VACANT PROPERTY REVIEW COMMITTEE

Caucus Room, City Hall
Philadelphia, Pennsylvania
Tuesday, February 14, 2017
10:20 a.m.

PRESENT:
SUSIE JARMON, OHCD, CHAIRWOMAN
DAIANA RAMOS, OHCD
LINDA MEDLEY, Law Department
JEREMY GRADWOHL, Council President
Clarke's Office
ANDREW FRISHKOFF, LISC
DAMARIS WALKER, Law Department
LOWELL THOMAS, PHDC
MEREDITH TREGO, Commerce Department
LISA WALKER, Revenue Department
AMANDA DAVIS, PIDC
ALAN UREK, Public Property
FREDERICK PURNELL, SR., Office of Planning and Development
JAMETTA JOHNSON, Planning Commission
MELVIS DUNBAR, RDA

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CHAIRWOMAN JARMON: Good morning. My name is Susie Jarmon. We're about to get started.
Are there any attorneys in the room?
(Hands raised.)
CHAIRWOMAN JARMON: What address are you here for?
MR. STEVEN KARPO: 622 Master Street. I'd like to hold that for a moment until my brother comes.
CHAIRWOMAN JARMON: Okay.
MR. STEVEN KARPO: Thank you.
CHAIRWOMAN JARMON: You're here for?
MR. MASTERS: 2239 and 2241 North 30th.
CHAIRWOMAN JARMON: This is on Page 5, and this was a property that we transferred out with a self-amortizing mortgage against the title.
You want to go up to the podium.
(Witnesses approached podium.)
CHAIRWOMAN JARMON: Annette Thompson?

MS. THOMPSON: Yes.

CHAIRWOMAN JARMON: State your name for the record.

MR. MASTERS: Good morning, members of the Committee. My name is Steve Masters with the law firm of JustLaws.

CHAIRWOMAN JARMON: And your name?

MS. THOMPSON: Hi. My name is Annette Thompson.

CHAIRWOMAN JARMON: Can you just let the Committee know what you're here for?

MR. MASTERS: Absolutely.

Sometime ago the Thompsons were before this Committee and were granted ownership over two parcels that are right next to their house. They were vacant lots at 2239 and 2241 North 30th Street. Their home is at 2243 North 30th Street.

We're here today because the
Thompsons would like to build an addition onto their home that's going to extend into those two parcels and we'd like to consolidate all three parcels into one, but according to the purchase-money mortgage that was issued to them, it appears that that act of consolidating the three parcels into one might be a trigger of a prohibited act. So we're here before the Committee to get your approval that they could consolidate the three parcels into one to build their extension and still comply with all the terms of the grant that you gave them. And Ms. Thompson can describe it, if you'd like, what they're thinking about for the extension.

CHAIRWOMAN JARMON: Yes.

MS. THOMPSON: What we are thinking about is, like he said, just add to my property. I'm at 2243, and we just want to like extend it, make it larger, the bedroom larger, the bathroom larger, and actually -- many of you may not know,
I have a disability child, and I want to make him like a little mini home where he could stay and we can look after him on that part. So it's basically just extending our rooms and making his own room inclusive for him. That's basically what we want to do.

MS. DUNBAR: I'm not exactly sure of the legalities in it, but the self-amortizing mortgage, if it was to stay in place, because you're consolidating, you may have that self-amortizing mortgage extended to your property at 43. If you're going to consolidate, you're going to have one address.

MR. MASTERS: Right.

MS. DUNBAR: So that self-amortizing mortgage could be applied to 43, 41, and 39.

MR. MASTERS: That would make sense, because it would be no longer separate parcels.

MS. DUNBAR: That's correct.
MR. MASTERS: Well, they're intending to stay there a long time, which is why they're building more onto their home. So I don't think that would be an issue, because we already have -- this transaction was done last year or actually two years ago, in August of 2015. So we have about eight more years.

MS. DUNBAR: Okay. I mean, as long it's clear. I just want to put it out there that that is a strong possibility.

MR. WALKER: Just to piggyback on that point, the conditions from the deed for the side yard, they will remain in place. And so like if at any time they are violated, it is possible that the other properties, they would then be subject to the same terms and conditions for the next seven or eight years. So just be mindful of that, and certainly you want to keep in mind that those continue. Like those conditions will not be extinguished just because the
properties are merged.

MS. DUNBAR: Right.

MR. MASTERS: Yes. We're not asking you to extinguish them. We're simply asking you to authorize --

MR. WALKER: I just wanted to clarify for the Committee that the conditions will remain in place.

MR. FRISHKOFF: So question: This Committee would make a recommendation that we so move and then would the Law Department then work with the property owner to make sure that this is recorded correctly, the consolidation?

MR. WALKER: Yes.

CHAIRWOMAN JARMON: They would have to, yes.

MR. FRISHKOFF: Okay.

CHAIRWOMAN JARMON: And this is the first time we've had this type of request.

MR. THOMAS: Have you done your research to make sure that what it is specifically that you're planning to do
is allowable under the code and that you
won't have problems getting permits? We
don't want to have you consolidate this
and then not be able to do what you want
to do at the end.

MR. MASTERS: Yes. We're just
extending onto an existing home and we're
going to do it within the code parameters
for the setbacks and the height, so that
is -- there's no zoning issue. So
there's nothing that would be --
obviously the regular building permits
and the contractors would have to be
doing everything correct.

MR. THOMAS: And do you have
financing? And if the conditions, the
self-amortizing loan, was put onto all
three properties combined, would that
create any issues with financing that you
haven't considered yet?

MR. MASTERS: Do you have the
money right now to do the addition or are
you going to take a mortgage out?

MS. THOMPSON: We're probably
going to take a mortgage out, but it's
down the road. It's not -- it probably
won't be for another two or three years,
but we collecting everything together,
yes.

MR. MASTERS: I mean, this
mortgage is for $15,000, so I don't -- I
believe that the property is quite a bit
more valuable than that, so I don't think
that that would hamper the Thompsons'
ability to secure the adequate financing.

MR. THOMAS: Okay.

CHAIRWOMAN JARMON: Can I get a
recommendation?

MR. FRISHKOFF: So moved.

(Duly seconded.)

CHAIRWOMAN JARMON: All in
favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

MR. MASTERS: Thank you very
much.

CHAIRWOMAN JARMON: You're
welcome.
Other attorneys?

(Hands raised.)

CHAIRWOMAN JARMON: The address you're here for?

MR. UPIN: 1234 5th Street.

CHAIRWOMAN JARMON: You want to come up.

MR. THOMAS: It's also on Page 5.

CHAIRWOMAN JARMON: It's on Page 5.

(Witnesses approached podium.)

MR. UPIN: Good morning, members of the Committee. Joshua Upin, Spector Gadon and Rosen, and I have Chris Somers, who is one of the co-owners of the property here.

We are just seeking a release from the deed restrictions to permit for the sale of the real estate. It was purchased as a vacant lot, and Mr. Somers has since erected new construction, three-unit, multi-family dwelling, and like to sell the property to someone to
manage it as a rental facility.

CHAIRWOMAN JARMON: And you want to state your name for the record.

MR. SOMERS: Sure. Good morning. Thank you for your service. I'm Chris Somers, as Josh said, co-owner of 1234 North 5th Street. The property is currently under agreement of sale. The CO from the City of Philadelphia has been in for a few weeks, so that's why I'm here today, to seek that release for the deed restriction with Josh. So thank you.

CHAIRWOMAN JARMON: Any questions from the Committee?

(No response.)

CHAIRWOMAN JARMON: Recommendation?

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

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)
CHAIRWOMAN JARMON: Thank you.

(Thank you.)

(Witness approached podium.)

MR. QUAID: I was here for 5414 Summer.

CHAIRWOMAN JARMON: For Summer.

Page 6, 5414 Summer, 5416 Summer, 5446 Summer, and 5460 Summer.

Can you just explain to the Committee why you're requesting the release. And give your name.

MR. QUAID: Robert Quaid, corporate counsel for Haddington Partners, L.P.

These properties were conveyed to Philadelphians Concerned About Housing back in '95, '96. That's ACHIEVEability. And Philadelphians Concerned About Housing conveyed the properties to Haddington Partners, L.P., which is a Low Income Housing Tax Credit partnership, back in 1996. The properties are row homes. They've been operating as Low Income Housing Tax Credit properties for
20 years, and now we are just looking to clear up the reverter conditions on the deed by getting recommendation from this Committee for a certificate of compliance for these row home properties that have been in operation for 20 years.

They were rehabbed in accordance with all codes and the land use planning, and there's been no sale of the property for 20 years, and when they were sold, they were for a dollar back in '96.

CHAIRWOMAN JARMON: Are there any questions from the Committee?

(No response.)

CHAIRWOMAN JARMON: Recommendation?

MR. FRISHKOFF: Motion to approve.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.
CHAIRWOMAN JARMON: And you're here for?

MR. PERRY: 1224 Alter Street.

CHAIRWOMAN JARMON: Page 5.

State your name for the record.

MR. PERRY: Roger Perry. I'm an attorney for the owner, who apologizes for not being here. He was traveling out of the country, Mr. Dai. David Dai is the owner of the property.

This is a vacant lot in South Philadelphia. It's currently under an agreement of sale. Mr. Dai had previously received approved construction plans for a single-family house of three stories on the property. Because it's under an agreement, he did not want to postpone the meeting with you today, so he asked me to come on his behalf.

This is a request to remove the reservation rights clause so that he can sell the property free and clear and allow the construction of a single-family
home on what is now a vacant lot at this property.

CHAIRWOMAN JARMON: So initially he was to develop on this lot?

