

VACANT PROPERTY REVIEW COMMITTEE

Room 401, Caucus Room
Philadelphia, Pennsylvania
Tuesday, May 13, 2014
10:10 a.m.

PRESENT:

SUSIE JARMON, OHCD - CHAIR
JEANETTE LUNA
LOWELL THOMAS, PHDC
ANDREW FRISHKOFF, LISC
JO ANN JONES, OHCD
LINDA MEDLEY, LAW DEPARTMENT
GARRETT O'DWYER, PACDC
LISA WALKER, REVENUE DEPARTMENT
DONNA BULLOCK, COUNCIL PRESIDENT'S OFFICE
AMANDA DAVIS, PIDC
LYNSIE SOLOMON, PUBLIC PROPERTY
JAMETTA JOHNSON, PLANNING COMMISSION
MELVIS DUNBAR, RDA

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MS. JARMON: Good morning, everyone. My name is Susie Jarmon. The VPRC is now in session.

Are there any lawyers in the room?

(Hand raised.)

MS. JARMON: You can come up front.

Good morning. Can you state your name for the record.

MS. BERKMAN: Hello. I'm Judy Berkman. I'm managing attorney at Regional Housing Legal Services. I'm here today on four matters. Two for Habitat for Humanity Philadelphia and two for New Kensington Community Development Corporation.

Let's do the easy one first. The Habitat property at 2018 North 16th Street we respectfully request a two-month continuance.

MS. BULLOCK: It's on page 6.

MS. JARMON: Yes. It's on page 6. We are going to table this for two months.

MS. BERKMAN: Yes, please.

MS. JARMON: Until July.

MS. BERKMAN: Thanks. I have Jon Musselman with me from Habitat. The second property is relisting of 811 North Gratz Street.

1 MS. JARMON: 1811 North Gratz.

2 MS. BERKMAN: Yes. 1811 North Gratz
3 Street. Pursuant to prior decision by vote of
4 VPRC, Habitat has submitted appraisal of this
5 vacant property for \$40,000. And its itemized
6 costs it's put into the property of \$11,947.

7 Since they did not build the house that
8 they were obligated to under the VPRC
9 requirements, the deed, they are not requesting
10 any 15 percent profit. But they would like to
11 sell it for a VPRC approved price and recoup their
12 costs. And that would also include any transfer
13 tax or other costs related to the sale.

14 MS. JARMON: And what was the cost?

15 MS. BERKMAN: \$11,947 plus costs of
16 conveyance.

17 MS. JARMON: That was maintaining it,
18 keeping it clean?

19 MS. BERKMAN: They did that, yes. It was
20 also -- there was a lot of money spent. Jon can
21 explain further in terms of engineering studies in
22 preparation for building, but that didn't work
23 out.

24 Do you want him to explain?

1 MR. MUSSELMAN: Sure. We did a lot of
2 redevelopment work for this property. And given
3 the -- some of the conditions of the property and
4 also the cost to do that single lot infill, we
5 determined it was not feasible to continue with
6 that. But we also did go through a lengthy
7 process of subdivision and attaching a small
8 leftover property onto this site to make it
9 conform with the rest of the lots in the
10 development that we did.

11 So this -- there are maintenance and
12 insurance costs, but we also have itemized
13 engineering and zoning and subdivision costs.

14 MS. JARMON: I have a package here which I
15 received late yesterday evening regarding this
16 1811 Gratz Street, which has the appraisal in here
17 for \$40,000 and receipts for water bills,
18 different items that they had paid for on this
19 particular site, engineering services. If anybody
20 wants to see it, I can pass this around.

21 MS. BERKMAN: It was also emailed to you a
22 couple weeks ago.

23 MS. JARMON: What's the recommendation of
24 the Committee?

1 MS. DUNBAR: Can I just ask a question? I
2 just want to make sure. I know that they were
3 here before.

4 For 1811 Gratz Street, are you looking for
5 certificate of completion to be issued or now
6 they're --

7 MR. MUSSELMAN: Yes.

8 MS. DUNBAR: -- looking for authorization
9 to sell?

10 MS. BERKMAN: We want to be able to sell it
11 free and clear of the Vacant Property Review
12 Committee requirements, yes.

13 MS. BULLOCK: Would your buyer be or object
14 to conditions that he also build within the time
15 frame? That he has those conditions onto him?

16 MR. MUSSELMAN: I have not brought that up
17 to the buyer. I don't believe they would if they
18 were -- are ready to build. They've been
19 extending the contract four, five months already.
20 But they prefer not to have these conditions.

21 MS. JARMON: Any further questions?

22 MR. FRISHKOFF: Your specific request is to
23 be able to sell it without the VPRC requirements
24 being passed on to your buyer?

1 MR. MUSSELMAN: Yes.

2 MR. FRISHKOFF: And proceeds above your
3 costs?

4 MS. BULLOCK: Return to the City.

5 MR. FRISHKOFF: Through what mechanism?

6 MS. BERKMAN: Return to the City.

7 MR. FRISHKOFF: Through what mechanism?
8 Would there be a lien?

9 You don't want to burden your buyer, but
10 you in a sense want to have something between you
11 and the City that codifies this.

12 MS. BERKMAN: I guess it would be in
13 exchange for the VPRC release or consent to the
14 sale that would be recorded at the time. Would be
15 tit for tat. Get your money, in exchange could do
16 a little agreement of some kind.

17 MR. FRISHKOFF: Still looking for something
18 that's equivalent of the lien on the seller side
19 of your settlement sheet, not the buyer. You want
20 something that is paid in settlement back to the
21 City?

22 MS. BERKMAN: Correct.

23 MR. FRISHKOFF: You need something from the
24 City, from the Law Department probably, that puts

1 that in place for your settlement company.

2 MS. DUNBAR: Like a release of sorts?

3 MR. FRISHKOFF: Doesn't have to be a lien,
4 but it has to be a memorandum of some
5 understanding or some agreement, some contract.

