okay. Do you have a garden somewhere there already?
MS. COX: Yeah. I have a garden in my back yard, but it's not big enough to do everything I want to do. Also, I kind of want to keep some of the green space in the neighborhood. I will show photos of my existing garden.
CHAIRMAN JARMON: Are there any further questions?
MS. JOHNSON: I see that 1431 is also City owned. Is that --
MS. COX: Yeah. I was trying to acquire
that one, but they said that there's something with the deed. I prefer to have 1433 and 1431, too, that are combining.

CHAIRMAN JARMON: Yeah. I think it's some kind of conflict with the deed that we are looking into.

MS. JOHNSON: So, you would get the two other lots and not the one in the middle of it? How are you going to --

MS. COX: I made two different plans. Like, I am not quite sure what they are going to appraise for and what I'm able to do. So preferably, I am most interested in 1433. And then if 1431 comes open, like, I would like to have two adjoining ones. But just because there is not two together that are available right now.

CHAIRMAN JARMON: This is your backyard?

MS. COX: Yeah.

CHAIRMAN JARMON: It's nice.

MS. COX: I've also got honeybees. And a lot of the stuff that I plant will be perennials. They will come back every year and be native pollinators for all the bees
and bugs and stuff around.

CHAIRMAN JARMON: That looks nice.

MR. O'DWYER: 1431 is owned by the City?

CHAIRMAN JARMON: It's a conflict with the deed. We have to check into it.

MS. JOHNSON: She is not adjacent to these anyway.

CHAIRMAN JARMON: No. She's across the street.

MS. JOHNSON: She is purchasing them.

CHAIRMAN JARMON: Yes. She wants to purchase.

MS. JOHNSON: Because they are not adjacent, she just wants one or the other.

CHAIRMAN JARMON: She said I think if we can get the 1431 straight, then you wanted the two of them?

MS. COX: Yeah. I would like 1431, as well, instead of 1429. But I just went ahead and did the -- I did what was available.

MR. O'DWYER: Would you prefer if we acted on 1433, and then waited on 14 -- to see whether 1431 comes up so you can get
them adjacent? If we have them two, then you are going to --

MS. COX: I would be interested in that. The only thing I'm worried about is I talked to someone, and they said that 1431 might go up for auction and I might not be able to get it in auction. And still like -- so the plans that I have in 14 -- I would like to grow a lot of fruit trees, too.

For 1429, I would have fruit trees.

1433, I would have more vegetables and then different types of herbs. And then I also have brought some of the herbs and stuff that I grow in my garden. I think there's like seven different types in here if anyone wants to smell any or see any.

MS. JOHNSON: If someone else purchases 1431, is that going to impact your --

MS. COX: The way I designed it, you know, the lots aren't very big. They are only like 900-square feet. If there is a house in between them, it would interfere a little bit just because of, like, the light.

If someone keeps it as a lot, it wouldn't
interfere as much. But I did kind of have
them separated. Like, this one is -- 1429
would be, like, trees and stuff. So it
wouldn't really interfere with my garden of
vegetables. But I would, again, prefer to
have them together.
If you guys want to act just on 1433
now, I can come back for 1429 and 1431.
MR. O'DWYER: I feel --
CHAIRMAN JARMON: Let's do that because
the 1431, Diana just told me that even
though the BRT states that it's City owned,
we were unable to locate a deed that was
recorded into City ownership. So, that's
going to be a problem.
So, we can just act on the 1431.
MR. O'DWYER: Then, we can just table
the 1429 so she doesn't have to go through
the process again?
CHAIRMAN JARMON: Yea.
MR. O'DWYER: If that doesn't work out
in your favor, you are already in line for
1429.
MS. COX: I appreciate that. I also
have, like, a several year plan or a plan for the next couple years.

CHAIRMAN JARMON: Thank you.

MR. THOMAS: Madam Chair?

MS. COX: I will leave the plants. They are like little clippings.

MR. THOMAS: Can we give -- under the side yards, can we give both of them or --

CHAIRMAN JARMON: They are not side yards. They are across the street.

MR. THOMAS: Got it.

MS. COX: There is one attached to my house, but it's not City owned.

MR. O'DWYER: I move that that we grant sale of 1433 South 49th Street for the agreed upon price, and table 1429 South 49th Street pending the resolution of 1431 South 49th Street.

MS. TREGO: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Thank you.

