VACANT PROPERTY REVIEW COMMITTEE

Room 401, Caucus Room
Philadelphia, Pennsylvania
Tuesday, June 13, 2017
10:11 a.m.

PRESENT:

SUSIE JARMON, OHCD
JEREMY GRADWOHL, COUNCIL PRESIDENT'S OFFICE
WILLIAM NEWCOMB, ESQ., RDA
DAMARIUS WALKER, LAW DEPARTMENT
LINDA MEDLEY, LAW DEPARTMENT
LISA WALKER, REVENUE DEPARTMENT
GARRETT O'DWYER, PACDC
AMANDA DAVIS, PIDC
MEREDITH TREGO, COMMERCE
LOWELL THOMAS, PHDC
FRED PURNELL, OHIC
JAMETTA JOHNSON, PLANNING COMMISSION
CHAIRMAN JARMON: Good morning, everyone. My name is Susie Jarmon. Ready to get started.

The first item I would like to add to the agenda is an addendum for 18 Plaza Associates, 28 North 6th Street. They are requesting a release.

Are there any attorneys in the room?

(Hands raised.)

CHAIRMAN JARMON: 1820 Ingersoll Street, which is on page 7 for a release.

Can you state your name for the record?

MR. SHINGLES: Good morning, everybody.

My name is Evan Shingles. I represent owner of 1820 Ingersoll Street.

CHAIRMAN JARMON: And you are here requesting a release on the property?

MR. SHINGLES: Requesting removal of the reversionary interest. Back in 2006, the former property owner signed an agreement with the RDA to continue the reversionary interest. That is what we are seeking to have removed today.

CHAIRMAN JARMON: All right. Are there
any questions from the committee?

MR. GRADWOHL: What was the proposed purpose with this transfer in 2006?

MR. SHINGLES: I am unsure. I have provided a copy of the deed. It looks like in 2006 the RDA transferred the property to Ms. Catherine Nwamaka Chimah. And that agreement in 2006 contained the reversionary interest. I have no knowledge about anything to do with that sale in 2006.

MR. GRADWOHL: Okay. But it's clear that property has not been developed with uses in conformity with the planned use plan of the City of Philadelphia. Would the new buyer be opposed to having the deed restrictions placed transferred to the new property?

MR. SHINGLES: I imagine so. As a matter of fact, that would be a deal killer in my opinion. That's the whole reason we are here because buyers are frightened of this reversionary interest especially since they weren't, of course, involved in the original contract.

MS. JOHNSON: What are the plans for the
1 property?
2
3 MR. SHINGLES: I don't represent the
4 perspective buyer. I am only here --
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6 CHAIRMAN JARMON: He is representing the
7 owner.
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9 MR. SHINGLES: -- representing the
10 seller.
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12 CHAIRMAN JARMON: They weren't aware of
13 the restrictions when they purchased the property
14 in January.
15
16 MS. JOHNSON: Didn't do a title search?
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18 CHAIRMAN JARMON: Most of them don't
19 even get title searches.
20
21 MR. GRADWOHL: It's not uncommon when we
22 transfer these deed restrictions when the
23 reversionary interest -- the conditions necessary
24 to waive them have not been met.
25
26 MR. SHINGLES: The issue, of course, is
27 that these restrictions were placed on the
28 property over 11 years ago. Would be my
29 assertion they have been waived because the RDA
30 did not act within the -- gave the property a
31 year in which to do this, in which to comply with
32 the agreement. The property owner didn't comply
with the agreement that year or any other year for the next 11 years. Would be my argument that those restrictions are waived. That is why I am seeking to have this reversionary interest or these restrictions placed on any perspective buyer.

This property has sat fallow for 11 years. I know everybody here in the City wishes to see these properties are developed. I think there is a chance here now, but it would disappear -- that chance may disappear if this property had attached to it these type of restrictions that have been on it for 11 years.

CHAIRMAN JARMON: Any further questions?

Recommendation?

MR. SHINGLES: My client is available to answer any question. He lives in the neighborhood. He has lived in the neighborhood. It's his interest to see the neighborhood improve.

MS. JOHNSON: Excuse me. You said you don't know who it is being sold to or what their plans are to do with the lot?

MR. SHINGLES: I have no contact with
the perspective buyer.

MS. JOHNSON: Who is selling the property?

MR. SHINGLES: This is my client.

MS. JOHNSON: You don't know what their --

MR. COKE: Tajmere Coke. Just want to redevelop for student housing.

MR. THOMAS: What year did you purchase the property?

MR. COKE: 2017 January.

MR. SHINGLES: I don't know if you heard my client. It's his understanding this would be developed for student housing.

MR. GRADWOHL: I move that we take no action.

MR. PURNELL: Would we be able to request additional information from perspective developer?

MR. GRADWOHL: If we take no action, the deed restrictions continue on so that the new developer would have one year to be developed.

MR. SHINGLES: Forgive my interruption.

Given the neighborhood and the incredibly
restrictive time frame, that would make it virtually impossible for my client to sell this property.

MR. GRADWOHL: I'm sorry. Can you elaborate on that?

MR. SHINGLES: You are giving a perspective buyer one year to purport with various onerous deed restrictions, which require the property be developed within that year. I think that would be very onerous. And I think that that would run counter to the interest of this Council meeting and the City for the property to remain fallow and undeveloped.

We are working towards this development.

Again, we have 11 years of no action on this property.

MR. THOMAS: How long do you think your client would take to develop the property?

MR. SHINGLES: One of the deed restrictions that was originally placed gave the buyer five years in which to comport with rehabilitation and improve occupancy. If, ladies and gentleman, you were willing to extend that type of time period to my perspective buyer, I
think that would go a long way to mitigating any concerns that a buyer would have.

MS. JOHNSON: We do grant extensions. If we gave you a one year, you can come back within that time frame and request an extension. If you are moving forward with development, it wouldn't be an issue.

MR. SHINGLES: We are not moving forward with development. This is a perspective --

MS. JOHNSON: Right. We sell properties with restrictions every -- that's the way we sell them.

MR. SHINGLES: I understand that. Of course, I am seeking to make the transfer of this property less onerous for my client if possible. I think it's in everybody's interest if we do that.

I understand your concerns. I am happy to discuss these with my client very briefly for a second. If you can see to enforcing not the one year restriction but the five-year restriction, I am quite confident that that will go a long way to resolving any issues for any of the parties.
MR. THOMAS: Discuss with the client the possibility that we can't grant it for five years. It will be put on the record that it's understood that as long as he's making good faith efforts to complete development, that extensions will be granted as long as, again, he can provide proof that he's working in good faith.

MR. SHINGLES: I don't have an issue of that. I just can't speak with any particular purchaser or developer. That's the problem we have here. I don't represent the purchaser or developer. And I can't make promises for them.

MR. PURNELL: I believe it's within the purview of this committee to only grant one year extension. So, I would move we take no action beyond that. There is a motion on the floor to deny the completion certificate from Mr. Gradwohl.

Is there a second?

MR. GRADWOHL: That could be you.

CHAIRMAN JARMON: He made the recommendation.

MR. PURNELL: Second.

CHAIRMAN JARMON: All in favor?
(Chorus of Ayes)

MR. PURNELL: We will not be granting the certificate of completion. We need to see more information on the intended use of the sale and the intended use of the property for the buyer.