6 MR. MUSSELMAN: Yeah. There needs to be a
7 document that would give release.

8 MS. BERKMAN: The release of the VPRC
9 restrictions would be, I think, in consideration
10 of the difference between the costs, you know,
11 transfer tax, whatever.

12 MS. JARMON: Okay. Recommendation of the
13 Committee.

14 MR. O'DWYER: I move that we grant a
15 certificate of completion with the understanding
16 that money above the cost for Habitat is limited
17 to the sale.

18 MR. THOMAS: Question. Can we give a
19 certificate of completion if they haven't
20 completed it?

21 MS. MEDLEY: No.

22 MS. JONES: Otherwise, there is no point in
23 giving them release.

24 MS. DUNBAR: Right.

1 MS. MEDLEY: I guess depending on what is
2 the pleasure of the Committee, we can either
3 release are transfer conditions, whatever it is.
4 That can be appropriated to the document. It just
5 depends on what the Committee wants to do.

6 MS. BULLOCK: My suggestion or what I'm
7 thinking is that considering other items similar
8 to this, is that we actually approve the sale on
9 the conditions that we talked about, considering
10 the cost to Habitat that they can recoup costs and
11 remainder returns to the City, that we actually
12 pass it onto as condition of the new buyers.

13 MS. DUNBAR: Condition to complete the
14 construction within a one-year period from the
15 date of the sale?

16 MS. BULLOCK: Exactly.

17 MS. JARMON: You want to amend your motion?

18 MS. BULLOCK: I guess my motion is that we
19 approve the sale granting Habitat the permission
20 to recoup their costs at the sale. Any -- and
21 sale should be at market value that is being
22 proposed with the appraisal. Anything above their
23 costs be returned to the City. And following
24 that, the restrictions on the deed in regards to

1 construction and completion be passed onto the
2 buyer with the extension for a year for
3 completion, right.

4 MS. JARMON: So, do we remove --

5 MR. O'DWYER: I'm going to remove my
6 motion.

7 MR. FRISHKOFF: I just want to clarify.
8 So, the conditions are being passed on? Do the
9 original conditions include affordable housing as
10 what was developed or just --

11 MS. BERKMAN: I have my pile of documents
12 over there. I don't think it's at affordable
13 housing.

14 MR. FRISHKOFF: Okay.

15 MS. BERKMAN: It just said in compliance
16 with City codes.

17 MR. FRISHKOFF: Okay.

18 MS. BERKMAN: I would like to add that the
19 sellers cost on the HUD-1 settlement sheet be
20 added to the costs they itemized already, like,
21 transfer tax and other costs.

22 MS. BULLOCK: So costs plus the sellers'
23 costs for the transaction, as well.

24 MR. THOMAS: Just for clarification, are

1 you saying that we sign the reverter? Or you
2 saying that we release the reverter and issue a
3 new reverter to the new buyer?

4 MS. JONES: It's subject to the existing.

5 MR. THOMAS: I thought the reverter
6 prevented the sale.

7 MS. BULLOCK: We are approving the sale.

8 MR. THOMAS: I understand. But the
9 reverter that's attached to the deed, doesn't it
10 prevent sale?

11 MS. BULLOCK: It prevents sale exceeding a
12 certain profit.

13 MS. DUNBAR: Without the approval.

14 MS. BULLOCK: Without the approval.

15 MR. O'DWYER: Second.

16 MS. JARMON: All in favor?

17 - - -

18 (Chorus of Ayes.)

19 - - -

20 MS. JARMON: All right. Thank you.

21 MS. BERKMAN: Do you want me to proceed
22 with my other two now?

23 MS. DUNBAR: That was two for Habitat. Now
24 we have --

1 MS. JARMON: Yes. Right. Now we have New
2 Kensington.

3 I have with me today from New Kensington
4 Kevin Gray who is Director of Housing or some
5 other title and Shanta Schachter, who is Deputy
6 Director. Sandy Salzman is presenting at a
7 workshop at a Federal Reserve conference today and
8 regrets not being here.

9 The first one I would like to speak is to
10 is 2771 to 77 Ruth Street.

11 MS. DUNBAR: Excuse me. Would you do the
12 Susquehanna first?

13 MS. BERKMAN: Okay. Sure.

14 MS. JARMON: The next item is the 2130 East
15 Susquehanna Avenue, which is a request for a
16 release.

17 MS. BERKMAN: Yes. This is a vacant lot.
18 As you know, we've been here before. New
19 Kensington is in compliance with the VPRC
20 requirements and has performed cleaning up of the
21 lot and maintained it as green space. As you guys
22 requested, we had an appraisal by Mr. John
23 Zemanski. And he valued the property at \$45,000
24 as a vacant lot. The costs New Kensington has

1 submitted totaled \$5185.87.

2 Because they are in compliance with the
3 VPRC requirements, they are requesting an extra
4 15 percent profit which they are able to make,
5 which is \$777.88. Which the costs plus closing
6 costs for the seller would come to \$5,963.75.
7 They respectfully request permission to receive
8 that cost number \$5,963.75 plus closing costs from
9 sale and sell it at a VPRC permitted price.

10 We do request release of the VPRC
11 restrictions because they have complied with
12 requirements.

13 MS. BULLOCK: Just to be clear, were
14 requirements on this lot to build or maintain as
15 green space?

16 MS. BERKMAN: It was to maintain as green
17 space and not to build was what they were required
18 to do.

19 MS. JARMON: Right. And we spoke about
20 this regarding their release as far as the
21 appraisal price. We spoke about this last week
22 again. And you guys wanted to sell it for -- I
23 want to say 45,000. And we are going make a
24 recommendation at this Committee as far as how

1 much the price should be on this particular lot.

