

Vacant Property Review Committee  
October 13, 2015

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VACANT PROPERTY REVIEW COMMITTEE

Caucus Room, City Hall  
Philadelphia, Pennsylvania  
Tuesday, October 13, 2015  
10:20 a.m.

PRESENT:

SUSIE JARMON, OHCD, CHAIRWOMAN

DAIANA RAMOS, OHCD

MANUELA COSTA, PHDC

JEREMY GRADWOHL, Council President

Clarke's Office

ANDREW FRISHKOFF, LISC

LINDA MEDLEY, Law Department

GARRETT O'DWYER, PACDC

LISA WALKER, Revenue

LYNSIE SOLOMON, Public Property

JAMETTA JOHNSON, Planning Commission

MELVIS DUNBAR, RDA

KEVIN HUNTER, Commerce Department

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CHAIRWOMAN JARMON: Good morning. Sorry for the delay. The VPRC is now in session.

Are there any attorneys in the room? I spoke to one attorney, Michael Untermeyer. Can you go up to the podium.

He's here for a release. The address is 1541 North 7th Street. This lot was given to B.M. Oakley Community Development back in 1997 as a side yard, which they had maintained since then.

(Witness approached podium.)

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

MR. UNTERMEYER: Yes. My name is Michael Untermeyer. I'm an attorney representing the Little Zion Church and the B.M. Oakley Community Development Corporation. The church had approved its name to it in 1996 when the entire church was renovated. In 1997, the City transferred to the church the small slice of land. I have photographs to show the outline of the slice to the group. I'll

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2 pass the pictures around.

3 Since 1997, the church has  
4 maintained this slice of land. It's part  
5 of a parking lot. The church was  
6 graveling -- the church took it over.  
7 The church has paved it. It has lined  
8 the parking lot. It is a little parking  
9 lot. It has kept the parking lot clear  
10 of snow and debris and, again, this is  
11 now for some 18 years.

12 The church now has an  
13 opportunity to move to new quarters and  
14 we'd like to sell the property, which  
15 includes the church and the adjoining  
16 parking lot, in order to make the move  
17 possible. So we're asking the City for a  
18 release of the parking lot to both the  
19 community organization and the church in  
20 order to enable them to complete the sale  
21 and to move to new quarters.

22 CHAIRWOMAN JARMON: Are there  
23 any questions from the Committee?

24 (No response.)

25 CHAIRWOMAN JARMON:

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2 Recommendation?

3 MS. DUNBAR: Motion to issue  
4 the Certificate of Completion as  
5 requested.

6 (Duly seconded.)

7 CHAIRWOMAN JARMON: All in  
8 favor?

9 (Aye.)

10 CHAIRWOMAN JARMON: Thank you.

11 MR. UNTERMEYER: Thank you very  
12 much.

13 CHAIRWOMAN JARMON: We'll be in  
14 touch.

15 MR. UNTERMEYER: Thank you.

16 (Witness approached podium.)

17 CHAIRWOMAN JARMON: The address  
18 that you're here?

19 MR. DI TOMO: 928 North  
20 Leithgow.

21 CHAIRWOMAN JARMON: I would  
22 like to add the addendum to the agenda.  
23 I received five or six requests right  
24 after the agenda was posted. Everyone  
25 has a copy of the addendum. This address

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2 is the second page, 928 Leithgow.

3 Can you state your name for the  
4 record first.

5 MR. DI TOMO: My name is Joseph  
6 L. Di Tomo, Jr., D-I-T-O-M-O. I'm an  
7 attorney representing Mr. Frank Peta, the  
8 title owner of the property in question.

9 CHAIRWOMAN JARMON: And you're  
10 here asking for a release?

11 MR. DI TOMO: Yes, I am. Good  
12 morning to the Madam Chairperson and  
13 members of the Committee.

14 The owner of the adjacent  
15 property, which is 925 North Lawrence  
16 Street, is Mr. Frank Peta, the same  
17 individual. This parcel in question is a  
18 15 by 25 foot piece of ground that he  
19 obtained from the Redevelopment Authority  
20 back in 1981, and it's actually a corner  
21 property that's directly adjacent to his  
22 home, his three-story home. So he has  
23 developed the property -- I should say  
24 improved the property by making it part  
25 and parcel of his home, creating an

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2 outdoor living space. I have several  
3 copies of photographs.

4 CHAIRWOMAN JARMON: We have  
5 pictures, sir. Thank you.

6 MR. DI TOMO: And he is 81  
7 years old and would like to be able to  
8 include this parcel if he sells his home  
9 at 925 North Lawrence Street. So we're  
10 requesting release from these issues.

11 CHAIRWOMAN JARMON: Any  
12 questions from the Committee?

13 (No response.)

14 CHAIRWOMAN JARMON:  
15 Recommendation?

16 MS. DUNBAR: I recommend that  
17 we issue the Certificate of Completion as  
18 requested.

19 (Duly seconded.)

20 CHAIRWOMAN JARMON: All in  
21 favor?

22 (Aye.)

23 CHAIRWOMAN JARMON: Thank you,  
24 sir. We'll be in touch.

25 MR. DI TOMO: Thank you.

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2 CHAIRWOMAN JARMON: Any other  
3 attorneys?

4 (No response.)

5 CHAIRWOMAN JARMON: We'll start  
6 with Page 2 of the agenda. This is a  
7 property, a single-family dwelling, 3119  
8 West Huntingdon, Raheem Strong.

9 (No response.)

10 CHAIRWOMAN JARMON: I'm going  
11 to table until next month. He's not  
12 here.

13 I want to take the agenda out  
14 of order. We had several individuals  
15 that were at the Redevelopment Authority  
16 for an auction back in June and I don't  
17 want them to sit here like they sat the  
18 whole day in June to bid on these  
19 properties.

20 The first address, which is on  
21 Page 5, 1807 East Oakdale, 1808 East  
22 Oakdale, 1812 East Oakdale, and 1810 East  
23 Lehigh, Metro, LLC.

24 Good morning.

25 (Witness approached podium.)

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2 MR. SHLOVSKY: Good morning.

3 My name is Stevie Shlovsky. I'm with  
4 Connolly, LLC (ph). I'm here in  
5 reference to five properties that I  
6 purchased at the June 1st auction, 1804  
7 East Lehigh, 1810 East Lehigh, 1807,  
8 1808, and 1812 East Oakdale. Both blocks  
9 of Lehigh and Oakdale back out to each  
10 other. Currently the lots are vacant.  
11 They're roughly 500 to 700 square feet,  
12 and I will be developing them into  
13 single-family homes.

14 CHAIRWOMAN JARMON: Any  
15 questions from the Committee?

16 MS. DUNBAR: Do we need to  
17 modify the addresses as they're listed in  
18 the agenda?

19 CHAIRWOMAN JARMON: What do you  
20 mean?

21 MS. DUNBAR: I thought he added  
22 some additional addresses. Can he repeat  
23 the addresses?

24 CHAIRWOMAN JARMON: What are  
25 the addresses, because --



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2 MR SHLOVSKY: On Lehigh it's  
3 1804 and 1810 and then on East Oakdale  
4 it's 1807, 1808, and 1812.

