

VACANT PROPERTY REVIEW COMMITTEE

Room 401, Caucus Room
Philadelphia, Pennsylvania
Tuesday, April 8, 2014
10:15 a.m.

PRESENT:

SUSIE JARMON, OHCD
JEANETTE LUNA
LOWELL THOMAS, PHDC
JO ANN JONES, OHCD
LINDA MEDLEY, LAW DEPARTMENT
GARRETT O'DWYER, PACDC
PAUL DANELLA, REVENUE DEPARTMENT
DONNA BULLOCK, COUNCIL PRESIDENT'S OFFICE
AMANDA DAVIS, PIDC
LYNSIE SOLOMON, PUBLIC PROPERTY
JAMETTA JOHNSON, PLANNING COMMISSION
MELVIS DUNBAR, RDA
REBECCA SWANSON , L&I

1 - - -

2 MS. JARMON: Good morning everyone. My
3 name is Susie Jarmon. The Vacant Property Review
4 Committee's Meeting is now in session.

5 I wanted to know if there are any lawyers
6 in the -- let me see what addresses.

7 (Hands raised.)

8 Can you just raise your hand so she will
9 know to get the address you're here in reference
10 to.

11 - - -

12 (At this time, a discussion was held off
13 the record while attorney addresses were
14 gathered.)

15 - - -

16 MS. JARMON: First address, 2400 West York
17 Street, Judith Golson.

18 MR. GRIMES: Good morning.

19 MS. JARMON: Good morning. Can you state
20 your name.

21 MR. GRIMES: Wendell Grimes. I am here on
22 behalf of Judith Goldson who is the owner of
23 2416-20 York Street as well as other properties
24 which are adjacent to 2400 West York Street.

1 MS. JARMON: And you are?

2 MS. GOLSON: I am Judith Golson, owner.

3 The 2400 York Street is an abandoned lot. And we
4 have continually cleaned it up. But folks still
5 go back and put tires, refuge and -- well, it's
6 just an eye sore. We are in the process of
7 opening a daycare center. And for folk to drive
8 up and see that eye sore would just be -- well, it
9 just wouldn't look good. So, that will add to
10 where the children can play in the lot.

11 That's why I would like to have that lot so
12 that we can continually maintain it and help the
13 neighborhood look better.

14 Shall I shut up?

15 (Laughter)

16 MS. DUNBAR: You do have an attorney.

17 MR. GRIMES: Ms. Golson said it all.

18 MS. JARMON: Does the Committee have any
19 questions?

20 MS. BULLOCK: Hi. Ms. Golson, I am Donna
21 Bullock. I wanted to confirm that you own 2402
22 West York?

23 MS. GOLSON: Yes.

24 MS. BULLOCK: I know there are a few vacant

1 lots adjacent to that vacant property. You are
2 looking to acquire those sheriff sale?

3 MR. GRIMES: No. We are looking to acquire
4 those from an action in the Common Pleas Court for
5 adverse possession.

6 MS. BULLOCK: Okay.

7 MR. GRIMES: Would be one continuous line
8 from 2420 all the way down to 2400.

9 MR. LOWELL: Ms. Golson where are you in
10 the process of getting a license to open the
11 daycare?

12 MS. GOLSON: We have zoning next week.

13 MR. LOWELL: Not with regards to real
14 estate but the permits and licenses that are
15 required to operate a daycare. Where are you in
16 that process?

17 MS. GOLSON: We have all the certificates
18 or letters from the respective parties, the
19 Strawberry Mansion Neighborhood Association.

20 MR. GRIMES: You're talking about permits
21 in terms of operating a daycare? We have to get
22 the zoning first. The building has to be zoned as
23 a daycare. That, hopefully, will be taken care of
24 on April 15. At that point, then I guess the

1 state comes out and authorizes the entity which we
2 lease to, to operate a daycare. That's pretty
3 much it. On the 15th we should know whether or
4 not we are approved there.

5 MS. JARMON: Any more questions?
6 Recommendation of the Committee?

7 MS. DUNBAR: I recommend that we sell this
8 property at fair market value.

9 MS. BULLOCK: Second.

10 MS. JARMON: All in favor?

11 - - -

12 (Chorus of Ayes)

13 - - -

14 MS. JARMON: We'll be in touch.

15 MR. GRIMES: Thank you very much. Have a
16 nice day.

17 MS. JARMON: Can we go to page 10, 1810
18 West Susquehanna, it's the lead address.

19 Good morning.

20 MR. KWAIT: Good morning. My name is
21 Robert Kwait. I'm here as counsel for 1260
22 Housing Development Corporation. 1260 is a
23 501(C)-3 Pennsylvania nonprofit that do a lot of
24 special needs in support of housing development

1 work in the City. The lots -- the properties in
2 question are 1810 to 1828 West Susquehanna, 2161
3 North 19th Street and various lots on North Gratz
4 Street between 2122 and 2142 North Gratz Street.

5 Generally speaking, these properties were
6 part of a low income housing tax credit project
7 that was developed back in the early '90s. It was
8 conveyed -- primarily conveyed from the City to
9 the RDA, and the RDA to the then developer. We
10 are looking to redevelop the block and to extend
11 the affordable housing life of a number of these
12 properties for another 30 years.

13 In the process, we are looking to sell a
14 few nonperforming properties to a landlord that
15 can fix them up. Those are the lots on 1810 to 28
16 West Susquehanna. The rest we're looking to rehab
17 and continue to rent to low income folks. So as
18 part of these various closings, a requirement is
19 to release the reverter restrictions that were put
20 on back in 1992 and just never taken off.

21 MS. JARMON: I just want to make a note for
22 the Committee. I have a list of a couple
23 properties that were excluded from this list:
24 2131 North Gratz Street, 2136 North Gratz, 2138

1 North Gratz, 2140 North Gratz, 2142 North Gratz
2 and 1818 West Susquehanna.

3 Are there any questions from the Committee?

4 MR. KWAIT: Actually, they were taken off
5 you said?

6 MS. JARMON: No. I am adding them because
7 they were excluded from the original.

8 MS. JONES: I do have one question. When
9 did 1260 Housing Development Corporation take
10 title from Gratz Commons Limited Partnership?