2 MS. DUNBAR: Actually, it was the -- they
3 had the property appraised at \$45,000.
4 Originally, they wanted to sell it for around
5 \$5,000 based on several discussions that had taken
6 place. And because there is a wide discrepancy in
7 the amount that was originally discussed which is
8 \$5,000 and then there was a \$45,000 appraisal, we
9 also looked into the LAMA value.

10 And the LAMA value was less. Kind of, I
11 guess, in the middle which is \$24,267.70. And
12 that would be the recommendation that I would make
13 that we sell the property for.

14 MS. BERKMAN: Can I just clarify one thing?
15 The 5,000 price was based on their costs. That's
16 how they thought they could get out of it.

17 MS. DUNBAR: Right.

18 MS. BERKMAN: It wasn't based on value.

19 MS. DUNBAR: Oh, no. I understand.

20 So, it would be a \$24,267.70 which would
21 also allow New Kensington to recoup its costs and,
22 I guess, whatever other costs would be associated
23 with the transfer of the property.

24 MR. O'DWYER: Would we be voting on a

1 bottom floor at which they could sell it for, or a
2 agreed upon price they could sell it? Is that
3 what you are suggesting?

4 MS. DUNBAR: Basically, we use the LAMA
5 value. If the property was available on LAMA for
6 sale, the value would be 24,267. That is why I
7 was using that as recommendation.

8 MR. O'DWYER: This \$45,000 appraisal
9 number, if they chose to sell it for that, they
10 couldn't sell it for more than that is what you
11 are suggesting? Or we dictating what they are
12 selling it for?

13 MR. FRISHKOFF: I think we are treating
14 them as agents of the City as far as the sale
15 price. I think if I'm understanding, we're saying
16 if the City were selling this LAMA valuation,
17 that's what the price would be.

18 MS. DUNBAR: Right.

19 MS. JARMON: There are no --

20 MS. DUNBAR: There was discussion about
21 reversion in this case, so that's why I was
22 recommending that we use the LAMA value.

23 Let me just clarify. If it was 24,000 or
24 45,000, the difference would go to the City. So,

1 they would only be able to recoup their costs plus
2 whatever it would cost them to transfer the
3 property.

4 MS. BERKMAN: And what about the 15 percent
5 profit they are allowed to make because -- over
6 their costs because they held it long enough and
7 did what they were supposed to do?

8 MS. DUNBAR: Okay.

9 MS. JARMON: That's fine.

10 MS. BERKMAN: It's 770 something.

11 MS. DUNBAR: I would be okay with that.

12 I can amend my recommendation to include
13 plus 700 whatever it is plus the 15 percent above.

14 MS. BERKMAN: Okay.

15 MR. O'DWYER: Second.

16 MS. JARMON: All in favor?

17 - - -

18 (Chorus of Ayes)

19 - - -

20 MS. BERKMAN: Next. This one is the
21 property on Ruth Street. 2771 to 77 Ruth Street.

22 This is an old mill that's been blighted
23 and abandoned. It's a site of a lot of drug
24 activity, prostitution and other illegal activity.

1 It's one block from Somerset El stop, which is a
2 known drug corner. And it is also one block from
3 the Lehigh --

4 MS. JARMON: Just to correct the records
5 here. The address she said is 2771 to 77.
6 That's -- the address on the page is 21 to 77.

7 MS. BERKMAN: 2721 to 77 Ruth Street, it's
8 a large building. Again, Kevin will pass out
9 photographs of the area, the plans, some
10 predevelopment activity. And there is a ten-year
11 master plan he can pass around that New Kensington
12 has been working on for three years with the
13 community.

14 They formed an active community group in
15 that is in support of this project. It's really
16 to be a catalyst for development in the neglected
17 area of the City. So, this old mill has over
18 60,000 square feet of space. And they would
19 propose receiving the property and developing 51
20 units of affordable housing on the site.

21 MS. JOHNSON: Over ten years? What's the
22 plan?

23 MS. BERKMAN: This is the first step in the
24 ten-year plan.

1 DEPUTY DIRECTOR SCHACHTER: Sure. This is
2 a key strategy within a ten-year neighborhood plan
3 that is currently pending review by the City's
4 Planning Commission for adoption. We did just
5 receive funding and have put a lot of funding into
6 the area for community engagement and other
7 programmatic services that will continue for the
8 next ten years.

9 But this is our catalyst project. And this
10 is our huge capital investment into the area.

11 MS. JOHNSON: When do you plan to develop
12 this.

13 MR. GRAY: Our team is currently in place.
14 We have our contractor builders, Domus Architects.
15 The entire team is in place. Our goal is
16 throughout the summer to begin applying for
17 funding for the development project including
18 Federal Loan Home Bank[sic], OACD PHFA. Our goal
19 is by the fall of 2015 to begin construction upon
20 the building.

21 MS. JOHNSON: So, do you have funding
22 capacity to --

23 MR. GRAY: The funding begins now. So, we
24 are in the process of applying for funds

1 throughout the entire year culminated in tax
2 funding applications due in November of this year.

3 MS. JOHNSON: In the event that you don't
4 get the funding, then you're not able to complete
5 the project?

6 MR. GRAY: That's right. It's a
7 competitive process. So, for most tax credit
8 deals, it's some sort of -- the goal is to
9 hopefully be awarded tax credits to do the
10 project. But in the event that we do not receive
11 funds, we'd have to apply again for next year.

12 MS. JOHNSON: The building would have to be
13 demolished for next year.

14 MR. GRAY: No. No. Our goal is to -- is
15 an adaptive reuse of the existing building.

16 MR. O'DWYER: How many units did you say
17 was building?

18 MR. GRAY: We are proposing 51 units in
19 addition to the New Kensington CDC Office and
20 potentially a small mutual space. The goal is not
21 only to provide affordable housing, but also the
22 goal is for us as an organization to begin moving
23 further north and, actually, relocating our
24 offices to that part of our service area.