5 CHAIRWOMAN JARMON: We don't  
6 own 1804 East Lehigh. So that shouldn't  
7 be added. I think that's --

8 MR. SHLOVSKY: One second.

9 CHAIRWOMAN JARMON: -- owned by  
10 the Redevelopment Authority, if I'm not  
11 mistaken.

12 MR. SHLOVSKY: I have it on the  
13 receipt as 1804 East Lehigh.

14 CHAIRWOMAN JARMON: Who owns  
15 it?

16 MR. SHLOVSKY: Oh, who owns it?  
17 I'm sorry. 1804 is owned by PHDC.

18 CHAIRWOMAN JARMON: That's not  
19 owned by us, so it wouldn't be approved  
20 at this Committee.

21 MR. SHLOVSKY: Got it.

22 CHAIRWOMAN JARMON: Any further  
23 questions from the Committee?

24 (No response.)

25 CHAIRWOMAN JARMON:

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2 Recommendation?

3 MS. DUNBAR: Motion to sell at  
4 the prices as listed.

5 (Duly seconded.)

6 MS. DUNBAR: For the addresses  
7 also listed.

8 CHAIRWOMAN JARMON: All in  
9 favor?

10 (Aye.)

11 CHAIRWOMAN JARMON: Thank you.

12 MR. SHLOVSKY: Thank you very  
13 much.

14 CHAIRWOMAN JARMON: The next  
15 addresses are 2443 Jasper and 1948 East  
16 Harold Street, Joseph Smith for Universal  
17 Building and Construction.

18 (No response.)

19 CHAIRWOMAN JARMON: We'll table  
20 until next month.

21 2637 Janney Street.

22 (No response.)

23 CHAIRWOMAN JARMON: This  
24 applicant was here last month, but he  
25 came a little late. He's going to be

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2 developing this property, along with some  
3 other properties that he received from  
4 the City, and also have an address here  
5 on Page 2 that he is going to purchase at  
6 the LAMA value, 2643 Janney Street. He  
7 lives in New York, so he may be on the  
8 road, but I'm just asking for a  
9 recommendation from the Committee.

10 MS. DUNBAR: Motion to sell  
11 both properties at the noted prices.

12 MR. HUNTER: I have a question  
13 about this property, actually.

14 CHAIRWOMAN JARMON: Which one?

15 MR. HUNTER: The 2637 Janney.  
16 So he's purchasing this property. He's  
17 also getting -- he got this one at  
18 auction for 25,000.

19 CHAIRWOMAN JARMON: Yes.

20 MR. HUNTER: Why wasn't the  
21 other one auctioned as well?

22 CHAIRWOMAN JARMON: They didn't  
23 bid at the auction. It wasn't bid on,  
24 so after the auction he called us and  
25 asked us could he acquire it. And he

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2 also got a few more that were right  
3 adjacent to this.

4 MR. HUNTER: Great. Thank you.

5 CHAIRWOMAN JARMON: Any further  
6 questions?

7 (No response.)

8 MR. FRISHKOFF: Second the  
9 motion.

10 CHAIRWOMAN JARMON: All in  
11 favor?

12 (Aye.)

13 CHAIRWOMAN JARMON: Thank you.

14 The next address is 2106 East  
15 Stella Street, Carlos Torres.

16 (No response.)

17 CHAIRWOMAN JARMON: Table until  
18 next month.

19 1845 East Huntingdon Street,  
20 Benedicto Ventura.

21 (No response.)

22 CHAIRWOMAN JARMON: Table until  
23 next month.

24 2634 Collins Street, Carlos  
25 Giraldo.

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2 (No response.)

3 CHAIRWOMAN JARMON: We're going  
4 to table.

5 We go back to Page 2, 6013  
6 Cedarhurst Street. This was on the  
7 agenda last month.

8 You want to come up.

9 (Witness approached podium.)

10 MS. WILLIAMS: Good morning.

11 CHAIRWOMAN JARMON: Good  
12 morning.

13 MS. WILLIAMS: My name is  
14 Lakeia Williams and I run a non-profit  
15 organization in Philadelphia, Southwest  
16 Philadelphia. It is our wish to be able  
17 to use the lot to be able to grow  
18 vegetables and also have it as a  
19 community place where we are able to have  
20 all of our outdoor. I have been doing  
21 this non-profit on my own in Southwest  
22 Philadelphia out of my home, and most of  
23 the time when I host community events, I  
24 block off the block and I bring everyone  
25 to my home. So this is a place where I

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2 wanted to be able to have people to be  
3 able to come to eat fresh food as well as  
4 be entertained and come together as one  
5 in the community.

6 MS. JOHNSON: Do you live on  
7 the block?

8 MS. WILLIAMS: No. I actually  
9 live in Southwest. I grew up on  
10 Cedarhurst.

11 MS. JOHNSON: This is part of a  
12 larger single vacant land; is that right?

13 MS. WILLIAMS: Yes, ma'am.

14 MS. JOHNSON: So you're just  
15 taking one lot?

16 MS. WILLIAMS: Yes.

17 MS. DUNBAR: Are you requesting  
18 to acquire the property in your name or  
19 in the name of the non-profit?

20 MS. WILLIAMS: The non-profit.

21 CHAIRWOMAN JARMON: And the  
22 name of the non-profit is?

23 MS. WILLIAMS: We Can Do  
24 Better.

25 CHAIRWOMAN JARMON: I'm sorry?

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2 MS. WILLIAMS: We Can Do  
3 Better.

4 MS. DUNBAR: Do you want to  
5 purchase the property?

6 MS. WILLIAMS: Yes, I do.

7 MS. DUNBAR: Okay. Well, then  
8 I think we would wish to sell it to you,  
9 to your organization, and I would like to  
10 make a motion that we sell to We Can Do  
11 Better at the proposed price.

12 (Duly seconded.)

13 CHAIRWOMAN JARMON: All in  
14 favor?

15 (Aye.)

16 CHAIRWOMAN JARMON: Thank you.

17 MS. WILLIAMS: Thank you.

18 CHAIRWOMAN JARMON: 1400 to 20  
19 North 8th street, Phillip Chan.

20 (Witness approached podium.)

21 MR. CHAN: Good morning. My  
22 name is Phillip Chan. I own properties  
23 on 1431 North 8th Street and next to that  
24 is vacant land, and I'd like the City to  
25 release the land to me.

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2 CHAIRWOMAN JARMON: I'm sorry.

3 You own a property near this?

4 MR. CHAN: Right next to it.

5 It's a property.

6 CHAIRWOMAN JARMON: Is it  
7 operating or is it vacant?

8 MR. CHAN: I'm waiting for the  
9 parking spot. That's why we look for the  
10 parking spot before we can do a business  
11 over there.

12 CHAIRWOMAN JARMON: So it's a  
13 vacant building?

14 MR. CHAN: Yes.

15 CHAIRWOMAN JARMON: And my  
16 understanding is that you were requesting  
17 just a little portion of this lot,  
18 because it's huge.

19 MR. CHAN: Right. It depends  
20 on how big the lot. The small lot I got,  
21 I can do small business. The bigger lot  
22 I got, I can do a bigger business.

23 CHAIRWOMAN JARMON: Do you want  
24 the whole lot or do you want a portion?

25 MR. CHAN: Either one I would



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2 prefer.

3 CHAIRWOMAN JARMON: Okay.

4 MS. DUNBAR: So what is the  
5 address of the property that you  
6 currently own?

7 MR. CHAN: I own 1422-1431.

8 It's --

9 MS. DUNBAR: 1430.

10 MR. CHAN: Yeah. It's about a  
11 20,000 square foot building. It's a big  
12 building.

13 MS. DUNBAR: So today you're  
14 here to obtain 1400 through 1420; is that  
15 correct?

16 MR. CHAN: If that's possible,  
17 yes.

18 MS. DUNBAR: No. The question  
19 is, are you asking us to allow you to  
20 purchase 1400 through 1420?

21 MR. CHAN: Yes.

22 MS. DUNBAR: Okay. And you are  
23 willing to purchase it?

24 MR. CHAN: Yes.

25 MS. DUNBAR: Okay. I think we

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2 might be clear.

