VACANT PROPERTY REVIEW COMMITTEE

Caucus Room, City Hall
Philadelphia, Pennsylvania
Tuesday, September 12, 2017
10:10 a.m.

PRESENT:
SUSIE JARMON, OHCD, CHAIRWOMAN
JEREMY GRADWOHL, Council President
Clarke's Office
WILLIAM NEWCOMB, PRA
DEB CUNNINGHAM, Public Property
LINDA MEDLEY, Law Department
STEVE BERTIL, Law Department
LISA WALKER, Revenue Department
GARRETT O'DWYER, PACDC
MEREDITH TREGO, Commerce Department
MELISSA LONG, OHCD
ANDREW FRISHKOFF, LISC
LOWELL THOMAS, PHDC
JAMETTA JOHNSON, Planning Commission

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CHAIRWOMAN JARMON: Good morning. My name is Susie Jarmon. We're going to get started.

There's a couple items I want to table per Councilwoman Sanchez. The first item is on Page 2, 2033 North American Street. We're going to table this until we hear from the Councilwoman.

Page 3, 628 East Clementine was tabled per Councilwoman Sanchez. 3048 and 3050 North Darien Street has been tabled per Council.

And I want to add an item with Neighborhood Garden Trust, 536 Mercy Street. That was left out of the list for a garden.

MS. CUNNINGHAM: 536?

CHAIRWOMAN JARMON: 536 Mercy Street.

Are there any attorneys? I know I have Neighborhood Garden Trust. You want to come up to the podium.

And they're on Page 5 for Urban Garden Agreements.
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(Witnesses approached podium.)

CHAIRWOMAN JARMON: State your name for the record.

MR. DUFFY: Hi there. My name is Gregory Duffy, counsel for Neighborhood Gardens Trust. I'm with the firm of Duane Morris. With me is the Executive Director of Neighborhood Gardens Trust, Jenny Greenberg.

CHAIRWOMAN JARMON: And you're here to receive Urban Garden Agreements on these lots and also title transfer?

MR. DUFFY: Yes. These are for title transfers, two separate garden properties. The property addresses are 1701, 1705 North 55th Street. That represents the Five Loaves Two Fish Garden, Hestonville, which is in Councilwoman Jones' office -- Councilman Jones' office. And then also the properties known as 528, 534, 536, 521, 525, 529, 531 Mercy Street, which are in Councilman Squilla's district.

So Neighborhood Gardens Trust,
some of you may know, is a planned trust that was established in 1984 as an affiliate of Pennsylvania Horticultural Society. Its mission is to protect and preserve community gardens and open space in the City of Philadelphia. To date, NGT preserves over 35 gardens, community garden properties throughout the City, and today we're asking to acquire title to these two separate garden tracts in order to preserve additional garden space in the City to serve its citizens.

The Neighborhood Gardens Trust is looking in the first place to acquire, as I said, 1701 and 1705 North 55th Street for Five Loaves Two Fish Garden. Five Loaves Two Fish Garden serves the Hestonville neighborhood, which is just off of Lancaster around 55th Street. Currently there are about 30 plots serving families in that neighborhood. There's a long waiting list, and it is a source of pride for the community there.

The Mercy Edible Garden, which
are the Mercy Street properties, are located in Councilman Squilla's district. They serve both the south -- sorry. They serve both the Broad Street Ministry. We have actually Pastor Sammy Evans here, which is representing Broad Street Ministry, providing food and crops for homeless in the City, as well as serving the Growing Home Gardens, which is a garden which was established several years ago by the Nationalities Service Center for the benefit of, among others, the community of Bhutanese refugees in the City. That particular garden has received national attention. It appeared in a National Geographic spread and is, as I said, as with the Five Loaves Two Fish Gardens, a source of both community and national pride, for that matter. I will point out that for Five Loaves Two Fish Gardens we have Victor Young, who is the head community leader for that garden, in attendance here.

CHAIRWOMAN JARMON: Thank you.
Are there any questions from the Committee?

(No response.)

CHAIRWOMAN JARMON:

Recommendation?

MR. GRADWOHL: I move to approve the transfers.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

MR. THOMAS: Question? Just for clarification, because this has to go through the Land Bank, do we need to say anything more in the motion or is that sufficient?

CHAIRWOMAN JARMON: It has to go where?

MR. THOMAS: It says here in the letter that 1701, 1703, 1707 are tax delinquent and have to be transferred to -- acquired by the Land Bank. So I'm just asking for the motion, do we have to include that in there?
CHAIRWOMAN JARMON: No.

MR. THOMAS: Okay.

MR. O'DWYER: Have they been acquired yet?

CHAIRWOMAN JARMON: No.

They're still delinquent and they have to certify them.

MR. O'DWYER: Can I ask an additional question? So this is a transfer at nominal value?

CHAIRWOMAN JARMON: Yes.

MR. O'DWYER: So is there going to be a deed restriction governing the --

CHAIRWOMAN JARMON: That they garden on it, only green space.

MR. DUFFY: And NGT is okay with that.

MR. O'DWYER: Great.

CHAIRWOMAN JARMON: Any further questions?

(No response.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)
CHAIRWOMAN JARMON: Thank you.
MR. DUFFY: Thank you.
CHAIRWOMAN JARMON: Thanks.

Are there any opposed?
(No response.)
CHAIRWOMAN JARMON: I got to write that down. We just started this.

Next I have two attorneys here that I know of, 2431 Arlington Street and 2418 Tulip. You're here for the same?

MR. DINATALE: I'm here for Arlington and Dekalb.
(Witness approached podium.)
CHAIRWOMAN JARMON: I'm sorry.

You're here for Dekalb, 747 Dekalb and 2431 Arlington Street. Dekalb is on Page 9.

Can you state your name for the record?

MR. DINATALE: Good morning.

Lorenzo Dinatale for the purchaser, G&R Merger 2, LLC.

CHAIRWOMAN JARMON: And both of these properties that he's asking
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releases for have been recently acquired at sheriff's sale, and they have the old City restriction on the deeds.

Are there any questions from the Committee?
(No response.)

CHAIRWOMAN JARMON: Recommendation?
(No response.)

CHAIRWOMAN JARMON: Can I get a recommendation?

MS. TREGO: Move to grant the releases.
(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?
(Aye.)

CHAIRWOMAN JARMON: Any opposed?
(No response.)

CHAIRWOMAN JARMON: Thank you.

MR. DINATALE: Thank you.

CHAIRWOMAN JARMON: 2418 Tulip is on Page 6.
(Witness approached podium.)

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

MR. MASCIANTONIO: Good morning, Chairwoman and members. Paul Masciantonio, attorney for the owners, Betty Hall, Faith Hall, and Phillip Haggerty.

This property was acquired in 2000 from the RDA and it was transferred in February of 2013 to -- it was acquired by Betty Hall. It was transferred to Betty Hall and her son, both are here today, in 2013. The property has been maintained and cared for over that time. We are asking at this time if the deed restrictions could be removed so that the party -- so that the property can be transferred.

CHAIRWOMAN JARMON: Any questions from the Committee?

(No response.)

CHAIRWOMAN JARMON: Recommendation?
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MR. O'DWYER: Move that we issue the certificate of completion.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MR. MASCIANTONIO: Thank you, ma'am.

CHAIRWOMAN JARMON: I want to take a property out of order. On Page 7, 5935 Ogontz Avenue, Neighborhood Development Alliance.

(Witness approached podium.)

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

MR. SARGEANT: Sherwin Gary Sargeant.

CHAIRWOMAN JARMON: And you're here requesting the restrictions be lifted on the deed, which was transferred
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in 1983?

MR. SARGEANT: I actually purchased it in 2011.

CHAIRWOMAN JARMON: Okay. And it has the old City restriction on it.

MR. SARGEANT: Yes. It has been renovated and up to code.

CHAIRWOMAN JARMON: Any questions from the Committee?

(No response.)

CHAIRWOMAN JARMON: Recommendation?

MR. GRADWOHL: I move to grant the release.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

Have a good day.

Are there any other attorneys
before I move forward?

(No response.)

CHAIRWOMAN JARMON: Thank you.

We want to get started on Page 2, 2923 North Taylor Street, Lenora Gibson.

MS. GIBSON: Yes.

(Witness approached podium.)

CHAIRWOMAN JARMON: Hi. Can you state your name for the record?

MS. GIBSON: Lenora Gibson.

CHAIRWOMAN JARMON: And you're here to purchase this property?

MS. GIBSON: Yes, I am.

CHAIRWOMAN JARMON: And what is your proposal?