MS. COX: Thank you so much. I really appreciate it.
MS. LONG: Happy growing.

CHAIRMAN JARMON: The next items are side yards. The addresses are 812 South Allison Street, 139 and a half Apsley Street, 1007 North 43rd Street, 1327 South 54th Street, 34 East Collom, 3243 North Gransback. These properties are all adjacent to the applicants.

Can I get a recommendation?

MR. O'DWYER: Motion to transfer side yards.

MR. GRADWOHL: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Thank you.

The next items are Urban Gardens, which I can accept. Are there any questions?

MR. GRADWOHL: Do you have the information about 3101-25 North 28th Street?

CHAIRMAN JARMON: Any information like?

MR. GRADWOHL: From the applicant about what they were proposing?

CHAIRMAN JARMON: They were using it for a garden for a while. This is probably like
the third or fourth referral, the side of it.

MR. GRADWOHL: Okay. It's just a portion.

CHAIRMAN JARMON: Yeah.

MS. DIANA: He stated he wanted them to fence it up because they were dumping a lot of cars. He just wants to keep it safe and fence the whole thing up.

MR. GRADWOHL: Okay.

MS. DIANA: A side of it as a garden.

MR. GRADWOHL: Okay. It will be fenced.

CHAIRMAN JARMON: Yeah. We are not transferring title.

MS. JOHNSON: It's like a huge lot.

MR. GRADWOHL: Yeah, that's why I was confused. Sounds good.

CHAIRMAN JARMON: Can I get a recommendation -- I accepted them. Sorry.

The next items are two lots on Lancaster Avenue, Shuler Memorial Boxing Gym. These lots were on the agenda a couple months ago for the group to purchase. I had received a call from PRA Tracy Henson.
(Sound System goes off.)

CHAIRMAN JARMON: PRA asked if we could reconsider them getting this as a nonprofit open space for -- are you using that as a garden?

(Applicant approaches podium.)

MR. CUSTUS: We use it for playground for the gym.

CHAIRMAN JARMON: It's like a play area.

MR. CUSTUS: Yes.

CHAIRMAN JARMON: But I think RDA owned a couple lots there, also. And they are trying to transfer title.

MR. O'DWYER: It's currently being used as a play area.

MR. CUSTUS: Yes.

MS. JOHNSON: But there is a lot in between that's --

CHAIRMAN JARMON: That's owned by RDA.

MS. JOHNSON: They are going to develop that?

CHAIRMAN JARMON: No. They are going to keep it all the same. Just that RDA wants to transfer it all at the same time to them.
MR. O'DWYER: So, the issue is the RDA owned the property doesn't have to come to the VPRC?

CHAIRMAN JARMON: No. Transfer it.

Any further questions?

MR. O'DWYER: Plan for these is that --

CHAIRMAN JARMON: It's just a play area, a playground that he is using for the --

MR. CUSTUS: For the gym and the daycare and for the community.

MR. O'DWYER: It's a continuation of an existing use, not proposed new use?

CHAIRMAN JARMON: Right. It's a continued use that they have been using for years.

MR. O'DWYER: Okay. I move that we --

MS. MEDLEY: Are they a nonprofit?

CHAIRMAN JARMON: They are a nonprofit.

MS. MEDLEY: Okay.

CHAIRMAN JARMON: We have their papers.

MS. LONG: Would we have the dee restriction, the use restriction for that particular use?

MS. MEDLEY: If the Committee -- that's
what they want. Then that could be --

MS. LONG: I am sure that would be redeveloper dream for the other use, right?

CHAIRMAN JARMON: I'm not sure if -- if they are going to --

MS. MEDLEY: They are using it.

Probably wouldn't have one. They are using it for open space or playground.

CHAIRMAN JARMON: Right.

MS. MEDLEY: If the Committee wants to put a deed restriction in there, then --

MS. LONG: So it's at use. If there is a change, they will come back. Yup.

CHAIRMAN JARMON: So, they continue to use it as they are. If they change the proposal --


CHAIRMAN JARMON: They may put a deed restriction in there. Just in case you decide to change it from what it is, you would have to come back before this Committee.

MR. CUSTUS: Okay. No problem.

CHAIRMAN JARMON: Can I get a
MR. O'DWYER: Proposal is to transfer nominal?

MS. MEDLEY: That is what the request was.

CHAIRMAN JARMON: Yeah. I think that is what the request was from RDA at nominal.