MR. SHINGLES: I understand that.

Anything else you need from me?

MR. PURNELL: No.

(Applicant approaches podium.)

CHAIRMAN JARMON: 1401 North 28th Street. Good morning, state your name for the record.

MR. FOX: My name is Michael Fox at Two Penn Center, Suite 400 in Philadelphia. I'm here on behalf of Acts Christian Transitional Services, a nonprofit corporation that owns 1401 North 28th Street. And we're seeking to remove the reverted clause from the deed.

CHAIRMAN JARMON: Are there any questions from the Committee?

MR. GRADWOHL: What was the proposed use?

MR. FOX: It was transferred into the
nonprofit in 1997. The plan was to develop it. Unfortunately, the funds dried up. At that time, they used it as a yard for the children and maintained it for a two decade period.

I was hoping I can tell you a little bit about the nonprofit. It was founded in 1986. I have a representative of the nonprofit here. She was daughter of the founder. It was originally for abused women and children. They then expanded their mission to include the mentally handicapped and the elderly.

And since 1986, it's been a homeless shelter with individualized social services. Their goal is to make -- they have a variety of programs to make their residents model citizens. They serve 55 women and 95 children daily.

As I said, they maintain the property for 20 years. And they used it is as a yard for the children of their program.

CHAIRMAN JARMON: Are there any further questions?

MR. GRADWOHL: Do you have any information about the buyer's proposed use?

MR. FOX: Yes. I have a representative
of the buyer here, too. His name is Logan Kramer.

CHAIRMAN JARMIN: Want to state your name for the record, sir.

MR. KRAMER: My name is Logan Kramer.

My intention is to develop single family house on the property.

MR. GRADWOHL: Do you have any idea about your timeline for development?

MR. KRAMER: Yes. My plan is once I purchase the property, the next few months I plan on starting our structural plans and break ground on the property before the winter.

CHAIRMAN JARMIN: Any further questions? Recommendation? Can I get a recommendation?

MR. O'DWYER: I move that we remove the reversionary interest.

MS. TREGO: Second.

CHAIRMAN JARMIN: All in favor?

(Chorus of Ayes)

CHAIRMAN JARMIN: Thank you.

Are there any other attorneys in the room?
We are going to get started. On page one I have a sales property single family, 618 North 42nd Street, Luther Davis.

(Applicant approaches podium.)

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

MR. DAVIS: Luther Davis.

CHAIRMAN JARMON: You are here to purchase the property. What's your proposal?

MR. DAVIS: To redevelop for housing.

CHAIRMAN JARMON: Any questions from the committee?

MR. PURNELL: Have they provided any background information, financial information?

CHAIRMAN JARMON: Yes.

MR. GRADWOHL: Do you intend to rehabilitate this for single family use or multi-family use?

MR. DAVIS: Single family.

MR. GRADWOHL: Do you have an idea as to the timeline which it will take to complete this?

MR. DAVIS: Around a year, two years, maybe less. I have to get into it to see exactly the time period.
MR. GRADWOHL: Understood.

CHAIRMAN JARMON: Any further questions?

MR. O'DWYER: Are you aware that there will be a one-year redevelopment requirement in order to come back to this committee to get an extension after one year?

MR. DAVIS: Yes.

CHAIRMAN JARMON: Any further questions?

Any recommendations?

MR. GRADWOHL: Move to approve the sale.

MR. O'DWYER: Second.

CHAIRMAN JARMON: All in favor?

(Chorus of Ayes)

CHAIRMAN JARMON: Thank you.

The next items are 1929 East Cumberland, 1930 East Cumberland and 1932 East Cumberland.

Blue Truck Enterprise, LLC, Henry.

(Applicant approaches podium.)

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


CHAIRMAN JARMON: You are here? What is your proposal for these lots?
MR. BAILEY: To build single family homes, new single family homes.

CHAIRMAN JARMON: Any questions from the Committee?

MS. TREGO: Is there information provided about the sale price or what it is transferred for?

CHAIRMAN JARMON: We ordered appraisals. We are waiting for them to come in.

Any further questions?

MR. GRADWOHL: Do you have financing available for this project?

MR. BAILEY: Sorry?

MR. GRADWOHL: Do you have financing available for this project?

MR. BAILEY: Yes, I do.

MR. GRADWOHL: Okay.

MS. JOHNSON: You own several other adjacent properties you developed on the block?

MR. BAILEY: I do.

CHAIRMAN JARMON: Any further questions?

Recommendation?

MR. O'DWYER: Move to sell at the agreed upon value.
MR. GRADWOHL: Second.

CHAIRMAN JARMON: All in favor?

(Chorus of Ayes)

CHAIRMAN JARMON: Thank you.

MR. BAILEY: I have a question. The property in the middle 1931 East Cumberland is owned by CDC. They have an agreement of sale to sell it to me. And it keeps getting -- all they're trying to do is have their reversionary language either removed or changed to me. It will impact my ability to develop this string of properties because it's located right in the middle of them.

I would just ask that -- I don't know how to --

CHAIRMAN JARMON: Well, on that property I ordered an appraisal on that, also. I'm going to bring them back next month for their request.

MR. BAILEY: That should be fine.

MS. JOHNSON: It would only affect one of them. The other two are across the street, 30 and 32.

MR. BAILEY: That is an important clarification.
CHAIRMAN JARMON: Thank you.

MR. BAILEY: Absolutely.

CHAIRMAN JARMON: Next item. 2918, 20, and 22 North Orianna. Dalila Mendez.

(Applicant approaches podium.)

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

MS. MENDEZ: Dalila Mendez.

CHAIRMAN JARMON: And we have a representative from Councilwoman Sanchez' office.

MR. DELVAL: Andre DelVal from Councilwoman Sanchez's office.

CHAIRMAN JARMON: And your proposal for these three lots?

MS. MENDEZ: I want them. In the summer we give out -- my daughter and I we do free lunches. The City of Philadelphia lunches. I wanted a space for the kids to play. Close the street. The cars go by them.

CHAIRMAN JARMON: You're interested in purchasing these lots?

MR. PURNELL: Wants more space for use as open space. Your proposed use is for open space?
MS. MENDEZ: For the kids to play.

CHAIRMAN JARMON: She's had a garden on this lot for a few years.

MS. MENDEZ: Right now, garden, yeah. I am still going to have gardens. I like flowers.

MR. O'DWYER: Don't we have a limit in our disposition policy to have any -- how many blocks to transfer for use as a yard?

CHAIRMAN JARMON: Not to purchase.

There is not a limit. If it were a side yard, yes.

Any further questions? Recommendation?

MR. GRADWOHL: Move to agreement of sale.

MS. WALKER: Second.

CHAIRMAN JARMON: All in favor?

(Chorus of Ayes)

CHAIRMAN JARMON: Thank you.

Next item is 6225 Ludlow.

(Applicant approaches podium.)

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

MR. PERUTO: John Peruto.

CHAIRMAN JARMON: You are here to
MR. PERUTO: Yes, I am.

CHAIRMAN JARMON: Mr. Peruto was before the committee in February. At that time he didn't own both adjacent properties. Now he has since acquired both adjacent properties.

