VACANT PROPERTY REVIEW COMMITTEE

Room 401, Caucus Room
Philadelphia, Pennsylvania
Tuesday, May 9, 2017
10:46 a.m.

PRESENT:

SUSIE JARMON, OHCD
WILLIAM NEWCOMB, ESQ., RDA
JEREMY GRADWOHL, COUNCIL PRESIDENT'S OFFICE
DEB CUNNINGHAM, PUBLIC PROPERTY
LINDA MEDLEY, LAW DEPARTMENT
LISA WALKER, REVENUE DEPARTMENT
LOWELL THOMAS, PHDC
GARRETT O'DWYER, PACDC
MEREDITH TREGO, COMMERCE
CAROLYN PLACKE, LISC
FRED PURNELL, OHC
JAMETTA JOHNSON, PLANNING COMMISSION
CHAIRMAN JARMON: Good morning, everyone. We are going to get started.

My name is Susie Jarmon. We have a couple items I need to make changes to. The first item is 1047 West Stella Street. We were asked to withdraw this property from disposition because they have a huge assemblage to put in that area. So this property has -- is going to be deleted from this agenda today.

The next item on page 2 down the bottom, there is an address change. The address for the adjacent owner should be 2855 North Watts Street. And the applicant's address is the 2853 Watts Street.

On page 4, in J, we have 1308 Warnock. The address should be 1308 Warfield.

On page 5, we have a 712 Emily Street, which should be 722 Emily Street.

So I want to get started. The first item I want to take is a property that's being transferred to Land Bank. This is a property that we are going to -- we are going to convey 69 properties to PHA. And then therein turn, have a
development plan. We have here representing PHA
Nick Dema.

(Applicant approaches podium.)

CHAIRMAN JARMON: Can you state your
name?

MR. DEMA: My name is Nick Dema. I am
Vice President for the Philadelphia Housing
Authority and the Capital Projects and Design
Development. Today we have a presentation that
PHA and the City of Philadelphia is working
together on C&I Grant, implementation grant that
we have received $30 million from the Department
of Housing Urban Development.

The first phase of that includes
developing 89 rental units adjacent to PHA's
existing Norris apartments. We have been working
closely with the Land Bank. Because under the
grant, all of the properties needs to be in
public ownership that we can develop. So over
the past year, we have been working with the
Philadelphia Land Bank to acquire publicly-owned
properties.

Currently, there are about 69
publicly-owned properties that go into this first
phase of development. In addition, PHA is trying to acquire a property, 1914 North 8th Street that is currently in private ownership. We tried to negotiate a amicable sale with that owner. We came to an agreement that we can acquire the property. The Land Bank will be actually doing the acquisition on behalf of PHA.

And the Land Bank will acquire 1914 North 8th Street in exchange for disposing of two City-owned properties, which is 1938 and 42 North Darien Street. In addition, there will be payment to the owner of $17,500. PHA will provide that compensation to the Land Bank. So, PHA will be covering all the costs related to this transaction.

CHAIRMAN JARMON: Are there any questions from the committee?

(No questions)

CHAIRMAN JARMON: Recommendation?

MR. PURNELL: Move to adopt.

MR. GRADWOHL: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

MR. DEMA: Thank you.
CHAIRMAN JARMON: You're welcome.

Next, are there any attorneys in the room.

(Hands raised.)

CHAIRMAN JARMON: Good morning. You are here for?

MR. CLINTON: I am here for a number of properties: 1312 South Harmony Street, 1330 South Grove, 3616 Sears, 3640 -- excuse me, 3634 Wharton Street and 1308 Warfield Street. My name is Henry Clinton.

CHAIRMAN JARMON: And these are properties that we sent letters to the applicant to revert title back to City ownership.

MR. CLINTON: Correct.

CHAIRMAN JARMON: I received a letter from you for the applicant.

MR. CLINTON: Correct. And I wanted to give you a status of where we are now.

CHAIRMAN JARMON: Okay.

MR. CLINTON: I brought some photographs. There are five properties that we -- my client received as a result of request for proposal from the Land Bank from RDA. And we
have two houses under construction now already
framed. The remaining three, I gave you the
status on those. The one under construction are
1330 Grove Street and 1308 Warfield Street.
1312 Harmony Street, L&I still reviewing
the permit. 3616 Sears Street, the building
permit has been issued, and foundation moving
forward in the next month. 3634 Wharton Street,
L&I has asked us for additional information to
submit to get the building permit. So of the
summary, two are under construction. Three are
on their way to construction.
I am asking for additional period of
time to complete the under three. I would think
within nine months to a year we will be done
everything.

MS. JOHNSON: When did you acquire these
properties?

MR. CLINTON: The properties were
acquired in September of 2015.

MS. JOHNSON: So, what's taking so long?

MR. CLINTON: Part of it we had to get
zoning on some of it because they were zoned
RM-1. And then we had the architectural plans
submit, and we are where we are now.

CHAIRMAN JARMON: Any further questions?

(No questions.

CHAIRMAN JARMON: Recommendations?

MR. PURNELL: I make a motion that we
grant the six-month extension as required as
allowed under our policy.

And if there is a need for additional
update at that time, sir, you should communicate
with the Chair personally Ms. Jarmon.

MR. CLINTON: I appreciate that.

MR. GRADWOHL: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Thank you.

(Applicant approaches podium.)

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

MR. TONER: Good morning. Paul Toner
with Orphanides and Toner. We are here on behalf
of Open Door Community Develop Corp. And the
property is located at 1633 and 1635 North Bailey
Street. I have a couple of additional documents.

CHAIRMAN JARMON: This is on page 7 of
MR. TONER: Thank you very much. We are asking for permission to transfer the property from the Open Door Community Development Corp to an LLC created. Its name is Warwick Holdings, LLC.

The two properties in question, which are both 13 by 86 and a half foot lots, were transferred to the Open Door Community Development Corporation on August 6, 2009. The corporation is an affiliate. And the -- with the Open Door Baptist Church. Over the past seven and a half years, the church has used these two lots as a side yard for picnics, gardening, basically accessory garden to the church.

They'd like to discontinue any accessory garden uses and transfer the property for development. The proposed buyer Warwick Holdings is going to develop two single family homes at these properties. I have a representative from the church from the Community Development Corp, Mr. Joseph Shell, can discuss if the Committee would like some of the church's recent uses and the property and the basis for which they want to
transfer. Asking for permission to release from reverter clause.

CHAIRMAN JARMON: Are there any questions from the Committee?

MR. GRADWOHL: Were these properties purchased at fair market value, or given discounted pricing at the time?

MR. TONER: At the time of the original 2009 purchase?

MR. GRADWOHL: Yes.

MR. TONER: I believe they were purchased for fair market value. The proposed transaction right now is for $24,000.

MR. GRADWOHL: Okay.

CHAIRMAN JARMON: Any further questions?

MR. GRADWOHL: It appears as though the lots will need to be cleaned based on the photos provide to the Committee.

MR. TONER: I handed up updated photos. As of last night, the lots were thoroughly cleaned. Once the transfer takes place, the new owner is in a position where he will be able to stay on top of the yard maintenance until the property are ripe for development.
MS. JOHNSON: Do you have any idea when you expect to develop?

MR. TONER: I believe very shortly after the transfer is approved, the reverter clause released. The buyer has amenities, has significant experience in the area of developing properties. And certainly ready, willing and able to get moving on the projects.

MR. GRADWOHL: I'm sorry. I am being told this was a nominal transfer in 2009.

MS. JOHNSON: In 2009.

MR. TONER: I apologize. You're right. We have the deed in our packet.

MR. GRADWOHL: Okay.

Ms. Medley, are you familiar with the clause on this property?

MS. MEDLEY: They maintained. They are satisfying all the deed restriction. I didn't know if that would change your position whether it was nominal or fair market value.

MR. TONER: Just to be clear, the church will testify if asked that when transfer was made, the intent was always to use the two lots for yard uses, which is in full compliance with
the agreement with the RDA.

MR. GRADWOHL: Okay. Given that the deed restrictions have been met, I move that we grant the certificate of completion.

MS. TREGO: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

MR. TONER: Thank you.

CHAIRMAN JARMON: No problem.

MR. TONER: We did have another property. I believe continuance request was made. It's at 1401 North 28 Street. It was seller --

CHAIRMAN JARMON: It's on the same page down the bottom, Acts Christian Transitional Service.

MR. TONER: If it wasn't already made, just ask for a brief continuance.

CHAIRMAN JARMON: It's on the agenda.

MR. TONER: Can we continue it off the agenda?

CHAIRMAN JARMON: Oh, you don't want it on here?

MR. TONER: No. The seller had a
CHAIRMAN JARMON: Okay. No problem. We are going to table this, the 1401 North 28th Street. Thank you.

MR. TONER: Thank you very much.

CHAIRMAN JARMON: The next item on page 3, 1323/252729 North 17th Street, Leon Bobby Realty, LLC.

(Applicant approaches podium.)

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

MR. PICCIRILLI: My name is Gantono Piccirilli, Clare Harrison for Leon Bobby.

Madam Chairwoman, members of the Committee, good morning.

CHAIRMAN JARMON: Good morning.

MR. PICCIRILLI: We are here today to request one year of relief to develop parcels 1323, 25, 27 and 29. There are two reasons why we are asking for a year of relief. Mr. Hill, my client, is passing around to you first a petition for conservatorship under Act 135.

