VACANT PROPERTY REVIEW COMMITTEE

Room 401, Caucus Room
Philadelphia, Pennsylvania
Tuesday, August 11, 2015
11:03 a.m.

PRESENT:

SUSIE JARMON, OHCD
MANUELLA COSTA, PHDC
JEREMY GRADWOHL, COUNCIL PRESIDENT'S OFFICE
LINDA MEDLEY, LAW DEPARTMENT
ANDREW FRISHKOFF, LISC
LISA WALKER, REVENUE DEPARTMENT
AMANDA DAVIS, PIDC
LYNSIE SOLOMON, PUBLIC PROPERTY
JAMETTA JOHNSON, PLANNING COMMISSION
MELVIS DUNBAR, RDA

ALSO PRESENT:

KEVIN CARROLL, COUNCILMAN O'BRIEN'S OFFICE
MS. JARMON: Morning. Again, I'm sorry for the delay. My name is Susie Jarmon. We are going to get this, hopefully, rush right through this agenda so we can get out of here. I am going to take some things that are on here out of order.

I have, we did an ad hoc for Philadelphia Housing Authority for some properties that they needed, some restrictions lifted off the deeds. Linda Medley will also speak on their request.

MS. MEDLEY: So if you recall, there was an email that was sent out requesting the approval for PHA to have a ground revision because one of the conditions of the deed was that specifically it says: "Neither expose for rental nor lease the hereinabove described premises or any portion thereof at any time during the five-year period commencing from the date hereof, without the prior written approval of the Vacant
Property Review Committee of the City of Philadelphia, which approval shall not be

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unreasonably withheld."

The Committee did vote and approve allowing PHA to rent or lease the property for -- actually, this is going to be 99 years. And for those who are not familiar, these properties are part of the Choice Neighborhood actually called Blumberg Sharswood Choice Neighborhoods Initiative Project. And they were given a planning grant from HUD to develop this area.

So, the City is actually participating in that project through, I believe, some funding and some other things. What we need to do with regard to this, I just need to -- we need to ratify this on the record that the Vacant Property Review Committee is in agreement with allowing PHA to lease the property.

If we can take a vote.

MS. JARMON: I also wanted to make a note that Melvis Dunbar who was here for an hour left her proxy here with us, so I need
a recommendation from the Committee.

MR. FRISHKOFF: So moved.

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MS. JOHNSON: Second the motion.

MS. JARMON: All in favor?

(Chorus of Ayes)

MS. MEDLEY: Any opposed?

(No response.)

MS. MEDLEY: In addition, they need to -- the property was transferred September 24. We are coming up on the year of date of that transfer. And they have not begun to -- they are still in the process of getting the funding. I believe they are going to closing next week to get the funding to begin to break ground on the property. So, they are requesting an extension.

You know, we are only allowed to give them six months at a time extension. They are requesting six month extension to develop the property. So, I ask that there be a motion to extend the development on time.
MR. FRISHKOFF: Motion to extend six months.

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MS. WALKER: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: We only have a short time because we want to get these people out of here. So can we kind of rush this along.

MS. MEDLEY: Just one more thing. In connection with that project, they have asked -- the lender has asked for subordination agreement by the City in favor of the limited partnership which is called Blumberg Apartments Phase One, LP and Wells Fargo Bank -- and Wells Fargo Affordable Housing Community Corporation.

This is pretty much standard in the projects. They are just asking that the City subordinate its interest in the property to the bank first.

I would ask there be a motion that the City enter into subordination.
MR. FRISHKOFF: Motion to recommend that
the City enter into subordination.

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MS. COSTA: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: Thank you.

MS. MEDLEY: Thank you.

MS. JARMON: I am going to take the agenda out of order. I want -- I have individuals that were at the Redevelopment Authority for an auction on June the 12th. I just need you guys, once I call your name, come up to the podium and just let us know what your proposal is and then you can leave.

The first address 1807 East Oakdale,

1808 East Oakdale, 1812 East Oakdale and 1810 East Lehigh, Metroploy, LLC.

(No response.)

No?

Going to table until next month.

2443 Jasper, 1948 East Harold Street,
23 Universal Building and Construction.

24 (No response.)

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Table.

2641 Kensington, 1932 Cumberland, Hiep Pham and Dung Tran.

(Applicants approach podium.)