3 CHAIRWOMAN JARMON: So we have  
4 a representative here from the Council  
5 President's office.

6 And you're stating?

7 MR. GRADWOHL: Just to clarify,  
8 the support letter was for a subdivided  
9 portion of that lot as indicated in the  
10 diagrams presented to our office. So  
11 that's what --

12 MR. CHAN: Oh, okay. But I see  
13 the number in here, they say 1400-20.  
14 That's why I want to ask is that correct?

15 CHAIRWOMAN JARMON: So if we  
16 have to subdivide it, there's going to be  
17 a cost to you for the subdivision.

18 MR. CHAN: Yes.

19 CHAIRWOMAN JARMON: Just so you  
20 know that.

21 MR. GRADWOHL: He agreed to pay  
22 for the subdivision.

23 CHAIRWOMAN JARMON: So I'm not  
24 really sure how much of the lot that  
25 you're asking for. So we kind of need to

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2 know how much the footage is going to be  
3 that we're going to subdivide.

4 MS. DUNBAR: But he said that  
5 he wants the whole thing.

6 CHAIRWOMAN JARMON: But Council  
7 President is only giving him --

8 MS. DUNBAR: It's a different  
9 address?

10 MR. GRADWOHL: The support  
11 letter --

12 CHAIRWOMAN JARMON: This one  
13 address is on one deed, so it has to be  
14 subdivided out of this deed. So I'm not  
15 really sure how much he's asking for.

16 MS. DUNBAR: So 1400 through  
17 1420 is a part of the larger --

18 MR. GRADWOHL: 1400 to 1420 is  
19 one lot. We have written a support  
20 letter for him to subdivide and purchase  
21 a portion of that lot, which he provided  
22 diagrams to our office. And so he said  
23 he would pay the subdivision fees as  
24 well.

25 MS. SOLOMON: If we have to go

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2 through a subdivision, that's going to be  
3 pricey and time consuming.

4 CHAIRWOMAN JARMON: Well, he's  
5 willing to pay it. The applicant is  
6 willing to pay for the subdivision. So  
7 he's going to pay that.

8 MS. SOLOMON: Just so you know,  
9 it's going to take about an average of  
10 about four to five months.

11 MR. CHAN: That's okay.

12 MS. SOLOMON: Subdivisions are  
13 taking about four to five months.

14 MR. CHAN: Okay.

15 MR. HUNTER: Do we know what  
16 portion of the lot would be transferred?

17 MR. GRADWOHL: He provided  
18 diagrams to our office.

19 CHAIRWOMAN JARMON: So you can  
20 get them to us?

21 MR. GRADWOHL: Yes.

22 MR. HUNTER: I'm just curious,  
23 because it is a large parcel and with the  
24 housing market kind of on the upswing  
25 there, I'm kind of apprehensive about

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2 what portion of that lot. If it's  
3 adjacent to his property, that would make  
4 sense to me.

5 MR. GRADWOHL: It's the portion  
6 immediately adjacent to that. He wants  
7 to use it for parking.

8 MR. HUNTER: Okay.

9 MR. FRISHKOFF: What's the  
10 address of his building?

11 CHAIRWOMAN JARMON: 1422 to 30  
12 North 8th Street.

13 MR. FRISHKOFF: Okay. So the  
14 subdivision would leave the corner  
15 property intact, but small.

16 MR. GRADWOHL: Correct.

17 CHAIRWOMAN JARMON: All right.  
18 Recommendation from the Committee?

19 MS. DUNBAR: Why don't you make  
20 that motion. Since you've been involved  
21 in the discussion, it might be better if  
22 you were to make the motion.

23 MR. GRADWOHL: Okay. Motion to  
24 sell the subdivided lot at fair market  
25 value apart from the consideration of

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2 some area of the -- motion to sell the  
3 subdivided portion of 1400 to 1420 North  
4 8th Street at fair market value pending  
5 what the subdivision will be.

6 CHAIRWOMAN JARMON: Or the size  
7 of the lot.

8 MR. GRADWOHL: I have a  
9 diagram. I can run down and grab it,  
10 but...

11 CHAIRWOMAN JARMON: That's  
12 fine.

13 (Duly seconded.)

14 CHAIRWOMAN JARMON: All in  
15 favor?

16 (Aye.)

17 CHAIRWOMAN JARMON: Okay. Did  
18 you hear the --

19 MR. CHAN: Thank you.

20 CHAIRWOMAN JARMON: Okay.  
21 2063 East Letterly Street,  
22 Sergeant Street, LLC.

23 Good morning.

24 (Witness approached podium.)

25 MR. MICON: Good morning. My

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2 name is Russell Micon (ph). I'm a  
3 partner with Sergeant LLC. I'm speaking  
4 on behalf of Steven Kravets.

5 He owns six lots on this block.  
6 It's 2053 through 2065, excluding 2063.  
7 He'd like to purchase this lot in order  
8 to develop seven parcels in whole, and  
9 he's ready to go as soon as he acquires  
10 2063 from the City.

11 MS. JOHNSON: What is the  
12 proposed use?

13 MR. MICON: It's going to be  
14 three-story single-family dwellings.

15 MS. JOHNSON: How many?

16 MR. MICON: Ten of them.

17 CHAIRWOMAN JARMON: Any further  
18 questions?

19 (No response.)

20 CHAIRWOMAN JARMON:  
21 Recommendation?

22 MS. DUNBAR: Motion to sell.

23 (Duly seconded.)

24 CHAIRWOMAN JARMON: All in  
25 favor?

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2 (Aye.)

3 CHAIRWOMAN JARMON: Thank you.

4 MR. MICON: Thank you.

5 CHAIRWOMAN JARMON: 1333 South

6 Dover Street, Margery Green.

7 (Witness approached podium.)

8 CHAIRWOMAN JARMON: Good

9 morning.

10 MS. GREEN: Good morning. I'm

11 Margery Green. I'm the sole owner of

12 Dover Point, LLC. I currently am the

13 owner of 1331 South Dover and I'm looking

14 to purchase 1333 South Dover, which is

15 adjacent to my current property, for the

16 purpose of developing a side yard to my

17 home.

18 CHAIRWOMAN JARMON: Any

19 questions from the Committee?

20 (No response.)

21 MS. DUNBAR: Motion to sell.

22 (Duly seconded.)

23 CHAIRWOMAN JARMON: All in

24 favor?

25 (Aye.)



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2 CHAIRWOMAN JARMON: Okay.

3 Thank you.

4 MS. GREEN: Thank you.

5 CHAIRWOMAN JARMON: The next  
6 items are 5500 Lansdowne, 5515, 5521,  
7 5523, 5525, and 5530 Lansdowne Avenue,  
8 Tony Goodman.

9 (Witness approached podium.)

10 CHAIRWOMAN JARMON: Good  
11 morning.

12 MR. GOODMAN: Good morning. My  
13 name is Tony Goodman. I'm a broker with  
14 Exit Benchmark Realty. I wish to develop  
15 property 5500, 5515, 5521, 5523, 5525,  
16 5530 building single-family and also  
17 multi-family properties.