Can you let the committee know what your proposal is for this lot.

MR. PERUTO: My proposal is to fence and maintain this lot along with our two adjacent properties we have since acquired.

MS. JOHNSON: Just to keep as vacant?

MR. PERUTO: Yeah. We may develop into single family homes. We haven't.

MS. JOHNSON: But you own the adjacent -- my concern is here you own the adjacent office building.

MR. PERUTO: At the end of the block.

It's not next door to it.

MS. JOHNSON: Well, it fronts on it.

You have another property on the agenda that you acquired as parking. We want to see the site developed. I don't --
MR. PERUTO: Which other property is that?

MS. JOHNSON: You have a property on Market Street that's on the agenda? Number --

MR. PERUTO: Not for parking.

MS. JOHNSON: No.

CHAIRMAN JARMON: That was a property that was consolidated.

MS. JOHNSON: What was it used for?

MR. PERUTO: That's part of the office project that you mentioned.

MS. JOHNSON: It's not used for parking?

MR. PERUTO: It's consolidated with five other lots. There is parking on the site. There is an office building there.

MS. JOHNSON: Right. That's what I'm saying. This is a residential block.

MR. PERUTO: This will not be used as parking.

MS. JOHNSON: Okay. And it's not going to be an expansion of your existing use?

MR. PERUTO: No.

CHAIRMAN JARMON: Any further questions?

Recommendation?
MR. GRADWOHL: Move to approve the sale.

MS. TREGO: Second.

CHAIRMAN JARMON: All in favor?

(Chorus of Ayes).

CHAIRMAN JARMON: You might as well stay there and do this other one that we had. Did we have the 6248? We had sent you out a reverter letter on that one. We receive the paperwork stating it was consolidated. So, we just need something on record that that happened.

MR. PERUTO: Okay.

CHAIRMAN JARMON: Do you remember that address?

MR. PERUTO: I do. It was consolidated 6232-48.

CHAIRMAN JARMON: Just a little statement of you know the consolidation.

MR. PERUTO: Since we acquired the property in 2013, we have consolidated with adjacent properties, 6232 all the way through to 48 has since been consolidated for one office commercial project.

CHAIRMAN JARMON: That's on page 3. Are there any questions?
MR. PURNELL: Page 5.

CHAIRMAN JARMON: It's on page 5. I'm sorry.

MR. GRADWOHL: So --

MR. WALKER: 1648?

CHAIRMAN JARMON: 248 Market Street.

MR. WALKER: That was unconsolidated?

CHAIRMAN JARMON: They consolidated that along with other properties that they own.

That's the one they got from us.

MR. WALKER: Thank you.

MR. GRADWOHL: There is building on site.

MR. PERUTO: Correct.

MR. GRADWOHL: Wouldn't be granting an extension?

CHAIRMAN JARMON: No. We just need to withdraw this.

MR. GRADWOHL: Okay. Does that require a motion or we can --

CHAIRMAN JARMON: Can make a recommendation that we withdraw from agenda.

(At this time, a discussion was held off the
MR. GRADWOHL: I move that we remove 6248 Market Street from the agenda.

MR. O'DWYER: Second.

CHAIRMAN JARMON: All in favor?

(Chorus of Ayes)

CHAIRMAN JARMON: Thank you.

On page 3, 5504 Baltimore Street.

(Applicant approaches podium.)

CHAIRMAN JARMON: Hi, can you state your name for the record.

MR. KARAKULAR: My name Sadik Karakular, 5504 Baltimore Avenue.

CHAIRMAN JARMON: Can you just let the committee know what your proposal is for this lot?

MR. KARAKULAR: I will make a smaller cafe for the neighborhood for community. I have property over there. I want to -- will do all together.

CHAIRMAN JARMON: He owns 5500 and 5502 Baltimore Avenue which he has maintained as a garden.
MR. KARAKULAR: Yes.

CHAIRMAN JARMON: And he just wanted this to extend the garden.

MR. KARAKULAR: Yes, ma'am.

MS. JOHNSON: There is actually no construction going on? You are not building anything?

MR. KARAKULAR: I'm not going to build it. I'm going to make a garden. I have a building over there.

MS. JOHNSON: You are not going to use it as a parking lot?

MR. KARAKULAR: No. That's for garden for community.

MR. O'DWYER: Do you live in the neighborhood? Do you live on that block?

MS. JOHNSON: He has a business there.

MR. O'DWYER: Okay.

MR. GRADWOHL: When you say you are going to create a cafe, do you intend to build any permanent structures on the lot?

MS. JOHNSON: Just asked that. You do plan to build?

MR. KARAKULAR: Yes.
CHAIRMAN JARMON: Not on the 5500 Baltimore. He is talking about with the building that he owns.

MS. JOHNSON: You are not planning to build on the lot. You are looking to purchase 5504?

MR. KARAKULAR: 5504 here. I have building here behind that. And this property and this property, this property belongs to me. I want to, together, make it garden. It is garden over there already.

MS. JOHNSON: On the corner?

MR. KARAKULAR: Yes.

MS. JOHNSON: The building you own, you are going to put a cafe?

MR. KARAKULAR: Yeah.

MS. JOHNSON: Got you. Okay.

CHAIRMAN JARMON: Any further questions? Recommendation?

MR. O'DWYER: I move that we sell for the agreed upon value.

MR. GRADWOHL: Second.

CHAIRMAN JARMON: All in favor?

(Chorus of Ayes)
CHAIRMAN JARMON: Thank you.

MR. KARAKULAR: Thanks very much.

CHAIRMAN JARMON: 3014 North Dairen Street, Robin Moore.

(Applicant approaches podium.)

CHAIRMAN JARMON: Good morning.

MS. MOORE: Good morning.

CHAIRMAN JARMON: State your name for the record.

MS. MOORE: Robin Moore.

CHAIRMAN JARMON: You are here to purchase 3014 North Dairen Street?

MS. MOORE: Yes.

CHAIRMAN JARMON: Your proposal for the lot is?

MS. MOORE: Is to extend my front yard. I have cared for the yard in partnership with the City for over 20 years. And have maintained and kept up the yard.

CHAIRMAN JARMON: Any questions from the committee?

MR. PURNELL: She lives adjacent?

CHAIRMAN JARMON: Across the street.

Recommendation?
MR. GRADWOHL: Move to approve the sale.

MS. TREGO: Second.

CHAIRMAN JARMON: All in favor?

(Chorus of Ayes)

CHAIRMAN JARMON: Thank you.

MS. MOORE: Thank you.

CHAIRMAN JARMON: Next items are Side Yards. Can I get a recommendation?

MR. O'DWYER: Move to dispose.

MR. GRADWOHL: Second.

CHAIRMAN JARMON: All in favor?

(Chorus of Ayes)

CHAIRMAN JARMON: The next items are Urban Garden Agreements. If there is no questions on them, I can accept these.

The next item is single family dwelling, 1845 South 56th Street, Bernice Lowe or Beatrice Lowe? I'm not sure if I invited her to the meeting. I have the -- what happened at the Real Estate Committee meeting.

That she was swindled out of $5,000.

And what the committee recommended is we place a self-amortizing mortgage against the title for ten years.
Can I get a recommendation?