MS. GIBSON: My proposal is I have the support from my Councilman, Curtis Jones, Jr., to rehab the property for me and my daughter to live in. And my proposal was to use my own money to rehab it and also to propose the taxes and I'll pay the taxes, the back taxes.

CHAIRWOMAN JARMON: You'll pay?

MS. GIBSON: The back taxes
CHAIRWOMAN JARMON: There's no taxes on it. We acquired this at sheriff's sale, so the property will be free and clear.

MS. GIBSON: Okay. I was going to rehab it from the roof, the whole house, for me and my daughter to use as our primary property.

CHAIRWOMAN JARMON: Any questions from the Committee?

MR. O'DWYER: Do you understand that there will be a one-year timeframe within which you need to do the rehab?

MS. GIBSON: Yes, I am. My dad is retired and he's going to be doing the whole remodeling once it's approved.

MR. O'DWYER: And you understand you're buying the property at the fair market value agreed upon with the City?

MS. GIBSON: Yes. I also heard of that, and my Councilman -- before I heard of that, my Councilman supported me
with a letter, because I told him all --
you know, everything that I had to do
with the property as far as rehabbing it
and moving in, moving forward with the
property.

CHAIRWOMAN JARMON: Any further
questions?

(No response.)

CHAIRWOMAN JARMON: Recommendation?

MR. O'DWYER: I move that we
sell the property at fair market value.

(Duly seconded.)

CHAIRWOMAN JARMON: All in
favor?

(Aye.)

CHAIRWOMAN JARMON: Any
opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MS. GIBSON: You're welcome.

CHAIRWOMAN JARMON: The next
item I'm going to table until October.

The applicant asked me to table it, 2800
West Sedgley Avenue.
The next item is 2520 North 19th Street, Darry Blount.

MR. BLOUNT: Danny.

CHAIRWOMAN JARMON: Danny?

MR. BLOUNT: Yes, ma'am.

(Witness approached podium.)

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

MR. BLOUNT: Good morning.

Danny Blount, B-L-O-U-N-T.

CHAIRWOMAN JARMON: And you're here to purchase this lot?

MR. BLOUNT: Yes, ma'am.

CHAIRWOMAN JARMON: And I understand that you're trying to acquire the lot that's in between the two, at 22?

MR. BLOUNT: Yes, ma'am. I own the property 2524 North 19th Street, was trying to purchase both properties. So I'm here just to purchase the 2520 North 19th Street.

MS. JOHNSON: And 2518 is also a City-owned vacant lot.
CHAIRWOMAN JARMON: Is 2518 a lot also?

MR. BLOUNT: I believe so. I'm not sure.

MS. JOHNSON: It's part of the assemblage.

CHAIRWOMAN JARMON: The City owns it?

MS. JOHNSON: It shows, yes. It says City, Department of Public Property.

MR. BLOUNT: I would like the opportunity to try to purchase that property if in fact it's for sale.

CHAIRWOMAN JARMON: The 2518 also?

MR. BLOUNT: Yes, ma'am.

CHAIRWOMAN JARMON: Can I get a motion to add the 2518?

MS. CUNNINGHAM: Have you been in touch with GRB about 2522?

MR. BLOUNT: I'm sorry. I couldn't hear you.

MS. CUNNINGHAM: Have you been
in touch with GRB about 2522?

MR. BLOUNT: No, ma'am, I haven't.

MS. CUNNINGHAM: Because they did their tax petition in 2012. I'm not sure whether they got permission to sell at sheriff's sale, about five years ago.

So if he takes his and then the one next to it, I don't know if somebody else is going to want the one in between.

So I was just curious if he had contacted GRB.

CHAIRWOMAN JARMON: I'll give you GRB's phone number and you can contact them and find out what's going on with the 2522.

MS. JOHNSON: 22 would be on the end, because 2520 and 2518 are the City.

MS. CUNNINGHAM: But he owns 24.

MS. JOHNSON: Oh, okay. Yeah.

CHAIRWOMAN JARMON: I'll give it to you later.
MR. O'DWYER: So the proposal is to use this as a side yard?

MR. BLOUNT: It's really not a side yard, sir. It's the lot next to the side yard, which the lot -- which is considered the side lot. From my understanding, attorneys still have it in litigation or -- I petitioned the attorneys to try to purchase that property as well, but as of late, it's still up in the air, sir.

MR. O'DWYER: Sure, but I just wanted to ask what you're intending on doing with the property you're trying to purchase here.

MR. BLOUNT: I plan to put gates for business purposes through the City private developers. Chain link fences, in other words, sir.

MS. JOHNSON: For an accessory use to your house, like a garden area?

MR. BLOUNT: Well, I plan to put a garden as well. I was going to use
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it for --

    MS. JOHNSON: Because it's a

residential zone. That's what we're

asking, what the use is. It has to be in

compliance with the zoning.

    MR. BLOUNT: I was just going

to put a chain link fence within that

particular lot. I wasn't going to do no

construction or nothing. I was just

going to put a chain link fence on that

particular lot.

    MR. O'DWYER: So for the

purposes here, I mean, we would

essentially be putting the same deed

restriction as a side yard on the

property?

    CHAIRWOMAN JARMON: Yes.

Any further questions?

    (No response.)

    CHAIRWOMAN JARMON:

Recommendation?

    MR. O'DWYER: I move that we

sell the property at fair market value.

    (Duly seconded.)
CHAIRWOMAN JARMON: And did we add the 2518?

MS. JOHNSON: Yes.

CHAIRWOMAN JARMON: Can I get a motion?

MS. JOHNSON: I make a motion that we add the 2518.

MR. THOMAS: You can't have two motions.

MS. JOHNSON: You made a motion. I second it.

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you, sir.

MR. BLOUNT: Thank you all. I appreciate it.

CHAIRWOMAN JARMON: Page 3, other than the two properties that Council has asked us to table, we have side yards. Can I get a recommendation?
MR. GRADWOHL: I move to approve the transfer of the listed properties at no consideration with self-amortizing mortgages.

(Duly seconded.)

CHAIRWOMAN JARMON: Well, we're not putting self-amortizing mortgages in the offer. The new policy, we'll just transfer them as side yards without the self-amortizing mortgage.

MR. GRADWOHL: Let me amend my motion, then.

I move to transfer the listed properties as side yards through the new disposition policy.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

Urban Garden Agreements, I can
accept these on Page 4.

The next item, 3959 North 9th Street, Hunting Park Community Revitalization Corp.

(Witness approached podium.)

MR. LANIER: Good morning.

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

MR. LANIER: Charles Lanier.

CHAIRWOMAN JARMON: And you're here to acquire the 3959 North 9th Street, and your proposal is?

MR. LANIER: Yes. We are a community revitalization corporation. The proposal is to obtain the property for inventory to help low-income people obtain housing.

CHAIRWOMAN JARMON: To help low-income people?

MR. LANIER: Yeah. We are a non-profit organization.

CHAIRWOMAN JARMON: I know, but what are you going to use the property
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for?

MR. LANIER: We probably will
rehab the property for residential
purposes.

MS. JOHNSON: It's a house.
MR. LANIER: Yes, it's a house.
CHAIRWOMAN JARMON: Any
questions from the Committee?

MR. GRADWOHL: Do you know the
specifics? Is this a fair market value
transaction or is there kind of pricing
involved?

CHAIRWOMAN JARMON: You're
asking me?

MR. GRADWOHL: Yes.

CHAIRWOMAN JARMON: I was
trying to see where you were looking.

I know we acquired this at
sheriff's sale for Hunting Park Community
a few years ago. I want to say maybe
2015. They didn't put the date on here.

MR. O'DWYER: The City acquired
it for --

CHAIRWOMAN JARMON: At
Sheriff's sale, yeah.

MR. O'DWYER: -- this purpose?

Okay.

So will you be renting to income-restricted folks, like low income, moderate --

MR. LANIER: That is our plan, yes, to spur community economic development in our community.

MR. O'DWYER: So would that be in a deed restriction, that it would be for low-income housing?

MS. MEDLEY: If the Committee wants it to be in there, it can be, yes.

CHAIRWOMAN JARMON: If that's the recommendation of the Committee.

MR. O'DWYER: Well, I just want to make sure that that's what's being proposed here. I don't want to put in a restriction that will make the project infeasible.

MS. JOHNSON: Are they acquiring at a discount rate?

MR. O'DWYER: So are they
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acquiring this at nominal value or some
discounted rate or is this --

MR. GRADWOHL: Charles.

MR. LANIER: There was a
recommendation from Councilwoman
Sanchez's office to transfer the property
back to us, yes. I'm sorry.

MS. JOHNSON: At a nominal fee.