MR. PERRY: Yes. He originally -- he bought the lot in 2011. In 2012, he did plans that were ultimately approved and actually a permit was issued for the construction. At that point in time, he had family matters where he was involved in adoption and so forth for his family. He was traveling out of the country and was not able to supervise the work. So at this point, he's decided to sell the property, and they requested the right to sell the property without the reservations, and it would be in conjunction with the plans to put up a single-family house.

CHAIRWOMAN JARMON: Any questions from the Committee?

MS. DUNBAR: Considering the fact that the original plans was to develop and your client failed to do so,
I'm requesting that the Committee hold this for further review, primarily because now for whatever reason he failed to develop and now he's planning to sell it for an amount substantially more than what he paid. I would think that it requires further review.

MR. PERRY: Okay. And depending on what the review is, Mr. Dai has indicated that if the buyer does not want to buy the house obviously with the reservation as an issue, Mr. Dai would go ahead and be able to supervise the construction at this point in time. So that would be an alternative plan if indeed they felt that the sale was not appropriate. He did buy this for a value at the time. It was purchased for the value.

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

MR. PURNELL: Why has nothing happened in six years?

MR. PERRY: I'm sorry?
MR. PURNELL: There doesn't appear to have been any activity for the past six years.

MR. PERRY: That's correct. Well, there's a series involving his job and travel and then he was involved in two out-of-country adoptions and so forth. He just did not feel that he was going to be able to supervise the construction and so forth at that time. So if somebody -- obviously the market has improved since 2011 and somebody came and made him an offer, and it would be subject to -- he's already submitted plans and gotten the plans for a single-family house. It would be a single-family house on that vacant lot.

That particular block is somewhat of an issue because there hasn't been a lot of activity on the block. It's a dead end cul-de-sac block in South Philadelphia, commercial properties and so forth, several vacant lots and, you know, time either that Mr. Dai or
somebody else would buy a house there.

CHAIRWOMAN JARMON: Are there any further questions or recommendations?

MR. PURNELL: I'm going to concur with Ms. Dunbar. I think the Committee needs to take a closer look at this. The agreement of sale is for $115,000 on a lot that was originally purchased for $22,000. There's been no activity for five years. This may be one that we want to consider acting on our reverter.

CHAIRWOMAN JARMON: Did you hear what he said?

MR. PERRY: Yeah. They want to take it under advisement still?

CHAIRWOMAN JARMON: Right.

MR. PURNELL: Yes. We're going to hold this -- we're going to --

MR. PERRY: I understand.

MR. PURNELL: I'd like to make a motion that this item be held for further review by the Committee, with the understanding that it may be a candidate
where the City will act on its reverter based on lack of activity for five years.

MR. PERRY: I understand.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: All right.

We'll be back in touch.

MR. PERRY: If they want any additional documents, they have my information and I can provide those.

CHAIRWOMAN JARMON: Okay.

Thank you.

MR. PERRY: Thank you very much.

CHAIRWOMAN JARMON: On Page 6,

2018 North 16th Street, Habitat for Humanity.

(Witnesses approached podium.)

MS. BERKMAN: Good morning.

I'm Judy Berkman from Regional Housing Legal Services. I'm here on behalf of Habitat for Humanity Philadelphia, Inc.
I'm going to pass out a few copies of pictures. There's a few packages that include pictures of a development of eight houses, front and back, the budget that Habitat incurred the cost for the houses, and the certificate of occupancy issued by L&I. This property, 2018 North 16th Street, was acquired about a year ago in March 2016 as part of a development Habitat calls Diamond Park. This part of the development is eight houses in a row. The picture you'll see is -- the house in question is one of the tan -- on the front, the tan one on the left and sort of the middle of the picture.

We provided a copy of the certificate of occupancy to Ms. Jarmon and --

CHAIRWOMAN JARMON: We have it.

MS. BERKMAN: -- Ms. Linda Medley.

Because the house was sold a week ago, because it was already
2/14/17 - VACANT PROPERTY REVIEW COMMITTEE

scheduled and everything was planned for
the dedication that Habitat holds, so we
got sort of a comfort letter issued by
Linda Medley that it was okay to sell.
I would like to say the sale
price is 160,000. Their budget to
date -- and they have a few more costs
that come in. Their out-of-pocket budget
is 156,795.47, so just a couple thousand
below the sale price. And we
respectfully request -- I have Frank
Monaghan here, Executive Director of
Habitat, if you have any questions, but
we respectfully request release of the
VPRC restrictions on this property.

CHAIRWOMAN JARMON: Are there
any questions from the Committee?

MR. THOMAS: Move that we grant
the certificate of completion.

(Duly seconded.)

CHAIRWOMAN JARMON: All in
favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.
(Thank you.)

CHAIRWOMAN JARMON: Any other attorneys?

(Hands raised.)

CHAIRWOMAN JARMON: You can come up. You've been waiting. And the address you're here for?

(Witnesses approached podium.)

MR. STEVEN KARPO: 622 Master Street.

CHAIRWOMAN JARMON: Master Street, okay.

This applicant, we settled the properties on Master Street, 624 and 626 Master Street, sent out a letter. The applicant requested an extension. Can you just explain to the Committee the reason why you haven't started?

I'm sorry. Page 4, the bottom of Page 4.

State your name for the record.

MR. MARK KARPO: Good morning.

My name is Mark Karpo and this is my
brother, Steven Karpo. I live at 1336 North Marshall, the adjacent property.

CHAIRWOMAN JARMON: Can you just explain to the Committee why you haven't started the development on these two lots.

MR. MARK KARPO: It's still a little rough on that corner and --

MS. DUNBAR: Can you speak up.

MR. MARK KARPO: It's still a little rough on that corner, so we're -- things are happening right now. It will be easier moving forward I think at this point.

We have a bombed-out house. It was lit on fire last year sitting there. So it's still just things happen on that corner, so I'm just doing a little bit at a time.

CHAIRWOMAN JARMON: I think you were trying to acquire a property that was owned by PHA, I think?

MR. MARK KARPO: Yes. I have been in communication with PHA for the
past year. They decided -- and this property, the corner property, 622, it's in between my home and the other two lots I own, and they decided that there's no reason I shouldn't -- I mean, I shouldn't get -- they said that I could purchase or however it goes through, and they asked me to contact City Councilman.

CHAIRWOMAN JARMON: So you contacted the City Councilman?

MR. MARK KARPO: Yeah. They had no need for it. And I wanted to -- do you want to say what I wanted to do at this point?

CHAIRWOMAN JARMON: Well, I thought you were developing on it.

MR. MARK KARPO: Yeah. I'd like to put a community room there, have that whole lot become potentially the West Kensington Neighborhood Association, Ludlow, is my want moving forward, using that entire lot for that purpose for the community.

CHAIRWOMAN JARMON: Not to
MR. MARK KARPO: Not to develop. To have, you know, a -- 3,000 square feet is what I've envisioned for this community room, you know, but, no, not as homes.

CHAIRWOMAN JARMON: The community room you're going to build on the lot or you're going to build a construction?

MR. MARK KARPO: Yeah. I've been in contact with the South Kensington Association Neighborhoods, which is one block over, the East Kensington. I spoke to other neighborhood associations, and they're giving me guidance moving forward, but this is all new and they said it seemed like a perfect thing in their eyes, that they would support it. So the head of South Kensington Association said that she would fully support me as necessary.

MR. THOMAS: So when do you expect to see some progress beginning to
be made on whatever it is you end up doing?

MR. MARK KARPO: Over the next 12 months I see -- because there'll be obviously things that I don't understand as far as bringing the property to a single property. It's three properties right now, and it will become one for the purpose of this community room.

MS. DUNBAR: So do you have any written correspondence to say all that you've just said in terms of those who would support?

MR. MARK KARPO: Yeah.

MS. DUNBAR: Do you have some plans that you developed or something conceptual that you would be able to provide to us to support your request?

MR. MARK KARPO: I have support for exactly what I told you and no more. So the communication, the design, the thoughts, the leaders of the associations, I do have correspondence with them. I mean, at a future date or
after this hearing, if you need me to supply those, I could. And with PHA also.

CHAIRWOMAN JARMON: Okay.

MR. MARK KARPO: I don't know if this is a factor, but --

MS. DUNBAR: But you're not looking for a 12-month extension. We're not going to provide that.

MR. MARK KARPO: I'm not looking for any specific extension. I was just asking questions.

MS. DUNBAR: What, do you need a week?

MR. MARK KARPO: What's that?

MS. DUNBAR: You need a week?

MR. MARK KARPO: A week to develop the property?

MS. DUNBAR: I'm just teasing you.

MR. THOMAS: We can only provide up to a six-month extension, but at that time, we'd really like you to give, if you can -- you already
started something -- come back with some real concrete plans, ideas, with community benefits idea with some concrete community support, some more information.

MR. MARK KARPO: All right. So the guidance I was given -- I don't know how that works here as far as getting support around that -- was to get the lots combined to do this in order to move forward. So I don't know if I'm making that request here that -- duly noted that they would become one parcel as opposed to three individual parcels moving forward.

CHAIRWOMAN JARMON: You mean along with the PHA-owned property?

MR. MARK KARPO: Yeah.

CHAIRWOMAN JARMON: Well, you have to acquire that.

MR. MARK KARPO: Combine with the two properties I do own to make one parcel for this community center as opposed to just a little tiny community
center.

MS. DUNBAR: Well, you would have to wait until you have consent from PHA, first of all.

MR. MARK KARPO: I have consent from PHA.

MS. DUNBAR: Well, you have to wait until you have consent. Then you would purchase the property. You'd have to have ownership of all three properties to consolidate.

MR. MARK KARPO: I understand.

I've been told that.

MS. DUNBAR: Okay.

MR. MARK KARPO: I'm here to get support around that and get clear with that, and I was told this would be the first.

CHAIRWOMAN JARMON: So do you think that they're going to transfer title to you within six months?

MR. MARK KARPO: PHA was ready to do it immediately.