MR. O'DWYER: Then I propose that or I move that we transfer at nominal with the restriction governing existing use.

MR. GRADWOHL: I'm sorry. Can you -- can you amend your motion to be specific about what the existing use will be?

MR. O'DWYER: Sure. I move that we transfer at nominal value with a deed restriction that mandates the continuation of the use of the property as a playground adjacent to the facility.

MR. GRADWOHL: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Thank you.

MR. CUSTUS: Thank you.

CHAIRMAN JARMON: You're welcome.
I have two properties that are being transferred from the Land Bank Program, 2933 West Diamond Street and 2944 Marston Street. Can I get a recommendation?

MR. GRADWOHL: I move to approve both sales.

MR. O'DWYER: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Next items are Certificate of Completions.

1820 Ingersoll Street? Not here? Table it.

2810 Wharton Street? Ramon Fernandez? Still no?

3316 Gransback? Come up to the podium, please.

(Applicant approaches podium.)

CHAIRMAN JARMON: State your name for the record.

MR. SHOUS: Alos Shous.

CHAIRMAN JARMON: You are here asking for the restrictions to be lifted on the deed 3316 Gransback? Are you the current
MR. SHOUS: Yes. For the last ten years.

CHAIRMAN JARMON: Any questions from the Committee?

MR. SHOUS: Not me.

CHAIRMAN JARMON: I am talking to them. I am asking them if they have any questions. Recommendations?

MR. SHOUS: Let me just tell the Committee this land goes back to 1979. I bought the house in 2007. All of a sudden now I want to sell it, it popped up.

CHAIRMAN JARMON: We are aware of that.

MR. SHOUS: All those years I made three renovations total.

CHAIRMAN JARMON: Can I get a recommendation?

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

MR. THOMAS: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

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

1931 East Cumberland Street.

(Applicant approaches podium.)

MS. VARELA: Good morning. My name is Barb Varela. I am here on behalf of NK CDC.

CHAIRMAN JARMON: This was on the agenda a couple months ago. Fred asked me to order an appraisal on this lot. The appraisal came back at $98,000, just so that the Committee is aware of that. They are trying to -- you are still trying to sell?

MS. VARELA: We have an agreement of sale for that lot for $70,000.

CHAIRMAN JARMON: For 70,000?

MS. JOHNSON: This was -- originally, the terms of the sale to purchase this was for open space just for garden?

CHAIRMAN JARMON: I'm not -- I think they were supposed to develop years ago back in '09.

MS. VARELA: NK CDC acquired the lot back in 2007, a couple of other lots along with it. And the idea at the time was to do scattered site housing for affordable
housing. When there was a community outreach meeting done, the community was not in favor of the affordable housing at that time in that neighborhood. So, NK CDC did not proceed with that project.

MS. JOHNSON: So, you didn't meet the terms of the original restrictions. Now you are trying to sell it. And what's it being sold for? What's going to happen?

MS. VARELA: NK CDC is working on the projects for Civic House Phase II. I don't know if you're familiar with the original one. That one is over in Somerset. On Somerset and Kensington. That is a 51-unit affordable housing development.

We are finishing that up, and we are moving on to Phase II. That is going to be about 35 units of affordable housing also right behind it. We would like to take the proceeds of the sale of this land to use for predevelopment costs in that project.

MS. JOHNSON: We don't know what the plans are for this particular lot is what I was asking?
MS. VARELA: I apologize. Yes. So, there is a company called New Enterprise who is purchasing that lot who is going to develop it.

MR. O'DWYER: The gentleman who is developing came before this Committee, I believe it was, last month over a different property and spoke about his work on that block. And said that the acquisition of this property was what was holding up the other.

MS. JOHNSON: We are selling it -- if we are selling it, the value came appraised for 98,000 and you're selling it for 70. The question is, do we -- we don't get any share of the proceeds from the sale.

MR. GRADWOHL: As I understand it, you had had some communication with Sean McMonagle at Councilman Squilla's Office in reference to the sale in which you discussed the possibility of entering into some kind of agreement to use the sale proceeds for predevelopment funds.

MS. VARELA: Yes.
MR. GRADWOHL: For that, too. So essentially, what they would be doing is they would be signing a written agreement with the Department of Housing and Community Development that would indicate how the sale proceeds would go to fund that, too.

Can I ask a question about what you said before? You said there was -- when you proposed affordable housing to the community, there was community opposition.

MS. VARELA: Yes.