MR. O'DWYER: I move that we place the ten years self-amortizing mortgage on 1845 South 56th Street and transfer to Beatrice Lowe in the amount of $5,000 self-amortizing mortgage.

MS. WALKER: Second.

CHAIRMAN JARMON: All in favor?

(Chorus of Ayes)

CHAIRMAN JARMON: The next item is another item. This applicant was occupying the property for several years. And the committee recommended that we place a mortgage for the $21,000 against the title.

Can I get a recommendation? 2337 North 18th Street. Can I get a recommendation?

MR. GRADWOHL: I move to transfer the property per the recommendation of the Real Estate Committee.

MR. O'DWYER: Second.

CHAIRMAN JARMON: All in favor?

(Chorus of Ayes).

CHAIRMAN JARMON: The next items are Extension of Time. The first address is 2700 Federal Street, Germantown D&E.
MR. SHLOMO: Don Shlomo.

CHAIRMAN JARMON: Good morning.

We received a notice that you sent me yesterday from License and Inspection.

MR. SHLOMO: Yes. Our refusal. We have our meeting with the Planning Commission on June --

CHAIRMAN JARMON: Can you speak up.

MR. SHLOMO: We have a meeting with the Planning Commission on June 27.

MS. JOHNSON: And your plans are to develop a residential property?

MR. SHLOMO: Single family home.

MS. JOHNSON: You need a variance.

MR. SHLOMO: Right. We had our uses. Our architecture is working on everything.

CHAIRMAN JARMON: Can I get a recommendation?

MR. GRADWOHL: Move to grant the extension.

MS. TREGO: Second.

CHAIRMAN JARMON: All in favor?

(Chorus of Ayes)
CHAIRMAN JARMON: Thank you.

MR. SHLOMO: Thank you.

CHAIRMAN JARMON: The next item is 421 South 51st Street. The applicant is on vacation. And I told him I would bring it before the committee. He's asking for a six-month extension to complete the work on the property. It's a lot. And he's not developing. He's just rehabbing, fixing the lot up.

MR. PURNELL: Has any work commenced on the property?

CHAIRMAN JARMON: Huh?

MR. PURNELL: Has any work commenced on the property at all? Is it cleaned and --

CHAIRMAN JARMON: The email that I attached, he did work on the lot and cleaned it up. But it's some other stuff he wants to do with the lot.

MS. TREGO: Move to grant the extension.

MR. O'DWYER: Second.

CHAIRMAN JARMON: All in favor?

(Chorus of Ayes)

CHAIRMAN JARMON: Thank you.

3604, 3606, and 3608 Haverford Avenue,
Westview Development Partners, LLC.

Good morning.

(Applicant approaches podium.)

CHAIRMAN JARMON: Good morning.

MR. PACK: John Pack, representing Westview. We are just looking for a short extension. We actually have a building permit in hand ready to break ground in August. I just realized we needed more time in order to start that process to approve the restriction.

MS. JOHNSON: What are your plans?

MR. PACK: They are already approved plans. It's going to be twelve residential rentals.

CHAIRMAN JARMON: Any further questions?

MR. PURNELL: How long of an extension are you requesting?

MR. PACK: We are going to start around August 15. And it will take us between 12 and 16 months to finish the project. So around November 2018 should be done.

MS. JOHNSON: Do you have a variance?

MR. PACK: We went through the variance process. Got all the approval. That's why it's
taken so long to start.

MR. O'DWYER: We can only give extension for six months, and then you will have to come back in six months to get another extension.

MR. PACK: We will need another extension for the completion? Okay.

MR. O'DWYER: You will have to come back here in six months.

MR. PACK: Okay. I can send that out to get it.

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

MS. TREGO: Second.

CHAIRMAN JARMON: All in favor?

(Chorus of Ayes)

CHAIRMAN JARMON: Thank you.

MR. PACK: Thank you.

CHAIRMAN JARMON: The next item is 6077 Upland?

(No response.)

CHAIRMAN JARMON: The applicant isn't here. There is an attached letter. She's asking for a six-month extension.

Can I get a recommendation?
MS. WALKER: Move we grant the extension.

MS. TREGO: I have a question. Do we know what the use for it once it's fixed up is? It's the same proposal as when they applicant's mother purchased the property and had plans for it.

CHAIRMAN JARMON: Let me table this until next month. I will bring it back next month.

Next item is 1915 Watkins Street?

No?

Going to table this until next month.

4219 Filbert Street, Global Community Solutions, LLC.

(Applicant approaches podium.)

CHAIRMAN JARMON: Good morning. State your name.

MR. WHITEHEAD: Good morning. Kevin Whitehead.

CHAIRMAN JARMON: Can you let the committee know why you are requesting the extension?

MR. WHITEHEAD: Yes. We are requesting
an extension for 4219 Filbert Street. Because we recently acquired 4221 Filbert Street. And we are going to consolidate both lots and create one structure. 4219 Filbert Street itself was quite small to develop a single family home on.

CHAIRMAN JARMON: Any questions from the committee?

MR. GRADWOHL: When you saw you're going to develop one structure with two parcels, can you be more specific as to the exact use for the single family?

MR. WHITEHEAD: Yes.

CHAIRMAN JARMON: Any further questions?

MR. GRADWOHL: So, you might have already touched on this. When do you intend to start the development process in terms of --

MR. WHITEHEAD: We've actually already begun. And we, hopefully, should be breaking ground within the next month. And once we do, we take four months to develop the property.

CHAIRMAN JARMON: Any further questions?

MR. PURNELL: Move to grant the extension.

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

(Chorus of Ayes)

CHAIRMAN JARMON: Thank you.

MR. WHITEHEAD: Ms. Jarmon, with regards to the release for 3728 Brandywine Street?

CHAIRMAN JARMON: Yeah. That is on here. Can we go to page 6. He is requesting a release on the 2728 Brandywine Street. The property is complete.

Can I get a recommendation?

MS. JOHNSON: Recommend to release.

MR. GRADWOHL: Second.

CHAIRMAN JARMON: All in favor?

(Chorus of Ayes)

CHAIRMAN JARMON: Thank you.

MR. WHITEHEAD: Thank you very much.

CHAIRMAN JARMON: Next item for extension, 5145 Hazel Avenue and 49 North Wiota. W and W Contractors.

Not here. Going to table until next month.

Next item is 1329 South Bancroft Street.

Anthony So.

(Applicant approaches podium.)
CHAIRMAN JARMON: Good morning. We had sent Mr. So a letter, reverter letter, and he sent in a response. And we have pictures that he has done improvements on this lot. I think the pictures that the inspector took was a property next door where they were doing some kind of construction there, so.

MR. SO: Yes. The construction they were doing actually was a house that was demolished. And they pushed all the debris into my side, to the garden area that I had. So, I ended up having to use the funds I was going to use for gardening to put a fence up also to prevent contractors from illegally parking around that.

I also printed out some extra photos from today where I actually developed the property. I only have four. I apologize.

CHAIRMAN JARMON: That's okay. Thank you.

MR. SO: And besides the extension, I would like to inquire whether I can purchase outright the lot as we have already sunk in close to four grand into developing it for garden
purposes and for my neighbors. I included hard
scaping and building planters and putting up
fences.