11 MR. KWAIT: That was back in 2007.

12 MS. JONES: Thank you.

13 MR. KWAIT: We've been holding it ever
14 since trying to redevelop it.

15 MS. JARMON: Any further questions?

16 MS. BULLOCK: The lots that weren't
17 actually developed, they were maintained as green
18 space?

19 MR. KWAIT: There is only one lot. It's
20 2161 North 19th Street.

21 MS. BULLOCK: That's the only one?

22 MR. KWAIT: Yeah. It's adjacent green
23 space to the two big buildings.

24 MS. BULLOCK: It's the one with the mural

1 on the side there?

2 MR. KWAIT: I believe it's along
3 Susquehanna Avenue, the strip of land.

4 MS. JARMON: Recommendation of the
5 Committee?

6 MR. LOWELL: I have a question. There's an
7 option to purchase. Has that option
8 been exercised?

9 MR. KWAIT: Yeah. We are under agreement
10 now. It's between -- it's from -- it's between
11 1260 and the partnership we created for the tax
12 credit project.

13 MR. LOWELL: We just didn't have a copy of
14 that. I mean, there is a purchase agreement, but
15 it's only for some of the properties.

16 MR. KWAIT: Right. The option has been
17 exercised.

18 MR. LOWELL: The purchase agreement at the
19 time of closing has actually expired, but I'm sure
20 that's not related.

21 MR. KWAIT: We -- we're looking to close
22 next week.

23 MS. JARMON: Recommendation?

24 MS. DUNBAR: Motion to release the

1 restrictions as requested.

2 MS. BULLOCK: Second.

3 MS. JARMON: All in favor?

4 - - -

5 (Chorus of Ayes)

6 - - -

7 MS. JARMON: Thank you.

8 MR. KWAIT: Thank you.

9 MS. JARMON: Page 11, 1605 South Sixth
10 Street.

11 Good morning.

12 MR. MICCIULLA: Good morning, Ms. Jarmon.

13 MS. JARMON: Yes.

14 MR. MICCIULLA: Good morning, Members of
15 the Committee. My name is Louis Micciulla. I'm
16 an attorney. And I'm here on behalf of Mr. Jose
17 Filipe who is the owner of 1605 South Sixth Street
18 in Philadelphia.

19 First, we are here to request that the
20 Committee grant a waiver to the restrictions on
21 the deed to allow Mr. Filipe to sell the parcel.
22 By way of background, at one time Mr. Filipe owned
23 1601 and 1603 South Sixth and then purchased 1605
24 South Sixth in May of 2009 with the intent of

1 developing the property. Unfortunately, could not
2 secure financing because, if we all recall, 2008
3 we had a total credit collapse.

4 So, along came a builder by the name of
5 Matthew Chiuccarello who offered to buy all three
6 parcels. And I can't -- I wasn't there. I can't
7 explain the process as to why the restriction on
8 the deed to 1605 was not detected through any
9 title search. However, in that settlement
10 Mr. Chiuccarello was advised that there was a
11 restriction on 1605, but he still proceeded with
12 the purchase of 1601 and 1603.

13 He is interested in purchasing 1605 because
14 he needs this lot in order to commence with the
15 development of the other two lots. If he doesn't
16 have this lot, he's -- he'll remain in status quo.
17 And he's been sitting on two vacant lots since
18 2011.

19 So again, we respectfully ask the Committee
20 to grant a waiver to lift the restrictions
21 regarding the sale of 1605 South Sixth Street.

22 MS. JARMON: Any questions from the
23 Committee?

24 MS. DUNBAR: What is it that he proposes to

1 build on 1605?

2 MR. MICCIULLA: Mr. Chiuccarello wants to
3 build two residential properties. And 1605, I
4 think he said -- he had said something to me about
5 he would need 1605 for a yard.

6 MR. FILIPE: For the project that he send
7 to the City includes 1605 because that's all part
8 of the project that he submitted.

9 MR. MICCIULLA: My conversations with
10 Mr. Chiuccarello, he had said he needed 1605 for a
11 yard.

12 MS. DUNBAR: Okay.

13 MR. MICCIULLA: He has -- I guess he's
14 optimistic at the time in 2011 that he was going
15 to submit all the applications of what not and get
16 approved and then this matter be resolved, and it
17 hasn't gotten resolved. He is interested but
18 he's -- he's -- obviously, we can't move forward
19 because there is a restriction on the deed.

20 MS. DUNBAR: Okay. I just wanted to know
21 what he proposed to use it for if we removed the
22 restrictions.

23 MS. BULLOCK: When Mr. Filipe first
24 purchased the property, what was the conditions

1 under which --

2 MS. JARMON: A side yard.

3 MS. BULLOCK: It's a side yard.

4 MS. JARMON: Yes.

5 MS. JONES: How much did Mr. Filipe pay for
6 the property?

7 MR. MICCIULLA: \$22,000.

8 MS. JONES: How much is he selling it for?

9 MR. MICCIULLA: Well, back in 2011
10 Mr. Chiuccarello was willing to pay 50. I think
11 we are still shooting for 50. Because, again, he
12 needs that lot to -- in order to commence with
13 construction.

14 Mr. Filipe has -- since he's purchased the
15 lot, he has incurred countless expense with all
16 the violations that he's gotten because people, I
17 am sure you've heard it many, many times, people
18 just discarding tires and whatnot. He has no
19 outstanding or unpaid violations on this parcel.

20 MS. BULLOCK: Other than the short dumping
21 that was happening, did Mr. Filipe maintain the
22 lots? How did he care for the lot?

23 MR. MICCIULLA: The lot is enclosed by --
24 it's at least a six foot cyclone fence around the

1 perimeter. If you actually wanted to enter onto
2 the lot itself or the lots, you actually have to
3 climb over the fence. But people are creative.
4 They can do a hoop shot with trash bags.