1 MS. DUNBAR: So under normal circumstances,
2 you would be required to complete the development
3 within one year of receiving the property. So,
4 you would already not be in compliance, right?

5 MS. JARMON: Right.

6 MS. BULLOCK: I guess my question isn't
7 what we have done in the past. Are you looking to
8 receive title immediately or receive
9 authorization?

10 MR. GRAY: Yeah. That's a really good
11 question. For us, the key is to provide a
12 competitive application to the State for tax
13 credits in the fall. And one thing that we were
14 leery of is not having either a letter or some
15 kind of site control of the property to have a
16 competitive application.

17 The State is reluctant to fund projects
18 where the developer does not have site control or
19 eminent site control. That is essentially the
20 situation we are in right now with the
21 development.

22 MS. SOLOMON: Do you guys have any plans
23 for the safety of the building inherently? Just
24 because Public Property, we have gotten L&I

1 reports that the building is kind of about to
2 possibly fall down.

3 MR. GRAY: Right. We've actually been
4 around the building for past year and a half
5 keeping watch over it. L&I currently has a gate
6 in the front of the building because there was an
7 issue with the parapet last year where it was
8 crumbling. That's been repaired. We've also sort
9 of kept eyes on the streets for quite some time
10 keeping watch over the building. Our goal is to
11 maintain the building and keep it secure.

12 MS. JARMON: The recommendation of the
13 Committee?

14 MS. BULLOCK: I recommend that we provide
15 them with a site control letter as well as the
16 right of entry so that they can do some
17 environmental studies or whatever due diligence
18 they need in regards to both their application and
19 securing the building in the time frame required
20 to actually receiving your awards financial
21 package.

22 MS. DUNBAR: And delaying the authorization
23 to settle until --

24 MS. BULLOCK: Until they have financing to.

1 MS. SOLOMON: Public Property would
2 actually prefer to transfer this property. We
3 don't want to have it.

4 (Laughter)

5 MS. SOLOMON: And we had spoken -- I know
6 that we had spoken to you guys having the ability
7 to -- you know what you're coming into with the
8 building and everything, the shape that it's in.
9 We would prefer to not have it on the --

10 MS. JARMON: In our inventory.

11 MR. FRISHKOFF: Point of clarification,
12 this property was in private hands for a long
13 time. Their efforts to the course to try to
14 either get the owner to deal responsibly or to
15 engage in transaction that would not have passed
16 the property to the City. That was efforts that
17 ended up failing.

18 How long has the property been in the
19 public hands?

20 MS. JARMON: Couple months.

21 MR. FRISHKOFF: Yeah. But this was not
22 intended to be in Public Property for any long
23 period.

24 MS. BULLOCK: Do you have an alternate plan

1 if you don't receive financing to the tax credit
2 process?

3 (No response.)

4 MS. DUNBAR: Do you have an alternate plan
5 if you don't receive tax credits?

6 MR. GRAY: No. The goal is really
7 redevelopment of the building. The concern is
8 that it's been eminent cover for illicit
9 activities, drug use. Our goal is really to
10 redevelop that building for future use. That's
11 what our mission is to redevelop that property.

12 MR. O'DWYER: If you don't get funding in
13 the next year and have to wait for the next round
14 of funding, do you have resources to maintain the
15 building and keep it safe?

16 MR. GRAY: We do. We are currently -- as
17 we begin to apply for financing for development of
18 the project, we also are in the process of
19 applying for funds for stabilization, as well. We
20 do have those funds available.

21 MS. BULLOCK: Just one last question.

22 Is the community and the Councilperson
23 supportive of your project?

24 MR. GRAY: They are. One of the really

1 important things about this project is that it's
2 been sort of a ground-up process working with
3 developing the civic association. We have helped
4 to establish the Somerset Neighbors for Better
5 Living, which is a civic association that never
6 existed two years. On average 30 residents attend
7 monthly for community meetings. They have been a
8 part of the process and are aware of the
9 development. They want to see something happen
10 with the building.

11 We've also met with Councilman Squilla and
12 Councilwoman Sanchez as well about the project.
13 They both voiced that they are in favor of the
14 project and are wanting to see something happen
15 with that property.

16 MS. DUNBAR: So, who would the applicant
17 be? Who would you want the property transferred
18 to? New Kensington or Somerset, whatever you just
19 said?

20 MS. BERKMAN: Typically, with a tax credit
21 project, it's transferred to a limited
22 partnership. But I don't know if -- probably
23 haven't established that yet.

24 MS. DUNBAR: I'm saying if the VPRC

1 approves it today and if you were to go to
2 settlement in the next few months, to whom would
3 it be transferred?

4 MS. BERKMAN: Can we get back to you with
5 the name of the limited partnership that they
6 would designate? We can't make up a name today.

7 MS. DUNBAR: I understand that. But it
8 said New Kensington. And I understand how tax
9 credits work. I want to be certain that you won't
10 have to come back, because you know you would have
11 to come back.

12 MS. BULLOCK: I think we can make the
13 recommendation.

14 I move that we approve the sale at market
15 value?

16 MR. O'DWYER: Nominal.

17 MS. BULLOCK: Is it nominal?

18 MS. JARMON: It's nominal, I think.

19 MS. BULLOCK: It's nominal pending they get
20 the loans and tax credits because we have to have
21 funding in place. We --

22 MS. DUNBAR: Because there is so many loose
23 ends, the condition has to be real clear as to how
24 the property would be transferred. So, it's going

1 to be transferred to an entity that would be later
2 named for a price that would be later determined
3 based on your financial capability or whatever
4 approvals you have gotten at that point. Because
5 you have to have the public funding and tax
6 credits in order to be eligible, if you will, for
7 the nominal consideration.

8 MR. FRISHKOFF: I would offer, I guess, a
9 counter suggestion which is New Kensington is
10 doing the City a public service by taking this
11 property. There is significant costs that the
12 City will bear for every month this property is
13 not transferred. I don't care.