So then we want the deed restriction.

MR. GRADWOHL: So then there
should be a restriction in there
regarding the income level.

MS. CUNNINGHAM: Is this to
rehab it and rent it? Is that the plan,
to rent to low-income people, or is it to
rehab it and sell it to low-income
people?

CHAIRWOMAN JARMON: He said to
rent.

MS. CUNNINGHAM: To rent it.

Sorry. I couldn't hear.

CHAIRWOMAN JARMON: Any further
questions?

MR. O'DWYER: I move that we
transfer the property at nominal value for use as low-income housing, to be rehабbed for low-income housing and that that will be reflected on the deed.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MR. LANIER: Thank you.

CHAIRWOMAN JARMON: The next property, 5124 Merion Avenue, First Born Church of God in Christ, Pastor Walker.

(Witness approached podium.)

CHAIRWOMAN JARMON: Good morning.

PASTOR WALKER: Good morning.

CHAIRWOMAN JARMON: State your name for the record.

PASTOR WALKER: Pastor Kenneth T. Walker, Sr.
CHAIRWOMAN JARMON: And you're here to purchase the lot adjacent to your church?

PASTOR WALKER: Yes.

CHAIRWOMAN JARMON: For parking?

PASTOR WALKER: For parking.

CHAIRWOMAN JARMON: Any questions from the Committee?

(No response.)

CHAIRWOMAN JARMON: Recommendation?

MR. GRADWOHL: I move to transfer the property at fair market value.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

PASTOR WALKER: Thank you.
CHAIRWOMAN JARMON: The next items are extension of time. Westview Development, 3708 Haverford and 3604 to 8 Haverford Avenue.

(No response.)

CHAIRWOMAN JARMON: I'm going to table this until next month.

2600 West Girard Avenue, ABA Real Estate 2 Limited Partnership.

(Witness approached podium.)

CHAIRWOMAN JARMON: Good morning.

MR. KNECHEL: Good morning.

CHAIRWOMAN JARMON: Can you state your name for the record.

MR. KNECHEL: Ernie Knechel.

CHAIRWOMAN JARMON: And you're here asking for a six-month extension on your development?

MR. KNECHEL: Yes.

CHAIRWOMAN JARMON: Are there any questions from the Committee?

MR. GRADWOHL: Do you know if there's a continued date at the ZBA?
MR. KNECHEL: No. We don't have a date yet. It was supposed to be on the October agenda, but we don't have a confirmation yet.

CHAIRWOMAN JARMON: Any further questions?

(No response.)

CHAIRWOMAN JARMON: Recommendation?

MS. TREGO: Move to grant the six-month extension.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MR. KNECHEL: Thank you.

CHAIRWOMAN JARMON: The next item, 2228 Wilder, 2235, and 2236 Wilder, Stephanie Green.

(Witness approached podium.)
CHAIRWOMAN JARMON: Good morning.

MR. VINEY: Good morning.

CHAIRWOMAN JARMON: State your name for the record.

MR. VINEY: Vincent Viney. I'm here to represent Stephanie today for the extension.

So I'm just here to basically give an update. We're making great progress. The homes are fully framed up. The exteriors are done. The drywall is just about ready to go in this week, and we expect the homes to be ready in about a month and a half, but we'd like to have just a six-month extension just to be safe, but I really expect that we'll be done in two to three months maximum.

CHAIRWOMAN JARMON: Okay. We have the pictures attached. We have them.

MR. VINEY: Great.

CHAIRWOMAN JARMON: Any questions from the Committee?
MR. O'DWYER: I move that we grant the six-month extension.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you. The next item, 2603 North 6th Street.

(Witness approached podium.)

CHAIRWOMAN JARMON: Good morning.

MR. JANAITIS: Good morning.

CHAIRWOMAN JARMON: State your name for the record.

MR. JANAITIS: Paul Janaitis.

CHAIRWOMAN JARMON: And you recently purchased this property?

MR. JANAITIS: Yes.

CHAIRWOMAN JARMON: Like August
Any questions from the Committee?
(No response.)

CHAIRWOMAN JARMON:
Recommendation?

MR. GRADWOHL: Move to grant the release.
(Duly seconded.)

MS. CUNNINGHAM: Can we get that cleaned up a little bit, all the trash that's in the picture, please.

MR. JANAITIS: Absolutely.

MR. GRADWOHL: Let me amend my motion. Move to grant the release contingent upon proof that the lot is sufficiently cleaned.
(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?
(Aye.)

CHAIRWOMAN JARMON: Any opposed?
(No response.)
CHAIRWOMAN JARMON: Thank you.

5020 Penatridge. This was a property that PHDC transferred out and it has the restriction on the deed.

MR. O'DWYER: So this is a single-family home?

CHAIRWOMAN JARMON: Yes.

(Witness approached podium.)

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

MS. JOYNES: Sandra Joynes.

CHAIRWOMAN JARMON: And you're here asking for the restrictions to be lifted on the deed. You're in the process of selling?

MS. JOYNES: Yes, ma'am.

CHAIRWOMAN JARMON: Any questions from the Committee?

(No response.)

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

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?
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(Aye.)

CHAIRWOMAN JARMON: Any opposed?
(No response.)
CHAIRWOMAN JARMON: Thank you.

1333 South Dover Street, Dover Point, LLC, Margy Green.
(Witness approached podium.)

CHAIRWOMAN JARMON: Good morning.

MS. GREEN: Good morning.
CHAIRWOMAN JARMON: State your name for the record, please.

MS. GREEN: Margy Green. I'm the sole owner of Dover Point, LLC.

CHAIRWOMAN JARMON: And Ms. Green is here asking that the restriction be lifted off the deed. However, she doesn't have an agreement of sale.

MS. GREEN: I have an agreement of sale for two other properties on Dover Street and I have an interested buyer.
Should you release the restrictions for
1333, he would like right of first refusal if it can be a buildable lot. So I do have an interested buyer.

CHAIRWOMAN JARMON: So you have someone interested in purchasing it?

MS. GREEN: I do.

MS. JOHNSON: When did you acquire it?

MS. GREEN: When did I acquire it?

CHAIRWOMAN JARMON: 2016, November.

MS. CUNNINGHAM: It hasn't even been a year.

MS. TREGO: This was sold for a dollar; is that correct?

MS. GREEN: It was proposed as a side yard. I own 1331 South Dover. My investor and friend just suddenly passed away a month ago and I can't see this project come to fruition.

MR. O'DWYER: Are the restrictions that are on this property side yard restrictions or are they
development restrictions? What was the disposition?

CHAIRWOMAN JARMON: Side yard restriction.

MR. O'DWYER: Side yard.

MS. GREEN: I'm proposing that it be allowed to be sold as a buildable lot. That's what the prospective buyer would wish.

MR. O'DWYER: What were the side yard restrictions in place?

CHAIRWOMAN JARMON: They had the five-year restriction in it.

MR. O'DWYER: The self-amortizing mortgage?

MS. GREEN: No. It was a cash sale.

MS. JOHNSON: She purchased it for a dollar.

MS. CUNNINGHAM: Just a side yard.

So the proceeds of that sale will come to the City, less 15 percent and what you put into it, correct?
MR. THOMAS: Wait a minute. Can I ask a question? Are they missing something here? It was sold as -- or transferred as a side yard, but yet the letter says that it was intended for development all along. So there was a misrepresentation made here. We should be concerned about that.

CHAIRWOMAN JARMON: Did you pay a dollar for this?

MS. GREEN: No. It was like 2,200.

CHAIRWOMAN JARMON: So it was a sale to you?

MS. GREEN: It was a sale to me.

MS. CUNNINGHAM: It was a sale, okay.

MS. JOHNSON: But it still has a five-year restriction.

CHAIRWOMAN JARMON: No. If it was a sale, there was no restriction. It
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was just the one year that they had to develop it. That's what they were going to do, but she received it as a side yard.

MR. O'DWYER: So then what were the restrictions that -- does the City have any interest in this property, any reversionary interest on this?

CHAIRWOMAN JARMON: She's been maintaining it for a year. She got it as a side yard.

MR. O'DWYER: So there's no resale restrictions or anything?

MS. MEDLEY: Probably not if she paid for it, whatever the value of it was at the time. There's only two restrictions, that she could develop it within a year --

MR. O'DWYER: If that was her.

MS. MEDLEY: -- and get it cleaned and whatever the case may be.

MS. CUNNINGHAM: Do we still need to wait until November?

MS. JOHNSON: So why is there a
MS. CUNNINGHAM: She bought it less than a year ago.