The properties 23, 25, 27 and 29 sit on the east side of 17th Street. As a part of the
1 project on the west side of 17th Street, Mr. Hill
2 through his entity has accumulated several
3 parcels of property that would support parking
4 and ancillary items for the residents of the
5 senior housing he wishes to develop. The one
6 issue is that in the middle of all of the
7 properties 1326, 28 and 30 as well as the corner
8 property on 1700 Master is a property that has
9 been vacant for over 40 years and is, for lack of
10 a better term, being used as a heroin den.
11
12 So, we filed in August for
13 conservatorship. And we have a hearing next week
14 in front of Judge Fox for the purposes of
15 consolidating all of those parcels into the
16 property -- I mean, into the development that
17 Mr. Hill envisions. That process could take a
18 while. I can speak as a -- the property has been
19 vacant for over 40 years. And the folks who
20 owned the property they happen to pass in the
21 1970s. And we have a very difficult time finding
22 their heirs.
23
24 So you know, took some due diligence on
25 our part. But we have this petition. And our
26 hope is to consolidate that parcel with the
handful of parcels on the west side to kind of 
create ancillary amenities for the residents who 
live on the property at 23, 25, 27 and 29. 
And in addition to that, there is a 
second reason which is the zoning in this area 
has been down zoned. So now, we anticipate at 
least a zoning process that will need to occur to 
allow for the development envisioned by Mr. Hill. 
So therefore, we respectfully request a 
year -- a year's time to come back before the 
Board or, hopefully, really get started. And we 
talked to our folks that we are working with to 
move this forward. But the center lot and zoning 
will create a time -- temporal hardship for us. 
CHAIRMAN JARMON: Any questions? 
MS. TREGO: I'm sorry. I guess I'm just 
looking for clarification as to why the east side 
properties which are looking for the extension, 
can they not proceed -- like, is the project not 
viable unless the west side is also developed? 
Or could the east side proceed in advance of 
getting the west side figured out? 
MR. PICCIRILLI: Theoretically, the east 
side could proceed if we are going -- at least
our thought and, you know, sometimes we are not always thinking the same way as the Board. But our thought is that if you present the project to the community one time with parking and those ancillary amenities that, especially in light of the down zoning, that, you know, concerns such as parking and those types of typical Philadelphia neighborhood concerns will be addressed.

And so, we are tying them together.

They don't necessarily have to be, but it makes for more viable projects.

MR. HILL: Excuse me. If I may, my counsel is being polite.

I'm sorry, my name is Leonard Hill. My counsel is being polite. The bank is not going to finance half a project, that's why it's all together. He is being polite. The bank is not going to give me money. Can't do one without the other. They are not going to finance the parking lot without financing the building.

MS. JOHNSON: What is it you're building?

MR. HILL: Trying to do senior housing on the west side. And the east side would be
parking. I've been collecting the parcels since --

MR. PICCIRILLI: You reversed it.

MR. HILL: Sorry. The west side is for the building. The east side is for the parking. The west side started collecting the parcels back in 2006.

MS. JOHNSON: How many units are you talking about?

MR. HILL: I'm not sure yet.

MS. JOHNSON: What's your parking requirement?

MR. HILL: Once we get the total package together on the west side, we will then present to the community. I've already gone in front of the community and got community support for the project. After we put everything together, then we will be able to decide what it is and how far we are going to get on our financing.

MR. GRADWOHL: Mr. Hill or counsel, do you have any information about the senior housing you are planning to produce? Are you planning to do this with subsidy or just out of pocket?

MR. PICCIRILLI: We intend to look at
any subsidies that's available, tax credit, financing to the extent that's even remotely available. But you know, obviously, we don't want to put -- leave anything off the table.

MR. GRADWOHL: Okay.

MR. PICCIRILLI: Right now we have a -- we set up meetings with our design -- start of our design team in hopes that we can get the ball rolling on both sides of the street. And you know, the issue is when you see the property in front of you, even if we were not to obtain or put that property into someone else's hands, that property is a safety risk, as well. And we are concerned about that property and anyone who would want to live across the street from it.

I don't think -- it's a good site. So we are trying to, you know, essentially take care of that property as part of a more local venture.

MR. GRADWOHL: Understood. So getting back to my original question, do you have any information you can share about the project in terms of, you know, with respect to financing, number of units, stuff you can share with Committee that essentially shows what the plans
MR. HILL: With regard to subsidy, will I try to get a subsidy? Yes. I already -- when the government requested information about two months ago with regard to our account, the State representative put us on the sheet for that. But I'm really not banking on that. I am willing to finance the project myself. I mean, we would like to get subsidy. But if not, I can finance the project myself.

And with regard to the second part of your question, I would like to go three to four stories up. That's where I would like to go. Which is the zoning that was in the place at the time. But as we know, the zoning changed two weeks ago, so that is going to be an additional hurdle. I am confident that we can work with the community. The community needs this. We need senior housing.

MR. GRADWOHL: Absolutely.

MS. JOHNSON: You acquired the properties when?

MR. HILL: I started acquiring these properties in 2006 when no one was there.
MS. JOHNSON: When did you acquire them from the City is what I'm asking?

MR. HILL: Oh, I'm sorry. On the east side, December of 2015.

MS. JOHNSON: Okay. And right now there is -- photos I saw, there were vacant cars or cars parked on the --

MR. HILL: They were. Those are gone.

Those are gone.

MR. GRADWOHL: Would it be too much to ask for you to bring back more explicit plans a month from now that shows, you know, some kind of unit breakdown, number of square feet by floor.

MR. PICCIRILLI: If the Committee requests it, we would happily provide architectural, whatever is necessary. We would ask for a more than a month. Maybe two months, three months, but we would be happy to provide that.

MR. HILL: The issue -- if I may. The issue with keep coming back for more time is this. It's hard to give a project -- it's hard to give you a rendering of a project if I don't have all the parcels. That's why we are in the
middle of the conservatorship. That is why we need more time. Once we get more time, we are going to acquire this property. There really is no opposition with regard to the conservatorship. And then I still have to come before you anyway, but we need the time. I'm spending money and money and I -- you know, I would like to move forward.

MR. GRADWOHL: Okay. I'm just a little concerned with granting an extension with no project details.

MR. PURNELL: I would ask that we make a motion to allow this developer a six-month extension. At which time, he comes back before the Committee and presents his plan within that six-month period. And at that point, we can greenlight the project or allow it to continue further.

I believe under the purview of this Committee, we can give only a six-month extension. And it seems to be two issues here, a legal issue and a development plan issue. Neither of which is going to be resolved in six months.
So my motion, again, is that we grant a six-month extension and allow Mr. Hill to contact the Chairperson when ready to represent some much more vetted plans for this development.

MR. THOMAS: I will second the motion, but I have a question before we vote. What's the likelihood of making a decision on the conservatorship within that six months.

MR. PICCIRILLI: We had hoped to already have a decision. But having to find the legal heirs of Mr. and Mrs. Hazel has proven difficult. They had passed away over 21 years ago, and neither had an estate. We effectively had to raise the estate, find heirs. We have found a cousin in New York who, if there are -- if there is money paid for this property, will ultimately receive those funds. But without having the heirs, we could not -- we could not proceed, so we needed to do that.

And we have come to the end of that road. And so, you know, we are hopeful that within 90 days, we will have a hearing on the merits of the conservatorship condition. And we
will have a hearing on the merits of
conservatorship petition. We do not expect that
it will be opposed in any way. You know, this is
essentially potentially free money to some heir
in New York who may have never met Mr. and Mrs.
Hazel.

MR. THOMAS: As currently envisioned,
does your project require any
additional acquisitions?

MR. PICCIRILLI: Sorry?

MR. HILL: Any additional acquisitions?

MR. PICCIRILLI: No. No. This just
happens to sit right in the middle of everything.

It's a keystone in a way.

CHAIRMAN JARMON: I got a second from
you.

All in favor?

MR. PURNELL: I repeat the motion. I
motion that we grant six-month extension for Mr.
Hill to represent his plan.

Is there a second?

MR. THOMAS: There was a second.

CHAIRMAN JARMON: All in favor?

(Ayes.)
CHAIRMAN JARMON: Thank you.

MR. GRADWOHL: Can I make an informal request that you relay information about the status of your conservatorship case to the Committee as it progresses within the next six months?

MR. HILL: Sure.

MR. PICCIRILLI: Thank you, Madam Chair, and members of the Committee.

CHAIRMAN JARMON: You're welcome.

Any other attorneys?

(Hand raised.)

MR. MCHUGH: Matthew McHugh. Here on behalf of 1619 Ridge Avenue, LP for the properties at 1617 and 1619 Ridge Avenue.

CHAIRMAN JARMON: You're here asking for a release of the restrictions. This is on page 6.

MR. MCHUGH: This is a request to authorize the transfer of the property to a third party, and also an extension of the deed restrictions for a period of two years. I sent a letter to the Committee outlining kind of the details and process of what's going on with this
Partnership that I represent purchased the property in January 2015, planning to develop it as a multifamily residential unit. They went forward with the project, obtained financing, bought supplies. And then there was a dispute within the partnership that resulted in them splitting ways because of some differences there.

My clients have -- we're in the process of negotiating agreement of sale with local developer when the deed restrictions came to light that caused agreement to be terminated. Now they are back before the Committee asking for authorization and transfer, and also extended deed restrictions. They are simply looking to recover the money that had been advanced under the mortgage and to pay off a supplier who provided some materials for the site.