14 MS. DUNBAR: I'm not saying.

15 MR. FRISHKOFF: Let's be clear. The longer
16 we delay, the more that their costs on the Public
17 Property side that I think we just want to be
18 clear about.

19 MS. DUNBAR: Absolutely.

20 MS. BULLOCK: If we want to go outside of
21 what our standards are for nominal, we have to
22 send it to the Interagency Committee to review
23 that nominal costs. Because my understanding is
24 that we can't approve it for nominal unless we

1 have the funding in place. If there is some
2 agreement, if we took this property into
3 possession particularly for this purpose, we have
4 to have Interagency Task Force look at the price
5 and approve it. We can also make the motion
6 conditional to that, as well.

7 MR. FRISHKOFF: Whatever would expedite it.
8 I just want to make sure that we don't put too
9 many hooks that delay it.

10 MS. DUNBAR: No. No. No. But we can't
11 transfer till they have the entity in place.

12 MS. BERKMAN: Also, this is another lawyer
13 in my office Mark Levin. This is his project. I
14 was just being here for other purposes, so I said
15 I would cover this.

16 MS. DUNBAR: Okay.

17 MS. BERKMAN: It's also possible New
18 Kensington could take it in its own name and do a
19 ground base, but I'm not handling the transaction.

20 MS. BULLOCK: So, the motion would be that
21 we approve the transfer to New Kensington or an
22 entity yet to be formed in which New Kensington is
23 a partner at a price to be determined by the
24 Interagency Task Force for the purposes of rehab

1 per your testimony today.

2 MS. DUNBAR: Second.

3 MS. JARMON: All in favor?

4 - - -

5 (Chorus of Ayes)

6 - - -

7 MS. BERKMAN: Thanks very much.

8 MS. JARMON: Thank you.

9 Going to start the Agenda. Page 2, a
10 donation. 2321 West Oxford Street. This is a
11 property that the owner wants to donate to the
12 occupant of the property. We have to order a
13 title report to make sure the title --

14 MS. JOHNSON: Why is it being entered into
15 the Committee?

16 MS. JARMON: Who?

17 MS. JOHNSON: This property.

18 MS. JARMON: They don't come to the
19 Committee. Never have.

20 MS. DUNBAR: No. She's saying why is the
21 property coming to the Committee.

22 MS. JOHNSON: It's not getting donated to
23 the City, it's being turned over to --

24 MS. JARMON: It's being donated to the City

1 for the taker under the Donor Taker Program.

2 MS. JOHNSON: But we're not taking title,
3 somebody else is.

4 MS. JARMON: The City takes title under the
5 Donor Taker Program. And all of the back taxes,
6 the city liens are wiped out. Then the occupant
7 of the property is responsible for rehabbing the
8 property. Once they do that, we transfer title to
9 them.

10 MS. JOHNSON: Okay.

11 MS. JARMON: If you need me to get you the
12 guidelines, I will, okay?

13 The recommendation of the committee?

14 MR. FRISHKOFF: So moved.

15 MS. DUNBAR: Second.

16 MS. JARMON: Thank you.

17 MS. BULLOCK: All in favor?

18 - - -

19 (Chorus of Ayes)

20 - - -

21 MS. JARMON: Thank you.

22 5152 Reno Street, single family dwelling.

23 Vincent Smith. Want to come up to the podium?

24 Can you say your name for the --

1 MR. SMITH: Vincent Joseph Smith.

2 MS. JARMON: Can you let the Committee know
3 what you are here.

4 MR. SMITH: I am here. It's abandoned
5 property on the block of 5100 block of Reno
6 Street. I would like to pursue getting that for a
7 residence. I would rehab it and help myself and
8 the neighborhood.

9 MS. JARMON: You want to rehab and occupy?

10 MR. SMITH: Yes. As myself -- for myself.

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

13 MS. BULLOCK: Have you rehabbed the
14 property before, or do you have any experience
15 rehabbing the property?

16 MR. SMITH: When I first got out of college
17 I worked or done a lot of construction, and I have
18 done a lot of construction stuff in the past.

19 MS. DUNBAR: Are you willing to pay fair
20 market value?

21 MR. SMITH: Excuse me, ma'am?

22 MS. DUNBAR: Are you willing to pay fair
23 market value?

24 MR. SMITH: I'm not really sure. I was

1 exploring that. I was hoping to get that possibly
2 at some kind of discount where, you know, I put
3 the sweat equity in and fix up the property. I
4 thought -- I was hoping I could get it at a
5 discount.

6 MS. JARMON: Well, the LAMA price that we
7 have is a discount price.

8 MR. SMITH: Okay.

9 MS. JARMON: Compared to us getting an
10 appraisal.

11 MR. SMITH: Okay.

12 MS. JARMON: I think I told him what the
13 price was.

14 I spoke to you. My name is Ms. Jarmon.

15 MR. SMITH: I know. We never discussed the
16 price, Ms. Jarmon.

17 MS. JARMON: Okay. I want to say it's
18 about \$5,000, if I recall.

19 MR. SMITH: I would be willing to pay it,
20 approximately that much.

21 MS. DUNBAR: Motion to sell at the
22 established LAMA price to be confirmed?

23 MS. JARMON: Yes.

24 MS. BULLOCK: Second.

1 MS. JARMON: All in favor.

2 - - -

3 (Chorus of Ayes)

4 - - -

5 MS. JARMON: I will give you a call today.

6 MR. SMITH: Yes, ma'am.

7 MS. JARMON: All right. Have a good day.

8 MR. SMITH: Ms. Jarmon, can I change the
9 number? Call me at my house number.

10 MS. JARMON: Can you change a number?

11 MR. SMITH: I lost my cell phone.

12 MS. JARMON: Do I have the number on file?

13 MR. SMITH: Yes.

14 MS. JARMON: Okay. Have a good day.

15 MR. SMITH: Thank you.

16 MS. JARMON: 3024 North 4th Street. The
17 applicant called and asked to be placed on the
18 agenda for next month.

19 5500 Cedar Avenue, Maxine Crooks.