CHAIRWOMAN JARMON: Okay.
MR. MARK KARPO: I've been working with them for a year. They're ready.

MS. DUNBAR: It doesn't happen just like that, let me just tell you for the record.

MR. MARK KARPO: I've been dealing for a year with somebody down there who is in this process. We looked at it approximately a year ago. He thought it could have been conveyed 30 days nine months to a year ago, but about a month ago --

MS. DUNBAR: Do you have paperwork?

MR. MARK KARPO: I have e-mails that went back and forth.

MS. DUNBAR: No, no. Do you have paperwork from PHA that says you requested acquisition of the property, this is where they are in the process? Because that's generally what they do. They're not authorized to just say here you are.
MR. MARK KARPO: I understand. And they just asked me to speak to my local Councilman, and my local Councilman thought it was a bad idea. So that's why I'm here.

MS. DUNBAR: Well, I think --

MR. MARK KARPO: Or the first time I spoke -- is there Jeremy in the room, just so I can bring a face --

MS. DUNBAR: He's right there.

MR. MARK KARPO: So I spoke to Jeremy and I received something back saying there was a better idea for the lot, but when I did communicate with Jeremy about the community center, he thought, you know, bring the idea on at that point. And then Redevelopment, I discussed with them. They also encouraged me to bring it forward. And then I spoke to neighborhood associations. So everyone is encouraging me to move forward with this process, but the first thing I was told I needed to do was to make a single parcel so we could
CHAIRWOMAN JARMON: Not to cut you off. The first thing you need to do is acquire that lot that's owned by PHA.

MR. MARK KARPO: Correct. Can I get clarity with that today here or do I have --

MS. DUNBAR: No.

CHAIRWOMAN JARMON: We don't own it. Philadelphia Housing Authority owns it.

MR. MARK KARPO: They've already given -- Jeremy, you're in communication. Can you speak to this?

MR. GRADWOHL: Sure.

MR. MARK KARPO: I mean, we have shared e-mails.

MR. GRADWOHL: So I spoke with the applicant about his proposal in relation to the Housing Authority. I can't speak to the availability of the property of the Housing Authority, but I'd be willing to redo your proposal if you want to set a time in the week to
correspond about it separately and we can discuss the local community support.

With that in mind, I don't think it would be unreasonable to grant a six-month extension per VPRC rules, at which point we can have the conversation six months from now and there'll be more clarity.

MR. MARK KARPO: Okay.
MR. GRADWOHL: So I move to grant the six-month extension.
(Duly seconded.)
CHAIRWOMAN JARMON: All in favor?
(Aye.)
CHAIRWOMAN JARMON: Thank you.
MR. MARK KARPO: Thank you.
MS. DUNBAR: You're welcome.
(Witness approached podium.)
CHAIRWOMAN JARMON: Hi. Can you state your name for the record.
MR. LEONE: Yes. Good morning.
I'm Miguel Leone and I represent Beautiful Morningstar. They're the
owners of 1229 North Lawrence Street and 1231 North Lawrence Street.

CHAIRWOMAN JARMON: These properties aren't on this agenda.

MR. LEONE: No?

CHAIRWOMAN JARMON: No. And I spoke to someone regarding this. I think your request was that we revert title from the Morningstar community group or whatever their name is, who no longer exists.

MR. LEONE: No. We still exist. I'm a member of the Board. We're in existence. We have meetings.

CHAIRWOMAN JARMON: Then the person I talked to said that you guys were no longer in existence.

MR. LEONE: I can't explain what --

CHAIRWOMAN JARMON: This isn't on the agenda. The last I spoke to someone, I explained to them that there was no way that we can take a property back from a group that was no longer in
existence and now you're here.

MR. LEONE: Yes. I am an attorney.

CHAIRWOMAN JARMON: So we can't have this here at this meeting. So I'll give you my card and you can e-mail me and then we'll talk about that.

So is your request to transfer the properties to the City and then to that group?

MR. LEONE: No. My request was to have a release of the reverter clause, because we intend to donate the property to an individual. We're not going to make any money off the property.

CHAIRWOMAN JARMON: Okay.

MR. LEONE: But we intend to donate the property.

CHAIRWOMAN JARMON: All right. So we'll have a conversation about this after this meeting and then I'll put it on next month's agenda, because I never got this request.

MR. LEONE: Thank you.
CHAIRWOMAN JARMON: Let me give you my card.

Any other attorneys in the room?

(Witness approached podium.)

MR. ESPADA: 2219 and 2221 North Orianna Street.

CHAIRWOMAN JARMON: We're on Page 6, the bottom, 2219 North Orianna and 2221 North Orianna.

MR. ESPADA: My name is Juan Espada. I'm the owner and I'm looking for a release.

CHAIRWOMAN JARMON: You're the current owner?

MR. ESPADA: Yes.

MS. DUNBAR: When did you purchase it?

MR. ESPADA: Last year.

MS. DUNBAR: Are you an attorney as well? Is that what you were saying?

MR. ESPADA: No.

MS. DUNBAR: You're not an
We're going to get started from Page 1 -- or Page 2.

Before I get started, I'd like to table an item on Page 4 for workforce housing. The Councilman's office has asked that we table this item.

MR. THOMAS: Is that in A?

CHAIRWOMAN JARMON: The addresses are 627 to 29 North 11th, 632
2/14/17 - VACANT PROPERTY REVIEW COMMITTEE

North 11th, 634 North 11th, 640 North 11th, 1019 and 1021 Wallace, 1110 to 14 Wallace Street. They will be tabled until further notice.

The first address that I have is 1611 to 41 Ruan Street, Ted.

(Witnesses approached podium.)

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

MR. WASERMAN: Good morning.

My name is Ted Waserman. Happy Valentine's Day.

MS. DUNBAR: Same to you.

CHAIRWOMAN JARMON: Can you just let the Committee know what your proposal is, even though we have it here in writing.

MR. WASERMAN: Sure. I'm proposing to develop 44 one-bedroom apartments with washer and dryers at 1611-41 Ruan Street under the PHFA Low Income Housing Tax Credit Program.

CHAIRWOMAN JARMON: So you have
applied for loans or grants with these,
it looks like the City of Philadelphia
and PHFA?

MR. WASERMAN: I have applied
to the City last week. The PHFA
application goes in in September.

MR. GRADWOHL: Is this a
request for site control or for the
transfer of ownership?

MR. WASERMAN: Well, primarily
site control, but really both.

MR. GRADWOHL: Okay.

MR. THOMAS: So you haven't
received tax credits from PHFA yet?

MR. WASERMAN: No. I haven't
applied yet. In September.

MR. THOMAS: And so are you
looking to -- I guess to Jeremy's
question, you're not looking to acquire
the property then; you're just looking
for control?

MR. WASERMAN: I'm looking to
acquire the property and gain control so
that I have the necessary information in
MR. THOMAS: So in the Councilwoman's letter, she supports it at fair market if you don't get the tax credits, but then at a nominal value if you get PHFA financing. So are we waiting then until you get PHFA financing because you're looking to get it for nominal value or are you willing to pay fair market value?

MR. DEL VALLE: Good morning, Committee members and Chairwoman Jarmon. My name is Andre Del Valle, the Legislative Aide for Councilwoman Sanchez.

The Councilwoman supported this acquisition first at fair market value, but since he has to apply for the tax credit, he needs the site control letter. So we put in the letter if he doesn't get the tax credit, then it would be for fair market value, but if he does get the tax credit, that it would be a nominal value.

MR. GRADWOHL: I say that if he
doesn't get the credit allocation, then
we can obviously hear his case for a fair
market value position at that time. So
at this time, I move that we grant site
control to the applicant so he can pursue
the Low Income Housing Tax Credit
application.

(Duly seconded.)

CHAIRWOMAN JARMON: All in
favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

MR. PURNELL: Madam Chair, just
for the record, these gentlemen have met
with the City Planning department and
they have submitted some documents that
have been reviewed, so they are in the
process. This may seem a little out of
order, but they are actively engaged in
the process and do have support of the
City Planning department.

CHAIRWOMAN JARMON: Thank you.

The next item is 1923 South 6th
Street, Vincent Delmastro.
(Witness approached podium.)

CHAIRWOMAN JARMON:  Good morning.

Mr. Delmastro won the bid with the auction that RDA had.

Can you just let the Committee know what your proposal is.

MR. DELMASTRO:  I'm going to build a three-story single-family home.

MS. JOHNSON:  And you're aware that you'll need a zoning variance?

MR. DELMASTRO:  Yes.

CHAIRWOMAN JARMON:  Any further questions?

MR. PURNELL:  Motion to approve.

(Duly seconded.)

CHAIRWOMAN JARMON:  All in favor?

(Aye.)

MR. DELMASTRO:  Thank you.

CHAIRWOMAN JARMON:  You're welcome.

5804 Hazel Avenue, Gary Levin.
(Witness approached podium.)

MR. LEVIN: Yes. Good morning.

CHAIRWOMAN JARMON: Good morning.

MR. LEVIN: I'm Gary Levin.

We're simply here to request ownership of 5804 Hazel Avenue. Our plan is to rebuild this property, which is dilapidated. I have -- I do have a few pictures, which I would be more than happy to pass around. The back wall is falling apart. The roof is gone. And that's about the only property on that block that's dilapidated.

CHAIRWOMAN JARMON: And you've done a lot of development in that area.

MR. LEVIN: Yeah. So our proposal is to rebuild it.

MS. JOHNSON: You own the adjacent property, adjacent house?

MR. LEVIN: We do not. We did.

MS. DUNBAR: You don't own 5802?

MR. LEVIN: We do not. 5802 we
rehabbed and it was recently sold.

CHAIRWOMAN JARMON: Oh, okay.

MR. LEVIN: We have support of the neighbors. We've spoken with most of them.