18 CHAIRWOMAN JARMON: Develop  
19 single and multi-family --

20 MR. GOODMAN: Yes.

21 CHAIRWOMAN JARMON: -- units?

22 Any questions from the  
23 Committee?

24 MS. DUNBAR: When you first  
25 spoke, you said the name of the

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2 organization. Is that who you wish to  
3 acquire the property?

4 MR. GOODMAN: No. I'm going to  
5 acquire it. I just own that. It's  
6 always been my business, Exit Benchmark,  
7 but I own it.

8 MS. DUNBAR: But you're asking  
9 to acquire these in your name?

10 MR. GOODMAN: Yes.

11 MS. DUNBAR: Okay.

12 CHAIRWOMAN JARMON: Any further  
13 questions?

14 MR. HUNTER: Is the applicant  
15 going to be consolidating any lots?

16 Are you going to be  
17 consolidating any of the lots?

18 MR. GOODMAN: No; all single,  
19 keep everything separate.

20 CHAIRWOMAN JARMON: Any further  
21 questions?

22 (No response.)

23 MS. DUNBAR: Motion to sell at  
24 the requested prices.

25 (Duly seconded.)

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2 CHAIRWOMAN JARMON: All in

3 favor?

4 (Aye.)

5 CHAIRWOMAN JARMON: Thank you.

6 MR. GOODMAN: Thank you.

7 CHAIRWOMAN JARMON: We'll be in

8 touch.

9 2524 North Mascher, Emilio

10 Castro.

11 (No response.)

12 CHAIRWOMAN JARMON: Table until

13 next month.

14 1912 and 1914 East Oakdale,

15 Mary Moc.

16 (Witness approached podium.)

17 CHAIRWOMAN JARMON: Good

18 morning. Can you state your name.

19 MS. MOC: Good morning. My

20 name is Mary Moc. I'm interested in

21 purchasing the lot at 1912 and 1914 East

22 Oakdale Street. I intend to build a

23 house on both -- using both of the lots

24 combined for my primary residence. I

25 lived across the street from the lots for

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2 about eight years and I'd like to  
3 hopefully be in the same area.

4 MR. O'DWYER: You're building  
5 two houses or one house?

6 MS. MOC: One combined lot.  
7 The lot is about 600 square feet per, so  
8 I'd like to combine both of them and  
9 build one house.

10 CHAIRWOMAN JARMON: Any further  
11 questions?

12 MS. DUNBAR: Do you intend to  
13 consolidate those lots and then build?

14 MS. MOC: Yes. Yes. Well, the  
15 lots are together already.

16 MS. DUNBAR: It doesn't require  
17 consolidation?

18 MR. HUNTER: They're separate  
19 lots.

20 MS. DUNBAR: Then you would  
21 have separate taxes and all for it. So  
22 that's why I'm asking, are you intending  
23 to consolidate, so when you build your  
24 house, then you're just going to have --

25 MS. MOC: Yes. I would like --

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2 yes.

3 CHAIRWOMAN JARMON: Any further  
4 questions?

5 (No response.)

6 MS. DUNBAR: Motion to sell.

7 (Duly seconded.)

8 CHAIRWOMAN JARMON: All in  
9 favor?

10 (Aye.)

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

13 MS. MOC: Thank you.

14 CHAIRWOMAN JARMON: 301 and 303  
15 East Lehigh Avenue, Michael Bankoff.

16 (Witness approached podium.)

17 MR. BANKOFF: Good day.

18 CHAIRWOMAN JARMON: Good  
19 morning.

20 MR. BANKOFF: I got a little  
21 day care around that area in the back.

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

24 MR. BANKOFF: Michael Bankoff  
25 and my day care is called PLAY,

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2 Philadelphia Learning Academy for the  
3 Youth, and that property in particular is  
4 right across from Temple Episcopal  
5 Hospital next to the food stand also on  
6 Lehigh. It's in terrible condition.  
7 There's dope needles all over the place  
8 over there and the wall is such a hazard  
9 for anybody walking by. It looks like  
10 it's about to topple and fall down. So  
11 I'm going to go over there and I'm going  
12 to clean it all up and make it beautiful,  
13 believe me when I tell you. I'm going to  
14 put a lot of money into that lot, and  
15 hopefully, God willing, it materialize  
16 and maybe put like a little restaurant on  
17 the property.

18 CHAIRWOMAN JARMON: So your  
19 proposal is right now just to clean it up  
20 and maintain it?

21 MR. BANKOFF: Yes, ma'am. And  
22 in the future, God willing, we're going  
23 to also build a restaurant. Take the  
24 money that we making from the day care  
25 business and develop a restaurant there.

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2 But first and foremost, that property got  
3 to be cleaned up. God forbid a child  
4 step on one of them needles that's over  
5 there or that wall fall on somebody. It  
6 would be terrible. If L&I go over there  
7 and flag it, it would probably be a year  
8 before they tear all that down. I'm  
9 going to go over there and get at it  
10 right away. I got a lot of different  
11 connections in construction. I'm Local  
12 332. I know all the best builders in the  
13 City, and we're going to get it done.

14 CHAIRWOMAN JARMON: Okay.

15 MS. JOHNSON: For a restaurant  
16 you'll need a variance. It's  
17 residentially zoned. So when you get to  
18 that point, you're going to need a zoning  
19 variance for the restaurant. In the  
20 interim, if it's just for cleanup --

21 MR. BANKOFF: It's my  
22 understanding that it was zoned  
23 commercial. However, if it does need a  
24 zoning variance, I've been to L&I. I've  
25 gone through the process with my day

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2 care. Yes, ma'am.

3 MS. JOHNSON: Okay.

4 CHAIRWOMAN JARMON: Any further  
5 questions?

6 MS. DUNBAR: I'd like to just  
7 make a statement.

8 Since you only have a year to  
9 do what you propose to do, unless you  
10 believe that you're going to complete  
11 that restaurant within a year, then you  
12 may just be looking at obtaining it as a  
13 lot that you wish to clean and secure.

14 MR. BANKOFF: I like that  
15 recommendation. I don't want to confine  
16 myself to a year. I think that's -- I  
17 would like to do what this woman has  
18 suggested and propose it as such.

19 CHAIRWOMAN JARMON: Okay.  
20 Recommendation?

21 MS. DUNBAR: Motion to sell  
22 for, I guess -- I don't want to say side  
23 yard, but as a lot that he will maintain  
24 and secure.

25 (Duly seconded.)



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2 CHAIRWOMAN JARMON: All in  
3 favor?

4 (Aye.)

5 CHAIRWOMAN JARMON: Okay.

6 MR. BANKOFF: Thank you very  
7 much.

8 CHAIRWOMAN JARMON: You're  
9 welcome.

10 751 North 38th Street and 3739  
11 Aspen Street, Nicholas Coombs.

12 (Witness approached podium.)

13 MR. COOMBS: Good morning. My  
14 name is Nicholas Coombs. Good morning,  
15 Madam Chairperson --

16 CHAIRWOMAN JARMON: Good  
17 morning.

18 MR. COOMBS: -- Committee  
19 members. Thank you for the opportunity.  
20 My name is Nicholas Coombs, as I  
21 previously said, and I am a new resident  
22 to the Mantua section of Philadelphia.  
23 My address is 3743 Aspen Street, and I'm  
24 respectfully requesting permission to  
25 purchase 751 North 38th Street and 3739

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2 Aspen Street. These lots will be used as  
3 additional yard space and possibly  
4 off-street parking, as my current yard  
5 space is less than 40 square feet.