20 Good morning.

21 MS. CROOKS: Hi. Good morning.

22 MS. JARMON: Can you give your --

23 MS. CROOKS: Yes. I applied for the
24 property trying to acquire the property for a

1 breakfast/lunch stop. The property is a
2 commercial property. It's already a commercial
3 property. And it appeared to be vacant for a
4 while. So I just -- this is my first time here.
5 New to the process.

6 If you could explain some of the
7 requirements or any details, I would appreciate
8 it.

9 MS. JARMON: You came into the office. And
10 I recall I explained to you and I told you what
11 the price was.

12 MS. CROOKS: Yes.

13 MS. JARMON: Are you willing to pay the
14 fair market value?

15 MS. CROOKS: Yes.

16 MS. JARMON: Okay. Because I can talk to
17 you later about the process.

18 MS. CROOKS: Okay.

19 MS. DUNBAR: Is it the LAMA value or the --

20 MS. JARMON: It's the LAMA value. It's
21 under -- I think it's 9,000.

22 MS. CROOKS: Yes. It's somewhere in there.

23 MS. DUNBAR: Motion to sell at the
24 established LAMA price.

1 MR. O'DWYER: Second.

2 MS. JARMON: All in favor?

3 - - -

4 (Chorus of Ayes)

5 - - -

6 MS. JARMON: I will give you a call later
7 and review the total process.

8 MS. CROOKS: Thank you for your time.

9 MS. JARMON: Have a good day.

10 1907 South Bonsall.

11 Are you the applicant?

12 MR. MCFADDEN: I'm the applicant's
13 attorney.

14 MS. JARMON: I asked for attorneys earlier.

15 MR. MCFADDEN: I didn't hear you.

16 MS. JARMON: That's okay.

17 1907 South Bonsall Street. Can you state
18 your name for the record.

19 MR. MCFADDEN: Yes. David McFadden. The
20 applicant intends to rehab the property.

21 Estimated costs to rehab it are about \$45,000.

22 MS. DUNBAR: For sale? Rehab for sale?

23 MR. MCFADDEN: No, for rent.

24 MS. DUNBAR: Okay.

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

3 Recommendations?

4 MR. O'DWYER: Motion to sell at fair market
5 value.

6 MS. JONES: Second.

7 MS. JARMON: All in favor?

8 - - -

9 (Chorus of Ayes)

10 - - -

11 MS. DUNBAR: Is it fair market value or
12 LAMA?

13 MS. JARMON: LAMA. All right. Have a good
14 day.

15 MS. MEDLEY: We need to amend the motion
16 because it was at fair market.

17 MS. JARMON: We want to amend the motion.
18 This is for the LAMA value for the applicant to
19 purchase.

20 MR. FRISHKOFF: So motion.

21 MS. JONES: Second.

22 MS. JARMON: All in favor?

23 - - -

24 (Chorus of Ayes)

1 - - -

2 MS. JARMON: Thank you.

3 2529 Manton and 2531 Manton, Janice
4 Ciarrocchi.

5 MS. CIARROCCHI: Good morning.

6 MS. JARMON: Good morning.

7 MS. CIARROCCHI: My name is Janice
8 Ciarrocchi, C-i-a-r-r-o-c-c-h-i. And the reason
9 why I spell that so slowly is because I'm a court
10 reporter. And I don't know how she's getting this
11 in this room.

12 MS. JARMON: Can you just let the Committee
13 know what your proposal is for these two lots.

14 MS. CIARROCCHI: Yes. I have an interest.
15 And hopefully, is this the body that decides by
16 any chance? Is this what I'm doing here?

17 MS. JARMON: Yes.

18 MS. CIARROCCHI: Okay. Well, I'm hoping
19 that you allow me to buy 2531, 2529 Manton Street
20 to build a duplex that I will live in. I'm a
21 court reporter. My husband is a truck driver with
22 no pension. And this is called survival for the
23 future.

24 That I would live upstairs. The tenant

1 will live downstairs and help pay the bills for
2 the rest of my life. And I intend to work for the
3 City for another ten years, so that's what I'm
4 here to do. This is very impressive. The way
5 this process works.

6 MS. JARMON: Okay. Thank you.

7 What is the recommendation of the
8 Committee?

9 MS. DUNBAR: Motion to sell at the LAMA
10 price which was established -- years ago?

11 MS. JARMON: Yeah. Two years ago.

12 MS. DUNBAR: I'm making a motion to sell
13 the properties at the established LAMA price.

14 MS. BULLOCK: Second.

15 MS. JARMON: All in favor?

16 - - -

17 (Chorus of Ayes)

18 - - -

19 MS. JARMON: Thank you.

20 MS. CIARROCCHI: Thank you.

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

22 1963 North Croskey Street.

23 Good morning, Jade -- and it's a long name.

24 You can pronounce it up there the name of your

1 LLC.

2 MS. KOUAI: Jade Cheiracanthuin.

3 MS. DUNBAR: Talk into the mic.

4 MS. JARMON: Can you let the Committee
5 know --

6 MS. DUNBAR: Did you get the name?

7 MS. KOUAI: My name is Lychou Kouai. I am
8 here today to try and buy the empty lot owned by
9 the City of Philadelphia, 1963 North Croskey
10 Street. I recently attended the latest PHA
11 Auction, and I purchased the vacant property right
12 next to it.

13 I'm still living with my mom right now, so
14 I figure this could be a great opportunity to fix
15 the property and move closer to the City. And it
16 would be great to have a big side yard.