5 MS. BULLOCK: Mr. Filipe put the fence on
6 himself? Did Mr. Filipe construct the fence? Did
7 he put that fence there?

8 MR. FILIPE: Yes.

9 MS. BULLOCK: Okay. I have no further
10 questions.

11 MS. JARMON: Recommendation of the
12 Committee?

13 MS. DUNBAR: Motion to remove the
14 restrictions on 1605 South Sixth Street.

15 MS. BULLOCK: Second.

16 MS. JARMON: All in favor?

17 - - -

18 (Chorus of Ayes)

19 - - -

20 MS. JARMON: Thank you. We'll be in touch.

21 MR. MICCIULLA: Thank you.

22 MS. JARMON: Start from the beginning of
23 the Agenda.

24 2301-07 Ridge Avenue. Mr. McCoy was here

1 in February. Lot was approved for him at fair
2 market value. However, he was asked to come back
3 when the Committee was all in session here to just
4 explain to the whole Committee what his proposal
5 is.

6 MR. MCCOY: Good morning.

7 MS. JARMON: Good morning.

8 MR. MCCOY: My name is Harold McCoy. I own
9 the property at 2309, 2311, 2315 and 2317 Ridge
10 Avenue. I also own McCoy's Auto Service Center
11 right on Ridge Avenue. We built it from the
12 ground up. It's at 2323 Ridge Avenue, McCoy's
13 Auto Service Center.

14 I've been in the community for 35 years.
15 The property that we're talking about today I
16 planted the trees in conjunction with private
17 home. We planted the grass. I maintain this
18 property because it is a corner lot. And
19 unmaintained, it's an absolute eyesore. We turned
20 it into a place to sit under the trees, to play
21 chess and checkers.

22 We do -- we have not fenced it off and made
23 it not accessible to the public. We even put a
24 walkway across it. I am President of the Business

1 Association on Ridge Avenue, also. So we -- I do
2 not intend to change this -- what we have there
3 for the community. I would rather own it and take
4 care of it because I have done so at my own
5 expense for quite a while. It is adjacent to what
6 I own.

7 With that in mind, I would rather own it
8 and maintain it. We don't anticipate doing any
9 building, any construction on it. And we're not
10 going to fence it off and not make it accessible
11 to the community. If I do use it, it will be
12 tables and umbrellas but no more than that.

13 That's what my intentions are.

14 MS. JARMON: Thank you. Recommendation of
15 the Committee?

16 MS. DUNBAR: I would recommend that we do
17 what we recommended before, which was to sell it
18 to Mr. McCoy at fair market value.

19 MS. BULLOCK: Second.

20 MS. JARMON: All in favor?

21 - - -

22 (Chorus of Ayes)

23 - - -

24 MS. DUNBAR: Thank you.

1 MR. MCCOY: Thank you.

2 MS. DUNBAR: For coming back the third time
3 or fourth time.

4 MS. JARMON: Next address is 2039 West
5 Susquehanna, Judith Robinson.

6 Going to table this until next month.

7 234 North Salford Street, Clear Prime
8 Investments, Ismeal Shahid.

9 MR. SHAHID: Good morning.

10 MS. JARMON: Good morning.

11 MR. SHAHID: Yes. 234 --

12 MS. JARMON: Can you state your name?

13 MR. SHAHID: Yes. Ismeal Shahid, Clear
14 Prime Investments.

15 I am currently interested in purchasing 234
16 North Salford Street. I currently own 230 and
17 232. There is actually a vacant lot there. My
18 property is a warehouse on the side. Just over
19 the last six months since I've been maintaining
20 the property, keeping the area in the blocks
21 cleaned, I just figured it would be in my favor
22 for me to try to come to the City and try to
23 purchase the property.

24 MS. JARMON: Any questions from the

1 Committee? Recommendations?

2 MS. DUNBAR: Recommend that we sell 234
3 North Salford at fair market value.

4 MS. BULLOCK: Second.

5 MS. JARMON: All in favor?

6 - - -

7 (Chorus of Ayes)

8 - - -

9 MS. JARMON: Thank you. We will be in
10 touch.

11 MR. SHAHID: Thank you very much.

12 MS. JARMON: No problem.

13 2308 to 24 East Tucker Street.

14 MS. SOLOMON: Actually, Susie, this one is
15 going to have to be tabled.

16 MS. JARMON: Tabled?

17 MS. SOLOMON: Yes.

18 MS. JARMON: By Public Property?

19 MS. SOLOMON: Well, we were trying to sell
20 it about a year ago. In order to purchase it --
21 it falls under the Parks and Rec umbrella. This
22 is not available for sale.

23 MR. LOWELL: Did you hear her?

24 MR. KAUDERER: No.

1 MS. JARMON: We are going to have to table
2 this or, I guess, delete it because the Department
3 of Public Property is supposed to be selling this
4 property. You have an agreement?

5 MS. SOLOMON: No. We were trying to sell
6 it and we found out it's under the Parks and Rec
7 umbrella about a year ago. We have to replace the
8 basketball court currently on there. You have to
9 get permission from the State. It falls under all
10 the Parks and Rec Rules and Regulations. It's an
11 obvious basketball court under it. We can't sell
12 it. It would be illegal for us to sell it.

13 MR. KAUDERER: Do you know how long that
14 would be?

15 MS. SOLOMON: It's not going to be sold.

16 MS. JARMON: It can't be sold. They are
17 saying it's under Parks and Recreation.

18 MS. SOLOMON: There is a basketball court.
19 The only way we would be able to begin to sell it
20 if you are able to purchase another property
21 within a one mile radius and build a basketball
22 court. We have one that is four years old that we
23 are still working on.

24 MS. JARMON: Okay. We are not going to be

1 able to sell this lot because of there already
2 being a basketball court on this site. Unless
3 there was a basketball or somewhere, a location
4 close for you to put another basketball court.

5 MR. KAUDERER: About three blocks away,
6 maybe two blocks away at the corner of Aramingo
7 and Lehigh is a big playground. There is
8 basketball courts there.

9 MS. SOLOMON: It's a State rule. It's a
10 State law. It's Park and Rec.

11 MS. JARMON: They are saying it's a State
12 Law. We are not going to be able to dispose of
13 this lot.

14 MR. KAUDERER: I thought you said if there
15 is one close by --

16 MS. DUNBAR: If you build one close by to
17 replace it -- so you'd have to acquire a lot that
18 would be in close proximity to this one, build a
19 replacement, I guess, recreational site with the
20 basketball court on it. But what she is basically
21 saying is, it is not available for what you
22 propose to do.