MR. O'DWYER: He doesn't own the lot?
CHAIRMAN JARMON: Yeah. He does own it.
MR. O'DWYER: What is he asking to
purchase?
CHAIRMAN JARMON: Why would you want to
purchase when you already have it? Because we
harassing you?
MR. SO: Yeah.

(A little bit laughter.)
CHAIRMAN JARMON: You are good. You
have done what you are supposed to do on it. And
we are going to remove this. I am going to get a
recommendation to remove it from the agenda
because you have done what you are supposed to
do.

Can I get a recommendation?
MR. GRADWOHL: Move to remove this item
from the agenda.
MR. O'DWYER: Second.
CHAIRMAN JARMON: All in favor?
(Chorus of Ayes)
CHAIRMAN JARMON: Thank you.
Certificates of Completion. 2208 South 5th Street.
(Applicant approaches podium.)
CHAIRMAN JARMON: Good morning. Can you state your name for the record.
MR. SCOTT: Good morning. My name is Ashley Scott.
CHAIRMAN JARMON: Are you the current owner of the property?
MR. SCOTT: No, ma'am. I am representing Gerald and Patricia Rotblatt.
CHAIRMAN JARMON: Are there any questions from the committee? This was transferred as a single family dwelling.
MR. O'DWYER: Is the home still habitable?
MR. SCOTT: It is for now. I mean, not much longer. It won't be. We are going to rehab the property and keep it as a rental.
CHAIRMAN JARMON: Any further questions?
Recommendation?
MR. GRADWOHL: Move to grant the release.
MS. TREGO: Second.

CHAIRMAN JARMON: All in favor?

(Chorus of Ayes)

CHAIRMAN JARMON: Thank you.

MR. SCOTT: Thank you.

CHAIRMAN JARMON: 1319 --

MR. FILLARD: Excuse me -- you had called us but I couldn't hear what you were saying.

CHAIRMAN JARMON: What's the --

MR. FILLARD: Wiota and --

CHAIRMAN JARMON: Oh, okay. The Hazel Avenue?

MR. FILLARD: Yes.

CHAIRMAN JARMON: Okay. This is for 5145 Hazel and 49 North Wiota, W and W Contractors. State your name for the record.

MR. FILLARD: Anthony Fillard.

MR. WONKA: Willy Wonka.

MR. FILLARD: We are requesting an extension. We are actually in the process of development this now once we get our building inspect back from L&I.

CHAIRMAN JARMON: Are there any
questions from the committee?
MS. JOHNSON: Do you have any permits?
Have you applied?
MR. FILLARD: Yes.
MR. GRADWOHL: When did you apply?
MR. FILLARD: We applied three weeks ago.
MS. JOHNSON: I didn't see any record of them. Do you have --
MR. FILLARD: Yes.
MR. PURNELL: He has permits for both properties?
CHAIRMAN JARMON: Where are the addresses on here? I'm missing something. I don't see the addresses for these on here. Can you show them to me, please? This has Mt. Pleasant.
MR. FILLARD: This was the receipt he sent us.
CHAIRMAN JARMON: You don't have the documents with the addresses on it?
MR. FILLARD: I just got our drawings that were submitted and the receipts that we put in for L&I.
MR. PURNELL: You applied for permits, but you haven't had approved yet.

CHAIRMAN JARMON: Are there any further questions?

MR. PURNELL: How long of an extension are you requesting?

MR. FILLARD: Six months until we can get the permits back so we can start construction. I mean, you know.

MR. GRADWOHL: I'm sorry. What are those papers? Were those --

MR. FILLARD: These were the receipts for what the architect sent to us to verify that our permits was submitted.

MR. GRADWOHL: This is from the City Department?

MR. FILLARD: Right.

CHAIRMAN JARMON: He's asking for six-month extension. Can I get a recommendation?

MR. PURNELL: I make the motion that we grant the extension conditioned on providing proof of the permits.

MS. TREGO: Second.
CHAIRMAN JARMON: All in favor?

(Chorus of Ayes)

CHAIRMAN JARMON: Thank you.

MR. FILLARD: One question, Madam Chair.

Once I get the proof, send them to your office?

CHAIRMAN JARMON: Yeah.

MR. FILLARD: Thank you.

CHAIRMAN JARMON: You're welcome.

Back to Certificates.

1319 South 27th Street.

(Applicant approaches podium.)

MS. WEAVER: Good morning.

MR. RECKNER: I'm Tom Reckner, Realtor.

MS. WEAVER: I'm Aleathia Saunders Weaver.

CHAIRMAN JARMON: You are here requesting release so that you can sell the lot?

MS. WEAVER: Yes. Yes. And I appreciate the City letting me have it as long as I have the kids. Now they are gone, the situation is changed so.

CHAIRMAN JARMON: Are you selling it along with your property?

MS. WEAVER: No. Just 1319.
CHAIRMAN JARMON: Okay.

MR. PURNELL: She's the original deed?

CHAIRMAN JARMON: Yes. Any questions from the committee?

MR. PURNELL: Motion to approve.

MR. O'DWYER: Second.

CHAIRMAN JARMON: All in favor?

(Chorus of Ayes)

CHAIRMAN JARMON: Thank you.

MS. WEAVER: Thank you very much.

MR. RECKNER: Thank you.

CHAIRMAN JARMON: You're welcome.

4015 Baring Street. State your name for the record.

(Applicant approaches podium.)


CHAIRMAN JARMON: You are here requesting a release for the property. I know that this property was consolidated.


Then we had two title companies subsequently in between because we also want 4017 Baring. It went through zoning for those years. And divided into two lots. They now noticed 408 and 412.
When we went to sell them, the title companies now for this month unearthed the fact there was a clause put on it.

CHAIRMAN JARMON: All right. Any questions from the committee?

Recommendation?

MR. O'DWYER: These have been developed into homes?

MS. SMITH: It already was.

CHAIRMAN JARMON: Yes.

MS. SMITH: Already been done.

MR. O'DWYER: Already completed?

MS. SMITH: Been up since 2013 when we rezoned everything. We built right then. We just need the release.

MR. O'DWYER: Okay.

MS. SMITH: They were occupied and there were pictures, too.

MR. O'DWYER: I move that we grant the release.

MS. TREGO: Second.

CHAIRMAN JARMON: All in favor?

(Chorus of Ayes)

CHAIRMAN JARMON: Thank you.
Next item is 2258, 2260 and 2262 North Howard Street.

(Applicant approaches podium.)

MR. MARTINEZ: Good morning.

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

MR. MARTINEZ: Aaron Martinez.

MR. PACINELLI: And Peter Pacinelli.

CHAIRMAN JARMON: You are here requesting a release on these three lots?

MR. MARTINEZ: Yes, we are.

CHAIRMAN JARMON: Any questions from the committee? Recommendation?

MR. O'DWYER: These were just to be sold as -- to be side yards?

CHAIRMAN JARMON: Yes. Adjacent to his business.

MR. PURNELL: He's maintained since 1991?

CHAIRMAN JARMON: Yes.

Any further questions?

MR. O'DWYER: It appears from the
picture here there might be some rubble or debris
towards the back of the fence; is that right?

MR. MARTINEZ: There is a fourth
property in the corner that is not owned by us.
It has since been condemned and L&I is taking
down the property. But their wall collapsed onto
our property. Is that what your question was?