17 MS. JARMON: What's the recommendation of
18 the Committee?

19 MS. JONES: Are you -- a side yard? The
20 proposal is for a side yard or to build?

21 MS. KOUAI: It's for a side yard. I own
22 the vacant property right next to it. I want to
23 have like barbeque or whatever, I can accommodate
24 people.

1 MS. DUNBAR: You're proposing to rehab the
2 property at 1965 North Croskey Street which you
3 currently own?

4 MS. KOUAI: Yes.

5 MS. DUNBAR: And you plan to rehab and
6 occupy it?

7 MS. KOUAI: Yeah. I plan on moving into
8 the City. Because I live in the Northeast right
9 now. It would be good to be in the City, as well.

10 MS. JARMON: What's the recommendation?
11 Well, she's not occupying the property yet.

12 MS. KOUAI: Yeah. I mean, there is no
13 services or anything yet.

14 MS. JARMON: Right. We can approve it
15 contingent upon your occupancy in the 1965 --

16 MS. KOUAI: Okay.

17 MS. JARMON: -- North Croskey. And you can
18 receive it as a side yard in your name.

19 MS. BULLOCK: The proposal, so you
20 understand, if we were to sell it to you today, we
21 would have to pay the LAMA price you were quoted.
22 If you're fine, we can move forward with that. If
23 you eventually plan to actually occupy it, we can
24 wait on the transition and transfer it to you

1 under our Side Yard Program, which would allow us
2 to transfer it to you at nominal with the
3 condition that it remains as a green space for ten
4 years.

5 MS. KOUAI: Yeah, sure.

6 (Committee laughter.)

7 MR. O'DWYER: When do you plan on actually
8 developing or building on the property that you
9 already own?

10 MS. KOUAI: I actually have permits to work
11 on the property now. I started on it before
12 winter started. But because there is no heat or
13 electric or anything in the property, I didn't do
14 anything over the winter. Now that it's warming
15 up, I am probably going to start up again. I do
16 have permits and everything to start remaking it.

17 MS. JARMON: You would have to take title
18 in your name, not in the LLC.

19 MS. KOUAI: Yes. I got an LLC because it's
20 vacant property. I just want to make sure that I
21 protect myself. A friend just recommended that I
22 did that, I took that advice.

23 MS. BULLOCK: If we were to go through our
24 Side Yard Program, which I just explained to you,

1 it would have to be in your name.

2 MS. KOUAI: That's fine.

3 MS. BULLOCK: The property that your
4 occupying as well as the side yard.

5 MS. KOUAI: That's fine.

6 MS. BULLOCK: What I would recommend today
7 is that we put this on the list for a Garden
8 Agreement so that she can maintain it in the
9 meantime. And then you can return to us when you
10 are actually occupying the property adjacent to it
11 and have transferred it in your name.

12 MS. KOUAI: Will the price for the lot be
13 the same price that you guys quote it at?

14 MS. BULLOCK: At that time, it will
15 actually be nominal. You won't pay for the lot.
16 You have a condition on it to maintain it as a
17 green space. If you want to pay for it today, we
18 can surely do that.

19 MS. KOUAI: That's all right. I'll
20 maintain.

21 (Committee laughter.)

22 MS. DUNBAR: I just want to make a
23 statement in terms of nominal. It would be
24 nominal to you if you bought the property at the

1 established price. It's going to be an
2 established price. But if you kept it for that
3 ten-year period, it then becomes zero.

4 MS. KOUAI: Yeah. Yeah.

5 MS. BULLOCK: Okay. You have to keep it as
6 a green space for ten years.

7 MS. KOUAI: Yes.

8 MS. BULLOCK: Or you have to pay us back.

9 MS. KOUAI: Okay.

10 MS. JARMON: Recommendation?

11 MS. BULLOCK: The recommendation is to
12 put -- transfer this property to the Garden
13 Agreement List for today, and then hold the
14 property for the sale. Bring her back when she
15 actually acquires the property -- I mean, occupies
16 and transfers the adjacent property into her
17 individual name.

18 MR. O'DWYER: Second.

19 MS. JARMON: All in favor?

20 - - -

21 (Chorus of Ayes)

22 - - -

23 MS. KOUAI: Thank you.

24 MS. JARMON: Thank you.

1 2929 North Mascher Street. The applicant
2 asked to be postponed until June.

3 5106 Haverford Avenue, Jocelyn Vanish.

4 MS. VANISH: Good morning.

5 MS. JARMON: Good morning.

6 MS. VANISH: Hi. My name is Jocelyn
7 Vanish. I owned a property at 5104 Haverford
8 Avenue. I would like to purchase the lot adjacent
9 to it at 5106 Haverford Avenue.

10 MS. JARMON: Your proposal is? Your
11 proposal?

12 MS. ROWE: Hi. I'm Melissa Rowe. I'm
13 Jocelyn's daughter.

14 We would like to use the outdoor space at
15 5106 to hold arts, crafts and writing workshops
16 for youth in the community.

17 MS. BULLOCK: What's at 5104 Haverford?

18 MS. VANISH: It's a commercial on the first
19 floor apartment, on the second and apartment on
20 the first floor rear.

21 MS. BULLOCK: You rent the apartments out?

22 MS. VANISH: Yes.

23 MS. JARMON: Recommendation of the
24 Committee? It's LAMA.

1 MS. DUNBAR: Motion to sell at the
2 established LAMA price.

3 MS. BULLOCK: Second.

4 MS. JARMON: All in favor?

5 - - -

6 (Chorus of Ayes)

7 - - -

8 MS. JARMON: Thank you.

9 1707 Orianna Street, Sarah Gearhart and
10 Maria Mendez.

11 Good morning.

12 MS. DUNBAR: Good morning, ladies.

13 ("Good morning.")