23 MR. KAUDERER: Okay. I know one south of
24 the -- there was another basketball court where

1 this new construction built on now that was City
2 owned.

3 MS. DUNBAR: Well, perhaps they met the
4 requirement that she just identified, which was
5 they may have replaced that recreational facility
6 with something that was close by.

7 MR. KAUDERER: Okay.

8 MS. JARMON: Sorry.

9 Is Skyline Development here yet? You're
10 here, okay.

11 MR. SIMON: Good morning.

12 MS. JARMON: Good morning. State your name
13 for the record.

14 MR. SIMON: Jesse Fuchs Simon, Skylight
15 Developmental, Inc. A Pennsylvania limited
16 partnership.

17 MS. DUNBAR: Is it Skylight or Skyline?

18 MR. SIMON: It's Skylight. It was just
19 written improperly on the letter you sent.

20 MS. DUNBAR: Is that Skylight, l-i-t-e?

21 MR. SIMON: S-k-y-l-i-g-h-t.

22 MS. DUNBAR: Okay.

23 MS. JARMON: Can you just give the
24 Committee a brief proposal.

1 MR. SIMON: The proposal consists of most
2 of the 1300 block of South Bouvier is completely
3 vacant. There were a bunch of houses that were
4 knocked down in the 1950s. And since then, has
5 remained a -- has remained a bunch of vacant
6 parcels. And I own several parcels on that block.

7 The parcels that I submitted for was
8 awarded through an RFP process from the
9 Redevelopment Authority. We intend to build
10 single family -- single family houses on a number
11 of the lots. And on several of the other lots, we
12 will be building -- we will be building duplex
13 units. There will be a mixture of market rate and
14 affordable housing per the proposal that was
15 submitted to the Redevelopment Authority the first
16 week in February of this year.

17 MS. JARMON: Any questions from the
18 Committee?

19 MS. DUNBAR: Sir, do you have Council
20 approval?

21 MR. SIMON: Yes, we do.

22 MS. JARMON: Recommendation from the
23 Committee?

24 MS. DUNBAR: Motion to sell at fair market

1 value.

2 MS. BULLOCK: Second.

3 MS. JARMON: All in favor?

4 - - -

5 (Chorus of Ayes)

6 - - -

7 MS. JARMON: Thank you. Have a good day.

8 MR. SIMON: Thank you very much everyone.

9 MS. JARMON: 1221 West Atlantic Street,
10 Mr. Wright -- Ms. Wright, I'm sorry.

11 Good morning.

12 MS. WRIGHT: Good morning. My name is
13 Siobhan Wright. I have 1223 West Atlantic Street.
14 I wanted the lot next to me because this is the
15 second time I called them to clean it up even
16 though the City is supposed to be responsible for
17 it. But I am still out of pocket cleaning the
18 spot and keeping it clean. I would like to own
19 it.

20 MS. BULLOCK: Do you reside at 1223?

21 MS. WRIGHT: I will be.

22 MS. BULLOCK: You're willing to purchase
23 1221 at fair market value?

24 MS. WRIGHT: Fair market value? What is

1 that?

2 MS. BULLOCK: Has she been giving a price
3 yet?

4 MS. JARMON: I don't think so because she
5 wasn't the side occupying the property at 1223.
6 That's why we didn't put it on the agenda for a
7 side yard.

8 MS. WRIGHT: Okay.

9 MS. JARMON: Will you be moving into the
10 1223?

11 MS. WRIGHT: Yes. Because I'm fixing it up
12 now.

13 MS. JARMON: To occupy?

14 MS. WRIGHT: Yes.

15 MS. JARMON: Do you know how long?

16 MS. WRIGHT: The lot is -- they have to
17 knock down that wall. Somebody broke in the house
18 and took the tub out the back, so the back
19 collapsed. I have to find a way to get the debris
20 and stuff out. That's why I am trying to keep it
21 clean so they can have access to clean the house.
22 I would say a month.

23 MS. JARMON: You'll be moving into the
24 1223?

1 MS. WRIGHT: Hope so.

2 MS. JARMON: Why don't we table this until
3 you are occupying the property and you can verify
4 that you are occupying it --

5 MS. WRIGHT: Okay.

6 MS. JARMON: -- with your ID. Then we can
7 possibly once I look at the price on our Lama
8 System, if it's under 15,000, then we will be able
9 to process you as a side yard.

10 MS. WRIGHT: Okay.

11 MS. BULLOCK: Do we need to consider a
12 right of entry so she can enter the lot?

13 MS. JARMON: We can issue you a temporary
14 right of entry so that you can do what you have to
15 do on the lot.

16 MS. WRIGHT: Appreciate that. Thank you.

17 MS. JARMON: You can get in touch with my
18 office, okay?

19 MS. WRIGHT: Okay. Thank you.

20 MS. JARMON: All right.

21 3337 West Clearfield Street, Rosalie
22 Cooper.

23 MS. COOPER: Good morning.

24 MS. JARMON: Good morning.

1 MS. COOPER: My name is Rose Cooper. I'm
2 the President of RAH. I'm acquiring the lot at
3 34th and Clearfield. I've been taking care of the
4 lot for over a couple of years keeping it clean,
5 me and the kids, the seniors. I have put benches
6 out there. And I am trying to acquire the lot.