MR. O'DWYER: Is that the debris on your
property or no?

MR. MARTINEZ: The debris? Some of the
debris is on our property, but it can't be walked
near.

MR. O'DWYER: Can't be what?

MR. MARTINEZ: Can't be walked near it
to clear it up. The building is literally
tilting to come down.

CHAIRMAN JARMON: Any further questions?
Recommendation?

MR. GRADWOHL: Move to grant release.

MR. PURNELL: Second.

CHAIRMAN JARMON: All in favor?

(Chorus of Ayes)

CHAIRMAN JARMON: Thank you.

MR. MARTINEZ: Thank you.
CHAIRMAN JARMON: 2812 Wharton Street, Ramon Fernandez?

No? Going to table this.

1214 South 31st Street.

(Applicant approaches podium.)

CHAIRMAN JARMON: Good morning.

MS. MARION: My name is Terri Marion.

CHAIRMAN JARMON: You are the owner?

Representative?

MS. MARION: The owner lives in New Jersey, so they sent a letter saying that I could represent them.

CHAIRMAN JARMON: Okay. Any questions from the committee? Any questions?

Recommendation?

MS. TREGO: Move to grant the release.

MR. GRADWOHL: Second.

CHAIRMAN JARMON: All in favor?

(Chorus of Ayes)

CHAIRMAN JARMON: Thank you.

MS. MARION: Thank you.

CHAIRMAN JARMON: 2321 Feron Street.

(Applicant approaches podium.)

MR. TAYLOR: Good morning, everyone.
CHAIRMAN JARMON: State your name for the record.

MR. TAYLOR: Robert Taylor.

MS. TAYLOR: And I'm Yvonne Taylor.

CHAIRMAN JARMON: And Charlotte Taylor is?

MR. TAYLOR: She is our mother.

CHAIRMAN JARMON: You are here requesting the release?

MR. TAYLOR: Yes.

CHAIRMAN JARMON: Any questions from the committee?

MR. PURNELL: Originally a side yard?

CHAIRMAN JARMON: It was a side yard, yes.

MR. PURNELL: They maintained since '78.

CHAIRMAN JARMON: Yup.

MR. PURNELL: Motion to approve.

CHAIRMAN JARMON: I'm sorry. It's not a side yard. This is single family dwelling.

Picture is there.

MR. O'DWYER: The home is still habitable?

MR. TAYLOR: Yes, it is.
MR. GRADWOHL: I will amend Mr. Purnell's motion to approve the certificate of completion.

MS. TREGO: Second.

CHAIRMAN JARMON: All in favor?

(Chorus of Ayes)

CHAIRMAN JARMON: Thank you.

MR. TAYLOR: Thank you.

CHAIRMAN JARMON: 1631 West Edgeley Street.

(Applicant approaches podium.)

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

MR. WEISS: Jonathan Weiss, Templeton Properties.

CHAIRMAN JARMON: You are the current owner?

MR. WEISS: Yes, we are. We acquired the property in 2007.

CHAIRMAN JARMON: Any questions from the committee? Recommendation?

MR. O'DWYER: Property is habitable and occupied?

MR. WEISS: Yes, it is.
MR. O'DWYER: I move that we issue the release.

MS. TREGO: Second.

CHAIRMAN JARMON: All in favor?

(Chorus of Ayes)

CHAIRMAN JARMON: Thank you.

MR. WEISS: Thank you all.

CHAIRMAN JARMON: Next item 2252 East Cambria Street. Property that the City transferred to PHDC which has the old restriction on it. Looks like the vacant property that the current owner -- they were supposed to send me the information. I am going to table this. They never sent me the agreement of sale or the request.

1553 Belfield.

(Applicant approaches podium.)

MR. CORTEZ: Good morning. My name is Paul Cortez. This is my father Pablo Paul Cortez. We would like for the restrictions to be lifted on the deed.

CHAIRMAN JARMON: Any questions from the committee?

MR. PURNELL: You looking to sell the
property?

MR. CORTEZ: My father is going to pass the property over to me. He's going to sell it to me. We are going to develop it into apartments.

CHAIRMAN JARMON: You are going to develop it into --

MR. CORTEZ: Yeah. Into apartments.

CHAIRMAN JARMON: Now, we were trying to figure out where the lot was. Is it where all this grass is?

PABLO CORTEZ: No. Just small action in the back of the house.

MR. CORTEZ: See where the drain is exactly. That's -- there was cinder blocks that were there. So right there after that, that's not our property. So it's just there where you see the concrete.

PABLO CORTEZ: In the future we want to.

MR. CORTEZ: Eventually, we want to acquire that section. For right now, that doesn't belong to us.

MS. JOHNSON: Is it a structure?

CHAIRMAN JARMON: No. It's a lot. This
1 lot right here.

2 MR. CORTEZ: That's only ours.

3 Everything after that in green, I believe that

4 belongs to the City.

5 MR. PURNELL: Is it large enough to

6 develop now, or you need to acquire two adjacent

7 properties?

8 MR. CORTEZ: Well, what we are asking to

9 have the restrictions removed that's available to

10 develop now.

11 CHAIRMAN JARMON: He is just

12 transferring it to you?

13 MR. CORTEZ: Exactly. That's it. For

14 him to be able to do that, restrictions have to

15 be lifted.

16 MS. JOHNSON: You will need a variance

17 for housing. It's commercial.

18 MR. CORTEZ: Actually, it's residential.

19 MS. JOHNSON: I'm not sure. But okay.

20 CHAIRMAN JARMON: Any further questions?

21 Recommendation?

22 MR. GRADWOHL: Move to grant the

23 release.

24 MS. TREGO: Second.
CHAIRMAN JARMON: All in favor?

(Chorus of Ayes)

CHAIRMAN JARMON: Thank you.

MR. CORTEZ: Thanks.

CHAIRMAN JARMON: 2417 and 2419 North 7th Street. The Estate of Melvin Johnson.

(Applicant approaches podium.)

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

MR. WITTER: Sean Witter.

CHAIRMAN JARMON: You are trying to purchase the property from?

MR. WITTER: I am here representing the seller to release the reverter clause so that she can have permission to sell the property.

CHAIRMAN JARMON: Right. She sent the letter. I think this is the Estate of Mr. Johnson.

MR. WITTER: Yeah. Yeah. She is the executor of the estate.

CHAIRMAN JARMON: Any questions from the committee? Recommendation?

MR. O'DWYER: This transferred as a side yard?
CHAIRMAN JARMON: Yes, they were. Both were transferred as side yards.

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

MS. TREGO: Second.

CHAIRMAN JARMON: All in favor?

MR. THOMAS: Question. Is this coming from the Estate of Mr. Johnson?

CHAIRMAN JARMON: Yes.

MR. THOMAS: Do we have estate papers?

MR. WITTER: I believe she has copies of them, she will be providing title for.

MR. THOMAS: I request the --

MR. O'DWYER: I amend that motion to -- in addition to the certificate of completion to be contingent upon Chair receiving the estate papers.

MS. TREGO: Second.

CHAIRMAN JARMON: All in favor?

(Chorus of Ayes)

CHAIRMAN JARMON: They can get the estate papers to me.