CHAIRWOMAN JARMON: Well, it's a year restriction in every deed, that if they're going to develop or they're going to maintain it, keep it clean, it's just a one-year restriction in every deed.

MS. CUNNINGHAM: We still need to wait until November, though, because it was November 2016. So we still need to wait the one year to be able to release the restriction.

MS. MEDLEY: Actually, if they cleaned it and did what she said she wanted to do with it when she purchased it, then we can release it.

CHAIRWOMAN JARMON: Right.

MR. O'DWYER: They're not claiming that there will be future development on the lot, that the Committee has to wait for it to grant approval.

CHAIRWOMAN JARMON: Right.
MS. MEDLEY: I think it just needs to be clear that -- Lowell is saying in the letter it says that she was going to develop it. So when you purchased the lot, what was your intent?

MS. GREEN: When I purchased the lot, the intent was for 1333 to be the side yard.

MS. MEDLEY: Okay.

MR. GRADWOHL: Was this purchased through VPRC?

CHAIRWOMAN JARMON: Yes.

MR. GRADWOHL: Has anyone looked at the minutes from 2016 when it was originally on there?

CHAIRWOMAN JARMON: It was for a side yard.

MR. GRADWOHL: That was what was discussed?

CHAIRWOMAN JARMON: Because she owns the adjacent property and she purchased this for 2,200 at the time.

But she was trying to change -- I think
she wanted to develop on it. That was her plan after she got it.

Correct?

MS. GREEN: Right now I would like the restrictions to be released so it could become a buildable lot. The prospective buyer that I have would like to build on that lot.

CHAIRWOMAN JARMON: Right.

Can I get a recommendation?

(No response.)

CHAIRWOMAN JARMON:

Recommendation?

MS. CUNNINGHAM: It was a side yard. You live in the house next door? I mean, because your address on here is Phoenixville. So I'm trying to understand.

CHAIRWOMAN JARMON: At the time, she lived in the property next door at 31.

MS. GREEN: It's not habitable.

1331 is not habitable. It needs to be developed.
MS. CUNNINGHAM: So you've never lived in the property next door?

MS. GREEN: I own it.

CHAIRWOMAN JARMON: She owned it.

MR. GRADWOHL: Has anyone actually looked at the VPRC minutes from, I guess it was --

MS. CUNNINGHAM: No. I tried to look at November, but it wasn't on November. It was probably before that, because it settled then.

MR. GRADWOHL: I can only see the agenda from October 2015. Did anyone look at that and see what was specifically stated at that meeting? Because that would need to be determined in terms of what the City's expectations are for her to develop it, whether it was to build something or whether it was just simply to clean it.

MS. JOHNSON: So do you want to table it?

CHAIRWOMAN JARMON: At the
time, it was a side yard. She owned the adjacent property. So she purchased it as a side yard to her property that she owned.

MR. GRADWOHL: I understand that. I'd really like to see the minutes, if possible. Is there any way we could do some research in the next few minutes, see if we can find -- is it possible in the next 15, 20 minutes quickly?

MS. JOHNSON: Who is going to research it?

MR. GRADWOHL: Well, I'm seeing it on the agenda for October 2015, is when I saw it.

MS. JOHNSON: So you're saying stop the meeting to research this item?

MR. GRADWOHL: Look it up, review -- table it until later, is what I'm saying.

MR. O'DWYER: Does the City post the minutes online?

MS. CUNNINGHAM: Yeah. I'm
looking at them right now.

CHAIRWOMAN JARMON: Can we just hold up for a few minutes and then we'll come back to you after they do their research?

MS. GREEN: Sure.

MS. TREGO: Why don't we table it?

CHAIRWOMAN JARMON: Well, it's only going to take a minute to look at the agenda, correct?

MS. CUNNINGHAM: I'm looking for it right now.

CHAIRWOMAN JARMON: The next item -- we're going to hold off and come back to her in a few minutes -- 2207 North 19th Street, Michael and Terri Goodman.

MR. GOODMAN: Just Michael.

CHAIRWOMAN JARMON: Just Michael.

Michael was here -- was it last month?

(Witness approached podium.)
MR. GOODMAN: July.

CHAIRWOMAN JARMON: And we accidentally didn't add this property to the agenda. We only put the 2205, which was the lot.

MR. GOODMAN: Yes.

CHAIRWOMAN JARMON: And then you have the house?

MR. GOODMAN: Yes.

CHAIRWOMAN JARMON: And we just need to get the restrictions lifted off of this property. I think they already settled on the property.

MR. GOODMAN: Not yet.

CHAIRWOMAN JARMON: You're in the process?

MR. GOODMAN: Yes.

CHAIRWOMAN JARMON: Can I get a recommendation?

MS. JOHNSON: Recommend that we release the restriction.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?
CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: I apologize for that.

MR. GOODMAN: No problem.

Thank you.

CHAIRWOMAN JARMON: Thank you.

So they determined that she acquired it as a side yard to her property.

MS. LONG: For nominal or 2,200?

CHAIRWOMAN JARMON: She purchased it for $2,200.

Can I get a recommendation?

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

(Duly seconded.)

MR. THOMAS: Question? Why wouldn't we just transfer it to the purchaser? Because it's still -- the year hasn't expired.
MR. GRADWOHL: Because she completed the development of the land per the City's expectations. The City's expectations were that we sold it as a side yard. So she's created a side yard and, therefore --

MR. THOMAS: Wasn't the restriction on for a year, though? The expectation was it would be maintained for a year.

MR. GRADWOHL: It's to be developed within a year.

CHAIRWOMAN JARMON: To do it within a year, but it was done before the year.

MR. O'DWYER: When they transfer to a new owner, we wouldn't be requiring that new owner to build or do anything more than she's done. So we just add another step. There's no -- while we could do it, I don't see any reason to do it.

CHAIRWOMAN JARMON:

Recommendation?
MR. O'DWYER: I made a motion that we issue the certificate of completion.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you. 2236 Coral Street.

(Witness approached podium.)

CHAIRWOMAN JARMON: Hi. How are you? State your name for the record.

MS. ERTWINE: Lara Ertwine.

CHAIRWOMAN JARMON: And you acquired this lot from New Kensington?

MS. ERTWINE: Correct.

CHAIRWOMAN JARMON: And you're in the process of selling?

MS. ERTWINE: No. I'm just doing a deed transfer to remove my ex off the deed and I'm going to keep it as my
CHAIRWOMAN JARMON: Okay.

Well, you're refinancing.

MS. ERTWINE: I'm refinancing my house right next door.

CHAIRWOMAN JARMON: Okay.

Any questions from the Committee?

MR. O'DWYER: So these properties were purchased at sheriff's sale or they were --

CHAIRWOMAN JARMON: No. She acquired this from New Kensington, but they got it from us. So it has the restriction in the deed.

MS. JOHNSON: And it's a vacant lot.

CHAIRWOMAN JARMON: And it's a vacant lot.

MR. O'DWYER: Okay.

MS. TREGO: Move to grant the release.

(Duly seconded.)

CHAIRWOMAN JARMON: All in
CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MS. ERTWINE: Thank you.

CHAIRWOMAN JARMON: 1504 South 4th Street.

(Witness approached podium.)

CHAIRWOMAN JARMON: Hi. State your name for the record.

MR. FORTUNE: Good morning. My name is Jeffrey Fortune.

CHAIRWOMAN JARMON: And Alfonso and Cleoa were your parents?

MR. FORTUNE: Yes.

CHAIRWOMAN JARMON: And they received the lot as a side yard to their property.

MR. FORTUNE: Yes, they did.

CHAIRWOMAN JARMON: Any questions from the Committee?

(No response.)
CHAIRWOMAN JARMON: Recommendation?

MS. TREGO: I move to grant the release.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MR. FORTUNE: Thank you very much.

CHAIRWOMAN JARMON: You're welcome.

1822 Poplar Street.

(No response.)

CHAIRWOMAN JARMON: 1822 Poplar?

(No response.)

CHAIRWOMAN JARMON: I'm going to table this.

2909 Ridge Avenue and 2911
Ridge Avenue.

(Witnesses approached podium.)

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

MR. KO: My name is Christopher Ko.

MS. KO: My name is Helen Ko.

CHAIRWOMAN JARMON: And you're the current owners?

MR. KO: Yes.

CHAIRWOMAN JARMON: And you're here asking that the restriction be lifted off the deed from 1990?

MR. KO: Yes.

CHAIRWOMAN JARMON: Does anyone have any questions?

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

MR. KO: I'm sorry?

MR. O'DWYER: I was asking the Chair a question.

CHAIRWOMAN JARMON: They were, I think, two commercial properties.
What were you using the Ridge Avenue?