MR. GRADWOHL: What is your anticipated timeline for completion?

MR. LEVIN: Depending on when or if we were approved, about six months. I mean, if we can use the joists, we would be grateful, but I don't know that we can. I mean, it's infested. It's bad.

CHAIRWOMAN JARMON: Any further questions?

MS. DUNBAR: Motion.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

MR. LEVIN: Thank you.

CHAIRWOMAN JARMON: 5504 Baltimore Avenue.
(Witness approached podium.)

MS. EMMUNGIL-KARAKULAK: Good morning.

CHAIRWOMAN JARMON: Hi. Can you let the Committee know what your proposal is for that lot?

MS. EMMUNGIL-KARAKULAK: We have --

CHAIRWOMAN JARMON: And give your name for the record. I'm sorry.

MS. EMMUNGIL-KARAKULAK: My name is Perihan Emmungil-Karakulak. And we bought this property on 836 South 55th, which is attached to this property.

CHAIRWOMAN JARMON: And what's the address of the property that you purchased?

MS. EMMUNGIL-KARAKULAK: That we purchased?

CHAIRWOMAN JARMON: Yes.

MS. EMMUNGIL-KARAKULAK: 836 South 55th, which is attached to 5504. Let me -- both the property, they told us that part of it belongs to the building,
so --

CHAIRWOMAN JARMON: Can you speak up just a little bit.

MS. EMMUNGIL-KARAKULAK: I'm just a little bit sick.

When we bought this small property building, we were told that part of that 5504 Baltimore Avenue belongs to the building. So we thought it was our backyard. So when we hired the survey company, we realize that actually we have no backyard and no yard, nothing. So that's why we want to buy it.

MS. DUNBAR: So you want to use it as a side yard or a rear yard?

MS. EMMUNGIL-KARAKULAK: Backyard, side yard.

MS. DUNBAR: A rear yard?

MR. GRADWOHL: I'm sorry. What specific improvements, if any, are you planning for this property?

MS. EMMUNGIL-KARAKULAK: We want -- like right now the neighborhood is using that as like -- they can put
their trash in it. It's not in good shape. We just want to have it clean and nice.

Mr. Gradwohl: So do you plan to erect a fence?

Ms. Emmungil-Karakulak: I guess.

Ms. Johnson: It's a commercial.

Chairwoman Jarmon: It's a commercial property, the 55th Street.

Ms. Emmungil-Karakulak: It's both commercial and residence.

Chairwoman Jarmon: She would have to purchase it.

Mr. Gradwohl: And what is the use of 836 South 55th Street?

Ms. Emmungil-Karakulak: Right now it's just my husband uses that as garage. Garage.

Chairwoman Jarmon: As a garage?

Ms. Emmungil-Karakulak: Yes.

Mr. Gradwohl: But it is
currently occupied?

MS. EMMUNGIL-KARAKULAK: Excuse me?

MR. GRADWOHL: It's not a vacant building. It's not a --

MS. EMMUNGIL-KARAKULAK: No, it's not.

CHAIRWOMAN JARMON: Occupied garage. She's interested in purchasing this lot.

Any further questions?

MS. JOHNSON: It's on a commercial strip on Baltimore Avenue. It's a large lot at 1,600 square feet. It should be developed. It's not appropriate as an open space for a side yard. From a planning perspective, that's not the highest and best use of that property.

CHAIRWOMAN JARMON: Did you hear what she said?

MS. EMMUNGIL-KARAKULAK: I understand.

CHAIRWOMAN JARMON: Because
it's on a commercial strip and it's over
1,600 square feet, that they don't
recommend that we approve this as a rear
yard to your garage. They recommend that
it be a lot to be developed on.

MS. EMMUNGIL-KARAKULAK: My
husband is in the food business. He has
food trucks, so he may turn it into a
small cafe, but like we're going to
decide after this is --

CHAIRWOMAN JARMON: Well, once
you make that decision, then you can come
back from this Committee to request this
lot.

MS. DUNBAR: With some plans.
I mean, you need to have more than --

MS. EMMUNGIL-KARAKULAK: But
either way, that building is like
worthless without any backyard, any yard.
It's just attached.

MS. JOHNSON: You're saying
that your property is worthless?

MS. EMMUNGIL-KARAKULAK:
Without any backyard.
MS. JOHNSON: But you already own your property.

MS. EMMUNGIL-KARAKULAK: But we were thinking --

MS. DUNBAR: They thought they had a backyard.

MS. EMMUNGIL-KARAKULAK: It's attached.

MS. JOHNSON: But that's -- I mean, there's nothing you can do with this.

MS. DUNBAR: We understand what it is that you're saying, but what we're saying today is we can't honor your request to sell the property to you for the use that you just described. If at some point in the future you all develop some plans, and it doesn't have to be where you expend a lot of money, but you have to come back with something that's going to be acceptable to the Committee. Primarily because the property is located on a commercial corridor, the use that you described is not the highest and best
2/14/17 - VACANT PROPERTY REVIEW COMMITTEE

use, as was mentioned by the Planning
Commission.

MR. GRADWOHL: If I may, can I
throw an idea out there?

If what you're interested in is
the portion of the City-owned parcel that
is immediately behind your property?

MS. EMMUNGIL-KARAKULAK: Yes.

MR. GRADWOHL: Would you be
interested in purchasing a subdivided
portion of your property and leaving the
remaining property that faces Baltimore
Avenue?

MS. EMMUNGIL-KARAKULAK: I
will.

MR. GRADWOHL: Counsel, is that
something that can be done, or
Chairwoman?

CHAIRWOMAN JARMON: To
subdivide?

MR. GRADWOHL: To sell a --

CHAIRWOMAN JARMON: To
subdivide and they would have to pay for
it. I know initially we talked about
subdivisions and the cost.

MS. JOHNSON: I mean, we
generally don't support -- I mean, it
would have to be subject to review. I
don't know that we would -- it's not a
cost --

MS. EMMUNGIL-KARAKULAK: I wish
I brought the picture. It just -- I
don't know how to describe it.

MR. FRISHKOFF: I have a
different question. It looks to me like
at least part of this lot, somebody is
maintaining it as not just green space
but landscaped green space. There's
benches for sitting and there's clearly
planting. Do you know who has been
maintaining it?

MS. EMMUNGIL-KARAKULAK: No, I
don't.

MR. FRISHKOFF: I guess I would
also like to know, because the owners of
the adjacent parcels, probably
understand -- because I think Jeremy's
proposal may be a good one, but I would
like to know more about the adjacent

MR. GRADWOHL: So for necessary
class context, the lot is irregularly shaped.

There is a portion that -- it's kind of

hard for me to describe exactly how

irregularly shaped it is.

I move that we table this to

consider the possibility of subdividing a

portion that is immediately adjacent to

your property, if you're willing to give

us some extra time.

MS. EMMUNGIL-KARAKULAK: Yes.

MR. GRADWOHL: Okay.

MS. DUNBAR: Can you also

request that the property be placed on

hold so that it wouldn't be provided to

anybody else, like it wouldn't be made

available to anybody else until such time

a decision is made?

CHAIRWOMAN JARMON: Yes.

MR. PURNELL: Another statement

for the record, I think what she

described also sounds to me like a
possible business expansion.

So when you come back, you really need to bring forth your plan for the additional land that you want to acquire.

MS. EMMUNGIL-KARAKULAK: Okay.

MR. PURNELL: Because they don't live there. So it's not going to qualify as a side yard.

MS. EMMUNGIL-KARAKULAK: Okay.

CHAIRWOMAN JARMON: Any further questions?

(No response.)

CHAIRWOMAN JARMON: Recommendation?

MR. GRADWOHL: I had a motion.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Okay.

We're going to table and we'll be back in contact with you.

MS. DUNBAR: As long as my
statement is added to Jeremy's motion.
What I said was that the property also be held so that it wouldn't be made available to the public.

CHAIRWOMAN JARMON: Yes.
MS. DUNBAR: Okay.

CHAIRWOMAN JARMON: Thank you.
We'll be back in touch.

MS. EMMUNGIL-KARAKULAK: Thank you.

MR. GRADWOHL: For clarity, to renew the motion, I move that we table this item to explore the feasibility of a subdivision of the lot in the portion of 5504 Baltimore Avenue that's immediately adjacent to this.

MS. JOHNSON: So are you going to do that?

MR. GRADWOHL: And I accept Ms. Dunbar's amendment to my motion.

MS. DUNBAR: Yes, which is, again, to just say that the property would be placed on hold and not available for anybody in the public until such time
that the review is completed.

MR. THOMAS: And I second all of it again.

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

6225 Ludlow, Philadelphia Suburban Development Corp.

(Witness approached podium.)

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

MR. PERUTO: Good morning. My name is John Peruto.

CHAIRWOMAN JARMON: And you're here to acquire 6225 Ludlow Street?

MR. PERUTO: Yes.

CHAIRWOMAN JARMON: For a business expansion. And what is the business?

MR. PERUTO: We're commercial developers. We're developing a project a few doors down on Ludlow Street, but the
address is 6223 Market Street. We also own next door to the subject property, 6227, as well as property behind facing Market Street, 6222. We'd like to use this parcel for expansion of parking.

CHAIRWOMAN JARMON: Are there any questions from the Committee?

MR. UREK: I couldn't hear.

Expansion of what? Parking?

MR. PERUTO: Parking for the commercial project down the block.

CHAIRWOMAN JARMON: Any further questions?

MS. DUNBAR: How close is the 6232 Market Street to the 6225 Ludlow?

MR. PERUTO: It's three doors down. The back of the building touches Ludlow Street.

MS. JOHNSON: So that's what I was confused. This is a single lot between -- it's on a residential block.

MR. PERUTO: Yes.