MS. JARMON: Just speak your name and let us know what your proposal is for these two lots.

MR. TRAN: My name is Dung Tran. Me and my partners we come here at the moment. We don't have any plan for this lot. But in the future, we want to build house off the lots.

MS. JARMON: One second. She want to make her proxy. Go ahead, Melvis.

(Ms. Dunbar speaks via telephone.)

MS. DUNBAR: I make a motion for my proxy vote for all items in place of anyone not making that motion.

MS. JARMON: Thank you. Okay, thanks.

Sorry to cut you off, sir.

MR. TRAN: We don't have any plan for these lots yet, but we would like to build
houses on these lots some time in the future.

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MS. JARMON: What's the future? Because I know that the Councilman want these lots developed, like, within a year.

MR. TRAN: We have required information before we bid on these lots. These lots is owned by the City of Philadelphia which at this moment doesn't require any immediate plan.

MS. JARMON: Well, we are the City of Philadelphia. And the Councilman wants these lots that were on this auction to be developed within a year.

So, you're saying that you are not going to develop in a year?

MR. TRAN: Like I said, the information that we got before we meet from the last was that if the lots owned by the PHA, that requires proposal plan right after you bought it. But if it's owned by the PUB, which is the Philadelphia --

MS. JARMON: Which is us.

MR. TRAN: Yes.
23    MS. JARMON: City of Philadelphia, yes.

24    MR. TRAN: There is no immediate

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proposal to be provided.

MS. JARMON: I'm not really sure who told you that, but we can take a vote to approve you purchasing these. But I need to send an email to the Councilman.

MR. TRAN: That is the information provided with the information in the auction listing. And that's what we got.

MS. JARMON: Okay. What's the recommendation of the Committee or are there any questions?

MS. MEDLEY: It seems like there's some confusion as to what happens. Perhaps you should table this until the potential buyer gets clarification on what they need to do and are going to do with the property before the Committee votes.

MS. JARMON: We are going to table this until next month and invite you back next month. In the meanwhile, I'm going to send an email to the Councilman to clarify, you know, exactly what he wants individuals to
do with these lots that they are acquiring from the City.

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MR. TRAN: Like I said, the information that I got from the auction package is that only the property owned by the department that required immediate plan to build. If it's owned by the -- then there is no immediate plan required.

MS. JARMON: I think you got wrong information, but we will get back in touch with you.

MS. MEDLEY: What also might be helpful regardless what information he got, he needs to be able to explain what his intentions, what he wants to do with the property.

MS. JARMON: We are going to table it until next month.

MS. MEDLEY: Sure. When he comes back.

MS. JARMON: When you come back, you need to have a plan on what you're development is going to be for these two lots.

MR. TRAN: Are you going -- you don't need a plan for these lots.
MS. MEDLEY: No. He needs a plan.

MS. JARMON: Yeah. You need a plan.

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MR. TRAN: I need a plan?

MS. JARMON: Yes. We’re not going to just transfer lots to you and they just sit.

You have to have a development plan. The Redevelopment Authority nor the PHDC can speak on the City’s requirements.

So our requirements are, which will be a restriction in the deed, that you develop within a year. If you don’t develop in a year, you have to come back to us and let us know why you haven’t developed and give us some -- whether you’re waiting for zoning or whatever the situation is. I’m going to invite you back next month after I speak to the Councilman and I will actually give you a phone call, okay?

MR. TRAN: Okay. Thank you.

MS. JARMON: You’re welcome.

2245 East William Street, Carlos Gonzalez.

(Applicant approaches podium.)

MR. GONZALEZ: How y’all doing?
MS. JARMON: Good morning.

MR. GONZALEZ: Name is Carlos Gonzalez.

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MS. JARMON: And your proposal for this lot?

MR. GONZALEZ: I was keeping it as a side yard. I didn't know we had to develop on it.

MS. JARMON: Well, it depends on what the situation is. I know that they didn't own the properties adjacent.

MR. GONZALEZ: That neighbor.

MS. JARMON: Right. I know there are properties adjacent.

The recommendation of the committee?

MS. JOHNSON: Make a motion that the property be sold.

MR. FRISHKOFF: Second.

MS. JARMON: He already received several lots from us adjacent to his property. And this is one that is next to it, also.