MR. GRADWOHL: So now that affordable housing is going a few blocks --

MS. VARELA: Is going into the adjacent neighborhood.

MR. GRADWOHL: Okay.

MS. JOHNSON: But the plan for this is market rate housing.

MR. O'DWYER: This property is being sold to a private developer to be developed at market rate housing with no restrictions. And then, yeah, then the proceeds will be used to fund other active affordable housing developments in that community.
MS. LONG: Sounds like a specific one that would be -- I am yelling so everyone can hear -- Phase II, right? We would craft the agreement --

MS. JOHNSON: Technically --

MS. LONG: -- that outlines the use of those proceeds, that you agree to use those proceeds for another affordable housing development.

MS. VARELA: Correct.

MR. GRADWOHL: What is the time frame for Phase II?

MS. VARELA: We have already started the varment portion of it. So, our plan is to go and apply for tax credits not this September, next September after the environmental is done. We already have schematics for it. So, we are moving forward.

MR. GRADWOHL: Okay.

CHAIRMAN JARMON: Can I get a recommendation?

MR. O'DWYER: I move that we agree to release the deed restriction on 1931 East
Cumberland Street contingent upon an MOU between NK CDC and the Division of Housing and Community Development directing the proceeds from the sale to be used for Phase II of --

MS. MEDLEY: Can you amend that to not --

MR. O'DWYER: Sorry. Written -- just amend that to say written agreement.

MR. GRADWOHL: I second.

CHAIRMAN JARMON: All in favor.

(Ayes.)

CHAIRMAN JARMON: 2620 Emerald Street? No show?

2149 East Albert Street?

(Applicant approaches podium.)

MR. LAYCHOCK: Good morning. My name is John Laychock.

CHAIRMAN JARMON: Good morning. And you are here asking for the restriction to be lifted on the deed. However, you don't have a buyer for the property.

MR. LAYCHOCK: That's correct.
CHAIRMAN JARMON: And you received this as a rear yard to your property?

MR. LAYCHOCK: It's across the street from my rear yard, yes.

MR. GRADWOHL: Was this a fair market value transfer?

CHAIRMAN JARMON: Yeah.

MS. JOHNSON: It was a fair market transfer with a restriction.

MR. GRADWOHL: It was likely the one year restriction that they bring it to terms with that use.

CHAIRMAN JARMON: Yeah. It wasn't to develop.

MR. O'DWYER: There were no conditions on the sale for them to meet, just restrictions?

CHAIRMAN JARMON: Right.

MR. GRADWOHL: I move that we grant the release.

MR. O'DWYER: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Thank you.
MR. LAYCHOCK: Thank you.

CHAIRMAN JARMON: 2113 East Dakota, Sorenbeck Properties?

(Applicant approaches podium.)

CHAIRMAN JARMON: Good morning. You have the certificate of occupancy. I think I got that.

MR. TOLER: Yes. Obtained. Boris Toler on behalf of BMI Developer, LLC.

CHAIRMAN JARMON: This was transferred to you in 2016, and you have developed it.

MR. TOLER: Correct.

CHAIRMAN JARMON: We have the certificate.

MR. O'DWYER: They have certificate of occupancy?


MR. GRADWOHL: Move to grant the release.

MS. LONG: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)
CHAIRMAN JARMON: Thank you.
MR. TOLER: Thank you.
CHAIRMAN JARMON: He's scheduled for settlement on the 14th, so we will try to get his release prepared.
MR. TOLER: Because the buyer's wife, she's eight months pregnant. They wanted to be in -- to have the baby already. If this maybe like an email, we will wait for the letter.
MS. MEDLEY: Just give him a letter. I don't think we will be able to get the release.
CHAIRMAN JARMON: I will give you a letter today and then we will --
MR. TOLER: Thank you so much.
CHAIRMAN JARMON: Okay.
1531 South Lindenwood? No? Going to table this.
Next item, 1916 Poplar?
(Applicant approaches podium.)
MR. SUMTER: Good morning.
CHAIRMAN JARMON: State your name for the record.
MR. SUMTER: Steve Sumter.

CHAIRMAN JARMON: And you are here asking for the restriction to be lifted on a deed property, to be setted back in 1980.

MR. SUMTER: Correct.

CHAIRMAN JARMON: Are there any questions from the Committee?

Recommendation?

MR. O'DWYER: What was this transferred as?