CHAIRMAN JARMON: Are there any questions from the Committee?

MR. GRADWOHL: So, are you looking to just have the dead restrictions that are currently placed on the property transferred to the next owner?
MR. MCHUGH: Right. And extended, also.

They are up at this point. We would ask for an extension.

MS. CUNNINGHAM: Oh, the year. You are talking about -- okay.

CHAIRMAN JARMON: Yeah.

MR. GRADWOHL: I guess you are also looking for consent to sell?

MR. MCHUGH: And authorization to transfer the property.

MS. TREGO: This -- this project came to the Planning Commission, just as sort of a heads up. It does sound like the only way forward -- is currently kind of a construction site. To really get something completed on the site is to allow for the transfer since the current owner is not able to complete the project.

MR. GRADWOHL: It will be a one-year deed restriction, at which point you would have to come back after the year to request the six-month extension.

MR. MCHUGH: That's fine. We asked for two. We will live with one.

MR. GRADWOHL: Just I believe -- Linda,
you can correct me if I'm wrong -- I believe that's -- we are authorized to give one year.

MS. MEDLEY: Just it will be the same deed restriction that are on the current deed transferred over to the new one.

MR. GRADWOHL: Okay.

MR. MCHUGH: If that's the best we can do, that's fine.

MR. GRADWOHL: Then I move to -- I move to recommend -- I move to recommend to allow the consent to sale and transfer of deed restrictions for 1617 and 1619 Ridge Avenue.

MS. TREGO: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

MR. MCHUGH: Thank you for your time.

CHAIRMAN JARMON: Thank you.

(Applicant approaches podium.)

CHAIRMAN JARMON: Good morning.

MR. SHINGLES: Ladies and gentlemen, good morning. My name is Evan Shingles. I am an attorney. I am here on behalf of Benjamin Szczurek.

CHAIRMAN JARMON: The address that
you're here for?

MR. SHINGLES: It's 1436 North Cadwallader Street. Mr. Szczurek is an out-of-state property owner seeking to transfer the property pursuant to a brokered sale. At some point during the title search, it was discovered that in 1991 a deed restriction was placed on the property. And this is some three or four purchases ago. The deed restriction was placed on the property whereby remained undeveloped that the property would revert back to the interest of the City of Philadelphia.

Obviously, here we are in 2017. And the buyer is concerned that after purchase of this property, this reversionary interest will remain intact. And the City will act. My client has sent me here to request that the deed restriction be removed so he can proceed with the sale.

CHAIRMAN JARMON: Any questions from the Committee?

MR. GRADWOHL: What is the buyer's plans with the property?

MR. SHINGLES: I knew that would be a question. I despair, I don't have an answer for
it. I do know that the zoning is ICMX. My
suspicion will be the development consistent with
that zoning. Unfortunately, I've just been sent
here on behalf of the seller.

MR. GRADWOHL: I'm sorry. I
misunderstood you from before.

MR. SHINGLES: I apologize. Forgive --

CHAIRMAN JARMON: Any further questions?

(No further questions)

CHAIRMAN JARMON: Recommendation?

MR. GRADWOHL: Move to grant the
release.

MR. PURNELL: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Thank you.

MR. SHINGLES: Thank you very much.

Have a great day.

CHAIRMAN JARMON: You're welcome.

(Applicant approaches podium.)

CHAIRMAN JARMON: Good morning.

MR. MACINTYRE: Good morning. Paul
Masciantonio. I am here for 2652 Ritter Street,
which was purchased by Mr. Thomas Hunt, Jr. in
March 8, 2001. We are requesting release of the deed restriction so that the property can be sold.

CHAIRMAN JARMON: He was here last month for the 2650. However, this one was not included on the agenda for the release.

MS. JOHNSON: Excuse me. This property is in a residential zone?

MR. MASCIANTONIO: Yes, I believe so; is that correct? It's in a residential neighbor.

MS. JOHNSON: They constructed something on it?

MR. MASCIANTONIO: No. I believe it's a vacant lot. Is that correct? It's vacant, right.

MS. JOHNSON: No. I see two -- I see the structure on it.

MR. MASCIANTONIO: Yes. There is like a one-story concrete block.

MS. JOHNSON: It's a home repair business there operating? I see a sign on the door. There are two structures. Do you have a CFO or the structure because --

MR. MASCIANTONIO: He doesn't own it.
He's purchaser, I think.

MS. JOHNSON: I think there is a illegal structure on the lot is what I am saying. From the photos, it appears there is an illegal structure on the lot.

MR. MASCIAntonio: I believe what I remember him saying is that it was just kind of like a shed or a garage or something.

MS. JOHNSON: I looked at a photograph, and I actually saw a structure with a glass door. Do I have the wrong property?

It says a home repair building. There is a door. There is no CFO for that building. As far as I know, it's residential zone. That's an illegal structure. I don't know what your transfer --

MR. SHERAM: My name is Mark Sheram, S-h-e-r-a-m, the perspective purchaser of this property. I believe that what's there now is pretty much kind of like a pool house or a pool and adjacent lot. It appears, like, vacant to me.

CHAIRMAN JARMON: What are you going to -- you're going to develop there?
MR. SHERAM: Yes, correct. For single family home.

CHAIRMAN JARMON: You are going to demolish that?

MR. O'DWYER: At the last meeting, we looked at the same pictures.

CHAIRMAN JARMON: It actually should have been --

MR. O'DWYER: There is a picture of a pool and a garage.

MR. MASCIANTONIO: They are contiguous lots.

CHAIRMAN JARMON: Yeah. It's two together we only put the one on the agenda last month. We should have put two. They are right together.

MS. JOHNSON: You are demolishing these structures?

MR. SHERAM: That's correct.

MR. PURNELL: Do we need that to happen in advance?


Any further questions?

(No further questions)
CHAIRMAN JARMON: Recommendation?

MR. GRADWOHL: Move to grant the release.

MR. O'DWYER: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Thank you.

Any more attorneys?

(No response.)

CHAIRMAN JARMON: We are going to get started.

The first item, 1047 West Stella Street is deleted from the agenda.

The next item is a side yard, 2936 North 6th Street. Can I get a recommendation?

MR. GRADWOHL: So moved.

MR. O'DWYER: Second.

CHAIRMAN JARMON: The next are Urban Garden Agreements, which I can accept -- all in favor?

(Ayes.)

CHAIRMAN JARMON: Thank you.

The next items are Urban Garden Agreements that I can accept.
The next was approved for Land Bank, the two Darien Street properties.

Next item is another property to be transferred to an applicant from the Land Bank, which is a side yard, 2855 North Watts Street to Michael Beatty who resides at 2853 North Watts Street.

Can I get a recommendation?

MR. PURNELL: Move to accept.

MS. TREGO: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Thank you.

Next item, 1818 Frankford Avenue. The applicant says she's unable to attend the meeting.

Did everybody read the items? This one that initially we had the picture taken, and it was a bunch of junk in the front of the lot. She has since done the improvements on the lot and is requesting an extension.

MR. GRADWOHL: As I read the information that she presented, it seems like her proposal now is not that different.
CHAIRMAN JARMON: Right.

MR. GRADWOHL: It's not that different then what she was originally proposing. It's a similar outdoor green space. Therefore, I move we grant the six-month extension.

MR. O'DWYER: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Thank you.

5116 Pentridge.

(Applicant approaches podium.)

MR. LUTZNER: Hi. My name is Jeffrey Lutzner. I'm one of the members of Fatty Tuna, LLC. How are you.

CHAIRMAN JARMON: Good.

MR. LUTZNER: We originally planned to put parking on that area, contiguous with some other lots that we own. Our planned tenant, who was a mechanic across the street, ended up changing locations. We no longer needed the spot.

Most recently, we have approached the community, Cedar Park Neighbors, to have a pop-up beer garden this summer which would start June 23
and go through September. Improvements have started. We have fenced the area. We have cleaned up. And I have a letter of support from Cedar Park Neighbors.

CHAIRMAN JARMON: Are there any questions from the Committee?

MR. LUTZNER: Additionally, we also received used permits from the City to have a sit-down restaurant that was requested for the pop-up beer garden.

MR. GRADWOHL: I'm sorry. You say you do have the permits?

MR. LUTZNER: Yes, we do. Would you like a copy of that?

MR. GRADWOHL: Your original plan was parking lot. And you are amending it to be a pop-up restaurant/beer garden?

MR. LUTZNER: Yes.

CHAIRMAN JARMON: Here it says CPN, which is Cedar Park Neighbors, support a temporary 50 days pop-up beer garden permit to end September 16, 2017.

MS. JOHNSON: What will you do after the beer garden is --
MR. LUTZNER: We have been approached by some in the community to convert it to a neighborhood garden. We are not a hundred percent sure what the next step would be. We do have -- eventually, have some development plans considered, although nothing has been formally worked out.

MR. O'DWYER: If we grant the six-month extension, you will be coming back in November. Will you have more long term concrete plans --

MR. LUTZNER: Yes.

MR. O'DWYER: -- for what you --

MR. LUTZNER: Yes. Based upon the success of this event this summer, we would consider a longer term investment for something similar there. We do own a property, 5110, that is contiguous to this property and talk about improvements on that.

MS. JOHNSON: You own 5110 through 5120?

MR. LUTZNER: Yes, we own 5110 through 5120.

MS. JOHNSON: It's not one -- you own multiple lots here.