MS. MEDLEY: He understands what a side yard --

MS. JARMON: Right. He doesn't have to develop.
MR. FRISHKOFF: Second.

MS. JARMON: All in favor?

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MR. GONZALEZ: Thank you, guys.

MS. JARMON: 2767 Coral Street, James Mayberry.

(Applicant approaches podium.)

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

MR. MAYBERRY: James Mayberry.

MS. JARMON: Your proposal for the 2767 Coral Street?

MR. MAYBERRY: The property in question is a vacant lot. It's not attached to any other structures. There are also vacant lots next to it. I own the building directly across the street that the Mummers are presently in. And I thought the lot would make a nice place to put a picnic bench and lunch area when we're not busy doing Mummers.

MS. JOHNSON: I have this 2667 Coral...
Street. Is this --

MS. JARMON: 2767 Coral.

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MS. JOHNSON: Okay. Coral.

MS. JARMON: Any questions from the Committee? Recommendation?

MS. COSTA: Motion to approve.

MR. FRISHKOFF: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: Thank you.

MR. MAYBERRY: Thank you.

MS. JARMON: 2329 South Marshall Street,

Mr. Chen.

(Applicant approaches podium.)

MR. CHEN: Morning.

MS. JARMON: State your name for the record.

MR. CHEN: Xue Xian Chen. We bought 2329 South Marshall Street. The plan is to build a home, and it should be finished within a year. We had the contractor estimate for the plans and the lawyer will
make the plan. Pretty much is three

bedroom, one and a half bathrooms.

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Downstairs is living room, kitchen. And upstairs has middle bathroom and each side has two bedrooms.

MS. JARMON: He's going to develop in a year.

MR. FRISHKOFF: Motion to approve.

MS. COSTA: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MR. CHEN: Thank you.

MS. JARMON: 623 Mercy Street, Mohamed.

(Applicant approaches podium.)

MR. EL-LAISY: Mohamed El-laisy.

MS. JARMON: Your proposal is for this lot?

MR. EL-LAISY: To develop into a house.

MS. JARMON: Develop into a single family?

MR. EL-LAISY: Yes.

MS. JARMON: Any questions from the
Committee?

MR. FRISHKOFF: Motion to approve.

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MS. JOHNSON: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: Thank you.

MR. EL-LAISY: Thank you.

MS. JARMON: 1922 East Oakdale, 1922 East Harold Street, PHB Investment, Michael Smith.

(Applicant approaches podium.)

MS. JARMON: Good morning.

MR. SMITH: Morning. How are you? Good afternoon everybody. My name is Michael Smith. This is Joe Comers. We are doing new construction. Two single family, two bedroom, two and a half. Anywhere from nine to twelve months based on the estimate.

MS. JARMON: Any questions from the Committee?

MR. FRISHKOFF: Motion to approve.

MS. JOHNSON: I second.
MS. JARMON: All in favor?

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(Chorus of Ayes)

MS. JARMON: Thank you.

MR. SMITH: Thank you very much.

MS. JARMON: You're welcome.

2118 East Auburn, Cari Schemm.

(No response.)

Tabled. Till next month.

2547 Corlies Street, Brenda Langley.

Ms. Langley owns the adjacent property at 2549 Corlies.

(Applicant approaches podium.)

MS. JARMON: Good morning.

MS. LANGLEY: Morning. Everybody, my proposal is to purchase that lot because it does sit right next door to my property.

And for the longest before the City even had
this lot, we've been maintaining it and
keeping it up.

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MS. JARMON: Any questions from the Committee? Recommendation?

MR. FRISHKOFF: Motion to approve.

MS. JOHNSON: I second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: Thank you.

407 West Norris Street, Sami Kurdina.

407 West Norris?

(No response.)

Tabled till next month.

We have side yards, four side yards.

Can I get a recommendation from the Committee?

MR. FRISHKOFF: Motion to approve.

MR. GRADWOHL: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -
MS. JARMON: The Urban Garden

Agreements, I can accept.

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We're going to get into the --
201 East Tioga Street, Urban Hope Training Center.
(Applicant approaches podium.)
MS. JARMON: Good morning.
MR. HOLT: Jason Holt. I'm the director with Urban Hope. We own the building adjacent to that. It's a church and community center. It's a vacant property. We are going to turn into outdoor recreation area and overnight parking for the community.
MS. JARMON: You are interested in purchasing this lot?
MR. HOLT: Yes. That's where we need to go with it. We tried to get it donated about ten years ago.
MS. JARMON: I remember.
MS. JOHNSON: You know you will need zoning variance?
MR. HOLT: What's that?
MS. JOHNSON: You will need a zoning
variance for your use.