CHAIRMAN JARMON: It looks like a commercial property at that time. Back then they were giving commercial properties out for a dollar. That was in 1980.

MR. O'DWYER: So now it's residential?

CHAIRMAN JARMON: No. It looks still commercial. Just now he wants to sell it.

MS. LONG: What's happening on the first floor?

CHAIRMAN JARMON: What's on the first floor?

MR. SUMTER: Apartment.

CHAIRMAN JARMON: Apartment?

MR. O'DWYER: Being used for residence.
CHAIRMAN JARMON: Yes. Are there any further questions?

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

MS. TREGO: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

MR. SUMTER: Can I make the Committee aware we are scheduled for settlement at the end of the month.

CHAIRMAN JARMON: Okay.

MR. SUMTER: Yes, ma'am.

CHAIRMAN JARMON: All right.

2205 North 19th street.

(Applicant approaches podium.)

CHAIRMAN JARMON: Good morning.

MR. GOODMAN: Good morning.

CHAIRMAN JARMON: State your name for the record.

MR. GOODMAN: Michael Goodman.

CHAIRMAN JARMON: You are here asking for the restriction to be lifted. We transferred this lot to you as a side yard.

MR. GOODMAN: Yes.
CHAIRMAN JARMON: Are there any questions from the Committee?

MS. JOHNSON: Are there any plans for the site, or is it just being sold?

MR. GOODMAN: Not really. Just going to make it a side yard for a garden or something like that.

CHAIRMAN JARMON: I think you are selling your house along with it.

MR. GOODMAN: Yes.

CHAIRMAN JARMON: Okay.

Any further questions?

MR. GRADWOHL: Will the City be entitled to any of the sale proceeds? Is there still any self-amortizing mortgage back on the property?


MR. GRADWOHL: Okay.

Move to grant the release.

MS. TREGO: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

MR. GOODMAN: Got a question.
CHAIRMAN JARMON: Sure.

MR. GOODMAN: Y'all going to sent me a letter through mail. Is there any way I can pick it up?

CHAIRMAN JARMON: It's a restriction that has to be prepared. It may take a week or two.

MR. GOODMAN: Okay.

CHAIRMAN JARMON: Is that okay?

MR. GOODMAN: Yes.

CHAIRMAN JARMON: I know I have your emails back and forth. I will email you and let you know when it's ready for you to pick up.

MR. GOODMAN: Thank you very much.

CHAIRMAN JARMON: Have a good day.

600, 02, 4, 6, 8 Jefferson Street, HACE.

(Applicant approaches podium.)

CHAIRMAN JARMON: Good morning.

MS. GONZALEZ: Good morning. My name is Maria Gonzalez. President of HACE.

CHAIRMAN JARMON: You are here asking for restrictions to be lifted on -- did you have agreements for all of these or just a
MS. GONZALEZ: I'm sorry?

CHAIRMAN JARMON: Did you have agreements for all?

MS. GONZALEZ: For all. For all of them.

MS. PLACKE: Two are missing.

CHAIRMAN JARMON: Yeah. I have 600, 02, and 8. So two I don't have, 4 and 6.

MS. GONZALEZ: Yes.

CHAIRMAN JARMON: But you do have agreements?

MS. GONZALEZ: Yes.

CHAIRMAN JARMON: Can you get them to me?

MS. GONZALEZ: Yes.

CHAIRMAN JARMON: Okay. Any questions from the Committee?

MS. PLACKE: Carolyn Placke, I'm recusing myself.

MR. GRADWOHL: Per your -- the letter you provided to the Committee, you are going to be using the sale proceeds from the below five addresses to fund your HACE affordable
housing projects?

MS. GONZALEZ: Yes.

MR. GRADWOHL: That is being applied for this round for City subsidy.

MS. GONZALEZ: Yes.

MR. GRADWOHL: Would you be willing to sign a written agreement to that effect with the Department of Housing Community Development that specifies how much of the sale proceeds will be and how much will be billed towards the project.

MS. GONZALEZ: Yes.

MS. JOHNSON: This was sold in 1993, and they've been developed so.

MR. GRADWOHL: For a dollar.

MS. LONG: Yeah.

MR. GRADWOHL: In her letter she had --

MS. LONG: It's similar to the other --

MS. JOHNSON: It's not similar because they didn't do what they said. They actually built on this.

MS. MEDLEY: But it's not affordable housing.