6 Allowing me the opportunity to purchase  
7 these lots will contribute to my quality  
8 of life and the residents of the  
9 neighborhood, as these lots will be  
10 fenced, gated, and cared for. These lots  
11 will no longer be used for a trash  
12 drop-off. And as a public school  
13 teacher, I look forward to the  
14 opportunity being a part of the  
15 revitalization program that's going on in  
16 the City.

17 CHAIRWOMAN JARMON: Any  
18 questions from the Committee?

19 MR. O'DWYER: Are these lots  
20 adjacent to your current property?

21 MR. COOMBS: Yes, they are. I  
22 have pictures. One is at the back and  
23 one is at the side.

24 CHAIRWOMAN JARMON: Any further  
25 questions?

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2 (No response.)

3 MR. O'DWYER: So are these  
4 being transferred as side yards --

5 CHAIRWOMAN JARMON: No; sales.  
6 He's not occupying the property on Aspen  
7 Street. He lives on Wissahickon Avenue.

8 Correct?

9 MR. COOMBS: Yes. But I'm  
10 going to move there after -- I'm fixing  
11 the property right now. So after I fix  
12 it, then I'm going to be moving there.

13 CHAIRWOMAN JARMON: But do you  
14 own 3741 Aspen?

15 MR. COOMBS: No, not yet. It's  
16 going to be a corner property.

17 CHAIRWOMAN JARMON: The  
18 recommendation of the Committee.

19 MR. O'DWYER: I move that we  
20 sell at market value.

21 (Duly seconded.)

22 CHAIRWOMAN JARMON: All in  
23 favor?

24 (Aye.)

25 CHAIRWOMAN JARMON: Thank you.

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2 MR. COOMBS: Thank you so much.

3 CHAIRWOMAN JARMON: The next  
4 items are three lots for side yards. Can  
5 I get a recommendation?

6 MR. GRADWOHL: Motion to  
7 transfer as side yards.

8 MR. HUNTER: I have a question  
9 about one of those lots. The one on  
10 Arizona Street, 2122, just based on the  
11 location I'm wondering why we're  
12 transferring it as a side yard and not at  
13 the LAMA price.

14 CHAIRWOMAN JARMON: Because  
15 they qualify. They own and occupy their  
16 property.

17 MR. HUNTER: Is that a  
18 prerequisite? Could we still sell that  
19 without that caveat? I'm just asking a  
20 question here.

21 CHAIRWOMAN JARMON: Well,  
22 that's what the policy says. If they own  
23 and occupy the property and if it's less  
24 than 3,000 square feet and the price on  
25 LAMA is less than \$15,000, they can get

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2 it as a side yard with a self-amortizing  
3 mortgage placed against the title.

4 MR. HUNTER: And that means  
5 they cannot actually build anything on  
6 it?

7 CHAIRWOMAN JARMON: Right. No.  
8 It's for a side yard.

9 MR. HUNTER: Okay.

10 CHAIRWOMAN JARMON: Any further  
11 questions?

12 MR. O'DWYER: A self-amortizing  
13 for five years?

14 CHAIRWOMAN JARMON: Well,  
15 they're going to get a self-amortizing  
16 mortgage for ten years.

17 MR. GRADWOHL: I made a motion.  
18 (Duly seconded.)

19 CHAIRWOMAN JARMON: All in  
20 favor?

21 (Aye.)

22 CHAIRWOMAN JARMON: Thank you.  
23 I can accept the Urban Garden  
24 Agreements. We're down to Certificates  
25 on the bottom of Page 6. 2579 East

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2 Huntingdon and 2581 East Huntingdon,  
3 Global-Win Incorporated.

4 (No response.)

5 CHAIRWOMAN JARMON: The  
6 applicants received these lots as  
7 commercial properties back in 2005 and  
8 they -- I guess they kept it clean. Yes.

9 Can I get a recommendation from  
10 the Committee so I won't have to bring  
11 this back again. Can I get a  
12 recommendation from the Committee,  
13 please?

14 MR. O'DWYER: They were  
15 supposed to build commercial when they --

16 CHAIRWOMAN JARMON: No. I  
17 think it was just lots. It wasn't for a  
18 development.

19 MR. O'DWYER: Was it just to  
20 maintain them?

21 CHAIRWOMAN JARMON: Yes.

22 MR. O'DWYER: Okay. Then I  
23 move that we issue a Certificate of  
24 Completion.

25 (Duly seconded.)

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2 CHAIRWOMAN JARMON: All in  
3 favor?

4 (Aye.)

5 CHAIRWOMAN JARMON: 2907

6 Wharton Street, Joseph Billingsley.

7 (Witnesses approached podium.)

8 CHAIRWOMAN JARMON: Good  
9 morning.

10 MR. EGAN: Good morning.

11 CHAIRWOMAN JARMON: Could you  
12 state your name for the record.

13 MR. EGAN: Yes. I'm Thomas  
14 Egan. This is Joseph Billingsley. I'm  
15 speaking for him. I'm not a lawyer. But  
16 he's looking for a release of the  
17 property that he has at 2907 Wharton  
18 Street. All attached different pages.  
19 He had the property I think in 1999 and  
20 he wants to have it released now for  
21 sale.

22 CHAIRWOMAN JARMON: Any  
23 questions from the Committee? We have  
24 the pictures attached. It's a fenced  
25 lot.

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2 (No response.)

3 MR. FRISHKOFF: Motion to  
4 approve the release.

5 (Duly seconded.)

6 CHAIRWOMAN JARMON: All in  
7 favor?

8 (Aye.)

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

11 MR. EGAN: Thank you.

12 CHAIRWOMAN JARMON: 1325 South  
13 Bouvier Street, Gladys Newman.

14 (Witnesses approached podium.)

15 CHAIRWOMAN JARMON: Good  
16 morning.

17 UNIDENTIFIED SPEAKER: Good  
18 morning.

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

21 MS. NEWMAN: My name is Gladys  
22 Newman. I live 1323 South Bouvier and I  
23 want to sell the lot next door, 25, 1325.

24 CHAIRWOMAN JARMON: Any  
25 questions from the Committee? She



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2 received this as a side yard and it's  
3 been maintained since 2006.

4 MR. O'DWYER: I move that we  
5 approve the release.

6 (Duly seconded.)

7 CHAIRWOMAN JARMON: All in  
8 favor?

9 (Aye.)

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

12 MS. NEWMAN: Thank you.

13 CHAIRWOMAN JARMON: 2324  
14 Wilder, Walter and Hattie Wallace.

15 (Witnesses approached podium.)

16 MS. HARDEE: Good morning.

17 CHAIRWOMAN JARMON: Good  
18 morning.

19 MS. HARDEE: My name is Charde  
20 Hardee and I'm the power of attorney for  
21 Walter Wallace. I'm here to ask the  
22 Committee to release the lot next to our  
23 home, which is 2324 Wilder Street.

24 CHAIRWOMAN JARMON: Any  
25 questions from the Committee?

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2 (No response.)

3 MS. COSTA: Motion to approve  
4 the release.

5 (Duly seconded.)