MR. HOLT: Yes. I believe they changed

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that.

MS. JOHNSON: Also, you have to apply to Streets.

MR. HOLT: Yes.

MS. JARMON: Any further questions? Recommendations?

MR. FRISHKOFF: Motion to approve.

MS. COSTA: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: Thank you, Mr. Holt.

Francisville Neighborhood Development Corp.

(Applicant approaches podium.)

MS. JARMON: Good morning.

MS. GILES: Penelope Giles, 1708 Ridge Avenue, Philadelphia, PA 19130.

Francisville Neighborhood Development Corporation. I'm the Executive Director of that. So, I put together just a one page --
I'm sorry. I didn't have time to get it to the office to make copies. I can email it.

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to Susie.

MS. JARMON: I'm Susie, yes.

MS. GILES: Nice to put a face with the name. Okay.

So, I'm here regarding properties at 858 Field Streets, 854 Field Street, 860 Field Street, 856 Field Street, 866 Field Street and 868 Field Street. So, good morning to the Committee Members. I'm here today to request the properties listed above be deeded to the Francisville Neighborhood Corporation at nominal consideration.

The properties are located just north or Ridge Avenue where we have properties 1628, 30, 32 and 1640 and 42 Ridge Avenue which we plan to develop into a marketplace complex as per our comprehensive neighborhood plan. The development of the Francisville marketplace is phase two of our overall economic stimulus plan for our commercial corridor along Ridge Avenue.

Phase one currently under construction
at 1608 to 12 Ridge Avenue will house on the

ground floor and lower level approximately

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4,000 square feet total. The Small Seeds vegetarian cafe and enterprise suite is expected to come on line in the spring of 2016.

Just to talk a little bit about Phase One because it does relate to Phase Two directly. The concept behind Small Seeds is to bring together the ideas of healthy eating and strong communities under one roof. There are four distinct benefits to this project, all of which align with equitable neighborhood development.

First, the project will be an excellent retail for the Ridge Avenue Commercial Corridor. Second, the cafe will enhance the quality of resolution upstairs by creating a work space and quick serve food options for tenants. Third, the project will create jobs, construction jobs and it has full and part-time cafe jobs, production job and an opportunity for the entrepreneurs to start and grow businesses.
Finally, Small Seeds provides mechanism to promote best practice of equitable

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redevelopment, capturing some of the new
expanding power in the neighborhood to
benefit long time residents. To this end,
Small Seeds will probably --

MS. JARMON: Excuse me, Ms. Giles. I
don't want to cut you off and what you have,
can you send it to me?

MS. GILES: Okay.

MS. JARMON: Because we have to get
these people out of here. They've been
sitting for over an hour.

MS. GILES: Okay. No problem.

MS. JARMON: My question to you, are you
getting funding from the City for this
project?

MS. GILES: There will be a multiple
funding sources. The funding actually is in
the nominal consideration. That is the
investment from the City because that loans
lower our development cost significantly and
allows us to create a project that creates
affordable retail space. This is the
mission, and this is what we've been doing

over the last three years since we were

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gifted the original properties for Phase One.

MS. JOHNSON: May I ask, this is going to be for profit though. You are going to sell these houses?

MS. GILES: No. The units will be rental units, but it's three -- this particular Phase Two is actually three components. So, the Field Street which I was getting to in the next paragraph would be for our low in and lowing out, some parking behind the marketplace with some residents above and a aquaponics growth center.

MS. JOHNSON: Subsidized units?

MS. GILES: We will not be seeking subsidies for affordable housing over top of the --

MS. JOHNSON: But to get the properties for a nominal fee --

MS. JARMON: You have to get funding from the City.
MS. GILES: We have done this -- yeah.

We already have significant money from the

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City already in what we're doing Phase One.

Phase One and Phase Two is all together.

This -- these properties here on Field Street were always a part of our plan for the marketplace. But because our plan was so aggressive, we were asked not to go after the Field Street properties in the first ask when we were given the first set of properties at nominal. So, we cannot really move forward with what we're planning to do with the marketplace complex until we know whether or not we are going to get the properties on Field Street. That determines everything.