MS. JOHNSON: So how would you use this for parking? It doesn't seem
2/14/17 - VACANT PROPERTY REVIEW COMMITTEE

appropriate.

MR. PERUTO: We own the lot next door, 6227, as well as the lots touching Market Street behind the subject property, which will be our combined parking lot for the project.

MS. JOHNSON: But your property is in a commercial zone. You own the property at 6232 Market?

MR. PERUTO: Correct.

MS. JOHNSON: And this property is actually on a hill the way it is, so you slope down, right?

MR. PERUTO: Yeah. We're farther down towards Cobbs Creek Parkway.

MS. JOHNSON: So this is between two residential houses. I'm not quite sure how you would use it on a residentially zoned block to put parking.

MR. PERUTO: We own the house next door, 6227.

MS. JOHNSON: So what are you going to do with the house?

MR. PERUTO: It's dilapidated.
It's falling down. We're going to demolish it.

MS. JOHNSON: And put a parking lot in the middle of a row house block?

MR. PERUTO: Well, it will be an expansion once we acquire the other homes next door.

MS. JOHNSON: Because there is a portion of the block on the other side of the house that is completely vacant. Do you all own that land?

MR. PERUTO: No.

MS. JOHNSON: It doesn't make the most sense to me. I didn't see how -- you would need a variance, and it didn't make sense to expand a business onto a commercially zoned row house block, residually zoned. Your property on Market Street is commercial, but this is a residential.

MS. DUNBAR: And he also owns 27.

MS. JOHNSON: Right. It's a house.
MS. DUNBAR: Dilapidated.

MS. JOHNSON: Well,

nonetheless.

CHAIRWOMAN JARMON:

Recommendation from the Committee?

(No response.)

CHAIRWOMAN JARMON:

Recommendation?

MR. PURNELL: There's some

confusion as to whether his intended use

is allowable. He clearly would need a

variance.

MS. JOHNSON: I'd like to table

it to let the planners look at this. I

don't think it's an appropriate use of

the site.

CHAIRWOMAN JARMON: Okay. So

your recommendation is to table until you

have --

MS. JOHNSON: Further review.

CHAIRWOMAN JARMON: -- further

review with the planners?

MS. JOHNSON: Yes. I want to

look at the Planning Commission from a
zoning perspective as well as the land use, both the land use and zoning. We're in the midst of actually starting the West Philadelphia Plan. This is within that area, so I'm concerned that this is not really in keeping with our long-term plans for the area, but I would like time to look at that further.

MR. THOMAS: So the motion is to table?

MS. JOHNSON: Yes.

MR. THOMAS: I second.

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: So the motion -- the recommendation is to table this until the Planning Commission looks into this further as far as what your plans are for it and what the area -- what is acceptable for the area.

MR. PERUTO: We have no immediate plans to pave. That would be the long-term intent if we were able to
acquire other property that is adjacent. It's more about control in the short term, to control neighboring property, because we own the property directly behind this that touches Market Street as well. It would connect to our parcel, so --

MS. DUNBAR: Well, what do you want, a garden agreement?

MR. PERUTO: I'm sorry?

MS. DUNBAR: Do you want a garden agreement so that you can keep it clean?

MR. PERUTO: We would certainly keep it clean if we were in ownership of the property. There's no immediate plans to pave. That was a long-term plan. We don't own enough to make a parking lot, but it does connect to other property that we own.

MS. DUNBAR: Well, right now the motion on the floor is to table it. So it's going to be reviewed as recommended and then somebody will get
back with you, I guess, to let you know if it's okay to come back and present.


Thank you.

CHAIRWOMAN JARMON: The next item is 4104 Broad Street, Flores Rental and Management, LLC.

(Witness approached podium.)

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

MR. HUARCAYA: William Huarcaya.

CHAIRWOMAN JARMON: And you're here to purchase this lot, which is in the middle of the lots that you already own?

MR. HUARCAYA: Yes.

CHAIRWOMAN JARMON: Any questions from the Committee?

MS. JOHNSON: So you'll need a variance for this, you know, to do parking. Is this the Broad Street property?

MR. HUARCAYA: Yes.
MS. JOHNSON: It's residentially zoned.

MR. HUARCAYA: It's a lot.

MS. JOHNSON: It is a vacant lot, but it's not zoned for parking. So you'll need a variance.

MR. HUARCAYA: Yes.

CHAIRWOMAN JARMON: So all the rest of these are lots that you own?

MR. HUARCAYA: Lots, yes.

MS. DUNBAR: So you just need to go to Zoning. You have to go to Zoning and find out exactly what you need to do to make that 4104 part of your development as a parking lot. So you probably need to address whatever the other addresses are. You would probably need zoning for those as well.

MR. HUARCAYA: Okay.

CHAIRWOMAN JARMON: Recommendation?

MS. DUNBAR: Motion.

(Duly seconded.)

CHAIRWOMAN JARMON: All in
favor?

(Aye.)

CHAIRWOMAN JARMON: Okay.

We'll be in touch.

MR. HUARCAYA: Thank you.

CHAIRWOMAN JARMON: The next items are side yards for adjacent owners. Can I get a recommendation?

MS. DUNBAR: Motion.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Urban garden agreement I can accept, 711 East Hilton Street.

3239 North 29th Street.

MS. DUNBAR: You skipped some.

CHAIRWOMAN JARMON: My pages are all screwed up.

We're on Page 4, properties to be sold through the Land Bank program.

We tabled the first item, West Poplar Workforce Housing. Next is BMK
Properties, LLC. The address is 138 West Thompson Street.

Can I get a recommendation?

MS. DUNBAR: Motion --

MR. PURNELL: Motion to approve.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: The next item is Red Brick Homes, LLC. This is for a side yard, 616 Emily Street.

Can I get a recommendation?

MR. THOMAS: It says it's for a rehab on the piece of paper that came in our agenda packet.

CHAIRWOMAN JARMON: For the Emily Street?

MR. THOMAS: Yeah. 616 Emily.

It says proposed development, rehab, 120,000 in construction.

MS. JOHNSON: It's a vacant lot, right? It's construction of a --
CHAIRWOMAN JARMON: Yeah. This is for rehab. You can take off the side yard. That was an error. The address is 616 Emily Street.

MS. JOHNSON: It's a vacant lot, isn't it? It's construction of a new house, single family.

CHAIRWOMAN JARMON: For development, yes.

MR. THOMAS: Well, in the picture is it the vacant lot or is it the house next to the vacant lot?

MS. JOHNSON: It's the vacant lot.

CHAIRWOMAN JARMON: It's a vacant lot.

MR. THOMAS: Okay.

MR. GRADWOHL: The issue is the fact sheet says it's a rehab, but staff recommendation is it will be construction.

CHAIRWOMAN JARMON: Residential single family. It's going to be development.
MS. DUNBAR: It would be for sale.

MR. PURNELL: Move to accept.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: This group has asked for an extension of time. They need an additional six-month extension because they have not gone to court on this issue yet, so they can't do the development. Remember this? This has been a while. I think it's a property that's owned by RDA also next door or something. So can I just get a recommendation on this?

MS. DUNBAR: Motion to provide the extension.

CHAIRWOMAN JARMON: Thank you.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)
CHAIRWOMAN JARMON: 1243 North Dover Street. Vin Partners, LLC is requesting an extension.

(Witness approached podium.)

CHAIRWOMAN JARMON: Can you just let the Committee know why you haven't started your development.

MS. BRALOW: Yes. Thank you.

My name is Lisette Bralow and I'm with Vin Partners.

We bought this lot in 2014 with every intention of getting right on it, but it took us 15 months to close the sale and some things happened in between, but we have done some improvements. We took down a tree that was rotting, and then the house that backs on the lot from Newkirk Street, a wall fell down, a big brick wall fell down onto our property, and that was a PHA house. I tried for a couple of months to try and reach someone at PHA, anyone, but not successfully. So we ended up clearing it ourselves.

However, since then, we've done the
zoning. We went through the zoning appeal. We had the architect make the plans. We went through obviously the RCO meetings successfully.

We're close with the neighborhood. We actually own the house next door. So having received our zoning, we bid the project out to some contractors and we've applied for the permit. L&I wanted some revisions, and so we're in the process of making them. In fact, if the permit comes in today, we'll probably start the project Monday.

We're pretty far along, and I apologize that I haven't come before to ask for an extension. We think that it will take six to seven months to complete the project from the day we start. So I would ask for an extension until the early fall.

MR. THOMAS: So the maximum extension that we can give is six months.

MS. DUNBAR: You may have to come back.
MS. BRALOW: So whatever you can do. If we actually do get the permits this week, we probably will complete it by September.

MR. THOMAS: And if not, you just have to come back and show us --

MS. BRALOW: We're just waiting for L&I to review the changes that they requested. We've already paid the contractor's down payment. He's ready to roll.

MS. DUNBAR: Motion.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

MS. BRALOW: Thank you so much.

CHAIRWOMAN JARMON: You're welcome.

The next address is 3239 North 29th Street.

(No response.)

CHAIRWOMAN JARMON: Request for
a release. This is the property that the Law Department was asking us to do their release so that their client would be able to purchase this property at Sheriff Sale, because this property had our restriction in it. She's asking that we release the property.

MS. DUNBAR: The City is requesting?

MS. MEDLEY: It was the Law Department from the bank. Isn't the bank foreclosing on that?

CHAIRWOMAN JARMON: Right. The bank is foreclosing.

MS. DUNBAR: So the bank's law department?

MS. MEDLEY: This is the original AWF, Allegheny. They sold it to another person in 2003. So they are foreclosing on that person.

MR. THOMAS: The Allegheny West Foundation is foreclosing?

MS. MEDLEY: No. The bank is foreclosing on who Allegheny sold it to
MS. JOHNSON: Was this to be developed?

MS. DUNBAR: No. Allegheny West developed it and sold it to probably a homeowner, who now has defaulted on the loan and the bank is foreclosing.