MR. LUTZNER: Yes.
MR. GRADWOHL: So outdoor space is the end all be all what you are proposing here.

MR. LUTZNER: For right now, yes.

MR. GRADWOHL: Okay.

MR. LUTZNER: Yes. For the near future.

MR. GRADWOHL: Because that doesn't differ that much from the parking lot, wouldn't it make more sense as a certificate of completion -- I guess, you know what -- I'm sorry. I'm thinking out loud.

You would have to come back in six months with this extension. At which point, we could be reviewing for certificate of completion because you would have completed outdoor space. It would just differ from the parking lot proposal.

MS. JOHNSON: But it's a temporary use as a pop up. That's not going to be a --

MR. GRADWOHL: Right. It's different than development proposal, though, because initial proposal was for parking lot.

MS. JOHNSON: I think we would like to see some long term plans of what's going to be here unless the pop-up use is for the summer.
MR. LUTZNER: The original agreement was
for a parking lot, though.

MS. JOHNSON: Right. I understood it
was something to do with parking because of all
the cars. Were there vehicles stored on this?

MR. LUTZNER: There were no vehicles on
that. Ended up becoming a sort of short dump
site. We fenced that about six months ago to
prevent that from happening. There are a number
of garages on the block.

We were -- there was a great amount of
support from the community to make any sort of
improvement on the block based upon kind of
history and the dumping on that block. So, this
was an alternative to the parking lot. The goal
is to keep it free and clear --

CHAIRMAN JARMON: Right.

MR. LUTZNER: -- to prevent dumping. By
creating more traffic, we think that's going to,
you know, promote that.

MR. GRADWOHL: I move we grant the
six-month extension. At which point in October
when that is up, the Committee would like to see
some formalized plans as to what you plan to do
1  with this long term.
2       MR. LUTZNER: Okay.
3       MR. O'DWYER: Second.
4       MR. THOMAS: Legal question, are we --
5  use of alcohol is not forbidden or are there any
6  limitations on the restrictions?
7       MS. MEDLEY: No.
8       MR. O'DWYER: Second.
9       CHAIRMAN JARMON: All in favor?
10      (Ayes.)
11      CHAIRMAN JARMON: Thank you.
12      MR. LUTZNER: Thank you very much.
13      CHAIRMAN JARMON: 913 Chang?
14      (Applicant approaches podium.)
15      MR. MURPHY: My name is Brendan Murphy.
16      I'm the owner of 913 Chang Street. I received a
17      notice that this lot was out of compliance. I
18      acquired this through the side yard program in
19      April of 2014.
20      I do believe it to be in compliance. I
21      have maintained the property since the time I
22      acquired it. Due to the surrounding area and
23      some neighboring construction, I'm not sure if
24      when an inspection was performed, the correct
 parcel was photographed or evaluated. I am
honestly not sure exactly what happened.

CHAIRMAN JARMON: I think that's what
happened. I think they took a picture of the lot
that had all of the rocks and bricks on it.

MR. MURPHY: Correct.

CHAIRMAN JARMON: I think it was
incorrect picture.

MS. JOHNSON: I just had a question.
This lot is not directly adjacent to your house?

MR. MURPHY: It connected to the side
yard adjacent to the house.

MS. JOHNSON: The side yard is adjacent
to your house. But this lot doesn't actually
share any lot lines with your house?

MR. MURPHY: Correct. When I acquired
it through the side yard program, it was
explained to me that up to two parcels. So, in
this case, adjacent to a side yard was an
acceptable use for the side yard program.

CHAIRMAN JARMON: Because you own the
915.

MR. MURPHY: I own 911 Chang Street.

CHAIRMAN JARMON: Right.
MR. MURPHY: Which is adjacent to my residence.

MS. JOHNSON: Which is also vacant lots, so you own the two lots.

MR. MURPHY: Correct.

MS. JOHNSON: Are they landscaped or you are just using them?

MR. MURPHY: Both landscaped and both used exclusively as side yards.

MS. JOHNSON: But there is development going around you, you're saying?

MR. MURPHY: Correct. There is some recent construction on 912 Taney Street which partially shares a line with 913 Chang Street towards the rear corner of the property.

MR. PURNELL: Your intention is to continue using it as a side yard?

MR. MURPHY: Exclusively as a side yard.

CHAIRMAN JARMON: Any further questions?

MR. O'DWYER: Do we need to make a motion or vote on this? What is being asked of the Committee here seems like it is -- he is in compliance.

CHAIRMAN JARMON: Yeah. He is in
compliance. But I think --

      MR. O'DWYER: Sorry to have you come here.

      CHAIRMAN JARMON: But I think you have a self-amortizing mortgage, am I correct?

      MR. MURPHY: I do.

      CHAIRMAN JARMON: We will be back in touch with you at that time.

      MR. MURPHY: Once that is completed.

      CHAIRMAN JARMON: Yeah.

      MR. MURPHY: Great. Thank you so much.

      CHAIRMAN JARMON: All right.

Next item is 225 South 60th and 613 South 60th Street.

      (Applicant approaches podium.)

      MR. BANTEL: George Bantel, member of the WPRE Board.

      CHAIRMAN JARMON: Good morning. We have the attachments here. Can you just explain what is going on.

      MR. BANTEL: Sure. This is two sites. One is 613 South 60th Street. It is part of affordable housing development. We were awarded tax credits from the Pennsylvania Housing Finance
Agency. And have broken ground on the project overall, but this is one of 60 sites. We have not gotten to this project yet, this property yet. But we do have zoning permits, and we are ready to break construction in the near term.

MR. O'DWYER: When do you expect construction to be completed?

MR. BANTEL: By the early next spring at the latest.

MS. JOHNSON: What is being built here?

MR. BANTEL: Four bedroom, single family home.

MS. JOHNSON: On both properties?

MR. BANTEL: On the first 613 South.

MS. JOHNSON: And what about --

MR. BANTEL: The second property on the 200 block of South 60th Street is part of a larger project known as Imperial Ballroom. There is a site at 219 -- I'm sorry, 215-219 South 60th Street because this is a large vacant warehouse which is in need of renovation. We have assembled all the properties between 215 and 239 South 60th Street. And are looking -- of which 225 is part, and we are looking to rehabilitate
the Imperial Ballroom and create a community park on -- between Chancellor and Spruce Street on South 60th Street, as well.

CHAIRMAN JARMON: Any further questions?

(No further questions.)

CHAIRMAN JARMON: Recommendation?

MR. O'DWYER: Just to clarify, so you know, this Committee can only grant six-month extensions.

MR. BANTEL: Understood.

MR. O'DWYER: When you come back, we anticipate there will be progress already underway in developing these.

MR. BANTEL: Correct.

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

MR. GRADWOHL: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

MR. BANTEL: Thank you.

CHAIRMAN JARMON: You're welcome.

5351 Irving Street. The applicant lives in Virginia. But we have pictures attached where he is developing the property, has done some
improvements. And he is asking for a six-month extension.

MR. PURNELL: Motion to accept.

MR. THOMAS: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: 2346 to 2354 West Sedgley Avenue.

(Applicant approaches podium.)

MS. MANGUAL: Hello. Carla Mangual with Mangual Excavations. We are requesting an extension on the development of the property. In the last year, we have been working to acquire the adjacent lots and buildings. I believe in February of '16, we acquired 2314-44, which is the warehouse in the corner. And also in April of '16, we went to contract on 2356-64 West Sedgley which the owner has some title issues that we are trying to clear up. Once that is complete, we will move forward with the building process for the permanent headquarters of our company. As of now, we have cleaned the site, removed all debris, fenced the property to prevent dumping.
And we do store our commercial construction equipment there.

MR. GRADWOHL: As I understand it, in your original proposal was to build the headquarters on 2346-54.

MS. MANGUAL: Correct.

MR. GRADWOHL: But because you acquired adjacent properties, the same headquarters will be built somewhere on that site?

MS. MANGUAL: Correct. We actually have a whole block with the exception of the silos and the one block in the middle. So now, we are acquiring the warehouse. We are changing our plans a little bit. We are working with Secada Architecture. The corporate headquarters may or may not be on that specific property, but it will be one of all of our business. So, it may be a parking lot or our material storage.

MS. JOHNSON: But the restriction required development of this lot?

CHAIRMAN JARMON: I'm not sure. What was your original plan with these?

MS. MANGUAL: To build our corporate headquarters office on that site.
CHAIRMAN JARMON: It would not have been a restriction in the deed to do that.

MS. JOHNSON: It would not.

MR. GRADWOHL: Just the one year comprehensive land use.

CHAIRMAN JARMON: Yes.

MR. GRADWOHL: What -- you are not asking for an extension, per se. You are looking for a change of proposal for this lot, even though spirit of the development itself stays the same?

CHAIRMAN JARMON: Well, this is one of the properties that was in the group of letters that we sent out we were going to revert title, so they are asking for an extension.

MR. GRADWOHL: Okay.

MS. JOHNSON: Because there was an expectation that there would be some construction on the site. Now there is not going to be construction on this lot, per se, but on the adjoining -- because this was going to be their headquarters. Now they have acquired another structure for headquarters. This will be ancillary, some sort of parking.
CHAIRMAN JARMON: This is going to be parking?

MS. MANGUAL: We are not sure. We acquired 2314.

CHAIRMAN JARMON: Okay.

MR. O'DWYER: We should hold off on any change of proposal until they make the acquisition they need and know what their plans are going to be.