7 MS. JARMON: Any questions from the
8 Committee?

9 MS. DUNBAR: Is this property at 3337
10 Clearfield adjacent to your property?

11 MS. COOPER: On Spangler? No. It's right
12 in the back of me.

13 MS. DUNBAR: But does it --

14 MS. COOPER: My house is like in the back
15 of the lot.

16 MS. JARMON: It's not a rear yard.

17 MS. JOHNSON: It's adjacent to two other
18 privately owned vacant lots.

19 MS. COOPER: Yes.

20 MS. JOHNSON: You are going to maintain the
21 entire?

22 MS. JARMON: She has been.

23 MS. COOPER: I maintain the whole --

24 MS. JOHNSON: The other two?

1 MS. JARMON: Yes. But she's been keeping
2 them clean.

3 MS. COOPER: I've been taking care of them.

4 MS. JOHNSON: They don't want to sell or
5 acquire the lots. The other two lots are
6 privately owned.

7 MS. JARMON: And tax delinquent.

8 MS. JOHNSON: Oh, and tax delinquent.

9 MS. JARMON: Any further questions?

10 MS. DUNBAR: You said it doesn't touch?

11 MS. JARMON: Doesn't qualify as a rear
12 yard. No, it doesn't.

13 MS. DUNBAR: Okay. Motion to sell at fair
14 market value.

15 MS. JARMON: All in favor?

16 - - -

17 (Chorus of Ayes)

18 - - -

19 MR. LOWELL: I second that.

20 MS. JARMON: The next is side yards or rear
21 yards for applicants under the new guidelines with
22 the City. Recommendation -- or do I just accept
23 these.

24 I will just accept these side yards, rear

1 yards.

2 MS. DUNBAR: Wait, I'm sorry. These are
3 for -- no, you just make one motion for all of
4 these unless there is something that needs to be
5 withdrawn.

6 MS. JARMON: Okay. I will make a motion --

7 MS. DUNBAR: Motion.

8 MS. JARMON: -- to accept these side yards,
9 rear yards.

10 MS. BULLOCK: Second.

11 MS. JARMON: Thank you.

12 MS. BULLOCK: We still have to vote on it.

13 MS. JARMON: All in favor?

14 - - -

15 (Chorus of Ayes)

16 - - -

17 MS. JARMON: Next properties to go into
18 PHDC's ownership.

19 MR. LOWELL: Want me to speak on it?

20 MS. JARMON: Please.

21 MR. LOWELL: This is part of a package that
22 is going to be sold and developed for market rate
23 and low income housing.

24 MS. BULLOCK: The developer is actually

1 here for the PHDC ones.

2 MS. JARMON: The developer for the ones
3 that are going to PHDC?

4 MS. BULLOCK: Yes.

5 Good morning.

6 MR. ROSCIOLI: Hello. Mark Roscioli,
7 Secure Holdings. Talking about a few properties
8 on the 1700 block of Ingersoll and the 1300 block
9 of North 18th Street.

10 MS. JARMON: Yes.

11 MR. ROSCIOLI: Currently own 14 out of the
12 18 lots on the even side of 1700 Ingersoll. We're
13 working on two properties right now, and then a
14 few other continuous lots on 18th Street that
15 connect some of our Ingersoll properties. The two
16 on 1700 Ingersoll will be part of our original
17 project. The North 18th Street properties will be
18 market rate housing.

19 MS. BULLOCK: You mean North 18th Street
20 will be affordable housing?

21 MR. ROSCIOLI: Affordable housing, sorry.
22 Affordable housings.

23 MS. BULLOCK: Thank you.

24 MS. DUNBAR: You talking rental?

1 MR. ROSCIOLI: Rental, correct.

2 MR. O'DWYER: How many units are you
3 developing for affordable housing?

4 MR. ROSCIOLI: For affordable housing, I
5 believe it's going to be 12 and 16 depending on
6 the lot sizes.

7 MR. O'DWYER: How many market rate?

8 MR. ROSCIOLI: 32.

9 MR. O'DWYER: Will they all be home
10 ownership or rental affordable?

11 MR. ROSCIOLI: It will be all rental.

12 MR. O'DWYER: All rental?

13 MR. ROSCIOLI: All rental.

14 MS. BULLOCK: They are still working it
15 out, but we talked about percent.

16 MR. O'DWYER: I see.

17 MS. JARMON: Recommendation of the
18 Committee?

19 MS. DUNBAR: Motion to convey to PHDC. I
20 think that's for the purpose of conveying to
21 Secure Holdings.

22 MR. ROSCIOLI: That's correct.

23 MS. DUNBAR: Is it Secure Holdings, LLC?

24 MR. ROSCIOLI: Secure Holdings, LLC.

1 MS. JARMON: All in favor?

2 MS. DUNBAR: Did somebody second it?

3 MS. JARMON: Thank you.

4 MR. O'DWYER: Second.

5 MR. LOWELL: I recuse.

6 MS. BULLOCK: Me, as well.

7 - - -

8 (Chorus of Ayes)

9 - - -

10 MS. JARMON: We have two pages here of
11 properties to go to PHA.

12 Matt Walker, you want to speak? I have a
13 notation here that we have properties that were in
14 Public Properties Inventory. We have gone to
15 Department of Records and have all the deeds for
16 those properties. We need to verify they were, in
17 fact, city owned.

18 MR. WALKER: Good morning.

19 MS. DUNBAR: Good morning.

20 MS. JARMON: Say your name.

21 MR. WALKER: I'm sorry. My name is Matthew
22 Walker, Assistant Director of Development at the
23 Philadelphia Housing Authority.

24 MS. JARMON: Just give us a brief proposal

1 of what these properties are for.

2 MR. WALKER: The Philadelphia Housing
3 Authority is working with the community on a
4 transformation plan in the Lombard and Sharswood
5 neighborhood. The boundaries of that plan go from
6 27th Street to 19th Street, from College Avenue to
7 Cecil B. Moore Avenue. The plan addresses vacancy
8 and blight in that area in that community. These
9 are a number of city-owned properties that are
10 vacant structures and vacant lots. We are seeking
11 for replacement housing.

12 MS. JARMON: Any questions from the
13 Committee?

14 MS. DUNBAR: You're seeking these at
15 nominal consideration?

16 MR. WALKER: That's correct.

17 MS. DUNBAR: I make a motion that we convey
18 the properties at nominal consideration for the
19 proposed plan.

20 MS. BULLOCK: Second.

21 MS. JARMON: All in favor?

22 - - -

23 (Chorus of Ayes)

24 - - -

1 MS. JARMON: Thank you, Matt.

2 MR. WALKER: Thank you.

3 MS. JARMON: Urban Garden Agreements on
4 page 9, I will accept those.

5 2721-77 Ruth Street, New Kensington. We
6 will table this until next month.