6 MR. O'DWYER: Real quick, it  
7 looks like from the pictures, it looks  
8 like there's some debris in the lot.

9 MS. HARDEE: We have like a  
10 grill, we have a gazebo, chairs. We use  
11 it for entertainment.

12 MR. O'DWYER: Okay.

13 CHAIRWOMAN JARMON: It's not  
14 really debris on here. It's just stuff.

15 MS. HARDEE: I have it cleaned  
16 often.

17 CHAIRWOMAN JARMON: Right.  
18 Can I get a recommendation?

19 MR. FRISHKOFF: There was a  
20 motion and a second.

21 CHAIRWOMAN JARMON: All in  
22 favor?

23 MS. HARDEE: That's a picture  
24 of my pool pump in my chair. I just  
25 looked at it.

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2 CHAIRWOMAN JARMON: No problem.

3 All in favor?

4 (Aye.)

5 CHAIRWOMAN JARMON: Thank you.

6 MS. HARDEE: Thank you.

7 CHAIRWOMAN JARMON: 1739 and  
8 1741 Seybert Street, Reginald Bundy and  
9 Louise Bundy.

10 (Witnesses approached witness  
11 table.)

12 MS. BUNDY: Good morning.  
13 Louise Bundy.

14 CHAIRWOMAN JARMON: Good  
15 morning.

16 MR. BUNDY: Madam Chair, my  
17 name is Reginald Bundy. How are you  
18 today?

19 CHAIRWOMAN JARMON: I'm good.  
20 And you?

21 MR. BUNDY: All right.

22 CHAIRWOMAN JARMON: Thank you.  
23 We don't --

24 MR. ROSCIOLI: Mark Roscioli,  
25 (unintelligible) Group.

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2 MR. KOPACH: Good morning.

3 Fran Kopach. I represent Mr. and Mrs.

4 Louise and Reginald Bundy in the

5 acquisition of their property located at

6 1737 West Seybert Street, which is their

7 residence that they live in, and they

8 need, in order to sell the home, the lots

9 that they own right next to it, adjacent

10 to it, 1739 and 1741 West Seybert Street.

11 We are looking for a request to release

12 the property located at 1739 West Seybert

13 Street so they can use the proceeds to

14 purchase their new home, which is right

15 around the corner, in addition to 1741

16 West Seybert Street to release the -- to

17 just transfer over the deed restriction

18 that is in place currently.

19 CHAIRWOMAN JARMON: Right, to

20 follow the new owner.

21 MR. KOPACH: Correct.

22 CHAIRWOMAN JARMON: So that was

23 a fairly recent transfer, 2014.

24 MS. SOLOMON: The lot needs to

25 be cleaned.

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2 CHAIRWOMAN JARMON: It looks  
3 like the lot is cleaned.

4 Are they cleaned?

5 MR. BUNDY: Yes. Yes.

6 CHAIRWOMAN JARMON: I know  
7 they've always kept them clean. You  
8 probably can't see because of this  
9 picture being dark.

10 MS. BUNDY: They're very clean.  
11 We take care of them.

12 CHAIRWOMAN JARMON: I know.  
13 I'll try to have my inspector go out and  
14 get a lighter picture. This is kind of  
15 dark. Okay? But I know that you guys  
16 had those lots for years.

17 Can I get a recommendation from  
18 the Committee?

19 MR. O'DWYER: Just to clarify,  
20 so 1739 and 1741 were purchased in 2000  
21 together?

22 CHAIRWOMAN JARMON: No. That's  
23 why -- the 1741 was purchased in 2014.  
24 And then they're willing to accept the  
25 restrictions that are left in that deed

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2 for the 2014. They got them as side  
3 yards.

4 MS. MEDLEY: I'm sorry. Say  
5 that again.

6 CHAIRWOMAN JARMON: They got  
7 the 1741 in 2014. So you know there's  
8 going to be restrictions in there. So  
9 they're willing to accept those  
10 restrictions, the new owners.

11 MR. O'DWYER: They're willing  
12 to accept the side yard restrictions?

13 CHAIRWOMAN JARMON: That's left  
14 in the deed that was transferred in 2014.

15 MR. O'DWYER: Okay.

16 MS. MEDLEY: So the consent to  
17 sell?

18 CHAIRWOMAN JARMON: Yes.

19 MS. DUNBAR: So motion to issue  
20 a Certificate of Completion for 1739  
21 Seybert and to authorize the transfer of  
22 1741 Seybert Street to a new owner,  
23 subject to the existing conditions.

24 CHAIRWOMAN JARMON: Yes.

25 (Duly seconded.)

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2 CHAIRWOMAN JARMON: All in  
3 favor?

4 (Aye.)

5 CHAIRWOMAN JARMON: Okay.  
6 We'll be in touch.

7 MR. BUNDY: Thank you.

8 MR. KOPACH: Just one thing  
9 real quick. The acquisition -- the one  
10 time that we're up against is October  
11 28th, which is a Wednesday, and the 1737  
12 West Seybert Street residence is a short  
13 sale and the final approval deadline  
14 expires on the 28th and will not be  
15 extended any further. So anything that  
16 you need us to do, we'll work with them.

17 CHAIRWOMAN JARMON: We're going  
18 to get the release over to Public  
19 Property today and I'm going to have my  
20 inspector reinspect. Hopefully we can  
21 get clearer pictures for them, and then  
22 hopefully you'll have it within the next  
23 week.

24 MR. KOPACH: Thank you very  
25 much.

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2 MS. BUNDY: Thank you very  
3 much, each and every one of you.

4 CHAIRWOMAN JARMON: You're  
5 welcome.

6 MS. DUNBAR: Have a great day.

7 CHAIRWOMAN JARMON: 358  
8 Cantrell, Ronald Middleman.

9 (No response.)

10 CHAIRWOMAN JARMON: This was  
11 transferred, another one, as a side yard  
12 and it's been maintained as a side yard  
13 since 1989.

14 Are there any questions from  
15 the Committee?

16 MS. SOLOMON: This one also  
17 needs to be cleaned.

18 CHAIRWOMAN JARMON: Can I get a  
19 recommendation from the Committee?

20 MS. DUNBAR: Motion to issue a  
21 Certificate of Completion, subject to the  
22 lot being cleared.

23 (Duly seconded.)

24 CHAIRWOMAN JARMON: All in  
25 favor?



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2 (Aye.)

3 CHAIRWOMAN JARMON: Thank you.

4 2008 Columbia Avenue, Ballard's  
5 Billiard Center.

6 (Witness approached podium.)

7 MR. BALLARD: Good morning.

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

11 MR. BALLARD: Earl Ballard. I  
12 own 2004-2006 Cecil B. Moore. Columbia  
13 Avenue, Cecil B. Moore, whichever one you  
14 want to use. My father acquired the 08  
15 lot some years ago. He was told to fix  
16 it up and they would grant it to him.  
17 Within the last year or so, he's deceased  
18 and I'm the sole bearer of the property,  
19 and I wish to grant -- I would like to  
20 ask the Committee to grant me the lot so  
21 I can sell all three properties together.

22 CHAIRWOMAN JARMON:  
23 Recommendation from the Committee?

24 MS. DUNBAR: I recommend that  
25 we approve the Certificate of Completion,

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2 subject to further review or information  
3 from the Council President's office.

4 CHAIRWOMAN JARMON: Because  
5 this is included in Blumberg  
6 condemnation, so can you get back to me  
7 regarding that?

8 MR. GRADWOHL: Yes, I will.

9 CHAIRWOMAN JARMON: Okay.

10 Second somebody?

11 (Duly seconded.)

12 CHAIRWOMAN JARMON: All in  
13 favor?

14 (Aye.)