MS. LONG: Exactly. They are nonprofit.
MR. GRADWOHL: They are nonprofit.

MS. JOHNSON: Okay.

MS. LONG: They got it for a dollar.

CHAIRMAN JARMON: Any further questions? Recommendation?

MR. O'DWYER: I move that we grant release from the reversionary interest for 600 to 608 Jefferson Street contingent upon signing a --

MR. THOMAS: I have a question. They complied with the restrictions, correct?

MS. GONZALEZ: Yes, we did.

CHAIRMAN JARMON: Yes.

MS. LONG: It's market rate.

MR. THOMAS: If they comply with everything why -- what right do we have -- I'm asking. What right do we have to impose additional restriction on them? They have complied.

MR. GRADWOHL: They were transferred within affordable housing covenant. As I understand, they did not provide affordable housing. Furthermore, they said in their letter that they would be providing the sale
of proceeds towards their future tax credit project.

MR. THOMAS: That's fine. The question is, did they comply with the program and the restrictions. You're adding on additional restrictions. I'm asking if they complied.

MS. MEDLEY: They did not comply.

MR. THOMAS: Okay. That's what I'm asking.

MS. GONZALEZ: There were no restrictions.

MS. MEDLEY: Well, the intent when they got the property as I understand it was they were going to build affordable housing.

MR. O'DWYER: Where did you get that from?

MS. LONG: They generally were nonprofit.

MR. O'DWYER: During that time, it was like land care or certain property as far as a dollar or maintain open space or green space?

CHAIRMAN JARMON: No.

MS. LONG: DHS.
1 MS. GONZALEZ: If I may, the site, the
2 vacant parcels, five vacant parcels, they
3 were single row homes. They are next to the
4 HACE and the affordable housing development
5 that we built back in the early '90s. So,
6 that property was acquired.
7 I don't know what the intent was at the
8 time because I was not with the
9 organization. And we developed the HACE.
10 We had parking and that area was fenced off
11 and grass there. This has been constant
12 source of blight because we get a lot of
13 short dumping. And the neighbor kept
14 putting his junk cars in our lot.
15 When the community turned around, we
16 figured, you know, we can develop market
17 rate housing. And whatever proceeds we
18 make, we use it to continue to utilize
19 affordable housing agenda.
20 We are nonprofit organization. You
21 know, we -- everything we earn we reinvest
22 it back into the community. As far as why
23 at the time, we did. At the time we fenced
24 it off and it was green. I think it's just
that it was one of those small parcels that just fell through the cracks that we didn't come back to get the release.

MR. O'DWYER: I think if the agreement is suitable to everybody and using the proceeds to purchase for that in any way.

MS. LONG: Yes.

MR. O'DWYER: Then I move for the release of the restriction on 600 through 608 Jefferson Street. I actually make a note here that the original deed restriction were on 600 through 612 Jefferson Street, so to issue those be released, as well. There was some consolidation.

I move that the release for those properties be contingent upon signing a written agreement that the proceeds of sale be used to fund HACE's next housing development.

MS. MEDLEY: We are going only --

MR. O'DWYER: They're willing to separate properties that were consolidated. It's all the same bits of land, but I don't know whether on --
MR. GRADWOHL: They've redrawn the lot lines. It's the same parcel. I'm sorry. Can you amend it to say the written agreement will be with the Department of Housing Community Development.

MR. O'DWYER: For the Division of Housing, the written agreement will be with the Division of Housing and Community Development.

MR. GRADWOHL: Second.

CHAIRMAN JARMON: Question. Are we releasing the 10 and 12, also?

MR. O'DWYER: If -- there either is no more 10 and 12 or they are included in the 6 through 8. I was just expanding that in the case that there are some --

CHAIRMAN JARMON: I will check.

MR. O'DWYER: To be inclusive of that possibility.

MS. CUNNINGHAM: Do you know the answer to that? Were there actually a deed of consolidation and then a subdivision plan recorded so that the addresses have been changed?
MS. GONZALEZ: Uh-huh, yes. We had to get a zoning variance. And we did get the Councilman Clarke's support to go ahead and change the zoning to allow us to build the properties. So, we also presented in front of the community, as well.

MR. THOMAS: I think your motion should be for the properties that are listed. If indeed they are consolidated as properties were done, then it's incorporated. If not, whatever problems there are we haven't obligated.

MR. O'DWYER: So then can we just restate the motion and not deal with that.