7 MS. SOLOMON: Susie, regarding the Urban
8 Gardens, the 4671-73 Paul Street, the Frankford
9 Community Development Corporation, they had
10 approached us last month about purchasing this for
11 development. We just want to get something in
12 writing that they are not still planning on
13 development under Urban Garden.

14 MS. JARMON: Yeah. They said they only
15 want a garden on it. Is that what you're saying?

16 MS. SOLOMON: But last month they had plans
17 to build on it and they wanted to purchase it from
18 us.

19 MS. JARMON: Yeah, but --

20 MS. SOLOMON: That is just concerning us
21 that they have surrounding properties that they
22 own, they want to move forward in building. They
23 came to us to purchase it, and then they kind
24 of --

1 MS. JARMON: They came to you to purchase?

2 MS. SOLOMON: Right.

3 MS. JARMON: Okay.

4 MS. SOLOMON: And then they stopped
5 responding once we told them we can get it
6 appraised and figured out. Now they want to put a
7 garden on it. We are a little worrisome about
8 what actually is their plans or are they trying to
9 put a place holder on it or what they are trying
10 to do.

11 MS. JARMON: I know I received an email
12 from the Council office, and I also spoke to the
13 person representing the group. And they said that
14 they only want to put a garden on it.

15 MS. SOLOMON: That's fine. We just wanted
16 to put it on the record. We are pretty sure they
17 are going to build on it or do whatever. And they
18 probably or may not honor the garden agreement, so
19 Public Property, we wanted to put that on record.

20 MS. JARMON: Okay. Thank you.

21 MS. DUNBAR: They won't have ownership.
22 They will just have garden agreements.

23 MS. SOLOMON: Right. They are trying to do
24 a place holder.

1 MS. DUNBAR: Oh.

2 MS. JARMON: Ms. Judith Robinson?

3 MS. DUNBAR: Wait, did you finish with the
4 Urban Garden thing?

5 MS. JARMON: I will accept the Urban Garden
6 Agreements. Just make a notation of the Paul
7 Street that Lysie just spoke about.

8 MS. JONES: You holding that one?

9 MS. JARMON: No. She's just saying that
10 they don't want them to build on it.

11 MS. SOLOMON: We wanted to put it on record
12 that --

13 MS. JARMON: That they only use it for a
14 garden.

15 MS. SOLOMON: That way if they actually
16 do --

17 MS. JARMON: Up here, Ms. Robinson.

18 MS. DUNBAR: You have to untable this one.

19 MS. JARMON: I want to untable -- as soon
20 as I find the address -- 2039 West Susquehanna for
21 Judith Robinson. She's here.

22 MR. O'DWYER: It's on page 2.

23 MS. JARMON: Can you just give your name
24 for the record.

1 MS. ROBINSON: Yes. It's regarding 2039
2 West Susquehanna.

3 MS. JARMON: Can you just give us a brief
4 proposal on what you want to do with the lot?

5 MS. ROBINSON: Yes. I did speak with the
6 Councilman's office. They are aware of our
7 proposal to do mix used commercial on the lower
8 level and multi-family on the upper levels. Use
9 income from the upper levels to pay for the
10 project.

11 MS. JARMON: Any questions from the
12 Committee?

13 MR. O'DWYER: This is to be sold at fair
14 market value?

15 MS. JARMON: Yes.

16 MS. DUNBAR: The question that I have has
17 to do with title. Are you taking title in your
18 name or the name of a community that you -- group
19 that you had spoken of?

20 MS. ROBINSON: In my name.

21 MS. DUNBAR: Okay.

22 MS. JARMON: Recommendation of the
23 Committee?

24 MS. DUNBAR: Motion to sell at fair market

1 value.

2 MR. O'DWYER: Second.

3 MS. JARMON: All in favor?

4 - - -

5 (Chorus of Ayes)

6 - - -

7 MS. JARMON: Ms. Robinson, we will be in
8 touch with you.

9 MS. ROBINSON: Thank you.

10 MS. JARMON: The next address is a request
11 for six-month extension Felton Hayman, 1420 South
12 19th Street.

13 MR. HAYMAN: Yes.

14 MS. JARMON: Good morning.

15 MR. HAYMAN: Good morning. My name is
16 Felton Hayman. I am asking for a six-month
17 extension for building completion of 1420 South
18 19th Street.

19 MS. JARMON: Any questions?

20 MS. DUNBAR: Why do you need the extension?

21 MR. HAYMAN: Because the weather was bad.
22 And I started building foundation. And on the
23 title and the deed it says you have one year
24 before the City take it back. So, to get funding

1 for it, I need extra time for them to hold title
2 for it.

3 MS. BULLOCK: Have you received any
4 permits?

5 MR. HAYMAN: Yes.

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

8 MR. HAYMAN: Sixty days.

9 MS. JARMON: Recommendation from the
10 Committee?

11 MS. DUNBAR: Motion to provide the
12 extension of time for completion.

13 MS. BULLOCK: Second.

14 MS. JONES: How much time?

15 MS. DUNBAR: Six months.

16 MS. BULLOCK: Second.

17 MS. JARMON: All in favor?

18 - - -

19 (Chorus of Ayes)

20 - - -

21 MS. JARMON: 1307 North 6th Street, Shimon
22 Levy.

23 Good morning.

24 MR. LEVY: Good morning, everyone. We here

1 to ask for removal of the restriction.

2 MS. DUNBAR: Give us your name and speak
3 into that mic.

4 MR. NATHANIEL LEVY: Sorry. Nathaniel
5 Levy.

6 MR. SHIMON LEVY: I am Shimon Levy, the
7 owner of 1307.

8 MR. NATHANIEL LEVY: I just did all the
9 administrative work, so I will help.

10 Basically, we got an extension on July 25,
11 2013. And we completed the building, three-unit
12 building. And we're asking to start showing it
13 and selling.