MS. JOHNSON: It's a house?

MS. DUNBAR: Yes.

MS. MEDLEY: It looks kind of like maybe commercial if you look at the picture.

CHAIRWOMAN JARMON: It's a commercial property.

MR. THOMAS: Auto dealership it says.

CHAIRWOMAN JARMON: It's an auto dealership.

MS. DUNBAR: So I'll revise my statement to say the owner is in default.

MS. MEDLEY: But it wasn't the owner who the City originally sold it.

CHAIRWOMAN JARMON: Can I get a recommendation?
MS. DUNBAR: Motion.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: The next item, 949 to 51 North Lawrence Street.

(No response.)

CHAIRWOMAN JARMON: This is a property we transferred out in 1981. They're the current owner. They're just asking for permission to sell. We transferred this back in '81 and then we have a new owner who wants permission to sell. It's 949 to 51.

MR. THOMAS: The place has been fixed up?

CHAIRWOMAN JARMON: Yes.

MR. THOMAS: I move that we authorize the certificate of completion.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)
CHAIRWOMAN JARMON: The next item is 2646 North Howard Street.

(Witness approached podium.)

MS. CURETON: Good morning, everyone.

(Good morning.)

MS. CURETON: My name is Angelica Cureton. My father purchased his home many years ago, over 30 years, through the Philadelphia Development. So I'm here to ask permission to sell the home after he passed away over a year ago.

CHAIRWOMAN JARMON: Any questions from the Committee?

(No response.)

CHAIRWOMAN JARMON: Recommendation?

MS. DUNBAR: Motion to issue the certificate of completion.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)
CHAIRWOMAN JARMON: Thank you.
MS. CURETON: Thank you.

CHAIRWOMAN JARMON: 2019 East Dauphin Street.

(Witnesses approached podium.)

MS. GURGOS-ERCOLANO: Hello.
CHAIRWOMAN JARMON: State your name for the record.

MS. GURGOS-ERCOLANO: I'm Taryn Gurgos-Ercolano. This is Jason Ercolano, my husband.

We're just proposing to pay off the amortizing mortgage on our side yard at 2019 East Dauphin Street. We live at 2021 East Dauphin Street.

CHAIRWOMAN JARMON: Any questions from the Committee?

MR. GRADWOHL: I have a question for legal counsel. Because we're only two years into this self-amortizing mortgage, is there a requirement that they -- what are the regulations about paying off a self-amortizing mortgage to the City
2/14/17 - VACANT PROPERTY REVIEW COMMITTEE

early?

MS. MEDLEY: There aren't any.

There really aren't any.

MR. GRADWOHL: Okay.

MS. DUNBAR: What's that answer?

MR. WALKER: So basically they can pay off the mortgage. Like at this point since they've had it for two years, about $3,000 or 20 percent is going to come off the price and then they'll be responsible for paying the balance, as well as there may be a recording fee, or is that something that we pay?

MS. DUNBAR: No. The person would pay their own recording fees, pay the fees for the satisfaction. I think the issue maybe has to do more with the fact that they purchased it -- if they purchased it for nominal consideration whether or not the restrictions remain if they're paying off the loan.

MS. JOHNSON: Because are you planning to sell the lot?
MR. ERCOLANO: No.

MS. GURGOS-ERCOLANO: No. We already put around $5,000 or so into the property, and due to the restrictions on the deed under the amortizing mortgage, we're not really comfortable putting more improvements into the property, just because there's language in here that basically states the City can take it back at a certain time. So we'd really just like to pay off the mortgage and have these restrictions not on our property.

MS. JOHNSON: Did you buy it as a side yard?

MS. GURGOS-ERCOLANO: Yes.

MS. DUNBAR: I'm going to say that the City will not refuse your payment, but to be more specific, it really depends on the anniversary date. So if your anniversary date is February 14th and you had --

MS. GURGOS-ERCOLANO: It's February 11th, actually.
MS. DUNBAR: Okay. So you passed that. So now it's 20 percent that would be reduced, but it really is based on your anniversary date.

MS. GURGOS-ERCOLANO: Okay.

MS. DUNBAR: So you can actually submit a request.

MS. GURGOS-ERCOLANO: Through Ms. Jarmon?

MS. DUNBAR: I don't know.

Somebody normally gives it to me.

MS. MEDLEY: In this case this is kind of -- they came here. You can just send them a payoff amount.

MS. DUNBAR: So I'll talk to you afterwards.

MS. GURGOS-ERCOLANO: Okay.

MR. ERCOLANO: Thank you.

MS. DUNBAR: Normally it doesn't require this type of action. You would just submit a request in writing and then we would go from there. But I'll talk to you in a minute.

MR. THOMAS: Do we need to take
any action?

MS. MEDLEY: Not really.

MS. DUNBAR: Normally you don't.

MR. PURNELL: So there's no action required?

MS. DUNBAR: There's no action required. It's normally a written request and then you go from there.

CHAIRWOMAN JARMON: I think I have -- the written request should be attached to the -- it's with the attachments.

MS. DUNBAR: Okay.

CHAIRWOMAN JARMON: Okay.

MS. DUNBAR: There's no action.

CHAIRWOMAN JARMON: We'll be in touch.

MS. GURGOS-ERCOLANO: Thank you.

MR. ERCOLANO: Thank you.

CHAIRWOMAN JARMON: 2525 Manton Street.

(No response.)
CHAIRWOMAN JARMON: Brian McKernan?

(No response.)

CHAIRWOMAN JARMON: We're going to table this until next month.

MS. JOHNSON: Which one is that, Susie?

CHAIRWOMAN JARMON: This is the 2525 Manton Street.

MR. PURNELL: May I be excused? You still have a quorum.

CHAIRWOMAN JARMON: Yes.

(Mr. Purnell left the Caucus Room.)

CHAIRWOMAN JARMON: The next item is 2051 and 2053 North 5th Street, Aida Chavez.

(Witness approached podium.)

MS. CHAVEZ-GARNICA: Good morning.

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

MS. CHAVEZ-GARNICA: My name is Aida Chavez-Garnica.
CHAIRWOMAN JARMON: Can you speak up a little bit.

MS. CHAVEZ-GARNICA: My name is Aida Chavez-Garnica.

MR. THOMAS: Is that mic on?

(Microphone turned on.)

MS. CHAVEZ-GARNICA: Hi. My name is Aida Chavez-Garnica.

CHAIRWOMAN JARMON: And you're here -- you wanted to sell --

MS. CHAVEZ-GARNICA: To ask permission for 2551 and 2553. I have those lots for close to 20 years and they had actually make me an offer on them and I wanted to actually sell them.

CHAIRWOMAN JARMON: Any questions from the Committee?

(No response.)

MS. JOHNSON: I make a motion.

(Duly seconded.)

MR. FRISHKOFF: We've had a motion and a second.

CHAIRWOMAN JARMON: All in favor?
(Aye.)

MR. THOMAS: What are we motioning for?

CHAIRWOMAN JARMON: To approve the release on the 2051 North 5th and 2053.

MR. THOMAS: The lot looks like it needs to be cleaned out because of the pictures. It looks like --

CHAIRWOMAN JARMON: They're saying the lot needs to be cleaned.

MS. CHAVEZ-GARNICA: Actually, the City had came there and they had pulled like the trucks in, like big mountains of sand there. So I'm not able to clean that. That's from the City.

MR. THOMAS: Who put giant mountains of sand?

CHAIRWOMAN JARMON: They put it over the fence?

MS. CHAVEZ-GARNICA: I'm sorry. I can't hear you.

CHAIRWOMAN JARMON: They put -- what did they do?
MS. CHAVEZ-GARNICA: They put sand there, because I guess they opened the gates from there and they just dumped sand, like big mountain of sand there.

CHAIRWOMAN JARMON: Who did that?

MS. CHAVEZ-GARNICA: The City. They told me it was from the City.

CHAIRWOMAN JARMON: The City?

MS. CHAVEZ-GARNICA: I'm not sure if it's from the City. Because in order for me to take that out, I would have to get like a big truck, and I don't know where to dump it.

MR. GRADWOHL: Do you have any documentation to that effect?

MS. CHAVEZ-GARNICA: No. It's just what they told me around there, like the captain from the block. They think it's the City. Because I don't know who it could be.

MR. GRADWOHL: As I understand it, the debris being on your property, therefore it would be your
1 2/14/17 - VACANT PROPERTY REVIEW COMMITTEE
2 responsibility.
3       MS. CHAVEZ-GARNICA: Yeah, I
4 know that, but when I first got those
5 lots, it was -- the agreement was -- and
6 I remember Susie Jarmon from like 20
7 years ago. She was here at that time.
8 And it was supposed to be like for a
9 community playground, and the captain
10 from the block had the key always there
11 and it was always maintained and cleaned
12 for the kids to actually play there,
13 until this just happened recently where
14 they dumped the sand there. I'm not sure
15 from where, whether it was the City or
16 from where.
17       MR. GRADWOHL: See, the issue
18 is that because the lot is in its current
19 condition as indicated by the photos
20 provided on the agenda, the lot is not in
21 compliance. So we can't issue a
22 certificate of completion with the lot in
23 this state.
24       MS. CHAVEZ-GARNICA: Okay. So
25 how can I know who is the person that
2/14/17 - VACANT PROPERTY REVIEW COMMITTEE

dumped the sand there? Because I can't

Because they was always clean.

MR. THOMAS: I don't think that

we can really advise on how to rectify

the issue with the sand or any of the

other debris that seems to be there. We

just need you to submit photographic

evidence to the Chairwoman once you

figure out what you want to do with it,

and at that time, we can issue a

certificate of completion. And we don't

have to have another meeting. So we can

make a motion -- or I make a motion to

issue a certificate of completion

contingent on photographic evidence being

sent to the Chairwoman that the lot is

appropriately cleaned. And then you'll

just have to figure out what it is.