So, I move that we issue a release to the City's reversionary interest for the properties 600 to 608 Jefferson Street contingent upon the signing of the written agreement with the Division of Housing and Community Development stipulating the proceeds from the sale of these properties would go to fun HACE's next affordable housing development.

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

(Ayes.)

CHAIRMAN JARMON: Thank you.

2051 East Letterly Street.

(Applicant approaches podium.)

CHAIRMAN JARMON: Good morning.

MR. PHAGOO: Good morning. Danny Phagoo, representing James Looby for the sale of 2051 East Letterly, vacant lot. And Ms. Jarmon, I know you had mentioned that the lot must be cleaned. I have photos of it being cleaned as of yesterday.

CHAIRMAN JARMON: Good.

MR. PHAGOO: Here you go.

CHAIRMAN JARMON: Thank you.

Are there any questions from the Committee?

MR. O'DWYER: This was granted as a side yard?

CHAIRMAN JARMON: Yes.

MR. O'DWYER: And is it going to be cleaned up?

CHAIRMAN JARMON: That is what he is
passing around the pictures that it was
  cleaned yesterday.
                           Recommendation?
  MR. GRADWOHL: So moved.
  MS. TREGO: Second.
  CHAIRMAN JARMON: All in favor?
                   (Ayes.)
  CHAIRMAN JARMON: 1309 North Randolph?
  1309 Randolph? Tabled.
  3533 West Allegheny.
                   (Applicant approaches podium.)
  CHAIRMAN JARMON: Good morning. State
  your name for the record.
  MR. HIGGINS: My name is Patrick
  Higgins.
  CHAIRMAN JARMON: You're here asking for
  the restriction to be lifted off the deed.
  This property was transferred back in 1995
  as a side yard.
  Are there any questions from the
  Committee.
  MR. THOMAS: Mr. Higgins, who are you
  representing?
  MR. HIGGINS: Corporation with my
MR. GRADWOHL: Has the lot been cleaned since the photo?

MR. HIGGINS: I didn't hear --

MR. GRADWOHL: Has the lot been cleaned since the City's inspectors were out to take the photo?

CHAIRMAN JARMON: Has the lot been cleaned since this picture here; do you know?

MR. HIGGINS: No.

CHAIRMAN JARMON: Can you have it cleaned?

MR. HIGGINS: Can we have it cleaned?

CHAIRMAN JARMON: Yes.

MR. HIGGINS: Sure. Absolutely.

CHAIRMAN JARMON: Any questions, further questions?

MS. LONG: Who are they selling -- can I ask quickly. What is the intended use after the sale of the property?

MR. HIGGINS: We are looking to put apartments on the property.

CHAIRMAN JARMON: Any further questions?
MS. TREGO: Move to grant the release.

MR. O'DWYER: Sorry. To clarify, in this sale of agreement that we are looking at here that was submitted, this is inclusive of four different properties. But you are only looking for release of one of the properties.

CHAIRMAN JARMON: Right. That's the only one owned by the City. I was wondering.

MR. GRADWOHL: I will second the motion.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Thank you.

Can we go back to page 4, 2810 Wharton Street, Ramon Fernandez.

(Applicant approaches podium.)

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

MR. FERNANDEZ: I sorry. My English -- Ramon Fernandez.

CHAIRMAN JARMON: Can you help, please, Diana.

He is here asking for the restriction to
be lifted on the deed. This property had a
self-amortizing mortgage against the title.

MS. JOHNSON: Purchased it in 2014.

CHAIRMAN JARMON: Yeah. Is he selling
his property along with this lot?

(Translated to applicant.)

MS. DIANA: Just the two lots that he
owns.

CHAIRMAN JARMON: I think he owns 2812.

MR. FERNANDEZ: It's 2810 and 2812.

CHAIRMAN JARMON: Questions from the
Committee?

MR. GRADWOHL: Will the applicant --
just to confirm, the applicant, because he
has a self-amortizing mortgage, will have to
pay back that amount to the City?

MS. MEDLEY: Yes.

MR. O'DWYER: Does he understand that?

Does he understand he will have to pay back
the amount.

CHAIRMAN JARMON: Less than 20 percent
what it was.

MR. THOMAS: It's been two years. We
get 80 percent, don't we.
CHAIRMAN JARMON: It's three years. He settled in '14.

MR. THOMAS: And how long is the -- is it 15 or 10.

CHAIRMAN JARMON: Ten. And it depreciates 10 percent.