When do you believe that you'll figure out the title issues on those outstanding properties to acquire and go to settlement?

MS. MANGUAL: From what I understand, we are only waiting on one property which is 56. That is such -- I believe has a lien with the City that they was trying to resolve or should have been resolved years ago. He has the right proof of that for title.

MR. O'DWYER: You anticipate that happening quickly, like in the next month or so?

MS. MANGUAL: I do.

MR. O'DWYER: And then how long after that will you -- it take to begin construction, and how long for construction to be completed?
Do you have a sense of that?

MS. MANGUAL: Hopefully, if we are able to go through with settlement on that lot, then I would like to request a different proposal for the property. Being as we have obtained 2314, there is already a four-story structure there. Therefore, we wouldn't have to build. It's adjacent to 2346. So then at that point, we might be able to use that space for our equipment and/or employee parking.

So right now, I do have the plans for, you know, lighting and sidewalk and things of that nature. But I didn't bring the actual building plan.

MR. O'DWYER: If they acquire the properties that they need in the next two months and finalize their plans, do they need to comb back here in two, three months to change their proposal? Or can we give them a six-month extension, they can start whatever they need to do and then come back?

CHAIRMAN JARMON: Yeah. We can give them a six-month extension. And then they can let us know if it happens before that.
MS. MANGUAL: Okay.

MR. O'DWYER: Motion to grant the six-month extension.

MS. TREGO: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Thank you.

MS. MANGUAL: Thank you.

CHAIRMAN JARMON: 1718 Annin Street.

(Applicant approaches podium.)

MS. KHUTORANSKY: Good morning. My name is Ms. Khutoryansky. I'm here on behalf of my brother who is the applicant and the owner of 1718 Annin Street. We are requesting a six-month extension so we can complete construction on the property.

CHAIRMAN JARMON: And the reason you hadn't is because of a lawsuit that was going on?

MS. KHUTORANSKY: Correct. There was a lawsuit where my family was threatened with an injunction against the property, which our lawyer advised us would be costly and would take time to fight. So, he suggested that we would just file a preliminary objection to clear the property off
the lawsuit. But the lawsuit ended up ending before that.

MR. GRADWOHL: What is the current status of the property with regards to its construction schedule?

MS. KHUTORYANSKY: So, all of the construction permits have been granted. The property has been cleared. There is a fence around it, and construction is supposed to start later this month. It's been surveyed. the land has been tested. Everything is ready to go. The last permit was granted, which was last week, I believe.

MR. O'DWYER: What's your time frame for build?

MS. KHUTORYANSKY: We hope to have it done by fall.

MR. O'DWYER: Motion to grant six-month extension.

MR. GRADWOHL: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Thank you.

MS. KHUTORYANSKY: Thank you.
CHAIRMAN JARMON: 3901 North 8th Street?
(No response.)
CHAIRMAN JARMON: Going to table this
until next month.
Next item, 5836 Germantown Avenue,
Weinstein Properties.
(Applicant approaches podium.)
MR. WEINSTEIN: Thank you. Kevin
Weinstein of Weinstein Properties. And we are
seeking an extension on this property for a
one-year period.
We were -- this is part of A seven lot
property that is adjacent to the YWCA building in
Germantown. And we were -- we have been waiting
for development of the YWCA. But at this time,
we are ready to move ahead with renovating this
building. And we already renovated the building
next door at 5838 Germantown Avenue. And it's
currently occupied.
MR. THOMAS: Madam Chair, I recuse
myself from any deliberation or vote on this
matter as Mr. Weinstein is the Chair of the Board
of PHDC. And I would make a recommendation that
someone else should recuse himself, as well.
MR. PURNELL: And hearing my counsel, I also recuse myself from this vote because I do sit on the PHDC Board, also.

MR. GRADWOHL: Mr. Weinstein, your letter references a portion where it says you would either renovate or demolish the property. Are you saying now that you have chosen the path of renovation?

MR. WEINSTEIN: That is correct. We are ready to renovate.

MR. GRADWOHL: Okay. When do you anticipate the renovation to begin?

MR. WEINSTEIN: We need approximately three months for design, a month for permits. And so, we will start renovating within six months.

MR. GRADWOHL: Okay. In that case, I move that we grant the six-month extension. And in October, I hope to see more progress on the property.

MR. WEINSTEIN: Can I just ask if that's the six-month extension, we just have to get building permits by that point of time or we have to finish the project?
CHAIRMAN JARMON: No. If you are working on getting permits -- I know it's going to take a while.

MR. GRADWOHL: Yeah. Unfortunately, we can only offer six-month extensions at a time. That would be standard.

MR. WEINSTEIN: Thank you. I understand.

MR. GRADWOHL: I made a motion.

MR. O'DWYER: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Thank you.

MR. WEINSTEIN: Thank you very much.

CHAIRMAN JARMON: The next items are 2646 Manton, 2648 Manton, 1233 South 27th Street, 1121 South 26th, 1124 South 26th and 1100 South 27th Street for 2632 Federal Street, LLC.

(Applicant approaches podium.)

CHAIRMAN JARMON: Good morning.

MR. VECCHIARELLI: Good morning. Thank you. My name is Chris Vecchiarelli. I am here this morning to request an extension for the lots Ms. Jarmon just mentioned. I am purchasing
properties in this area for the last number of years. All of these properties either have a permit in place. 2646/2648 Manton Street has a permit. We are starting that project in three week. All of the other 1233 South 27th Street to 1121 South 26th, 1126 South 24, and 1100 South 27th, everything has been filed in terms of zoning currently with L&I.

In addition to that, we have three or four other properties that we are also developing in the area. Of which, one is also starting the next three weeks along with the 2646 and 2648 Manton Street.

MS. JOHNSON: These are all to be what? What are you developing here?

MR. VECCHIARELLI: It ranges from single family to duplex to a triplex. And 1100 South 27th Street, I also own 1102 South 27th Street. Those have been consolidated. That would be a mixed-use project with a retail component at the ground level and three rental units above.

MS. JOHNSON: And you need variances on those.

MR. VECCHIARELLI: We will need
variances on that one and -- one of them. All of
the others have it.

MR. GRADWOHL: Have your plans changed
for these properties at all since you acquired
them from the City?

MR. VECCHIARELLI: We adjusted some of
the plans in terms of when we initially designed
some of the projects. We actually were
maximizing the size of the homes we are building.
We have amended, I believe, one permit to
increase the size of the house. But it's within
the -- within the current zoning.

MR. GRADWOHL: By size of the house, are
you talking about specifically square footage?

MR. VECCHIARELLI: Square footage.

MR. GRADWOHL: It's all the same number
of units as proposed.

MR. VECCHIARELLI: Correct.

MR. GRADWOHL: And with regards to the
permits for everything except for 2646 and 2648
for the other four properties, you submitted your
plans to L&I and you are waiting to hear back?

MR. VECCHIARELLI: Yes. Yes.

MR. GRADWOHL: I move we grant the
six-month extension.

MR. O'DWYER: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Thank you.

MR. VECCHIARELLI: Thank you.

CHAIRMAN JARMON: Next items are Certificates of Completions. I'm sorry, I missed -- this property is just for an address change. The property is to be transferred to the Redevelopment Authority. 5923 to 31 Market Street.

Can I get a recommendation?

MR. O'DWYER: Motion to transfer to PRA.

MR. GRADWOHL: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: 2217 West Thompson Street.

(Applicant approaches podium.)

CHAIRMAN JARMON: Good morning.

MR. VECCHIARELLI: Good morning.

CHAIRMAN JARMON: State your name for the record.
MR. PASIANO: My name is Lewis Pasiano.

CHAIRMAN JARMON: You are the current owner?

MR. PASIANO: No. The owner is right next to.

MR. BEY: Mark Bey.

CHAIRMAN JARMON: You are here asking for -- to sell the property to this guy?

MR. PASIANO: Correct.

CHAIRMAN JARMON: Are there any questions from the Committee?

(No questions.)

CHAIRMAN JARMON: Recommendation?

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

MS. TREGO: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

MR. PASIANO: Thank you.

CHAIRMAN JARMON: You're welcome.

712 Emily Street.

(Applicant approaches podium.)

MR. CALVIART: My name is William Calviart. I am here. Want to sell my empty lot.
I want the release.

CHAIRMAN JARMON: You are here asking permission to sell your lot? This was a side yard.

Any questions from the Committee?

(No questions.)

CHAIRMAN JARMON: Recommendation?

MR. GRADWOHL: Because the applicant has satisfied the deed restriction, I move we grant certificate of completion.

MR. O'DWYER: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

MR. CALVIART: Thank you.

CHAIRMAN JARMON: 1505 North 7th Street, Carmen Delgado.

(Applicant approaches podium.)

MR. LAFFERTY: Good morning. My name is David Lafferty. I'm with D&D Investment. We had purchased this property 1505 North 7th Street January -- the end of January last year. It was a vacant lot. It was sold. That is who we bought it -- purchased it from. And we developed the property. And upon selling the unit, it has
come to light that there is a reversionary interest from the -- I guess reversionary restriction from the Redevelopment Authority back in 2014 it looks like. And I am here to ask for that to be removed so the settlement for these -- for this building can go on.

This is a lot at 7th and Jefferson. We own three buildings there, and we purchased this lot. It's three lots. The one lot had the reversionary interest. Unfortunately, it was undiscovered until this time.