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

16 MS. DUNBAR: Motion to release the
17 restrictions because they met the requirements for
18 completion.

19 MS. JARMON: All in favor?

20 MS. BULLOCK: Second.

21 MS. JARMON: Thank you.

22 - - -

23 (Chorus of Ayes)

24 - - -

1 MS. JARMON: We'll be in touch.
2 1312 South Bouvier Street, James Claiborne.
3 Good morning.

4 MR. CLAIBORNE: Good morning. My name is
5 James Claiborne. I live at 13 -- I had a house at
6 1316 South Bouvier Street. I owned the lot at
7 1312. It's right next to my house because I guess
8 back in them days they skipped the number. It's
9 right next to it.

10 I was putting the lot up for sale because I
11 used to work for Philadelphia Housing Authority,
12 and I got hurt so -- I got ran over. I got -- I
13 used to be a foreman, and a lady knocked me off a
14 car. I had to go to therapy for three years. And
15 I'm getting older.

16 And what happened, I lost my job because of
17 the accident -- I'm not -- I used to work with, I
18 believe it was, the Garden Program. I used to
19 help the whole block. As time went on, I'm not
20 able to keep up anymore. I can hardly even clean
21 the lot now. So thought I'd -- he's building the
22 house next door to the lot, and he asked to buy
23 it.

24 That's why I'm here. He wants to build a

1 house.

2 MS. JARMON: Any questions from the
3 Committee?

4 Recommendation?

5 MS. BULLOCK: I'm sorry. I had a question.
6 Was this sold under a side yard program?

7 MS. JARMON: No. He purchased it at fair
8 market value.

9 MS. BULLOCK: Last year?

10 MS. JARMON: Yes.

11 MR. CLAIBORNE: But I took care of the lot
12 for a lot of years.

13 MS. BULLOCK: Prior to.

14 MR. CLAIBORNE: I been through, like, six
15 surgeries and I can't keep up.

16 MS. JARMON: Recommendation of the
17 Committee?

18 MS. DUNBAR: Motion to release the
19 restriction in order to allow him to sell.

20 MS. JARMON: All in favor?

21 MS. BULLOCK: Second.

22 MS. JARMON: Thank you.

23 - - -

24 (Chorus of Ayes)

1 - - -

2 MS. JARMON: We'll be in touch, Mr.
3 Claiborne.

4 MR. CLAIBORNE: Thank you.

5 MS. JARMON: We're going to table 2130 East
6 Susquehanna. I received an email from the
7 representative. And they said that they are
8 waiting to get an appraisal on this lot. We had
9 this before the Committee last month, going back
10 and forth. So, they asked for -- to be placed
11 back on the Agenda for May. I am going to table
12 this until next month.

13 150 Norris Street, Joes Cruz. This
14 applicant was just asking to get the restriction
15 lifted off the deed. He's not planning to sell.

16 MS. DUNBAR: He owned it since '92?

17 MS. JARMON: Yes.

18 MS. DUNBAR: Was is it? A side yard?

19 MS. JARMON: It was a side yard.

20 MS. BULLOCK: It's well fenced.

21 MS. JARMON: I actually got the email from
22 the title company Insurance Abstract.

23 What's the recommendation of the Committee?

24 MS. DUNBAR: Motion to lift the

1 restriction.

2 MS. BULLOCK: Second.

3 MS. JARMON: All in favor.

4 - - -

5 (Chorus of Ayes)

6 - - -

7 MS. JARMON: Thank you.

8 1602 Latona Street. This was a property
9 that was transferred to the Advocate from PHDC.
10 And they are asking that the restriction be lifted
11 because our restriction is in the deed because it
12 came from the City to PHDC. And then the
13 second -- the two Diamond Streets came from the
14 city.

15 MR. SCLELLINGER: Hi. I'm Sean Scellenger.
16 I'm a developer in South Philadelphia.

17 MS. BELL: I'm Mary Bell. We acquired
18 these two lots 1602 and 1604 in 2002 and 2004. We
19 got permission from Mr. Coates last year,
20 August 13, to sell the two lots not knowing that
21 they were separate and we couldn't handle both.
22 He gave us permission for '04, but then we had to
23 contact Manuella Costa to sell the other lot. And
24 she just gave a verbal on the phone. She said

1 yes, but we didn't get a letter to that effect.

2 MS. JARMON: We will have to do a
3 restriction on that -- release on that one because
4 it did come from the City to PHDC. We will do a
5 release on that. And then the other two addresses
6 is the 1737 and 41 Diamond Street.

7 MS. BELL: No. We just have 1602 and 1604
8 Latona.

9 MS. JARMON: Okay. All right.

10 MR. SCHELLENGER: I will take those, though.

11 MS. JARMON: What's the recommendation of
12 the Committee?

13 MS. BULLOCK: What year did Ms -- your name
14 is Ms. Bell?

15 MS. BELL: Yes.

16 MS. BULLOCK: What year did you acquire the
17 1602 Latona? When did you purchase it?

18 MS. BELL: It was in 2002 or 2004. We got
19 those lots.

20 MR. SCHELLENGER: The restriction has six
21 years on it. It's well over the six-year period.

22 MS. BULLOCK: Okay.

23 MR. SCHELLENGER: They are actually a local
24 CDC that actually purchased it that she's in

1 charge of.

2 MS. BULLOCK: Okay.

3 MS. JARMON: Recommendation of the
4 Committee?

5 MR. LOWELL: Question. What was the
6 restriction for?

7 MR. SCHELLENGER: When CDC -- as you know,
8 the restriction to either develop it within six
9 years and then also they can't sell it for more
10 than 15 percent more than what they purchased it
11 for within the six-year period. Those are the two
12 restrictions that were on it.

13 MS. BULLOCK: During the time they
14 maintained it as community garden?

15 MR. SCHELLENGER: Up until now, yup.

16 MS. DUNBAR: Motion to release the
17 restriction.

18 MS. JARMON: All in favor?

19 MS. BULLOCK: Second.

20 - - -

21 (Chorus of Ayes)

22 - - -

23 MS. JARMON: Thank you.

24 MS. BELL: Thank you.

1 MS. JARMON: 1737 Diamond and 1741 Diamond
2 Street for the advocate?

3 Going to table this.

4 243 Jefferson Street, Mr. Rosario.