MR. WITTER: I will get that to you right away.
CHAIRMAN JARMON: The next item was on the agenda March 28. He was to contact the person that was purchasing the property and find out what their proposal was. The guy plans to build a single family dwelling. The current owner lives in New York.

Can I get a recommendation? 994 North 5th Street.

Can I get a recommendation?

MR. GRADWOHL: So moved.

MR. O'DWYER: This is transferred as a side yard or this was transferred --

CHAIRMAN JARMON: It was supposed to have been a development, but then the guy sold it to someone. And then they sold it to this current person.

MR. O'DWYER: Oh, I see.

Second.

CHAIRMAN JARMON: All in favor?

(Chorus of Ayes)

CHAIRMAN JARMON: 2755 Reese Street.

(Applicant approaches podium.)

CHAIRMAN JARMON: Good morning. State your name for the record.
MS. GIRALDO: Good morning. Elizabeth Giraldo.

CHAIRMAN JARMON: You are here requesting a release?

MS. GIRALDO: Yes, ma'am.

CHAIRMAN JARMON: And Augosto was?

MS. GIRALDO: He is deceased. He was my father.

CHAIRMAN JARMON: You have the estate papers?

MS. GIRALDO: Yes.

CHAIRMAN JARMON: If you can get those to me.

MS. GIRALDO: Yes.

CHAIRMAN JARMON: He received this as a side yard to his property.

MS. GIRALDO: Yes.

CHAIRMAN JARMON: Any questions from the committee?

MS. GIRALDO: No.

CHAIRMAN JARMON: I'm asking the committee if they have any further questions.

MR. GRADWOHL: I have a question for the committee with regard to estate papers because we
just asked for it last time. Is that within the purview of the the Vacant Property Review Committee? As I understand it, we are reviewing whether they completed the necessary requirement for the per deed restrictions placed by the city?

MR. THOMAS: The answer I would give is you are asking for a release because they want to sell the property. The question is, do they have title.

MR. GRADWOHL: Right.

MR. THOMAS: They are the ones making the request. Do they have the authority to make the request.

MR. GRADWOHL: I understand that. What does the estate paper have to do with whether they completed the deed restrictions.

MR. THOMAS: Has to do with whether they have authority to make request.

MS. JOHNSON: Because they are not the actual person who originally acquired the property.

MR. GRADWOHL: I understand. Whether the applicant is actually allowed to make the
request. Got it.

CHAIRMAN JARMON: Recommendation?

MR. O'DWYER: Move we issue the certificate of completion contingent upon the applicant providing estate papers to the Chair.

MR. PURNELL: Second.

CHAIRMAN JARMON: All in favor?

(Chorus of Ayes)

CHAIRMAN JARMON: Thank you.

MS. GIRALDO: Thank you very much.

CHAIRMAN JARMON: You're welcome.

304 Cecil B. Moore Avenue.

(Applicant approaches podium.)

CHAIRMAN JARMON: Good morning.

MR. FINBERG: Hi, good morning.

Harrison Finberg, the owner of the property.

CHAIRMAN JARMON: You are here to sell the property. When did you purchase it from --

MR. FINBERG: I purchased the property in 2015. It was purchased, the property, at tax sheriff sale in 2007.

MS. JOHNSON: Is it residential building?

MR. FINBERG: It was a vacant lot when
it was purchased by the previous owner and by me. Since I purchased it, I built a single family home on the property. And what I ran into is the title company missed this reverter --

CHAIRMAN JARMON: Yes.

MR. FINBERG: -- the last two times I have had the property insured. Maybe because Cecil B. Moore Avenue used to be Columbia Avenue. Could have missed it that way. It looks like in 1986 the City deeded this to Heartwood Craftsman who is a carpentry business on that block. And the reverter was never taken off.

CHAIRMAN JARMON: Okay. Any questions from the committee?

MR. O'DWYER: Do you have certificate of occupancy?

MR. FINBERG: Yes. Someone lives there now.

MR. O'DWYER: Okay.

CHAIRMAN JARMON: Any further questions?

MR. PURRELL: Move to accept.

MR. O'DWYER: Second.

CHAIRMAN JARMON: All in favor?

(Chorus of Ayes)
CHAIRMAN JARMON: Thank you.

MR. FINBERG: One last question. If possible since I am selling this property tomorrow, would I be able to email you for a confirmation of this approval?

CHAIRMAN JARMON: Yes.

MR. FINBERG: Thank you so much.

CHAIRMAN JARMON: 5806 Master Street.

(Applicant approaches podium.)

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

MS. DRAKE: Good morning. I'm Mary Frances Drake. This is my daughter Terry.

MS. ROBINSON: Drake Robinson.

CHAIRMAN JARMON: I know that Ms. Drake has since transferred title to her daughters, and now they want to sell the property.

MS. JOHNSON: It's a house?

MS. ROBINSON: Yes.

CHAIRMAN JARMON: It's a house. We need to make a note that there is a $9,306 gas bill against the property which needs to be paid.

Are there any questions from the committee?
MS. TREGO: Were there any improvements made to this property?

CHAIRMAN JARMON: Yes. It was totally rehabbed before we transferred title.

MS. TREGO: Before the City?

CHAIRMAN JARMON: Before the City transferred title to her, yes.

MS. TREGO: All right. What was the intended use?

CHAIRMAN JARMON: She was using it for office -- what were you using it for?

MS. DRAKE: Yeah.

CHAIRMAN JARMON: She was with a nonprofit.

MS. DRAKE: Yeah. About the gas bill, I'm 87. And I'm a diabetic. I've been sick. Nobody in the house in the property.

What happened, now my daughter name got on it. By me being sick, I couldn't take care of nothing. When we read the deed, I didn't know all the stuff that was in it when they turned it over to me for $9,063. When the gas bill -- and the City come out and they said they been cutting it off. It's nobody in the property.
My son was there for a little while from West Philly. Let me tell you, everything get broken in and changing our community. I live on better street around the corner. But everything is changing out there. I'm a social worker, been working out of the University of Penn a long time. And my program was 33 years old.

So when my illness, I had to then go. And about that's the only thing. When we were reading the deeds, and we 15 percent and we sell it. I am satisfied. I can't do nothing anymore. I be 88. Sometime I go to Harrisburg with my daughter just to -- you know.

I am just here, you know, mercy of the court to see why that gas bill put on me. I don't care about nothing. I just want to get free so I can live a free life with all I life I got left, whatever.

CHAIRMAN JARMON: Not to cut you off, Ms. Drake, when you received an entry authorization back in 1991, under the entry authorization you are responsible for the utilities in that property. And that's why that gas bill is on that property. I think we
explained it to you a couple times over the
phone. But that gas bill follows that property.

Are there any questions?

MR. THOMAS: First to comment, Ms. Drake
you look good for 88. The question is, this deed
reverter or self-amortizing mortgage?

CHAIRMAN JARMON: We transferred this as
a gift.

MS. MEDLEY: Do you know what the
conditions on the deed are?

CHAIRMAN JARMON: It was five-year
restriction with a 15 percent that same
restriction.

MR. O'DWYER: If there would be
15 percent when sell --

CHAIRMAN JARMON: It says if you sell
it, you can't sell it for over 15 percent of what
you put into the property.