MS. CHAVEZ-GARNICA: Okay.

(Duly seconded.)

MS. MEDLEY: Before the vote on

that, what was the original proposed use

for it?
CHAIRWOMAN JARMON: Side yard.
MS. MEDLEY: Side yard?
CHAIRWOMAN JARMON: She owned the adjacent property.

Didn't you own the property adjacent to these two lots?
MS. CHAVEZ-GARNICA: I'm sorry?
CHAIRWOMAN JARMON: You own the property adjacent?

MS. CHAVEZ-GARNICA: Yes; the 2051 and 2053.
MS. MEDLEY: So the person who is going to buy it, what are they going to do?

CHAIRWOMAN JARMON: What is the person that's purchasing it going to do with it?

MS. CHAVEZ-GARNICA: Supposedly he's a developer.
CHAIRWOMAN JARMON: He's a developer.

MR. GRADWOHL: Is there any precedent for having the grantee of a property that's seeking a certificate of
completion be compelled to clean the property?

CHAIRWOMAN JARMON: They might want to in order to get it.

Do you think the person that's purchasing it will be willing to clean it?

MS. CHAVEZ-GARNICA: That's what they told me, that they're going to fence it around once they get and sign the deed. They are going to fence it around and keep it away from everybody else, because there is a whole bunch of lots there. It's not just mine. There's a few of them that they used to use for the playground.

MR. THOMAS: Then we'd be issuing the certificate of completion prior to them -- I mean, we wouldn't have any ability to actually hold them.

CHAIRWOMAN JARMON: No. I'm saying if they'll do it and let us know that it's done, then we can do the release.
MR. THOMAS: Oh, you're saying do it before.

CHAIRWOMAN JARMON: If they're willing to do it.

MR. THOMAS: I mean, whoever it can be worked out to figure it out, I think that this Committee, our interest is only that you get the photographic evidence that it's been remediated and then --

CHAIRWOMAN JARMON: We can prepare the release.

MS. MEDLEY: But I think it's also their duty, because the condition now, if it was supposed to be a side yard, it's not been maintained.

CHAIRWOMAN JARMON: So the main thing is it needs to be cleaned. So if there's any way that you can have the lot cleaned, whether it be you or the person who is purchasing the lots from you, and then get back in contact with me letting me know that that has happened, and I'll have my inspector go out to verify.
Ms. Chavez-Garnica: Okay. So would you be sending me a letter or anything?

Chairwoman Jarmon: Once you let me know that they have been cleaned, I will have my inspector go out, verify that they're cleaned, then we can prepare the release.

Ms. Chavez-Garnica: Okay.

Thank you.

Chairwoman Jarmon: Can I get a recommendation?

Mr. Thomas: Motion.

Mr. Frishkoff: I'll second.

Chairwoman Jarmon: All in favor?

(Aye.)

Chairwoman Jarmon: Thank you.

1517 North 27th Street and 1519 North 27th.

(Witness approached podium.)

Ms. Margulies: Good morning.

Chairwoman Jarmon: Hi. Can you state your name for the record.
MS. MARGULIES: Yes. My name is Rena Margulies, M-A-R-G-U-L-I-E-S, and I'm Vice President of Docu-Monument, LLC.

CHAIRWOMAN JARMON: You're here for 1517 to 19 27th?

MS. MARGULIES: I'm here for 1517 and 1519 North 27th.

CHAIRWOMAN JARMON: And you are?

MS. MARGULIES: I am Rena Margulies, Vice President of Docu-Monument, LLC.

MR. THOMAS: You're the one looking to buy the properties?

MS. MARGULIES: Correct.

MR. THOMAS: You're not the one who owns them with the release?

MS. MARGULIES: Right.

Although we do have a letter here from Steven Axelrod, who is the other member of Docu-Monument, LLC, who is also representing Charles Henry Rudolph in this transaction, and all the paperwork should be with the Committee.
MS. JOHNSON: So do you currently own -- were the lots already transferred?

MS. DUNBAR: Do you own them?

MS. MARGULIES: We don't own them. We're looking for a release --

CHAIRWOMAN JARMON: No.

They're looking to acquire. They're trying to purchase them.

Any questions from the Committee?

MR. THOMAS: What is on this lot right now?

MS. MARGULIES: There's a building and a vacant lot. We're going to rehab the one building and build on the lot.

MS. JOHNSON: They're not two vacant lots? There's a building on --

MS. MARGULIES: I think there's a building and a lot.

MS. JOHNSON: On which one? I thought they were vacant lots.

MS. MARGULIES: I think the
2/14/17 – VACANT PROPERTY REVIEW COMMITTEE

1 17 -- it's on my phone. I think the 17
2 is the lot. I'm not 100 percent sure.
3
4 CHAIRWOMAN JARMON: I think the
5 1517 and 19 are both lots.
6
7 MS. MARGULIES: They're both
8 lots?
9
10 CHAIRWOMAN JARMON: And the
11 inspector couldn't see over that high
12 fence that they have.
13
14 MS. MARGULIES: Right. There
15 was another property I was here to also
16 talk about.
17
18 CHAIRWOMAN JARMON: There's
19 another property too, but --
20
21 MS. MARGULIES: But it's not on
22 the list.
23
24 CHAIRWOMAN JARMON: Right,
25 because we didn't own that one.
26
27 MS. MARGULIES: So would that
28 be presented at the next meeting?
29
30 CHAIRWOMAN JARMON: No. We
31 didn't own the other one. They didn't
32 request -- the other one was owned by
33 someone else. The only two they got from
MS. MARGULIES: Oh, that's interesting. Okay.

MS. DUNBAR: So do we need to have proof that the lots are cleared since we couldn't see over the fence?

MS. MEDLEY: If you would like it.

CHAIRWOMAN JARMON: If that's what you want.

MS. MEDLEY: If you would like it, if that's the Committee's pleasure.

MS. DUNBAR: Can we just say subject to you providing proof that the lots are clear. And if they're not cleared, they need to be cleared prior to the release.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: We really don't know what the lots look like on the other side. Somebody would probably have
2/14/17 - VACANT PROPERTY REVIEW COMMITTEE

to get a ladder and take a picture.

MS. MARGULIES: Get a ladder

and a pic?

CHAIRWOMAN JARMON: And let us see what it looks like.

MS. MARGULIES: All right.

Thank you.

MS. DUNBAR: You said that someone was representing Mr. Rudolph?

MS. MARGULIES: We're representing actually the buyer too, yeah. I'm here from Docu-Monument, LLC, but there's also a letter for Rudolph. We're ready to buy, yeah.

MS. DUNBAR: I know. So if you're representing, then he should have access to the lot.

MS. MARGULIES: Yeah. Somebody is going to have access there.

MS. DUNBAR: Okay. Thank you.

CHAIRWOMAN JARMON: 2122 and 2126 North 2nd Street.

(Witness approached podium.)

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

MR. MELL: Jim Mell, II.

CHAIRWOMAN JARMON: And you are --

MR. MELL: I'm here to get the deed-restricted covenants removed.

CHAIRWOMAN JARMON: You're with Alpha United?

MR. MELL: Yes, ma'am.

CHAIRWOMAN JARMON: Any questions from the Committee? 2122 North 2nd and 2126 North 2nd. Any questions from the Committee?

MR. THOMAS: Just to be clear, you're not the owner of these properties?

MR. MELL: Yes, sir, I am.

CHAIRWOMAN JARMON: He's the current owner.

Did you just purchase them?

MR. MELL: December the 21st.

CHAIRWOMAN JARMON: Right.

And he just wants the restrictions lifted.

MR. THOMAS: So Rosemary Cuba
is the previous owner?

CHAIRWOMAN JARMON: Yes.

Any questions?

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

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

MR. MELL: Thank you for your time.

CHAIRWOMAN JARMON: 2219 and 2221 North Orianna Street.

(Witness approached podium.)

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

MR. ESPADA: Juan Espada.

CHAIRWOMAN JARMON: And you're the current owner?

MR. ESPADA: Yes.

CHAIRWOMAN JARMON: And you're here asking for a release.

MS. DUNBAR: When did you
2/14/17 - VACANT PROPERTY REVIEW COMMITTEE

MR. ESPADA: That was last year, about this same time.

CHAIRWOMAN JARMON: Any questions from the Committee?

(No response.)

CHAIRWOMAN JARMON: Recommendation?

MS. DUNBAR: Are these lots and do we have pictures to say that they're cleaned?

CHAIRWOMAN JARMON: Yes. It's right here. It's a garage.

Is it a garage?

MR. ESPADA: Carport.

MS. DUNBAR: A carport?

MR. ESPADA: Yeah.

MS. DUNBAR: Motion to issue the certificate of completion.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.
MR. ESPADA: Thank you.

CHAIRWOMAN JARMON: 4546 Tackawanna.

(Witnesses approached podium.)

MR. VELEZ: Good morning. My name is Jose Velez. I'm here for 4546 Tackawanna Street. I'm here requesting a release form. We are refinancing our house and they're requiring a release form.

MS. JOHNSON: And this is a house too?

MR. VELEZ: Yes, ma'am.

CHAIRWOMAN JARMON: Any questions from the Committee?

(No response.)

MS. DUNBAR: Motion to provide the certificate of completion.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

MS. VELEZ: Happy Valentine's
2/14/17 - VACANT PROPERTY REVIEW COMMITTEE

Day.

MS. DUNBAR: Same to you.

MR. VELEZ: Happy Valentine's Day, everybody.

CHAIRWOMAN JARMON: Thank you.

3834 Parrish Street. This is a property that was transferred from the City to PHDC that they're asking for the restriction to be lifted.

MR. THOMAS: PHDC is asking for the restriction to be lifted?