5 MR. O'DWYER: So 1602 and 1604 are not the
6 Advocate?

7 MS. JARMON: Right, no.

8 MR. ROSARIO: Good morning. My name is
9 Secundino Rosario. I'm here on behalf of the lot
10 243 West Jefferson Street. I would just like to
11 ask -- willing to sell the lot because, you
12 know -- I am block captain for 20 years on my
13 block. I keep my block clean. I'm also baseball
14 coach for 15 years.

15 But the reason why I would like to sell the
16 lot is because it's two vacant lots, and now I got
17 two abandoned houses now on our block. And the
18 developer would like to build a house there,
19 whoever wants to build a house there would like to
20 have that done to make my property look nice, too,
21 and make the neighborhood look a little bit better
22 on my block. He's going to develop the other two
23 houses. They are vacant now.

24 MS. JARMON: Any questions from the

1 Committee?

2 MS. DUNBAR: When you purchased 243, right?

3 MR. ROSARIO: Yes.

4 MS. DUNBAR: When you purchased it, did you
5 buy it at fair market value?

6 MS. JARMON: No. It's a side yard. He
7 lives at 241.

8 MR. ROSARIO: My house is 241, right
9 adjacent to the lot.

10 MS. DUNBAR: You maintained it as a side
11 yard?

12 MR. ROSARIO: Yes, I did. I been block
13 captain 20 years. I had the lot way before I got
14 it from the City, I maintained it. Then I got it
15 from the City.

16 MS. JARMON: Any further questions?
17 Recommendation of the Committee?

18 MS. DUNBAR: Motion to release the
19 restrictions to allow him to do what he proposes.

20 MS. JARMON: All in favor?

21 MR. O'DWYER: Second.

22 - - -

23 (Chorus of Ayes)

24 - - -

1 MS. JARMON: Thank you. We'll be in touch.

2 MR. ROSARIO: Thank you everybody.

3 Appreciate that.

4 MS. JARMON: The meeting is adjourned.

5 Have a good day.

6 - - -

7 (At this time, the Vacant Property
8 Review Committee adjourned at 11:11 a.m.)

9 - - -

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C E R T I F I C A T I O N

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.

Court Reporter - Notary Public

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|----------|--|---|---|---|---|--|
| A | 33:22 34:6 allow 9:21 40:19 46:19 AMANDA 1:13 and/or 48:18 ANN 1:10 anticipate 15:8 anymore 39:20 applicant 41:14 applicants 26:21 applications 11:15 apply 48:16 appraisal 41:8 appraised 33:6 Appreciate 24:16 47:3 approached 32:10 approval 21:20 approved 5:4 11:16 14:1 April 1:6 4:24 Aramingo 19:6 area 16:20 31:8 asked 14:2 39:22 41:10 asking 36:16 38:12 41:14 42:10 Assistant 30:22 Association 4:19 15:1 Atlantic 22:9,13 attorney 2:13 3:16 9:16 August 42:20 Authority 21:9,15 30:23 31:3 39:11 authorizes 5:1 Auto 14:10,13 available 17:22 19:21 Avenue 8:3 13:24 14:10,11,12 15:1 31:6,7 | awarded 21:8 aware 35:6 Ayes 5:12 9:5 13:18 15:22 17:7 22:5 26:17 27:15 30:8 31:23 36:5 37:19 38:23 40:24 42:5 44:21 46:23 a.m 1:6 47:8 | B | B 31:7 back 3:5 6:7,20 7:11 12:9 14:2 16:2 23:18,18 25:12,14 36:24 39:8 41:9,11 background 9:22 bad 36:21 bags 13:4 baseball 45:13 basically 19:20 38:10 basketball 18:8 18:11,18,21 19:2,3,4,8,20,24 beginning 13:22 behalf 2:22 9:16 45:9 believe 8:2 29:5 39:18 Bell 42:17,17 43:7 43:14,15,18 44:24 benches 25:5 better 3:13 45:21 big 7:23 19:7 bit 45:21 blight 31:8 block 6:10 21:2,6 28:8,8 39:19 45:12,13,13,17 45:22 46:12 blocks 16:20 19:5 19:6 | boundaries 31:5 Bouvier 21:2 39:2 39:6 brief 20:24 30:24 35:3 broke 23:17 build 11:1,3 18:21 19:16,18 21:9 32:17 33:17 34:10 39:24 45:18,19 builder 10:4 building 4:22 15:9 21:12,12 32:22 36:17,22 38:11,12 39:21 buildings 7:23 built 14:11 20:1 Bullock 1:12 3:20 3:21,24 4:6 5:9 7:16,21,24 9:2 11:23 12:3,20 13:5,9,15 15:19 17:4 22:2,20,22 23:2 24:11 27:10,12,24 28:4,19,23 29:14 30:6 31:20 37:3,13 37:16 38:20 40:5,9,13,21 41:20 42:2 43:13,16,22 44:2,13,19 bunch 21:3,5 Business 14:24 buy 10:5 39:22 46:5 | 40:11 Caucus 1:5 CDC 43:24 44:7 Cecil 31:7 center 3:7 14:10 14:13 certificates 4:17 certification 48:15 certify 48:4 certifying 48:19 change 15:2 charge 44:1 checkers 14:21 chess 14:21 children 3:10 Chiuccarello 10:5 10:10 11:2,10 12:10 Chorus 5:12 9:5 13:18 15:22 17:7 22:5 26:17 27:15 30:8 31:23 36:5 37:19 38:23 40:24 42:5 44:21 46:23 city 6:1,8 11:7 16:22 20:1 22:16 26:22 30:17 36:24 42:12,14 43:4 46:14,15 city-owned 31:9 Claiborne 39:2,4 39:5 40:11,14 41:3,4 clean 22:15,18 23:21,21 25:4 26:2 39:20 45:13 cleaned 3:4 16:21 cleaning 22:17 Clear 16:7,13 Clearfield 24:21 25:3,10 climb 13:3 |
| | | C | C 48:2,2 called 22:15 captain 45:12 46:13 car 39:14 care 4:23 12:22 15:4 25:3 26:3 | | | |

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