And we've -- we are developing our First Phase as we were asked to do and then come back and ask for Field Street properties. That's what we're doing.

MR. FRISHKOFF: Can I ask a couple questions. One, the overall project --

MS. JARMON: Wait one second.

MR. FRISHKOFF: The overall project is
including affordable housing?

MS. GILES: Yes, it will.

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MR. FRISHKOFF: You're able to proceed and complete within a year the properties that are conveyed at nominal?

MS. GILES: Yeah. We will be under construction within a year, yes.

MR. FRISHKOFF: I would make a motion to approve contingent on verification that the rest of the project is viable and the proposal is affordable.

MS. JOHNSON: She is requesting nominal fee on this.

MR. FRISHKOFF: Because this is a phase of a larger project which is affordable, so these particular properties don't contain residential units but they are component of the affordable project as a whole.

MS. JARMON: We'll probably have to take this before the Real Estate Committee and see what their recommendation is.

MR. FRISHKOFF: Can I make to amend the motion to bring this to the Real Estate Committee for their review?
MS. JARMON: Yes. We are going to take this before our Real Estate Committee and Strehlow & Associates, Inc.
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see what their review is. And I will get
back in touch with you.

MS. JOHNSON: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. GILES: Thank you.

- - -

(At this time, Members Lynsie Solomon and
Amanda Davis had to exit the proceedings at
11:30 a.m.)

- - -

MS. JARMON: Unfortunately, we are going
to hear everyone that's here for these
releases because that's the next thing on
the agenda. You won't have to come back.

MS. MEDLEY: If there aren't any
problems today, you won't have to come back.

However, if you have a settlement date
within the next 30 days, you need to let us
know that now.
MS. JARMON: Okay.

1421 South 19th Street?

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Tabled till next month.
5816 Norfolk Street, Beverly Dover.
(Applicant approaches podium.)
MS. JARMON: Good morning. Can you state your name for the record.
MR. DOVER: Good morning. My name is Randy Dover. I’m actually here to request permission to sell the property. Property was previously owned by my grandmother who passed away in 2006. My family has done nothing with the property, and there is -- there have been taxes accumulating on it.
And finally, the State finally gave me possession of the property. But in order to sell it, I would need a release from the RDA in order to do so.
MS. JARMON: Any questions?
MR. FRISHKOFF: Motion to approve the release.
MR. GRADWOHL: Second.
MS. JARMON: All in favor?
24 (Chorus of Ayes)

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MS. JARMON: Okay. Thank you.

MS. MEDLEY: I assume you have a buyer?

MR. DOVER: Yes.

MS. MEDLEY: When are you going to closing?

MR. DOVER: We are supposed to close on the 3rd of August. This came up in the title search, I am clearing that now. We don't have a second date.

MS. MEDLEY: Can you get a second date after the second Tuesday in September.

MR. DOVER: After the second Tuesday in September?

MS. JARMON: Yeah.

MR. DOVER: Is that how long it will take?

MS. JARMON: We are going to have to bring this back because we don't have enough Committee Members here.

MR. DOVER: Would I have to come back here?
MS. JARMON: No. No, you won't have to come back.

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MS. MEDLEY: You won't if you can
schedule it after that.

MR. DOVER: That's fine.

MS. MEDLEY: Thank you.

MS. JARMON: Thank you.

2621 South 2nd Street, Margaret Mezzalesta.

(No response.)

Table until next month.

4025 Reno Street, DeBouse Deborah.

(Applicant approaches podium.)

MS. JARMON: Hello.

MR. XU: My name is Hona Xu.

MS. JARMON: And you are -- are you the current owner of this property or you are trying to?

MR. XU: I'm the owner of the property.

MS. JARMON: You own 4025 Reno.

MR. XU: Correct. I have the deed here.

MS. JARMON: You are trying to sell it?

MR. XU: Correct.

MS. JARMON: Any questions from the
MS. JOHNSON: I recommend that the
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restrictions be removed.

MR. FRISHKOFF: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. MEDLEY: Do you have a closing date?

MS. JARMON: Do you have a closing date?

MR. XU: What?

MS. JARMON: Do you have a scheduled settlement date?