MR. THOMAS: If it's been a full year.

If not, we get 80 percent -- 70 or 80 percent, whatever it is.

CHAIRMAN JARMON: Does he understand he's going to have to pay.

MR. FERNANDEZ: Yes.

MS. DIANA: He did understand.

CHAIRMAN JARMON: All right. Any further questions?

MR. O'DWYER: I think we should make sure there is clarification. Because if he is paying what it says here, if he is paying 80 percent that is going to be a higher number, I imagine. How much is he going to have to pay?

CHAIRMAN JARMON: We will have to figure that out. I don't have a calculator right here.
MS. LONG: As long as he clearly understands that he has to pay the amount to be determined.

CHAIRMAN JARMON: Right.

MR. GRADWOHL: I move that we grant the release conditional upon receipt of a payment of the remaining balance of the self-amortizing mortgage per the restrictions set in the deed.

MS. TREGO: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Thank you.

2717, 19 and 21 North 5th Street.

(Applicant approaches podium.)

CHAIRMAN JARMON: Good morning.

MR. GONZALEZ: Good morning. Arnando Gonzalez.

CHAIRMAN JARMON: Which group are you with? Are you with the Taller -- this group here?

MR. GONZALEZ: Yes.

CHAIRMAN JARMON: Okay. All right.

Thank you. We transferred these properties
back in '78 and '90 as side yards. You got them as side yards to maintain them? Got them as yards to maintain?

MR. GONZALEZ: Yes. It's -- lots have restriction.

MS. JOHNSON: 2721 is a building, right? Is it not?

CHAIRMAN JARMON: Twenty-one is the building. Yes. And then the two lots.

MR. GONZALEZ: We'd like all restrictions be lifted.

CHAIRMAN JARMON: Now you are trying to sell them?

MR. GONZALEZ: Yes.

CHAIRMAN JARMON: Okay.

MR. O'DWYER: 2721 is a home. 2719 and 2717 are fenced in yards?

CHAIRMAN JARMON: Yes. Are there any questions?

Recommendations?

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

MS. TREGO: Second.

CHAIRMAN JARMON: All in favor?
(Ayes.)

CHAIRMAN JARMON: Thank you.

2115 East Norris Street? 2115 Norris?

Going to table.

Just want to add the agenda from last month June 13 -- the Minutes from last month June 13, 2017.

MR. O'DWYER: Before we recess, I think we have had a number of these properties come up where they -- whether we have two community development corporations today, we have some private owners where they haven't met their restriction or there is some question about their restrictions because they are so old and/or in some cases, it's very clear they had not met them but it's not in the best interest of the City, we are still taking the properties back. We kind of make this ad hoc decisions by the seat of our pants.

And I think it's good for the Committee to have some discretion. I would like us to create a kind of subcommittee to figure out some standards for how to deal with these
properties so that we have some accountable
decision making. What do people think about
that?

MS. JOHNSON: Yeah. There used to be
the Real Estate.

CHAIRMAN JARMON: That is what they are
talking about us having here after the VPRC.
We just haven't gotten --

MS. JOHNSON: Yeah. We are not being
consistent with what we have done in the
past.

MR. THOMAS: Can I ask then the young
lady sitting over there participating, if
they are participating in the subcommittee
since it's not really -- it's subcommittee,
I think, her position.

MR. O'DWYER: Would that be okay with
people? Do we have to make a motion on that
or can I just send out an email?

MS. JOHNSON: I think it would also be
helpful if we know the terms of the
restrictions before we get here. We go
through this when we get here like --

CHAIRMAN JARMON: We probably don't know
if they are really, really old. We don't have the documentation.

MR. GRADWOHL: Do you have access to the Phila.doc system?

MS. JOHNSON: I look at that last. I'm saying it would be helpful to know side yards.

CHAIRMAN JARMON: That's what I've been putting in here if I know what it is.

MS. JOHNSON: Half the time, I can't actually understand what the deed says.

Says was to be developed or wasn't to be developed. I didn't know if it was sold as a dollar, that it was implied that it was assumed it was going to be developed for -- I mean, that's something we would have no knowledge of.

MS. LONG: Yup.

MR. O'DWYER: You're correct. I will send out an email to people to see who would be interested in taking part of something like that.

CHAIRMAN JARMON: The meeting has been adjourned.
Thank you.

(VPRC meeting adjourned at 11:03 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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