MR. KO: Hardware store.

CHAIRWOMAN JARMON: Hardware store, yes. And these were two lots.

MR. KO: Two lots adjacent to it.

CHAIRWOMAN JARMON: Right. Two lots adjacent to the hardware store.

Any further questions?

(No response.)

MS. TREGO: I move to grant the release.

(Duly seconded.)

MS. CUNNINGHAM: Can we get this cleaned up, though, first?

CHAIRWOMAN JARMON: I e-mailed them and asked them to clean it.

MR. KO: Yes.

CHAIRWOMAN JARMON: Is it clean?

MR. KO: I have a photo and it's been maintained.

CHAIRWOMAN JARMON: All right.
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(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MR. KO: Thank you very much.

CHAIRWOMAN JARMON: You're welcome.

1940 East York Street.

(No response.)

CHAIRWOMAN JARMON: 1940 York?

(No response.)

CHAIRWOMAN JARMON: I'm going to table this.

1408 South 17th Street.

(Witness approached podium.)

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

MR. GIGANTI: Nick Giganti

representing the owner, Christopher
CHAIRWOMAN JARMON: We transferred this property back in 1999.

MR. O'DWYER: Is this a lot or a home?

MR. GIGANTI: It's a lot.

MR. O'DWYER: And when it was transferred in 1999, was it transferred to be developed or transferred to be cleaned and maintained?

MS. JOHNSON: Who is William Small?

CHAIRWOMAN JARMON: I think it was a side yard.

MS. JOHNSON: Who is William G. Small?

CHAIRWOMAN JARMON: That was the owner, the person that we transferred it to, and the current owner is Christopher Fuller, who sent a letter giving him permission to speak.

MS. CUNNINGHAM: Do we have any photos of that? I don't have a photo.

MR. GIGANTI: I have photos.
CHAIRWOMAN JARMON: You have a picture?

It was a side yard.

Oh, gosh. It needs to be cleaned.

MR. GIGANTI: Okay. He cleaned it, most of it, but there's just a fence towards the rear of the yard.

CHAIRWOMAN JARMON: So this was transferred as a side yard back in 1999.

MR. O'DWYER: And when was it sold to the current owner?

MR. GIGANTI: I believe it was 2010.

CHAIRWOMAN JARMON: 2010 you think?

Any further questions?

(No response.)

CHAIRWOMAN JARMON:

Recommendation?

MR. O'DWYER: I move that we issue a certificate of completion contingent upon the applicant sending the Chair photographic evidence that the lot
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has been cleaned.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

The next item, 1531 North 7th Street.

(Witness approached podium.)

CHAIRWOMAN JARMON: You're the current owner?

MR. BADUSH: Yes. My name is Isaac Badush.

CHAIRWOMAN JARMON: And you're here asking that the restriction be lifted on the deed from 2000?

MR. BADUSH: Yeah. I think actually 1997 also.

CHAIRWOMAN JARMON: Are there any questions from the Committee? He just purchased this lot for 177,000.
And you're going to develop?

MR. BADUSH: Yeah.

CHAIRWOMAN JARMON: Okay.

MR. O'DWYER: Am I looking at the right thing? Is this a playground?

CHAIRWOMAN JARMON: Yeah.

They're going to get rid of this.

MR. BADUSH: Yeah. The church is not there anymore.

CHAIRWOMAN JARMON: That's really nice, though. Why are you going to do that?

No. I'm only messing.

MR. BADUSH: It used to belong to the church, but there's no church there anymore.

CHAIRWOMAN JARMON: Oh, okay.

All right.

MR. O'DWYER: Oh, it used to be part of the church and the church is now defunct?

MR. BADUSH: Yeah. It's an adult day care now.

CHAIRWOMAN JARMON: Okay. Any
further questions?

(No response.)

CHAIRWOMAN JARMON:

Recommendation?

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

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MR. BADUSH: Thank you very much.

CHAIRWOMAN JARMON: You're welcome.

5855 Belmar Terrace.

(Witness approached podium.)

CHAIRWOMAN JARMON: Good morning.

MS. CALVANESE: Good morning.

CHAIRWOMAN JARMON: State your
name for the record.

MS. CALVANESE: Angela Calvanese.

CHAIRWOMAN JARMON: And you are?

MS. CALVANESE: Property manager.

CHAIRWOMAN JARMON: Manager.

Any questions?

MR. GRADWOHL: Is 5855 Belmar Terrace currently occupied or is it vacant?

MS. CALVANESE: Occupied.

MS. TREGO: What was the intent when it was transferred or sold? Just to rehab it?

MS. CALVANESE: It was already rehabbed when my client purchased. The reverter, I don't think it was ever removed back from the '80s.

CHAIRWOMAN JARMON: From Southwest.

MS. CALVANESE: So it's just continued to be sold and never removed.
MR. O'DWYER: So this on the agenda says that this was disposed of in May of 2016. Is that accurate?

CHAIRWOMAN JARMON: I think that's wrong, yeah, because it sure wasn't last year.

MR. O'DWYER: So this is an older --

CHAIRWOMAN JARMON: It's old, old, because Southwest Coalition was years ago.

MR. O'DWYER: Okay.

CHAIRWOMAN JARMON: And they got it probably as a non-profit at the time.

MR. GRADWOHL: Move to grant the release.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

MS. CALVANESE: Thank you.

CHAIRWOMAN JARMON: Any opposed?
No response.

CHAIRWOMAN JARMON: 1224 Alter Street, David Dai.

No response.

CHAIRWOMAN JARMON: Tabled.

2042 East Susquehanna, Fozan.

Mr. Fozan's attorney was here last month and we had three other lots on the agenda. However, he's only interested in selling the 2042, which he had maintained and taken care of, along with the lot adjacent to this, for years. So he's selling this along with several other properties that he owned, which are in the attachment.

MS. CUNNINGHAM: This is the one where they originally were going to develop it and they didn't develop it?

CHAIRWOMAN JARMON: That was the other ones that were attached. This one he has as side yards along with another lot that he owned at 2044. The ones that were on there were three other lots that they were going to develop, but
he's not right now -- he doesn't want the 
release for those three right now.

MR. O'DWYER: So we're only 
considering --

CHAIRWOMAN JARMON: The 2042 
East Susquehanna, which is included in 
these other ones, along with another one 
that he owns adjacent to this.

MS. JOHNSON: And is this going 
to be developed now?

MR. FOZAN: Yes.

CHAIRWOMAN JARMON: Yes.

MS. CUNNINGHAM: And the 
proposal is that if we require a portion 
of the proceeds to go to the City, you're 
proposing $75,000?

CHAIRWOMAN JARMON: No. That 
was an incorrect e-mail that the lawyer 
sent. He didn't even pay $75,000 for 
this particular lot. So I don't know 
what the attorney was talking about, 
because I spoke to Mr. Fozan after.

MS. CUNNINGHAM: It's like 2.32 
percent.
CHAIRWOMAN JARMON: Yeah. We settled this back in 2016.

MR. FOZAN: He was mixing too many matters together.

CHAIRWOMAN JARMON: Right.

That's why he's here.

MS. CUNNINGHAM: Oh, okay.

MR. O'DWYER: So 2042 East Susquehanna was transferred as a side yard in 2006 and you maintained it as a side yard for a period of time.

MR. FOZAN: That is correct.

MR. O'DWYER: It appears that there's construction debris in the area. That would need to be cleared out before we could go to the --

CHAIRWOMAN JARMON: He said it's from the building next door where they're doing development next door and that's what all of the debris is coming from. He's continually cleaning it up.

MS. JOHNSON: But they're going to build on this lot.

CHAIRWOMAN JARMON: Yeah,
they're going to build on it, the people that's purchasing it.

MR. O'DWYER: Right. But we won't have any jurisdiction to make sure that the lot stays clean after we grant the certificate of completion. So I think we should make sure that it's clean before we do that.

CHAIRWOMAN JARMON: Okay.

MR. GRADWOHL: Yeah. The building could just never get built and that rubble could sit there for any unknown amount of time.

MS. JOHNSON: Are you expecting to commence construction?

MS. FOZAN: The buyer is willing to build within one year, yes.

MR. GRADWOHL: To build within one year.

MR. FOZAN: Yeah. The debris that's on it right now is from the new construction that's going on on both sides, and I already spoke with the owner. Supposedly he's going to clean
it, and if he doesn't, I personally will clean it myself.

MR. GRADWOHL: Okay. Then I move that we grant the certificate of completion for 2042 Susquehanna Avenue contingent upon the lot being sufficiently cleaned with the debris from the construction site removed.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MR. FOZAN: Thank you.