MR. XU: Already passed, supposed to be July 31, 2015.

MS. JARMON: No. For your -- you're selling this property. Do you have a scheduled settlement date.

MR. XU: Yeah. I scheduled -- it's already past eleven days. I have to reschedule with the buyer. Buyer say he can wait.

MS. MEDLEY: Can you reschedule after the second Tuesday in September?
MS. JARMON: Schedule it after the second Tuesday in September.

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MR. XU: September.

MS. JARMON: After the second Tuesday.

MR. XU: Let me write it down.

MS. COSTA: It's the 8th.

MS. JARMON: After September the 8th.

MS. MEDLEY: At least a week after the 8th.

MS. JARMON: Okay?

MR. XU: Okay. No problem.

MS. JARMON: Thank you.

MR. XU: Thank you. You have nice day.

MS. JARMON: 1708 West Allegheny, Frederick Pennington?

(No response.)

Tabled -- I think this was one that they wasn't able to attend the meeting and just wanted our -- an approval. I'm looking at the pictures. If Lynsie was sitting here, she would say they have to clean it. Can I get a recommendation?

MS. COSTA: Recommend that it be approved once it's cleaned.
23    MS. JOHNSON: I second it.

24    MS. JARMON: All in favor?

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(Chorus of Ayes)

MS. JARMON: Thank you. And they need to schedule after September.

2339 North Lawrence Street, Francisco Crespo.

MR. BERNSTEIN: Good morning.

MS. JARMON: Good morning.

(Applicant approaches podium.)

MR. BERNSTEIN: My name is Bernstein. I'm the lawyer for Mr. Crespo who is here with me with his wife. My client Mr. Francisco Crespo is requesting approval of the sale of his house at 2339 North Lawrence Street that he bought in 1976 for one dollar. It cost one dollar, rehab.

MS. JARMON: Any questions from the Committee?

MR. BERNSTEIN: I have some documents if it is necessary. Earlier, I talked to Chair Jarmon. And she told me she does want to
see the photos of the exterior of the house.

The house is beautifully remodeled and

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refurbished and rehabilitated.

Also, I have a certificate --
certification statement from L&I that there
are no violations on the property. I am
submitting for the record.

MS. JARMON: Okay. Any questions from
the Committee?

MR. FRISHKOFF: Motion to approve the
release.

MS. COSTA: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: Okay.

MS. MEDLEY: You have an agreement to
sell? Can you schedule --

MR. BERNSTEIN: Yes. I have agreement
for sale. I submit it on July 17.

MR. FRISHKOFF: Can you schedule your
settlement date for after September 15?

MR. BERNSTEIN: I am going on vacation
on August 25. I am coming back in the middle of October. I would like to submit

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that deed with the office of the records in
the City before my -- before I leave for
vacation on August.

MS. MEDLEY: You can do that, but you
won't get the release if -- if our buyer is
okay with that, you will get it. But you
will not get the information till
September 15. If the buyer is okay with
that, then that's fine. You are free to do
that. But you are not going to get the
release until after the 15th.

MR. BERNSTEIN: Okay. Can I submit to
you the agreement of the sale again that I
already --

MS. JARMON: We have it.

MR. BERNSTEIN: Do you need anything
else?

MS. JARMON: No. Thank you.

MR. BERNSTEIN: Thank you very much.

MS. JARMON: 2629 Federal Street, 2632
Federal LLC.

No? Tabled till next month.
1900, 1902, 1904 and 1906 East York Street, Tram Tin.

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MR. TIN: Good afternoon, Council. My name is Tin Tram, and I own the lots of 1900 East York Street, 1902, 904, 906. I apologize that I had the buyers already. And I'm here to ask permission of Council for me to sell to those lots.

MS. JARMON: You already have a scheduled date?

MR. TIN: I already have a schedule. I'm sorry, I didn't know this is the process I got to go through. But I extended the closing date, which is September 15 or before that. So, I'm just asking your permission to see if I can sell those four lots to the new investor. They want to build it up right away.

MS. JARMON: You have it scheduled for the 15th?

MR. TIN: Yes.

MS. JARMON: Our next meeting that we bring this before the Committee is September
the 8th. And then we will be able to

prepare it. And hopefully, you will have it

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by the 15.