MR. O'DWYER: This lot was sold in 2000 for as -- looks like side yard. Says to clean and maintain.

CHAIRMAN JARMON: Yeah. It was side yard.

MR. O'DWYER: So, the original owner did that. And you guys bought it when?

MR. LAFFERTY: January 28, 2016.

MR. O'DWYER: Okay. And then you guys built a structure on there, and now certificate of occupancy.

MR. LAFFERTY: We did, yeah.

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

MS. TREGO:  Second.

CHAIRMAN JARMON:  All in favor?

(Ayes.)

CHAIRMAN JARMON:  Thank you.

MR. LAFFERTY:  Thank you.

CHAIRMAN JARMON:  2001 to 11 North 54th Street, Wynne Senior Residence?

MR. PURNELL:  Is anyone here?

(No response.)

MR. GRADWOHL:  Can we vote on it regardless?  It has the certificate of occupancy.

CHAIRMAN JARMON:  Yes.  Okay.

MR. PURNELL:  We will be dedicating this property -- counsel, do I need to recuse myself for this one, also?  This is completed and certificate of occupancy and already occupy the building.  I'm not sure why it's on the agenda.

CHAIRMAN JARMON:  They asking for restriction.

MR. PURNELL:  Do I need to -- sorry, other counsel.  This is RDA.  Third counsel.  I am going to turn my light off.

MR. GRADWOHL:  I am going to go ahead
and move we grant the certificate.

MR. O'DWYER: I will second that.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Thank you.

Next item is 1412 South 22nd Street.

There was two -- well, we transferred it to Carla Gay who is deceased. And her mother is trying to sell the property. And she's unable to attend the meeting.

(Applicant approaches podium.)

MR. BALSINGER: I'm Adam. We spoke on the phone. I'm one of the buyers.

CHAIRMAN JARMON: Oh, okay.

MR. BALSINGER: So, we submitted -- I had the Atrulia which is deceased, Carla, who had purchased the property from the City back in 2001. There have never been any kind of estate or anything. So, the estate's been created. Atrulia submitted a letter requesting permission to be able to sell the property to us.

My understanding is that there was a five-year deed restriction that prevented the sale of the property. Our understanding is that
she lived there for quite some time. I'm not sure how long the property has been vacant. She's been deceased for quite some time, so we just, I guess, seeking the removal of the deed restriction.

CHAIRMAN JARMON: Yes.

MR. BALSINGER: First time here.

CHAIRMAN JARMON: Any questions from the Committee?

MR. THOMAS: Did you submit copies of the estate papers to the Committee?

MR. BALSINGER: We submitted everything that we were asked to submit. Purchase agreement, the letters. I believe we --

CHAIRMAN JARMON: I have the agreement of sale and I have the letter.

MR. THOMAS: Can I ask for motion to submit the estate papers just so we can prove --

MR. BALSINGER: Didn't I give it?

CHAIRMAN JARMON: No, I don't have that.

MR. BALSINGER: I can send those over today.

CHAIRMAN JARMON: Okay.

MR. O'DWYER: Is that a motion?
CHAIRMAN JARMON: Recommendation?

MR. O'DWYER: I move that we issue the certificate of completion contingent upon submission of the estate papers as requested to the Chair.

MR. THOMAS: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Thank you.

1820 Ingersoll? 1820 Ingersoll?

(No response)

I'm going to table this item.

2244 North Howard Street? These applicants aren't requesting to sell. They want the restriction off the deed.

(Applicant approaches podium.)

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

MS. SANTIAGO: Yajaira Santiago.

CHAIRMAN JARMON: Any questions from the Committee?

MR. GRADWOHL: What address are you here for?

MS. SANTIAGO: We had purchased this
empty lot in August 8 of 2016.

MR. GRADWOHL: What's the address of the lot?

MS. SANTIAGO: 2244 North Howard Street.

MR. GRADWOHL: You just want the deed restriction lifted, but you're not looking to sell the property?

MS. SANTIAGO: No. No. We don't want to sell. We just want the restrictions to get taken out. Because we received this letter about a lien. And we went to check what was going on. And they told us we could come here to get the restrictions taken out.

MR. GRADWOHL: Move to grant the release.

MS. TREGO: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Thank you.

2053 Fernon.

(Applicant approaches podium.)

MR. VINEY: Hello. Good morning.

CHAIRMAN JARMON: State your name for the record.
MR. VINNEY: Vince Viney. I'm the owner of V2 Properties, LLC.

CHAIRMAN JARMON: Any questions from the Committee? You are asking to sell?

MR. VINNEY: This property is actually already changed hands. The -- we supply the agreement of sale, I believe.

MR. O'DWYER: You have the certificate of occupancy?

MR. VINNEY: Yes. It's already been provided to the new owner.

MR. O'DWYER: Okay. Have you provided it to the Chair?

MR. VINNEY: I'm not sure if it was requested, but certainly can.

CHAIRMAN JARMON: No. I didn't get a certificate. But you can forward it to me.

MR. VINNEY: Absolutely.

MR. O'DWYER: I move that we issue the certificate of completion within contingent upon forwarding the certificate of occupancy to the Chair.

MR. PURNELL: Second.

CHAIRMAN JARMON: All in favor?
(Ayes.)

CHAIRMAN JARMON: Thank you.

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

CHAIRMAN JARMON: 2828 North 7th Street?

MR. O'DWYER: Doesn't look like they are here, but I see they have certificate of occupancy.

CHAIRMAN JARMON: Huh?

MR. O'DWYER: Doesn't look like they're here, but do have certificate of occupancy.

CHAIRMAN JARMON: Right. They did provide me with that.

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

MS. PLACKE: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: 2608 Collins.

(Applicant approaches podium.)

MR. GRADWOHL: Chair, I am going to recuse myself from deliberating and voting on this matter. The seller -- I believe one of the sellers is my landlord.
CHAIRMAN JARMON: Oh, really?

(Laughter)

MR. GALLAGHER: Hi. My name is Ryan Gallagher. I am here for 2608 Collins Street. I had purchased this vacant lot in August of 2009 from a private seller. The private seller had purchased it in April of 2001 from the RDA. And she entered into a five-year agreement to hold the property. She did own it for more than five years and complied with the restriction. And that was never disclosed to me at the time of purchase.

I do have a valid agreement of sale currently. I am not able to convey the title until I get permission to have that released.

CHAIRMAN JARMON: Any questions from the Committee?

(No questions)

CHAIRMAN JARMON: Recommendations?

MR. O'DWYER: As the original transfer met the conditions of sale, I move that we should issue certificate of completion.

MR. PURNELL: Second.

CHAIRMAN JARMON: All in favor?
1  
(Ayes.)

2  CHAIRMAN JARMON:  Thank you.

3  MR. GALLAGHER:  Thank you.

4  CHAIRMAN JARMON:  You're welcome.

5  1507 North 30th Street.

6  (Applicant approaches podium.)

7  MS. JONES:  Name is Wanda Tyson Jones.

8  I'm coming here to get discharge of my mom's

9  property. She passed away in 2004. And I

10  thought that I had already closed out her estate,

11  but received notification from the City of

12  Philadelphia that I didn't, and that her house

13  had a lien -- quite a few liens put on there.

14  So in order for me to sell this, I had

15  to come in to get discharge. She purchased it in

16  1998. They said in lieu of her agreement, that

17  she had to occupy the premises for ten years --

18  or five or ten years.

19  CHAIRMAN JARMON:  Five years.

20  MS. JONES:  So, she lived there. She

21  actually lived in '97 while they were fixing it

22  up. But she lived there until 2004 when she

23  passed away.

24  CHAIRMAN JARMON:  Okay.
Any questions from the Committee?

(No questions)

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

MS. TREGO: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Okay. Thank you.

MS. JONES: Thank you.

CHAIRMAN JARMON: You're welcome.

803 and 807 North 40th Street, Kenneth Key.

(Applicant approaches podium.)

MR. KEY: Good morning, my name is Kenneth Key. I presently own 803 and 807. And I would like to request the release for the sale. I purchased it 803 in 2014.

CHAIRMAN JARMON: Mr. Key owns a property. I think is your address 801?

MR. KEY: Yes.

CHAIRMAN JARMON: He owns a property at 801. So, he is selling the two lots with his property.

MR. KEY: That's correct.
MR. GRADWOHL: So, this might be a question for the Committee. 803 North 40th Street was transferred as a side yard with self-amortizing mortgage I see in the agenda. Do you know the conditions by which 807 North 40th Street was transferred?

CHAIRMAN JARMON: That was a side yard, also. Did you own 805 or 801?

MR. KEY: I own 801. I purchased 807 outright without any conditions for what I understand. I paid the full market value as recommended and determined by the Redevelopment Authority.

CHAIRMAN JARMON: Right. He had to purchase the 807 because that wasn't right adjacent to lot that he owned. It was 805 in the middle. He purchased that one. And then the other one, we put the self-amortizing mortgage against it because it was right adjacent to the property.

MR. GRADWOHL: Are you aware the lots paid the remaining balance of self-amortizing mortgage for 803 North 40th Street?

CHAIRMAN JARMON: You would have to pay
the balance of the self-amortizing mortgage that
we gave you.

MR. KEY: Yes, I understand.

MS. JOHNSON: Do you have plans for
these properties?

MR. KEY: No. I'm just going -- I
requesting the release to sell it.

MS. JOHNSON: You are just selling them?

MR. KEY: Yes.