CHAIRWOMAN JARMON: 210 to 216 Dauphin Street.

(Witness approached podium.)

CHAIRWOMAN JARMON: This was tabled from last month. I think you found out too late to be able to attend. And you're here to sell these four lots.
MR. SHEGDA: They were part of the parcel. I had owned several of them in between and I created a parking area for the commercial building adjacent to it.

COURT REPORTER: Can you state your name.

MR. SHEGDA: John Shegda.

CHAIRWOMAN JARMON: Any questions from the Committee?

MS. CUNNINGHAM: The picture looks like the lot was being cleaned. Is it clean?

CHAIRWOMAN JARMON: It's clean, yeah, because we've been out after this was attached.

MR. O'DWYER: And this was originally sold to be a side yard or what was --

MS. JOHNSON: Parking.

MR. SHEGDA: Parking.

CHAIRWOMAN JARMON: Parking.

MS. CUNNINGHAM: This is the one where you had paved it and put the
fence up. You paved it and put the fence up and all of that back when you got it?

MR. SHEGDA: I did all the sidewalk. I put retaining walls. I graded the lots, put up a fence.

MS. CUNNINGHAM: Okay.

MR. SHEGDA: Now I'm quitting.

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

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MR. SHEGDA: Thank you.

CHAIRWOMAN JARMON: 1702 North Gratz Street, Women's Alliance.

(Witness approached podium.)

MS. RHODES: Good morning.

CHAIRWOMAN JARMON: Good morning. State your name for the record.
MS. RHODES: Lisa Rhodes.

CHAIRWOMAN JARMON: And you're here representing Women's Alliance?

MS. RHODES: Yes.

CHAIRWOMAN JARMON: Any questions from the Committee?

(No response.)

CHAIRWOMAN JARMON: Recommendation?

MS. JOHNSON: I recommend that we grant the release.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MS. RHODES: Thank you.

CHAIRWOMAN JARMON: You're welcome.

2213 East Firth Street.

(Witness approached podium.)
CHAIRWOMAN JARMON: Good morning. Can you state your name for the record?

MS. BECHTEL: Barbara Bechtel, power of attorney for Thomas Ross.

CHAIRWOMAN JARMON: And you're here requesting the restrictions be lifted on this property on Firth Street?

MS. BECHTEL: Correct.

CHAIRWOMAN JARMON: Are there any questions from the Committee?

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

MS. BECHTEL: Not in my opinion.

CHAIRWOMAN JARMON: What did you say?

MR. O'DWYER: I asked if the home was habitable.

Do people live there?

MS. BECHTEL: Pardon me?

MR. O'DWYER: Do people live there?

MS. BECHTEL: Mr. Ross lives
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there.

MR. O'DWYER: It is occupied?

MS. BECHTEL: It is occupied.

It's under agreement of sale.

CHAIRWOMAN JARMON: Any further questions?

(No response.)

CHAIRWOMAN JARMON:

Recommendation?

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

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

MS. BECHTEL: Thank you.

CHAIRWOMAN JARMON: You're welcome.

1425 Frankford Avenue.

(Witnesses approached podium.)

CHAIRWOMAN JARMON: Good morning.

MR. MARKOWICH: Good morning.
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I'm Paul Markowich.

CHAIRWOMAN JARMON: Your name?

MR. SCHWARTZ: I'm Harris Schwartz.

CHAIRWOMAN JARMON: Are you the current owners?

MR. MARKOWICH: I'm the current owner.

CHAIRWOMAN JARMON: Any questions from the Committee?

(No response.)

CHAIRWOMAN JARMON: This was transferred as a side yard to the previous owners.

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

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.
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(Thank you.)

CHAIRWOMAN JARMON: 2123 and 2125 North 2nd Street.

(Witnesses approached podium.)

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

MR. CHUNG: My name is Eric Chung.

MR. MARKS: My name is Joseph Marks.

CHAIRWOMAN JARMON: Any questions from the Committee? And they received these lots as side yards through their property.

MS. CUNNINGHAM: I like the ivy. I think it's pretty.

MR. CHUNG: Thank you. They take great pride in the work that they did.

MR. MARKS: Thank you.

CHAIRWOMAN JARMON: Any questions?

(No response.)

CHAIRWOMAN JARMON:
Recommendation?

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

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MR. CHUNG: Thank you all.

MR. MARKS: Thank you very much.

CHAIRWOMAN JARMON: Have a good day.

2115 East Norris Street.

(Witness approached podium.)

MR. GALSTER: Good morning.

CHAIRWOMAN JARMON: Good morning.

MR. GALSTER: I'm Joe Galster.

I'm the owner of June 11th LLC.

CHAIRWOMAN JARMON: And you're
MR. GALSTER: Yes. I bought it from the estate of the former owner prior to 1983.

CHAIRWOMAN JARMON: Any questions from the Committee?

(No response.)

CHAIRWOMAN JARMON: Recommendation?

MS. JOHNSON: Recommend that we release the restrictions.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

MR. GALSTER: Thank you.

CHAIRWOMAN JARMON: Thank you.
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Ms. Singleton?

MS. SINGLETON: Yes. Good morning.

CHAIRWOMAN JARMON: Hi. Just a note for the record, Ms. Singleton, she has settlement scheduled for Friday.

MS. SINGLETON: Friday, yes.

CHAIRWOMAN JARMON: Okay. And you're here to ask for the restriction --

MS. SINGLETON: Be taken off. I got the property in '96. I was to live there for five years, and I did.

CHAIRWOMAN JARMON: Any questions from the Committee?

(No response.)

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

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?
CHAIRWOMAN JARMON: Thank you.

MS. SINGLETON: Thank you.

CHAIRWOMAN JARMON: 725 and 729 Mercy Street, United Communities.

(Witnesses approached podium.)

MR. CARNEY: Francis Carney, Executive Director, United Communities, Southeast Philadelphia.

CHAIRWOMAN JARMON: And you're here asking that the restriction be lifted and you be able to sell?

MR. CARNEY: Yes. We're under agreement of sale on these two properties.

CHAIRWOMAN JARMON: Any questions from the Committee?

MS. CUNNINGHAM: So the original proposal was to be a park and tree farm?

CHAIRWOMAN JARMON: Yes.

MR. CARNEY: It was indeed until the property 727 was developed, eliminating our ability to garden on that
CHAIRWOMAN JARMON: I think it needs to be cleaned.

MR. CARNEY: It's an ongoing problem, but yeah. An ongoing problem, but I understand, and we would certainly clean it.

CHAIRWOMAN JARMON: I think I e-mailed you guys.

MR. O'DWYER: I move that we issue the certificate of completion contingent upon the applicant sending photos to the Chair demonstrating that the lot has been cleaned.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MR. CARNEY: Thank you.
CHAIRWOMAN JARMON: 2648 Janney

and I think you're here for the other Janney too, right?

MR. YOUNG: That's right.

CHAIRWOMAN JARMON: 2638 Janney

on the next page, and that's the rear of -- because they didn't put that in here, but it's the rear of something on Sepviva.

MR. YOUNG: 2637 Sepviva.

COURT REPORTER: Can you state your name?

MR. YOUNG: Kylie Austin Young.

CHAIRWOMAN JARMON: And you're here asking for the --

MR. YOUNG: I'm representing the Metz family.

MR. O'DWYER: In what capacity? Are you trying to purchase this lot?

MR. YOUNG: Yeah. I'm under agreement to buy the property from Steven Metz, who is the heir to the estate.

MS. JOHNSON: So both properties you're under agreement?
MR. YOUNG: Yes. Or Sepviva is not part of the agreement. It's been sold.

MS. JOHNSON: But both the Janney Street?

MR. YOUNG: The Janney Street.

MR. O'DWYER: Are we considering both properties at once or are we handling them separately?

CHAIRWOMAN JARMON: We can do them separate. So the one we're looking at now is 2648 Janney, which is the rear of 2647 Sepviva.

MR. O'DWYER: So with respect to 2648 Janney, it does appear that there's some weeds and some wood piled up there.

MR. YOUNG: Right. So the owner of 2647 Sepviva mistakenly believed that that plot was hers as a backyard and she rented the property on Sepviva to tenants who were also told that it was their backyard. So I've talked to them, and they're going to move their
possessions, but I gave them a little bit
of time.

MR. O'DWYER: Sure. So we will
just need to see photographic evidence
that the lot has been cleared before we
can grant the certificate of completion.

MR. YOUNG: Okay. Do I need to
come back for that?

MR. O'DWYER: No.

CHAIRWOMAN JARMON: No. You
can send it to me or I'll have my
inspector go out.