MS. JOHNSON: Is that true? They can't?

MS. MEDLEY: Without approval by the

VPRC.

MS. JOHNSON: There is an agreement of
sale now for the property.

CHAIRMAN JARMON: To sell it to someone
else. The property is now in her daughter's names.

MS. JOHNSON: Whether they take out the funds for it.

CHAIRMAN JARMON: Yeah. They would have to.

MS. JOHNSON: Take out the money for the gas. I am assuming that would happen.

MS. MEDLEY: I am assuming that would happen, yes. But the way the deed restriction says you cannot sell it for more than 15 percent over how much you paid to acquire the property and permits on that without prior approval. The committee can decide to allow them to sell it and ask 15 percent be given back to the City. You can interpret it that way or you can interpret you want 15 percent of the sale price.

MS. JOHNSON: We need to decide that now.

MS. MEDLEY: Yes.

MR. O'DWYER: Do we know how much money they put in to improve the property?

CHAIRMAN JARMON: No. No.

MS. JOHNSON: The agreement of sale is
CHAIRMAN JARMON: Huh?

MS. JOHNSON: Agreement of sale is for $35,000.

CHAIRMAN JARMON: Yes.

MR. O'DWYER: Do you know how much money you put into the property to fix it up?

MS. DRAKE: I had to do the basement when I got that. When they turned it over to me, I put in a bathroom. And out front the City came out and said pipes had to be done over, so they dug up the street. That was another $3,800. I been paying on that all this time. We had new rudders put all in.

I am just -- I am from North Carolina. And I'm not thinking about the money. I'm just thinking about can my daughter get that pressure off of her because she lives in Harrisburg and she have to come down to see about me. I don't have no children live with me. I have ten kids. But having the neighborhood -- I taught my kids to go and experience and get a life. Go to school. Get out of that neighborhood. Because it is -- the streets are breaking down, but I'm
not going to move.

I been in my house about 60 years. And I am going to stay there till god take me out of there. That's the way I am going to stay after most people. Let me tell y'all one thing.

Philadelphia need help. When we get -- we move from our neighborhood. And we are not there as a lamb for those who don't have nobody to motivate them. That's why I stayed. That's why I stay.

I went to college when I was 44. My first day i went in the house. I got ten kids. An this girl, her sister and all her children because they were too. I am going to stay in my house. But that house around the corner, is nobody there.

When we read the deed, we weren't supposed to provide it. So whatever y'all do, I thank God for the City for allowing me to help somebody as long as I could.

CHAIRMAN JARMON: Okay.

MS. DRAKE: I just hope y'all give her the right to get rid of it so she can be free.

CHAIRMAN JARMON: Okay.

MS. DRAKE: Her and her sister are
CHAIRMAN JARMON: Okay.

MS. DRAKE: They some good girls. They have been wonderful to their mother. God bless all of them.

CHAIRMAN JARMON: Thank you, Ms. Drake.

Can I get a recommendation from the committee?

MS. MEDLEY: I think what will be helpful, I believe, they are probably inclined to give you the release. It's a matter of trying to determine how much of the money, if any, you may need to pay back to the city in addition to settling the gas bill. Is it possible for your -- to do kind of like an itemized estimate of all -- all she did to improve the property?

MS. ROBINSON: We know there is a 15 percent repayment to the City, correct.

CHAIRMAN JARMON: Yeah.

MS. ROBINSON: Is that okay? Are you looking for more? Less than that?

MS. MEDLEY: It depends. If she put in -- which kind of sounds like she may have put in enough, that you wouldn't have to pay anything back to the city. We just need some of the
numbers to make that determination.

MS. ROBINSON: All right.

MS. MEDLEY: If she has the receipts, that would be great. If not, you can kind of just maybe jot down the estimates of what you did and how much they cost that would be helpful.

MS. ROBINSON: All right. How soon do you need that information?

CHAIRMAN JARMON: As soon as possible so we can get this release to you.

MS. ROBINSON: All right.

MR. O'DWYER: I am going to make a motion that we delegate authority to the Law Department to negotiate with you to figure out what the -- not negotiate, to get an itemized list of investments that you made in the property to figure out what that penalty for selling early would look like. And contingent upon that, the committee will grant the release.

MS. ROBINSON: Now the property is up for sale. I think we have a buyer for it.

CHAIRMAN JARMON: If you can get it in the next couple of days to me, yes.

MS. ROBINSON: Okay.
CHAIRMAN JARMON: The recommendation is --

MR. GRADWOHL: Second.

CHAIRMAN JARMON: All in favor?

(Chorus of Ayes)

MS. DRAKE: Thank you.

CHAIRMAN JARMON: You're welcome.

3240 North Lee Street. I am going to table this. They didn't send me the paperwork that I requested.

The next item is 1622 and 1624 Randolph, Janice.

(Applicant approaches podium.)

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

MS. HAMEEN: Najeeba Hameen.

CHAIRMAN JARMON: You are here requesting a release for the two lots at 1622 and 1624 North Randolph?

MS. HAMEEN: Yes.

CHAIRMAN JARMON: Are there any questions from the committee?

Recommendation?

MS. JOHNSON: Approve the release.
MR. GRADWOHL: Second.
CHAIRMAN JARMON: All in favor?
(Chorus of Ayes)
CHAIRMAN JARMON: Thank you.
MS. HAMEEN: Thank you all.
CHAIRMAN JARMON: You're welcome.
The next item is 2035 East Sergeant Street.
(Applicant approaches podium.)
CHAIRMAN JARMON: Good morning. Can you state your name for the record?
MR. VERGOS: My name Jose Vergos. Property owner at 2535 East Sergeant Street.
CHAIRMAN JARMON: You purchased the property from New Kensington?
MR. VERGOS: I'm sorry?
CHAIRMAN JARMON: You purchased it from New Kensington?
MR. VERGOS: Yes.
CHAIRMAN JARMON: Years ago?
MS. JOHNSON: It's a house. Is the house occupied?
MR. VERGOS: I currently live in it since 2007.
MS. JOHNSON: Okay.

CHAIRMAN JARMON: Any further questions?

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

MR. GRADWOHL: Second.

CHAIRMAN JARMON: All in favor?

(Chorus of Ayes)

CHAIRMAN JARMON: Thank you.

MR. VERGOS: Thank you.

The next and last item is 2048 North 6th Street. 1 APM Plaza Associates.

(Applicant approaches podium.)

CHAIRMAN JARMON: Good morning.

MR. RODRIGUEZ: My name is Rodriguez representing APM. We are seeking certificate of completion for 2048 North 6th Street. It's a vacant parcel part of an affordable rental program -- project from 1993. Project has been completed and put into service for over 20 years. And we are seeking to refinance it and rehab the property.

CHAIRMAN JARMON: Any questions from the committee?

MR. O'DWYER: Move we issue certificate
MR. GRADWOHL: Second.

CHAIRMAN JARMON: All in favor?

(Chorus of Ayes)

CHAIRMAN JARMON: Thank you.

MR. RODRIGUEZ: Thank you. All right.

CHAIRMAN JARMON: Like to add the minutes from May 9, 2017 Agenda. And the meeting is adjourned. Have a good day.

(VPRC Meeting adjourned at 11:30 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  
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