MS. JOHNSON: Okay.

CHAIRMAN JARMON: Any further questions?

MR. GRADWOHL: What is the -- are there
individual agreements of sale for each lot, or is
it for the entire?

CHAIRMAN JARMON: Agreement of sale has
all three addresses on it attached.

MR. GRADWOHL: I move we grant the
certificate of completion contingent upon
satisfaction of the self-amortizing mortgage.

MR. THOMAS: I have a question. Did you
say there are no restrictions on 807?

MR. KEY: That's correct.

CHAIRMAN JARMON: Right. He purchased
that.
MR. THOMAS: So for the self-amortizing mortgage, do we actually have to authorize his ability to sell it? Or when he sells it, does he just have to pay off?

CHAIRMAN JARMON: Right. He has to pay it off.

MS. MEDLEY: He has to pay off first, and then we will give him the mortgage satisfaction. PRA will give the mortgage satisfaction. We still have to do release, I believe, after that.

CHAIRMAN JARMON: Yeah.

MR. THOMAS: Thank you.

MR. GRADWOHL: I made a motion.

MR. THOMAS: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Thank you.

MR. KEY: Thank you.

CHAIRMAN JARMON: 187 West Norris Street.

(Applicant approaches podium.)

MR. THOMAS: Excuse me, can you read that motion again?
(Previous motion read back as requested.)

At this time, a discussion was held off the record.

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

MS. PEREZ: Carmen Perez. And I would like to get a certificate. I purchased the lot in 2009, and I will be selling it.

CHAIRMAN JARMON: I don't think Dahlia Tyson's name should be here. It's Carmen Perez.

MS. PEREZ: Yes.

CHAIRMAN JARMON: Okay. You are selling this along with your property?

MS. PEREZ: No, not with the property. Because I'm going to be selling the lot. I am tired of people throwing trash over. And it's not right next -- it's not adjacent to the property. So, I not selling the property. Just the lot.

CHAIRMAN JARMON: The agreement has 187 to 189 West Norris.

MS. PEREZ: Yes. Those are two lots.
CHAIRMAN JARMON: Those are two lots?

MS. PEREZ: Yes.

CHAIRMAN JARMON: You had two lots then next to your property?

MS. PEREZ: Yes. Those two.

CHAIRMAN JARMON: Okay. Any questions?

MR. O'DWYER: The picture is a little bit dark, but looks like there are some high weeds in there. Is that true?

MS. PEREZ: They were picked up this weekend.

CHAIRMAN JARMON: Okay. I will send my inspector back out.

Any further questions?

MS. CUNNINGHAM: Just to be clear, you are selling 187 or both -- but we only get 187?

CHAIRMAN JARMON: Right.

MS. CUNNINGHAM: I just wanted to be clear.

MR. GRADWOHL: I move to grant certificate of completion contingent upon proof that the lot has been cleaned sufficiently.

MR. O'DWYER: Second.

CHAIRMAN JARMON: All in favor?
(Ayes.)

CHAIRMAN JARMON: Thank you.

MS. MEDLEY: I just want to be clear about a question that you asked. There is a certificate of completion that the Chair completes. Granting that, City is releasing it's reversionary interest, so they prepare all the other documents. There is an actual document that is certificate that is put into the packet with the release that gets filed.

MR. THOMAS: Thank you.

CHAIRMAN JARMON: The next item is 805 East Hilton Street. We didn't invite this applicant. We had actually sent her a letter, one of the reverter letters. But the property adjacent was being, I guess, rehabbed. And the inspector took the picture of the wrong property. Actually, her property is paved. And she has -- fenced in with her car on it. So, my boss recommended that we put it on the agenda for a release instead of an extension because she is in compliance.

MR. O'DWYER: Is having this non-accessory advertising in compliance?
MR. PURNELL: The picture is incorrect.

CHAIRMAN JARMON: It is incorrect. The lot is fenced in, paved.

MR. THOMAS: So move that we issue certificate of completion.

CHAIRMAN JARMON: Yes.

MR. GRADWOHL: If that's not the correct photo --

CHAIRMAN JARMON: This isn't theirs. This is a separate lot right here.

MS. JOHNSON: But it has a sign.

CHAIRMAN JARMON: That's not hers. Here's here right next to the property. It's two fences. It's two lots.

MS. JOHNSON: But there is still some -- is that photo?

MR. O'DWYER: Is she the LimaRita?

CHAIRMAN JARMON: Yeah. She's the LimaRita or whatever. And the other one isn't hers.

MR. GRADWOHL: Okay. But the --

MR. O'DWYER: The LimaRita is still a Bud Lite or whatever it is, illegal non-accessory signage.
CHAIRMAN JARMON: Okay.

MS. TREGO: Do we grant completion upon removal of the sign.

MR. O'DWYER: Contingent upon removing the --

MR. THOMAS: Then I amend my motion to require to be contingent upon removal of the signage.

MR. GRADWOHL: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: The next property is 2342 Wilder, Deborah.

(Applicant approaches podium.)

MS. NUTTER: Hello.

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

MS. NUTTER: Deborah Karen Nutter.

CHAIRMAN JARMON: You are here asking for the --

MS. NUTTER: Certificate of completion for 2342 Wilder.

CHAIRMAN JARMON: Any questions from the Committee?
MR. O'DWYER: These were sold as side yards?

CHAIRMAN JARMON: Yes.

MR. O'DWYER: Or this was a side yard?

CHAIRMAN JARMON: This was a side yard.

MR. O'DWYER: So, motion to grant the certificate of completion.

MR. GRADWOHL: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Thank you.

MS. NUTTER: Thank you so much.

CHAIRMAN JARMON: The 805 Hilton was on agenda twice. We can just delete that.

2414 South 3rd Street, Magee.

(Applicant approaches podium.)

MR. MAGEE: Good morning.

CHAIRMAN JARMON: Good morning.

MR. MAGEE: My name is Michael Magee, M-a-g-e-e.

CHAIRMAN JARMON: You received this lot as a side yard in 2014?

MR. MAGEE: That's correct.

CHAIRMAN JARMON: Any questions from the
Committee?

MR. GRADWOHL: What were the terms of conditions of this transfer?

CHAIRMAN JARMON: Five years.

MR. PURNELL: He's had it for two?

CHAIRMAN JARMON: Three.

MR. O'DWYER: How -- what happens? Is it self-amortizing?

CHAIRMAN JARMON: No. It was a gift.

MR. GRADWOHL: They're looking for relief from the deed restriction.

MR. PURNELL: To sell it?

MS. MEDLEY: One of the deed restrictions is that they cannot sell it for more than 15 percent over the cost if they paid for the property, and any improvements that they made unless -- well --

MR. GRADWOHL: Unless we grant --

MR. O'DWYER: That was at nominal it was transferred for?

CHAIRMAN JARMON: Yes.

MR. O'DWYER: You are trying to sell it for 72,000?

MR. MAGEE: Reason trying to sell it
because my house is getting ready to be foreclosed on.

MR. PURNELL: But you are trying to sell it for $72,000?

MR. MAGEE: Yes.

MR. O'DWYER: What's the value of the improvements that you made on the property?

MR. MAGEE: I didn't make no improvements on the property.

MS. TREGO: Did you put up the fence?

MR. MAGEE: No. Fence was already there. I did put electric in.

MR. PURNELL: Do you understand that you are inside of the five years you would have been required to hold it? If you sell it, there is some portion that would have to revert back to the City?

MR. MAGEE: I understand that. The reason why I'm doing it because I enjoyed the lot at the time. But financially not unstable. My house, I got the paperwork right here for my mortgage.

MR. PERRY: If I may address, my name is Al Perry, broker of Century 21 Advantage Gold.
Mike's a past client. He had approached me a couple of months ago about the possibility of they own the adjoining property where their family lives and has lived for a number of years. And they were behind in their mortgage and facing foreclosure.

So, we talked to the mortgage company about the possibility of renegotiating the terms of their mortgage. And it requires a lump sum payment, a pretty sizable lump sum payment that, you know, they didn't desire to sell this side yard because they use it. They have a pool or they had a pool on it in the past.

But when faced with the possibility of losing their primary residence versus the benefit that they get from using the side yard, so that's when I suggested that we reach out to this Committee knowing that the deed restriction was on the -- was on the side yard component. And asked if we could have, you know, the opportunity to sell the property.

We did engage the buyer. We made the agreement contingent upon the approval here. And they intend to use it as a residential
construction and single family residence.

MR. THOMAS: Question? Are you aware that based upon the discussions that's taken place here and I assume that it's written into the restrictive covenant, that most of the money that would come -- proceeds from the sale price would not go to you? And have you calculated how much would actually go to you? And is it sufficient to cover what you need to save your house?

MR. PERRY: I don't know if there's a mathematical equation in the deed restriction unless I -- I have the deed here. I think it was just a nominal amount.

MS. MEDLEY: Just a side question. When is the potential foreclosure? Like, how close is that?

MR. MAGEE: I got the notification like a month ago. I've been working with the agency.

MS. MEDLEY: Sorry?

MR. MAGEE: Working with the agency to try to help me come out of it.

MS. MEDLEY: The Mortgage Foreclosure Diversion Program.
MR. MAGEE: Yes. Still haven't -- I do what I can.

MS. MEDLEY: Even within that, where are you in that process?

MR. MAGEE: I am in the second month of that status of that process. I am working with Americorp.