MR. O'DWYER: So I move that we
grant the certificate of completion
contingent upon the applicant sending the
Chair photographic evidence demonstrating
that the lot has been cleaned up.

(Duly seconded.)

MS. LONG: All in favor? Aye.

MR. O'DWYER: Did we do a vote
on that?

CHAIRWOMAN JARMON: 2638 --

MS. LONG: Do you want to
officially just say all in favor?
CHAIRWOMAN JARMON: I'm sorry?

MR. O'DWYER: We didn't vote.

MS. LONG: I spoke for you, but you should officially do it.

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MR. O'DWYER: So what's the next?

CHAIRWOMAN JARMON: So I was going to do this other one, 2638.

So you're here for 2638 also?

MR. YOUNG: That's correct.

CHAIRWOMAN JARMON: And you're here asking for the release. Same thing?

MR. YOUNG: Same thing.

MS. CUNNINGHAM: Does this have the same issue where the people on the other side, it's their backyard and this is their stuff?
MR. YOUNG: It's sort of -- it's pretty clean. I have a picture of it. The only --
CHAIRWOMAN JARMON: We have it.
MS. CUNNINGHAM: No. I'm asking like is this all -- are you having the same issue with the people on Sepviva? Is this their swing set and all of that?
MR. YOUNG: It's what they had hoped was their space, and we're working with them -- yeah, same situation.
MS. CUNNINGHAM: Same situation, okay.
MR. O'DWYER: Nice backyard.
CHAIRWOMAN JARMON: Recommendation?
MR. O'DWYER: I move that we issue the certificate of completion.
(Duly seconded.)
CHAIRWOMAN JARMON: All in favor?
(Aye.)
CHAIRWOMAN JARMON: Thank you.
MR. YOUNG: Thank you.
CHAIRWOMAN JARMON: 1820 Ingersoll.
(Witness approached podium.)
CHAIRWOMAN JARMON: Hi. State your name for the record.
MR. COOKE: Chajmere (ph) Cooke, with an E.
CHAIRWOMAN JARMON: Are you with Property Infrastructure?
MR. COOKE: Owner.
CHAIRWOMAN JARMON: Did you recently purchased this?
MR. COOKE: Yes. I purchased it in January. I wanted the restrictions lifted from 2006.
CHAIRWOMAN JARMON: I know. You're with the Property Infrastructure?
MR. COOKE: Yes, I am.
CHAIRWOMAN JARMON: Any questions from the Committee?
MR. GRADWOHL: So this was on our June 2017 agenda in which we all voted to deny the certificate of
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completion as there had been no
development done and that way the deed
restriction would be transferred to the
owner, you. Has there been any change
since June?

MR. COOKE: On the deed, on the
previous deed, I didn't see any -- was it
developed for a house, or what type of
development did you want done?

MR. GRADWOHL: Well, see, the
City's deed has that it be developed
within the comprehensive land use within
one year. I think there was some debate,
but ultimately the applicant, her first
name was Chimah, conceded that she did
intend to develop in 2006 some kind of
residential structure. I believe that's
what she said. But it's clear from the
photo that right now it's a vacant lot
with some kind of asphalt/tarmac on it.

MR. COOKE: There's a gate and
a play set behind it.

MR. GRADWOHL: Right. So what
we did in June was, we decided that we
wanted the restriction to be carried over to you so that you would have one year to develop it, and then at the end of that one year upon which you received title to the property given that year, you'd be able to request six-month extensions from this Committee so long as you can show good faith efforts that you're trying to have it developed.

MR. COOKE: Right. When my attorney spoke for me, I was under the impression that they wanted to buy it. Because around that time, I was trying to have a buyer buy it off of me, and you said could the buyer take the restrictions, not me.

MS. JOHNSON: So you have an agreement of sale with someone else?

MR. COOKE: I did, but the buyer backed out of the deal, and the zoning has changed from the RM-1. Now it's an RSA-5. So right now I'm just holding onto the property right now.

MR. GRADWOHL: So you have no
development plans?

MR. COOKE: No development plans right now.

MR. GRADWOHL: Because the zoning hasn't changed since June.

MR. COOKE: When I purchased it, it was RM-1. Then it changed to RSA-5. So the volume went down. So as of right now, I'm just holding onto the property. I'm not selling it right now. The buyer just backed off.

MR. GRADWOHL: Okay. So what are you asking of the Committee? You're asking for release from this?

MR. COOKE: For release for the title.

MR. GRADWOHL: But there's no difference from what you're presenting now versus what was presented from the owner in June.

MR. COOKE: Right. But the thing is that the restrictions are 11 years old. To my knowledge, that she did comply with all the rules, but as far as
the development, I don't know nothing about the development that she signed on.

MS. CUNNINGHAM: That was the restriction. The restriction was to develop the property. So if the property wasn't developed, then she didn't complete what she needed to do with the property.

MR. O'DWYER: As we saw it with the earlier case, there's some generic language about one-year development that's inserted in every deed.

Was this property disposed of as to be developed or was it disposed of just as a vacant lot to be maintained?

CHAIRWOMAN JARMON: No. I think that was supposed to have been a development. This wasn't a side yard.

MR. O'DWYER: It wasn't a side yard.

MR. GRADWOHL: The only reason that one was different, because we had minutes from two years ago versus 2006.

MR. O'DWYER: I just wanted to
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make sure that we were sure that it was a
development.

MS. JOHNSON: But it was sold
back in '06 with the restrictions and
that person never developed it.

So now you purchased it when?

MR. COOKE: This year, January
27th, 2017.

MS. MEDLEY: So when it was
purchased, was it paid to open the fence
and they were to develop it into a
structure or did the person who purchased
it believe that they were purchasing it
to own?

CHAIRWOMAN JARMON: I don't
know.

MR. COOKE: If I might add, I
checked on the deed, and I spoke with
her. She's completely clueless on
developing. Maybe she read something
wrong, but on the deed it said the
restriction said to maintain using
development.

MR. O'DWYER: So the reason you
would like these restrictions removed is just to make it easier for you to sell it?

MR. COOKE: As of right now, I'm not selling it right now. I just want to have a good clear standing on my own property. I didn't know that the restrictions were transferred over to me at the time when I purchased it. Because it said it was a five-year term and I was guessing that the five years was up. She didn't warn me of it, and it was a private settlement.

CHAIRWOMAN JARMON: Right.

MS. JOHNSON: I make a motion we release the restriction.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.
MR. COOKE: Thank you.

CHAIRWOMAN JARMON: 2941 Cecil B. Moore.

MS. CUNNINGHAM: Did anybody say anything for that vote?

MS. TREGO: I said second.

CHAIRWOMAN JARMON: She recommended -- she said second. I said all in favor.

MS. MEDLEY: I think that was an audible --

MR. O'DWYER: Can we redo the vote?

CHAIRWOMAN JARMON: Do it over?

Okay.

MS. JOHNSON: I make a motion that we release the restrictions.

MS. TREGO: And I second.

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

MR. GRADWOHL: I oppose it.
CHAIRWOMAN JARMON: Okay.
Noted.

(Witness approached podium.)

CHAIRWOMAN JARMON: Hi. Good morning. State your name for the record.

MS. STONEY: Donna Stoney.

CHAIRWOMAN JARMON: And you're in the process of selling your property?

MS. STONEY: Yes.

CHAIRWOMAN JARMON: Did you ever do anything with the property? Did you ever live in there?

MS. STONEY: Never lived there.

Did a lot of work. Rebuilt the back wall, the front, sturdied up the front after the houses next door were torn down and disturbed the top and water was coming in and pushed my bricks out. Had that repaired. All the floors are straight. All work was recorded down with L&I and they inspected after every day. Architects came out.

MS. JOHNSON: But it was never occupied?
MS. STONEY: Correct.

CHAIRWOMAN JARMON: Any questions from the Committee?

MR. O'DWYER: Are the windows broken?

CHAIRWOMAN JARMON: I'm sorry?

MR. O'DWYER: Are the windows broken?

MS. JOHNSON: It looks like it doesn't have windows.

CHAIRWOMAN JARMON: You said who broke the windows?

MS. STONEY: That was a recurring thing. You could put windows in one day, they could be removed the next and/or broken the same day we put in new windows.

MS. JOHNSON: But you have an agreement of sale, so the house is going to be purchased by someone?

MS. STONEY: Correct.

CHAIRWOMAN JARMON: And this is back in 1993.

What is the recommendation?
MS. LONG: I recommend that we grant it.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you, Ms. Stoney.

MS. STONEY: Thank you.

CHAIRWOMAN JARMON: 1330 North 28th Street.