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

17 MR. BALLARD: Thank you.

18 CHAIRWOMAN JARMON: 6313 to 21  
19 Chester Avenue. I think this was  
20 transferred in 2005. I don't know what  
21 those numbers are on here.

22 (Witness approached podium.)

23 CHAIRWOMAN JARMON: Good  
24 morning. Can you state your name for the  
25 record. How are you doing?

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2 MR. FORCILLO: It's Carl  
3 Forcillo. I'm just asking a request for  
4 a release from the restrictions on the  
5 property.

6 CHAIRWOMAN JARMON: And we  
7 transferred it to you and then you sold  
8 it?

9 MR. FORCILLO: Correct. I had  
10 purchased it, I sold it, and I purchased  
11 it back. And when I first sold it, I got  
12 a release and somehow it came back on the  
13 title search.

14 CHAIRWOMAN JARMON: If you did  
15 get a release back then, it probably  
16 wasn't recorded.

17 MR. FORCILLO: That's what I'm  
18 assuming. So we're just looking for a  
19 release to actually purchase it back.

20 CHAIRWOMAN JARMON: So you're  
21 trying to purchase it back from the  
22 current owner?

23 MR. FORCILLO: Correct.  
24 Originally I purchased it in 2003.

25 CHAIRWOMAN JARMON: 2003.

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2 MR. FORCILLO: I'm looking for  
3 a release for the bank. I'm trying to go  
4 to settlement.

5 MR. O'DWYER: I move that we  
6 issue a release from the restrictions.

7 (Duly seconded.)

8 CHAIRWOMAN JARMON: All in  
9 favor?

10 (Aye.)

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

13 MR. FORCILLO: Thank you.

14 CHAIRWOMAN JARMON: No problem.  
15 2036 Ellsworth, Thomas and  
16 Patricia Strickland.

17 (No response.)

18 CHAIRWOMAN JARMON: Can I get a  
19 recommendation on this? I see that it  
20 needs to be cleaned for sure. Can I get  
21 a recommendation?

22 MS. DUNBAR: Motion to issue a  
23 Certificate of Completion, subject to the  
24 site being cleaned.

25 CHAIRWOMAN JARMON: Can I get a

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2 second?

3 (Duly seconded.)

4 CHAIRWOMAN JARMON: All in

5 favor?

6 (Aye.)

7 CHAIRWOMAN JARMON: Thank you.

8 Frankford Group Ministry, 4653

9 Mulberry.

10 (No response.)

11 CHAIRWOMAN JARMON: 1996. This

12 is a property that Frankford Group

13 Ministry received from us and they're

14 trying to sell. They rehabbed it.

15 MR. O'DWYER: So potentially

16 the original tenants?

17 CHAIRWOMAN JARMON: They're

18 not. It looks like it went out to

19 someone else. So they're just asking

20 that the restrictions come off the deed.

21 MR. O'DWYER: But they make --

22 CHAIRWOMAN JARMON: Yeah. They

23 sold it to Ms. Felder and now she wants

24 to sell it.

25 MS. DUNBAR: Motion to issue a

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2 Certificate of Completion.

3 (Duly seconded.)

4 CHAIRWOMAN JARMON: All in  
5 favor?

6 (Aye.)

7 CHAIRWOMAN JARMON: Thank you.  
8 1933 South 6th Street, Richard  
9 Brown.

10 (Witness approached podium.)

11 CHAIRWOMAN JARMON: Good  
12 morning.

13 MS. WYNN: Hello, everyone. My  
14 name is Cherise Wynn with Coldwell  
15 Banker. I am representing the executrix  
16 of the estate of Richard Brown for 1933  
17 South 6th Street. She would like to sell  
18 the property. She owns the one next  
19 door. Her husband purchased it, I  
20 believe, back in 1979. She would be here  
21 herself, but she does have cancer, so I  
22 figure I would relieve some stress.

23 CHAIRWOMAN JARMON: I'm looking  
24 at the pictures. The lot needs to be  
25 cleaned.

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2 MS. WYNN: I'm sorry?

3 CHAIRWOMAN JARMON: It needs to  
4 be cleaned, the lot. It looks like it's  
5 full of weeds, I guess.

6 MS. WYNN: Weeds? Okay.

7 CHAIRWOMAN JARMON: So if you  
8 could get someone to clean it and then  
9 e-mail me and then I'll have my inspector  
10 check it out.

11 MS. WYNN: Okay.

12 CHAIRWOMAN JARMON: Can I get a  
13 recommendation from the Committee?

14 MS. DUNBAR: Motion to --

15 MR. O'DWYER: I move that we  
16 release the restrictions, subject to the  
17 lot being cleaned.

18 (Duly seconded.)

19 CHAIRWOMAN JARMON: All in  
20 favor?

21 (Aye.)

22 CHAIRWOMAN JARMON: Thank you.

23 MS. WYNN: Thank you.

24 CHAIRWOMAN JARMON: 1618  
25 Diamond Street.

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2 (Witness approached podium.)

3 CHAIRWOMAN JARMON: So this is  
4 a property that the City transferred to  
5 RDA and then RDA to PHDC. So there's the  
6 five-year restriction on the deed that  
7 needs to be released.

8 Good morning. I'm sorry.  
9 State your name for the record.

10 MS. PORTER: Good morning. I'm  
11 Sandra Porter. I live at 1618 West  
12 Diamond. I was calling -- I mean, I was  
13 asking to see if I can get a restricted  
14 release so I can sell my home.

15 CHAIRWOMAN JARMON: And you  
16 received the property from PHDC?

17 MS. PORTER: Yes.

18 CHAIRWOMAN JARMON: Are there  
19 any questions from the Committee?

20 (No response.)

21 CHAIRWOMAN JARMON: I'm sorry.

22 MS. DUNBAR: You want a motion?

23 CHAIRWOMAN JARMON: Yes,  
24 please.

25 MS. DUNBAR: Motion to issue a



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2 Certificate of Completion.

3 (Duly seconded.)

4 CHAIRWOMAN JARMON: All in  
5 favor?

6 (Aye.)

7 CHAIRWOMAN JARMON: Thank you,  
8 Ms. Porter.

9 MS. PORTER: Thank you.

10 CHAIRWOMAN JARMON: You're  
11 welcome.

12 The next address that we want  
13 to look at is 1939. It was a typo.  
14 Instead of 37, it's 39. There's the  
15 restriction that needs to be lifted off  
16 that deed. However, the 1935, it was a  
17 deed that was transferred from Public  
18 Property through an ordinance. So we  
19 don't need to do a restriction on that  
20 deed. It was transferred back in 1983.  
21 So the one that we're here asking for is  
22 1937 -- I mean 39 Fernon. Sorry.

23 MS. SOLOMON: The lot needs to  
24 be cleaned.

25 CHAIRWOMAN JARMON: I'm sorry?

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2 MS. SOLOMON: They need to be  
3 cleaned.

4 CHAIRWOMAN JARMON: Okay. 1939  
5 needs to be cleaned.

6 Can I get a recommendation?

7 MR. FRISHKOFF: Motion to  
8 approve, subject to cleaning and  
9 inspection.

10 (Duly seconded.)

11 CHAIRWOMAN JARMON: All in  
12 favor?

13 (Aye.)

14 CHAIRWOMAN JARMON: Thank you.

15 We want to go to the addendum.

16 The first address is 1627 to 43 Ridge  
17 Avenue, the Archdiocese. We transferred  
18 the property to -- oh, hi.

19 (Witness approached podium.)