MS. MEDLEY: You have been to Mortgage Foreclosure Court here, Mortgage Diversion Foreclosure here in City Hall.

MR. MAGEE: Not yet.

MS. CUNNINGHAM: This mortgage consolidation program.

MR. MAGEE: Yes.

MS. CUNNINGHAM: You have gone through the court already? They already filed a complaint and you went to court?

MR. MAGEE: Not yet, no.

MS. CUNNINGHAM: You are in the very beginning.

MR. MAGEE: Yes. I'm trying to stop that from happening.

MS. MEDLEY: So what I was thinking, since foreclosure isn't imminent, perhaps if that
process works out, you would be able to keep the side yard.

MR. MAGEE: No. The thing is, it's been a long -- it's been back and forth, back and forth, back and forth. I'm trying to get this to put -- to catch up on my mortgage, so it doesn't go that way. And put down on actual transfer, so I need a lower rate for my mortgage because I can't afford to pay what I'm paying now.

MS. CUNNINGHAM: You do understand that the purchase price isn't what you'll get?

MR. MAGEE: I understand that.

MS. CUNNINGHAM: Okay.

MS. JOHNSON: Do we have any idea what he would be getting? I mean --

MS. MEDLEY: I guess it's how -- I guess can interpret it as either they can only sell it for 15 percent above what they paid for it.

CHAIRMAN JARMON: Which was a dollar.

MS. MEDLEY: Or they can only keep 15 percent of what they -- of the sale price. I would --

MS. JOHNSON: If you are selling it for $72,000, you would only get to keep 15 percent of
that. Would that be adequate to cover the cost
of whatever it is?

MS. MEDLEY: That might be -- that might
be -- I need to look a little closer at that. It
seems to keep coming up. But that might be --
that might be all that he can keep.

MS. JOHNSON: It might be like $10,000 or less.

MR. THOMAS: That's not right. I
thought you said over 15 percent of what he paid
for -- what he paid. If he paid a dollar --

MS. MEDLEY: Right. That's why I want
to look closer. The way that it reads -- they
can only sell it for or be allowed to sell it for
15 percent over what they paid for and any
improvements that they made on it. But then an
interpretation could be if I look closer at it
that they can sell it for whatever, but they can
only keep 15 percent of that. I want to look at
that closer.

MR. THOMAS: Either way -- I understand
that. Either way what we are trying to say to
you is you would get maybe $15 or something like
that out of $72,000. That was the premise of my
question, my original question. Are you -- do
you understand that you don't get -- you wouldn't
get the $72,000. You would get whatever you put
in, the electricity, however -- whatever you
verify that you paid, plus 15 percent. Will that
do anything to salvage your mortgage situation?

MR. MAGEE: No.

MR. THOMAS: That's the problem.

MS. JOHNSON: May not be in your
interest to sell it.

MR. PERRY: That raises just the
question on if that's the case, I wouldn't
suggest he sell it until his five years are up.

Is it worth having a side yard for a property
that you no longer own that they acquire through
this process?

I think our hope in the original process
would come before this body was that there might
be an exception that was made to that rule if it
could be. We haven't been before this body
before. We just -- we wanted to make sure we
showed this body the respect and came here before
engaging in any process beyond -- all the
negotiations with the buyer have been with the
Committee being copied on the understanding that we would have to get approval here. If they are not going to receive a benefit, there would be no reason to sell it.

MS. JOHNSON: There is a chance that he may be able, if he goes through this program, be able to keep his --

MR. PERRY: AmeriCorp is a nonprofit organization that is backed by the National Association of Realtors, so they try to help people through the property. The problem with their mortgage company is they are demanding a lump sum payment. And Michael's spouse is underemployed right now. They are not making money that they made when they first got their mortgage.

MR. O'DWYER: It sounds like the -- our counsel needs to look at what the terms are and what -- how much we are even talking about you would get, which could be, as Lowell said, very little. So in the meantime, though, I would recommend that you go to the Mortgage Foreclosure Diversion Court. And I mean, there are programs available like HEMAP, which you can apply for
that can try to get you possibly some better assistance in taking this avenue to save your home. And in the meantime, we can let you know what the -- what it would be. We can't really renegotiate the terms of the deed.

MS. MEDLEY: I would strongly suggest that you go to Mortgage Foreclosure Court since you haven't even be served yet. You just --

MR. MAGEE: I understand that. But the thing is, that doesn't work out for me. I am losing my home. I really am. I got three kids.

MS. MEDLEY: Sure. But it takes awhile. It's not going to be --

MR. MAGEE: I am already paying these people --

MR. GRADWOHL: The concern is what we -- the scope of what we are reviewing right now, is you acquired the property for a dollar two, three years ago and not completing the five-year term and then turning around an selling it for $72,000. You see how that is problematic?

MR. MAGEE: I understand.

MS. MEDLEY: I think also, just so you understand, the way mortgage foreclosure, you
wouldn't be required -- if you went through that program and used the services of the nonprofit to help with this, that you would be required to make the lump sum payment.

MS. JOHNSON: You can renegotiate.

MS. MEDLEY: I don't think they would require you when you work out a deal with mortgage, they require you to make a lump sum payment.

MR. O'DWYER: Just to explain what would happen, you go to the Mortgage Foreclosure Diversion Court. I think it's Thursdays at ten o'clock. They assign you a housing counselor. And then also, they have attorneys working pro bono who will work on your case and try to renegotiate the mortgage. There is -- I never heard of lump sum payment being demanded in Mortgage Foreclosure diversion Court.

If you do need additional resources to renegotiate, there are programs as I mentioned like HEMAP, the Homeowner Mortgage Assistance Program that are also available. And before you move to do this is, which is rather drastic and you could lose a lot of potential money you have
coming in just a few years if you hold onto it, I think that should be your first step is going to the Mortgage Foreclosure Diversion Court with all your documents and paperwork, talking to a lawyer and a housing counselor and seeing what that answer is.

In the meantime, we can see what the terms of the deed are and what you would be getting if you did eventually decide to go that route.

MS. JOHNSON: But it's highly unlikely it would be sufficient to cover whatever lump sum that you are looking to get.

MR. THOMAS: Can I add from the comments, it's really clear that the Committee is very solicitous towards your situation. It's not a matter of we don't care. We are prevented from doing certain things. We are circumscribed in what we are allowed to do.

More importantly, and this is from a precedent standpoint, if we were to do this for you, if we were able to do this for, can you imagine who would get this property and then come to us if those properties were in foreclosure?
It would set a dangerous trend. From a policy standpoint, it's not a good idea. But we are not authorized to do it.

Just wanted to make that clear.

MR. GRADWOHL: Sounds like our Committee will need additional time to review this. I move that we table it for one month pending review of the options with regard to the deed restrictions.

MR. THOMAS: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Thank you.

MR. MAGEE: Thank you.

CHAIRMAN JARMON: 2011 Brown Street.

(Applicant approaches podium.)

CHAIRMAN JARMON: Good morning.

MR. MCCLUNG: Good morning. My name is Oreste McClung. That's O-r-e-s-t-e M-c-C-l-u-n-g. I am -- I am the current owner of 2011 Brown Street. Acquired it in February of 2013 from a builder. It's a newly constructed home. Have lived in it for four years. I currently have agreement of sale with settlement
scheduled for Friday. Working to obtain a certificate of completion. I was not aware that there was a restriction on the property when I acquired it. I recently became aware of that. Looks like you have a picture of the property.

CHAIRMAN JARMON: Yeah. I have the certificate of occupancy also.

Any questions?

MR. GRADWOHL: So moved or move to grant certificate of completion.

MS. TREGO: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: You said you have a scheduled settlement for Friday?

MR. MCCLUNG: That's right. So --

CHAIRMAN JARMON: Okay. We will try to work on this.

MR. MCCLUNG: As soon as possible, that would be great. Thank you very much.

CHAIRMAN JARMON: Okay. 2608 Almond Street.

(Applicant approaches podium.)

MR. GRADWOHL: Chair, I would need to
1 recuse myself from this deliberation and vote for
2 the same reason I specified before.
3 (Laughter)
4 CHAIRMAN JARMON: State your name.
5 MR. MARTINEZ: George Martinez.
6 CHAIRMAN JARMON: You are here for
7 release for 2608 Almond?
8 MR. MARTINEZ: Correct.
9 CHAIRMAN JARMON: Any questions from the
10 Committee?
11 MR. O'DWYER: Little bit difficult to
12 tell. Looks like there's some trash in the lot,
13 or is that just leaves or --
14 MR. MARTINEZ: It's probably. I live in
15 Jersey. I live in New Jersey. I paid local kid
16 to clean it. Obviously, it wasn't done.
17 MR. O'DWYER: All right. Well, so this
18 lot was transferred in '83 as a side yard; is
19 that correct?
20 CHAIRMAN JARMON: Yes.
21 MR. O'DWYER: And so, then because it
22 either seems like the original transferee or
23 recipient completed that or the release, we can't
24 even evaluate that, I motion that we issue the
certificate of completion contingent upon sending
photos to the Chair that the lot has been
cleaned.

MR. MARTINEZ: Under agreement of sale.

We were supposed to close Friday. If I can clean
it --

CHAIRMAN JARMON: You need to.

MR. O'DWYER: Just go over there with a
black trash bag, clean it up, email it to her.

That's my motion.

MR. PURNELL: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: The meeting has been
adjourned.

(VPRC Meeting adjourned at 11:50 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
May 9, 2017

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