(Witness approached podium.)

CHAIRWOMAN JARMON: Hi. Can you state your name for the record.

MR. STAMM: Michael Stamm, S-T-A-M-M.

CHAIRWOMAN JARMON: And you are the current owner?

MR. STAMM: We just recently sold the property last month.

CHAIRWOMAN JARMON: To Logan?

MR. STAMM: Logan King.

CHAIRWOMAN JARMON: So you're just asking for the restriction.
Any questions from the Committee? He's just asking that the restrictions be lifted on the deed from 1990.

MR. O'DWYER: And the property is occupied?

MR. STAMM: Yeah. We built a new construction, single family, and the Kings purchased it last month.

MR. O'DWYER: Okay. And you have a certificate of occupancy?

MR. STAMM: Correct.

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

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MR. STAMM: Thank you.

CHAIRWOMAN JARMON: 1123 East
Susquehanna.

(No response.)

CHAIRWOMAN JARMON: 1123 East Susquehanna.

(No response.)

CHAIRWOMAN JARMON: Tabled.

6330 McCallum.

MR. O'DWYER: What about 1130 Susquehanna?

CHAIRWOMAN JARMON: I tabled that. No one is here. And I think the McCallum, that's in process of being sold. They're not here, but can I get a recommendation? The property is totally rehabbed.

MS. JOHNSON: For which one?

CHAIRWOMAN JARMON: The 6330 McCallum on Page 10. That was transferred back in 1985.

MS. JOHNSON: What did we do with Dekalb?

CHAIRWOMAN JARMON: We did that. The lady came in. I mean, that was the attorney. I'm sorry.
MS. CUNNINGHAM: This one is 6330?

CHAIRWOMAN JARMON: McCallum.

They have that up for sale. The property is totally rehabbed. We transferred it years ago as a single-family dwelling.

MR. GRADWOHL: Move to grant the release.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

1724 South 22nd Street.

(No response.)

CHAIRWOMAN JARMON: Tabled.

1901 Wharton, 19th Street Baptist.

(Witness approached podium.)

MR. COOK: Good morning. My name is Phillip Cook.
CHAIRWOMAN JARMON: Phillip Cook.

And he's a trustee with the church.

MR. COOK: That's correct.

CHAIRWOMAN JARMON: And you're in the process of selling?

MR. COOK: Yes. That's correct.

CHAIRWOMAN JARMON: Was this a lot or a house?

MR. COOK: It's a lot.

CHAIRWOMAN JARMON: A lot.

Any questions from the Committee?

MR. O'DWYER: So this is a lot that was adjacent to the church?

MR. COOK: No, it's not. It's across.

MR. O'DWYER: When it was sold, was it sold to be developed or for some sort of community --

MR. COOK: Yeah. So for community use, but that was before my
CHAIRWOMAN JARMON: I think it was just used to be maintained and kept clean. I don't think it was a development.

MR. O'DWYER: Since there are no pictures that we have, we need you to take some photographs to show that the lot has been cleaned out.

MR. COOK: Okay.

CHAIRWOMAN JARMON: We probably have it. I'll send it to you guys. It's just not attached here, which I don't know why.

MR. FRISHKOFF: Do you want a contingent motion?

MR. O'DWYER: Yes. So I move that we grant the certificate of completion contingent upon photographic evidence the lot is sufficiently cleaned.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?
Chairwoman Jarmon: Any opposed?

(No response.)

Mr. Cook: So who do I send the pictures to?

Chairwoman Jarmon: To me, Susie Jarmon. You should have my e-mail.

Mr. Cook: Yes, I do. Thank you very much.

Chairwoman Jarmon: You're welcome.

I just want to add last month's minutes to the meeting, August.

Mr. O'Dwyer: Do you need a motion for that?

Chairwoman Jarmon: Yes.

Mr. O'Dwyer: I move that we add August's meeting to the minutes.

(Duly seconded.)

Chairwoman Jarmon: All in favor?

(Aye.)

Chairwoman Jarmon: Thank you.
The meeting has been adjourned.

MR. PACK: Excuse me. I'm sorry. I was on the agenda I thought for 3708 Haverford Avenue.

CHAIRWOMAN JARMON: You were late? You were in the beginning. You asked for an extension?

MR. PACK: Yes.

CHAIRWOMAN JARMON: You want to come up?

MR. PACK: Thank you.


(Witness approached podium.)

MR. PACK: I'm John Pack.

There's two different properties. The first was 3708 Haverford, requesting a six-month extension. The zoning changed during the development from CMX-2 to RM-1. So we had to go back through the zoning process there.

CHAIRWOMAN JARMON: Okay.

MR. PACK: And then the other aspect that I'm up here for is for both
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3604 Haverford and 3708 Haverford on Westview Development throughout. So the sole member of Westview Development, Rick Young, approached us as the contractor originally. As we approached the lending process, lending restrictions got a little bit tighter and they're requesting personal guarantees. Because of that, Rick asked us to partner with him so that we can then guarantee those loans. And that's why I'm here now, to see if we can then become partners in Westview.

CHAIRWOMAN JARMON: Right.

MR. O'DWYER: So you're asking the Committee to allow the property with restrictions to pass through a new partnership?

MR. PACK: So it would be the same owner. We're going to buy into Westview. So it would be the same owner, but we'll then be 50/50 partners rather than Rick being the sole owner.

MS. CUNNINGHAM: So you're adding a second entity to the title?
CHAIRWOMAN JARMON: To the deed.

MR. PACK: Correct.

MS. JOHNSON: And you're requesting an extension of time to complete the development?

MR. PACK: On 3708. I believe 3604 already has the extension, and we'll probably be back later for another six-month.

MR. GRADWOHL: 3708 Haverford, are you aware that L&I was on site in August to determine the property was imminently dangerous?

MR. PACK: Correct. We have a demo permit in place right now. We're just waiting for financing to actually knock that building down and then build new.

MR. GRADWOHL: Okay. How long is your demo permit active through?

MR. PACK: I don't know the exact date off the top of my head. I'm expecting financing, if this gets
approved, in three days and then we'll be
doing demo within another week or two.

MR. GRADWOHL: Okay. Because
every day an imminently dangerous
building sits there, it can fall down.

MR. PACK: I'm aware. That's
why we want to get this moving as quickly
as possible, but without the financing in
place, we don't have the funds to knock
that down. That's why Rick approached us
to personally guarantee this so we can
close. So it's currently scheduled for
closing of the loan on the 15th, so this
Friday.

MS. CUNNINGHAM: On Friday,
okay.

CHAIRWOMAN JARMON: Can I get a
recommendation?

MS. TREGO: Move to grant the
extension and allow the request to add a
second entity to the title.

(Duly seconded.)

CHAIRWOMAN JARMON: All in
favor?
MR. THOMAS: Question. Should it be contingent on consummation of the funding? Because if he doesn't get it...

MS. TREGO: Sure.

MR. O'DWYER: Could that affect his ability to get the financing or no?

MR. THOMAS: Ask him.

MR. O'DWYER: We are discussing making the extension contingent upon your getting the financing to make sure that you're able to knock down the building.

MR. PACK: Sure. As long as we have approval here, we're already approved for a loan. It's just a matter of closing. We just cannot close without approval.

MR. O'DWYER: Okay.

MS. TREGO: So I make a motion to grant the extension and allow the request to add a second entity to the title contingent upon them getting financing for the property.

MR. PACK: When we do get that, who do I need to notify that the
financing was --

CHAIRWOMAN JARMON: Me.

MR. PACK: Just send you an e-mail?

CHAIRWOMAN JARMON: That's fine.

MR. FRISHKOFF: I have a question. Do we want to see evidence of demolition and elimination of the imminently dangerous conditions?

MR. GRADWOHL: Are you saying make that part of an amended motion?

MR. FRISHKOFF: Or simply that we want that provided, not make it contingent upon that, but --

MS. TREGO: I mean, that's going to have to happen anyway, otherwise L&I will just take it down. If it's imminently dangerous, if they don't act in a certain timeframe, L&I will take it down.

MS. CUNNINGHAM: I don't think that's really our place.

MR. GRADWOHL: I second the
CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MR. PACK: Thank you.

CHAIRWOMAN JARMON: The meeting has been adjourned.

(Vacant Property Review Committee adjourned at 11:35 a.m.)

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CERTIFICATE

I HEREBY CERTIFY that the proceedings, evidence and objections are contained fully and accurately in the stenographic notes taken by me upon the foregoing matter, and that this is a true and correct transcript of same.

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MICHELE L. MURPHY
RPR-Notary Public

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(215) 504-4622
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