20 MR. BUFFUM: Good morning,  
21 everyone. My name is David Buffum. I'm  
22 President and CEO of Trevor's Campaign  
23 for the Homeless, free and affordable  
24 housing.

25 It is regarding 1627-43 Ridge.

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2 In 1989, Trevor's Campaign purchased a  
3 number of contiguous properties from the  
4 Archdiocese, including the Ridge Avenue  
5 properties, who had acquired them from  
6 the RDA three years prior. We've been  
7 using some of the property to house the  
8 homeless. Some of the property we  
9 developed affordable housing. And the  
10 Ridge Avenue properties we tried to  
11 develop for affordable housing, but we  
12 couldn't get through zoning because they  
13 required us to do something commercial on  
14 the first floor and we only had  
15 residential from the state. So we'd like  
16 to sell the Ridge Avenue properties in  
17 order to put the funds into continuing  
18 our work on Philadelphia's homeless.

19 CHAIRWOMAN JARMON: Any  
20 questions from the Committee?

21 So there's some development  
22 going on there now?

23 MR. BUFFUM: There's a lot of  
24 development in the neighborhood around  
25 this vacant property, yes.

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2 CHAIRWOMAN JARMON: But not on  
3 the property?

4 MR. BUFFUM: No, not on the  
5 property 1627 through 43.

6 CHAIRWOMAN JARMON: So this  
7 isn't -- can you just look at these  
8 pictures, because maybe we got the wrong  
9 pictures, this right here.

10 MR. BUFFUM: I'm sorry. That  
11 is no longer ours. That was purchased --  
12 that's 27 to 31. I'm only here about the  
13 property across the street, 33 to 43.

14 CHAIRWOMAN JARMON: But the  
15 restrictions of property have to come off  
16 all of them because they're all on the  
17 same deed. We can do the whole thing.

18 MR. BUFFUM: Do the whole  
19 thing, okay. Thank you.

20 CHAIRWOMAN JARMON: Thank you.  
21 Any questions from the  
22 Committee?

23 (No response.)

24 CHAIRWOMAN JARMON: Can I get a  
25 recommendation?

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2 MS. DUNBAR: I make a  
3 recommendation that we release the  
4 reversionary interest.

5 (Duly seconded.)

6 CHAIRWOMAN JARMON: All in  
7 favor?

8 (Aye.)

9 CHAIRWOMAN JARMON: Thank you,  
10 sir. We'll be in touch.

11 MR. BUFFUM: Thank you.

12 CHAIRWOMAN JARMON: 1639 North  
13 55th Street, James and Stephanie  
14 Strickland.

15 (No response.)

16 CHAIRWOMAN JARMON: This is a  
17 property that the owners of the property  
18 are trying to -- they just want the  
19 restriction lifted off the deed. Their  
20 mother is occupying the property. So  
21 since it's been since 1983, she's still  
22 going to stay in there, but I think they  
23 may be trying to get some financing, but  
24 they want the restriction lifted off the  
25 deed.

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2 Can I get a recommendation?

3 MS. DUNBAR: Motion to release  
4 the reversionary interest.

5 (Duly seconded.)

6 CHAIRWOMAN JARMON: All in  
7 favor?

8 (Aye.)

9 CHAIRWOMAN JARMON: Thank you.  
10 4643 Marvine Street. We  
11 recently transferred this to this  
12 applicant. He's done all the work in the  
13 property and he's asking for a release.  
14 I attached the pictures.

15 Are there any questions?

16 MS. DUNBAR: Is this the  
17 five-year -- does this fall under the  
18 five-year requirement?

19 CHAIRWOMAN JARMON: He  
20 purchased it, so, no.

21 MS. DUNBAR: Okay. Motion to  
22 release.

23 (Duly seconded.)

24 CHAIRWOMAN JARMON: All in  
25 favor?

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2 (Aye.)

3 CHAIRWOMAN JARMON: 2308 Amber.

4 The applicant is trying to sell. We just  
5 got this this morning. We transferred  
6 this to the applicant in 1993.

7 Can I get a recommendation from  
8 the Committee?

9 MS. DUNBAR: Recommend that we  
10 release the reversionary interest,  
11 subject to the site being cleared.

12 (Duly seconded.)

13 CHAIRWOMAN JARMON: All in  
14 favor?

15 (Aye.)

16 CHAIRWOMAN JARMON: Thank you.

17 This next item is kind of  
18 different with the restrictions that we  
19 asked to be lifted on the deed. These  
20 are properties that were approved to be  
21 transferred to a developer, and our  
22 restriction is in the deed transferring  
23 it out to the applicant. So PHDC are the  
24 ones that's transferring it to the group.

25 Manuela.

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2 MS. COSTA: So PHDC was asked  
3 to transfer these properties to an  
4 individual, Chris Ron, and the City is  
5 transferring them to PHDC. So they're  
6 here now -- these properties are being  
7 presented today so that we can have the  
8 restrictions lifted to PHDC so that we  
9 can settle to the applicant, and PHDC  
10 will then have the regular restrictions  
11 to the applicant once they become the  
12 owners.

13 CHAIRWOMAN JARMON: And PHDC is  
14 selling the property to the developer and  
15 they're going to give the City --

16 MS. COSTA: Right; fair market  
17 value.

18 CHAIRWOMAN JARMON: -- the  
19 monies for the properties that we are  
20 giving them.

21 MS. DUNBAR: Motion.

22 CHAIRWOMAN JARMON: So what has  
23 to happen, Irma Gonzalez is going to  
24 settle to PHDC, and then we need the  
25 release prepared, because we need the



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2 recording information from this  
3 particular transaction to take the  
4 restrictions off of it that the City is  
5 going to have.

6 MS. MEDLEY: How many  
7 restrictions are on that property to  
8 PHDC? Is it all of them?

9 MS. COSTA: It's the one-year  
10 and that they have to -- and then the  
11 five-year.

12 CHAIRWOMAN JARMON: I think  
13 because it's going to a public agency, it  
14 has the five-year restriction in it.

15 MS. COSTA: Right.

16 MS. MEDLEY: PHDC is selling  
17 it?

18 CHAIRWOMAN JARMON: PHDC is  
19 selling it to the developer.

20 MS. MEDLEY: And then in that  
21 deed, there'll be restrictions?

22 MS. COSTA: Correct.

23 CHAIRWOMAN JARMON: They'll be  
24 a restriction for the developer.

25 MS. COSTA: Because some of

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2 these are going to be fair market value  
3 and some of these are going to be  
4 affordable.

5 MS. MEDLEY: That was just my  
6 concern.

7 MR. O'DWYER: So you guys are  
8 going to put the appropriate  
9 restrictions?

10 MS. COSTA: Correct. There  
11 will be restrictions on there. You just  
12 can't sell it to them with the  
13 restrictions that are attached from the  
14 City.

15 MR. O'DWYER: I move that we  
16 remove the restrictions.

17 (Duly seconded.)

18 CHAIRWOMAN JARMON: All in  
19 favor?

20 (Aye.)

21 CHAIRWOMAN JARMON: Melvis?

22 MS. DUNBAR: I'm okay.

23 CHAIRWOMAN JARMON: Thank you.

24 I'd like to just add the minutes from the  
25 September 8th, 2015 agenda.

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2 This meeting is adjourned.

3 Have a good day.

4 (Vacant Property Review  
5 Committee concluded at 11:20 a.m.)

6 - - -

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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.

-----  
MICHELE L. MURPHY  
RPR-Notary Public

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