CHAIRWOMAN JARMON: No. PHDC transferred it to someone, but our restriction was in the deed.

MS. JOHNSON: It's a house?

CHAIRWOMAN JARMON: It's a house.

MR. THOMAS: And it's occupied?

CHAIRWOMAN JARMON: Yes.

MS. DUNBAR: Motion.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)
CHAIRWOMAN JARMON: Thank you.

6048 Cedarhurst Street.

(Witness approached podium.)

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

MR. BURTON: Good morning. My name is Malachi Burton, Jr.

CHAIRWOMAN JARMON: And you're here requesting a release?

MR. BURTON: Yes.

CHAIRWOMAN JARMON: The property is 6048 Cedarhurst.

MR. BURTON: Yes. I've owned the lot that's parallel with my house and taken care of it for many decades. In late in 2009 it was deeded to me and I still haven't taken care of it, so that we could have block parties and children could play there, and I still maintain it and I would like the restriction removed for sale, please.

CHAIRWOMAN JARMON: And you're selling this along with your property?
MR. BURTON: Yes, ma'am.

CHAIRWOMAN JARMON: Any questions from the Committee?

MR. THOMAS: I move that we offer the certificate of completion.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

MR. BURTON: Thank you.

CHAIRWOMAN JARMON: The next items are Lancaster Avenue. I had 5129 Lancaster on the agenda last month, not realizing that all of these addresses should have been on the agenda. They are proposing to build a Rite Aid on these lots.

(Witnesses approached podium.)

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

MR. KAHAN: Good morning. My name is Bill Kahan.

CHAIRWOMAN JARMON: Just let
the Committee know what's going on with the lots.

MR. HARRIS: I'm here to speak for the community. Should I speak first or introduce myself?

CHAIRWOMAN JARMON: You're speaking for the community?

MR. HARRIS: Yes.

CHAIRWOMAN JARMON: Can we listen to him first and then you can speak.

MR. HARRIS: Sure.

CHAIRWOMAN JARMON: And your name is?

MR. HARRIS: I'm Mark Harris.

MR. KAHAN: We are co-developing the property listed currently as 5129 to 5153 Lancaster Avenue and 5130 to 5152 Merion Avenue, which consists of approximately 24 lots that have been consolidated. Currently there were 16 lots that had reverters that were purchased from the Redevelopment Authority in the mid 1980s.
They've been used as commercial use. Since then, the New Deal Lumber business has ceased operations as of May 31st of 2016. We received a signed lease from Rite Aid the end of December 2016. We have just received last Friday actually architectural drawings and are in the process of completing all of the engineering and other drawings for the neighborhood.

We would be more than happy to meet with appropriate people, but the drawings have not been completed. Like I said, we just got the -- received the architectural drawings on Friday for the premises.

This premises also is designed for a proposed two driveways of means of ingress and egress on Merion and two on Lancaster Avenue, plus it will have on-site parking for 53 cars. So we are here today to request the balance of the lots from last month to have the reverts removed and extinguished.
MS. JOHNSON: What is RCF?

MR. KAHAN: RCF was a corporation that was formed many years ago. All of these lots have been consolidated into -- we have an approved lot consolidation plan from the City of Philadelphia, and RCF was my client's father. He's deceased.

MS. JOHNSON: So you own all of these lots?

MR. KAHAN: Yes. All of this is within the family's.

MS. JOHNSON: There's nothing owned by the church?

MR. KAHAN: No, not at all. No. No.

CHAIRWOMAN JARMON: Are there any questions from the Committee?

MR. HARRIS: Well, I'd like to address it.

CHAIRWOMAN JARMON: Can I finish with -- any further questions from the Committee?

(No response.)
CHAIRWOMAN JARMON: You can go to the podium.

MR. HARRIS: Good morning. I'm Mark Frog Harris, Cathedral Park Community Development Corporation. We are the only community organization that represents Cathedral Park, which is a small section of West Philadelphia bounded on the south by Girard Avenue, on the west by 52nd Street, and on the north side by the Main Line railroad tracks.

One of the problems we've had in our community for a long time has been the intersection of 52nd and Lancaster, which is noted for traffic backups in all directions. We formulated plans several years ago for the improvement of this intersection and it was represented to the owners, Mr. Miller, New Deal, several years ago and also recently on January 25th. We sent a letter to both Mr. Miller and the Rite Aid Corporation informing them of our concern about their proposed development.
The community has not seen any plans. They've had no communication about this proposed development, except for being aware that there was plans to build a Rite Aid. We would like to be involved.

Our specific concern is this:

In order to improve this intersection, it is going to be necessary to widen on the north side of Lancaster Avenue east of 52nd Street. We should be in front of this property, which means widening the street by an additional traffic lane about 200 feet deep. The reason for the depth is because there is a need for a trolley line there. At the present time, trolley passengers step out into traffic, blocking traffic, endangering their health. And lack of a trolley line is going to be addressed in the future, not too distant, when the new ADA flat-four trolleys are placed into service, which is going to be more constriction of the Lancaster Avenue westbound and east side.
On the drawings that I passed around, you can see the trolley penciled in there and also the widening of the street, which reflects the current conditions where the New Deal Lumber buildings presently exist. The length of the street wide there is obviously inadequate, and the traffic island that would be -- sorry; trolley line that would be built would be long as depicted. It was made as small as possible considering the physical constrictions. However, the new ADA trolleys are expected to be so many feet long, much longer than the current drawings, which means the traffic island would be much larger, which of course means more room along with -- the street wide will be necessary for traffic to get around.

So our concern from the community is, first of all, we'd like to see the plans and know what's going on in our community.
Second of all, we would like to have a commitment from the builders that they will dedicate an additional land --

MS. MEDLEY: Excuse me. I just wanted to -- I don't mean to cut you off. However, the matters here today is whether or not the City will release its reversionary interest in the property. What you're talking about would probably be more appropriate for the zoning hearing to express your concerns about the traffic patterns and the proposed use for the land, but today we're just here to release --

MS. DUNBAR: They're already privately owned.

MR. HARRIS: But this is the only venue that I'm aware of where we can express use of input.

MS. DUNBAR: And -- I'm sorry.

MS. MEDLEY: It would be -- just to be clear, it would be different if we were considering selling the property to Mr. Farbstein.
MR. KAHAN: Kahan.

MS. MEDLEY: If that's what we were discussing today, then your concerns -- this would be one of the proper places for you to express your concerns with the proposed use of the land. However, at this point, it's already been sold a long time ago, and right now the only issue today is whether or not the City will release its interest in the property, not in any proposed use that they may have for it.

MS. JOHNSON: I would suggest that maybe you follow up with the Planning Commission about the zoning or the --

MR. HARRIS: See, the problem is this: The property is and was zoned and used such that no variance was required.

MS. MEDLEY: But, again, this is not the proper venue for that. There's nothing that this body can do.

MS. JOHNSON: And I'm just
suggesting for your concerns as far as the traffic and the street, that you follow up with the community planner. Go through the Planning Commission, make your concerns known.

MR. HARRIS: I have spoken to them and being as no variance was required, they tell me they don't have any leverage to request any such adjustments or changes to the plan.

MS. DUNBAR: And, again, for the record, we are saying to you we hear what you're saying, but this is not the proper party. There's nothing we can do but listen to you. So because these properties are privately owned and have been for years, we have no voice. The only thing -- the only decision that's being made here today is whether or not the City would release its interest, primarily because they have owned the property for a number of years and they're just asking that we release our interest or issue a certificate of
MR. HARRIS: Well, that's --

MS. DUNBAR: So that's it.

MR. HARRIS: If that's the case, then I'm going to have to express an objection and ask for some adjustments, if we can have a meeting.

MS. DUNBAR: You have no right, sir. That's what we're saying to you.

So, again, there has been a suggestion made to you that you contact the Planning Commission, and if you're not satisfied there, go to the Zoning Board or go to the Councilperson, but what we're saying to you is there's nothing that we can do.

MR. HARRIS: I'm very disappointed. I was hoping there would be some assistance here.

MS. DUNBAR: We're sorry.

CHAIRWOMAN JARMON: So can I get a recommendation on these lots or properties on Lancaster and Merion Avenue.

MR. FRISHKOFF: So moved.
(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: The next item is 2728 Master Street, Willie Miller.

(No response.)

CHAIRWOMAN JARMON: Can I get a recommendation on the 2728 Master Street?

It's a well-kept lot that the owner is trying to sell.

MR. THOMAS: I move that we issue the certificate of completion.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: The next list of certificates of completions are properties that were approved by the Commissioner for us to issue releases.

All of these individuals are in compliance.
Can I get a recommendation?

MR. GRADWOHL: So moved.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

I just want to add the January 10th, 2017 minutes to the meeting.

Can I get a recommendation?

MR. THOMAS: Motion to add the January 2017 minutes to the meeting.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

The meeting has been adjourned.

I'm sorry. Before we go, Linda asked that we go back to the 2019 Dauphin Street, because we need to approve the release for that one, where the lady wants to pay off the self-amortizing mortgage, which is on Page 6. So we have
2/14/17 - VACANT PROPERTY REVIEW COMMITTEE

to do a release.

Can I get a recommendation?

MR. FRISHKOFF: So it's a

motion to approve payment for the

remaining balance of the self-amortizing

mortgage?

CHAIRWOMAN JARMON: And a

release.

MR. FRISHKOFF: And to accept

the certificate of completion.

MS. MEDLEY: So the motion is

to issue -- upon payment of satisfaction

of the mortgage, that the City will issue

a certificate of completion and a

release.

MR. FRISHKOFF: You made the

motion.

MR. GRADWOHL: So moved.

CHAIRWOMAN JARMON: All in

favor?

(Aye.)

(Vacant Property Review

Committee adjourned at 12:00 p.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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