MR. TIN: Ms. Susie, as long as you gave me permission, I go right ahead. And I already explain the time which is September the 15th so that Council can give me plenty of time to go ahead and do it.

MS. JARMON: Okay.

MR. TIN: I thank you so much for that.

MS. JARMON: Recommendation of the Committee?

MS. JOHNSON: I recommend that the restriction be released.

MS. COSTA: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: Okay. Thank you.

MR. TIN: Is that a yes?

MS. JARMON: Yes.

MR. TIN: Thank you.

MS. JARMON: You're welcome.
Are you guys here for something -- oh,

yes. We added a property to the agenda, the

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4030 Baring, which is our release. Add that to the agenda. 4030 Baring Street, the applicant is here.

(Applicant approaches podium.)

MS. WOLF: Name is Wolf. I'm the attorney at the Title VIII. My client is an affiliate of Cross Properties purchased 4030 Baring Street. I could not insure it without the exception of the City's right of reversion so -- it's an exception to the title policy. As of the first week in September, we are closing on 4012 through 4028 Baring Street. Those lots together with 4030 are going to be consolidated. And 40 to 43 unit multiple family dwelling is going to be built. So, I need the right of reversion stricken.

MS. JARMON: This is one that just recently settled.

(At this time, a discussion was held off the record.)
MS. JARMIN: They want to sell it along

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with others that are adjacent.

MS. MEDLEY: Something like the other one. We can't --

MS. JARMON: Unfortunately, you are going to have to wait until after September the 8th unless you want to, you know, go ahead and settle and then you get the release after that. But this Committee can approve it.

MS. WOLF: The problem with that is I have a lender I have to insure.

MS. JARMON: I can't hear you.

MS. WOLF: A lender that needs to be insured. I can't insure with your right of reversion.

MS. MEDLEY: Right. We are not going to be able to give you the actual release until after September -- after the next meeting.

MS. WOLF: They will be in default of the agreement of sale.

MS. MEDLEY: If it's that serious, we will have to call people back.
MS. JARMON: I don't think so. A special meeting just for this?

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MS. MEDLEY: I don't understand. Why can't they wait? When is your closing date?

MS. JARMON: When is your closing date?

MS. WOLF: The first week of September.

MS. JARMON: Can you push it back a couple? When is it?

MS. WOLF: I don't believe that the statutory will be granted. I don't think another extension will be granted.

MS. JARMON: Okay. We have a meeting here September the 8th. What we are asking is can you make it a few days after September the 8th so that we can get the release to you?

MS. WOLF: I will send you an email.

MS. JARMON: You'll send me an email?

MS. WOLF: We will see if we can get an extension. I don't know that we can.

MS. MEDLEY: See if they can get the extension for any day after the 8th.

MS. JARMON: What's the recommendation of the Committee?
MS. JOHNSON: Make a motion that this restriction be removed.

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MR. FRISHKOFF: Second.

MS. JARMON: All in favor?

(Chorus of Ayes)

MS. WOLF: One question. Can you tell me how long it will take for you to draft?

MS. JARMON: After the 8th -- we are going to try to prioritize these that are on this agenda. So we have our lawyer here and Department of Public Properties. So, they will work together to get it done in a few days after the 8th.

MS. WOLF: Need to get it on the record.

MS. JARMON: What's that?

MS. WOLF: It needs to be recorded before I can record any deed.

MS. JARMON: You will record it once --

MS. MEDLEY: You will get the document and then you can record it.

MS. JARMON: Along with your deed.

MS. WOLF: Thank you.
MS. JARMON: Thank you. Meeting is adjourned.
MS. MEDLEY: Just one thing so the record is clear, all of this request for releases were basically held at the recommendation of the Committee and held under advisement till the next meeting.

MS. JARMON: Right.

MR. FRISHKOFF: Can we do a single vote for all them at the next meeting?

MS. JARMON: We probably can just say the address.

MS. MEDLEY: Ask for people in advance to read the notes of testimony so they can just know what it is.

MS. JARMON: Okay. Thank you.

(At this time, the VPRC adjourned at 11:47 a.m.)
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CERTIFICATION

I, hereby certify that the proceedings and evidence noted are contained fully and accurately in the stenographic notes taken by me in the foregoing matter, and that this is a correct transcript of the same.

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ANGELA M. KING, RPR
Court Reporter - Notary Public

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