14 MS. JARMON: Can you say your name for the
15 record?

16 MS. GEARHART: I'm Sarah Gearhart. I live
17 at 1708 North 3rd Street. I have put in an
18 application to purchase 1707 North Orianna as a
19 side yard back in 2007. It was approved. But
20 then the fair market value came back
21 extraordinarily high. It was, like, 14,000 or
22 something to that effect. I did not purchase it
23 at that time.

24 When the City started new initiatives to

1 try to get rid some of those vacant lots, I again
2 put in an application to try to acquire it as a
3 side yard. That's why I'm here today, continuing
4 to try to, you know, acquire that lot.

5 MS. MENDEZ: Good morning, everyone. I
6 appreciate your time. I brought pictures -- my
7 name is Maria Mendez. I live at 1704 North
8 Orianna Street. This is a side lot that I've been
9 taking care of. When I moved to --

10 MS. DUNBAR: You live on Orianna or 3rd?

11 MS. MENDEZ: I'm sorry?

12 MS. DUNBAR: You live on Orianna.

13 MS. MENDEZ: It goes street to street. It
14 runs from 3rd Street all the way back to Orianna.
15 I brought pictures so you can see.

16 Basically, when I -- I also applied for the
17 lot. And I'm aware that Ms. Sarah also applied,
18 as well. At the time, I think you were renting
19 the property. You weren't even living there. And
20 when you applied for it, it also said that you
21 were using it as a garden. You weren't using it
22 as a garden.

23 And I apologize for that, but I have
24 cleaned it out. I cleaned it out a couple times.

1 There were neighbors that were throwing debris
2 into the area. I obtained a dumpster. I cleaned
3 the property. There were trees there. I had them
4 chopped down. I have pictures here so that you
5 can see and it's not just -- you know.

6 It opens up into my -- into the yard. And
7 the previous owner opened up into his yard, as
8 well.

9 MS. JARMON: Not to cut Ms. Mendez off.
10 Ms. Gearhart had had an urban garden agreement for
11 several years on this lot through our program
12 Ms. Mendez just recently --

13 MS. GEARHART: Excuse me. I never had an
14 urban -- I never had one. I was trying to get
15 one.

16 MS. JARMON: Yeah. And I know that she had
17 been the one maintaining the lot for a few years
18 and contacting our office.

19 MS. GEARHART: Yeah. I've been contacting
20 the office trying to get possession of the lot.
21 And it was just -- you know, the price came back
22 too high. And I wasn't able to acquire it. And
23 then Ms. Mendez, her LLC, I don't really
24 understand constructed a property so that it did

1 open into that vacant lot that's between our
2 properties.

3 MS. BULLOCK: Is the property between the
4 both of your properties?

5 MS. GEARHART: Yes.

6 MS. JARMON: It's in the rear.

7 MS. BULLOCK: In the rear of the property
8 it's split between the two? Like half is on this
9 and half is on this?

10 MS. JARMON: Right. I apologize ladies. I
11 think we might just resolve your conflict.

12 MS. MENDEZ: I have pictures. You can see
13 what's happening.

14 MS. BULLOCK: Okay. The suggestion I think
15 would be, if I'm correct, if I'm understanding the
16 layout of the property, would be can we subdivide
17 these.

18 MS. JARMON: Subdivide. And that was the
19 recommendation, but it was awfully expensive. Jo
20 Ann had did the research.

21 MS. JOHNSON: We wanted the lot -- I think
22 it's -- we wanted them to -- to consolidate the
23 property into --

24 MS. JARMON: Their properties into --

1 MS. JOHNSON: It's a lot adjustment in
2 addition. Not just to subdivide it. It would be
3 incorporated into the property lines of their
4 existing property.

5 MS. JONES: Right.

6 MS. JARMON: And I think the cost was
7 somewhere 7,500.

8 MS. JONES: If it's not a standard lot,
9 it's much more expensive to do. If it's a
10 standard lot, they can do it over the counter with
11 L&I. If not, it has to go to the CBA, I
12 understand. And that would cost --

13 MS. JOHNSON: I think that the -- in
14 general, we didn't want to permit subdivisions
15 like this and then have them be illegal creating
16 substandard lots.

17 MR. THOMAS: Is this something that you
18 would be interested in?

19 MS. MENDEZ: Actually, I've been taking
20 care of it. She's never had access to this lot.

21 MS. GEARHART: There is access through
22 Orianna. Excuse me. There is access through
23 Orianna.

24 MS. MENDEZ: There is a fence there. If

1 you will permit me two seconds to show you
2 pictures. That is the fence here. This is
3 Ms. Gearhart.s. She has a garage there. When I
4 spoke with her, she wanted to create an entrance
5 so that she can rent out the space that's in her
6 garage.

7 MS. GEARHART: I never said that to her.

8 MS. MENDEZ: This is her garage here.

9 MS. DUNBAR: Okay. So --

10 MS. MENDEZ: This is her garage.

11 MS. JARMON: We are not here for --

12 MS. DUNBAR: So now, we are not here to
13 really resolve any disputes that may exist.

14 MS. MENDEZ: Right.

15 MS. DUNBAR: The request was to -- each of
16 you had a request. So the solution that the
17 Committee had come up with in some earlier
18 discussions was to subdivide. So, you know, aside
19 from whatever the costs would be --

20 MS. JONES: They have to agree to that.

21 MS. DUNBAR: Right. Aside from the costs,
22 she said that the cost would be approximately
23 \$7,500 for the subdivision.

24 MS. JOHNSON: And lot adjustment.

1 MS. DUNBAR: Okay. And lot adjustment.
2 The recommendation here today would be to allow
3 that subdivision and lot adjustment if the two of
4 you agree to split that costs and have that
5 happen. Otherwise, I don't know whether we can
6 resolve it today.

7 MS. JONES: It would go to competitive
8 bidding.

9 MS. DUNBAR: So, that's where we are today.

10 MS. MENDEZ: I'm not in agreement. Because
11 I have been maintaining the lot, and I put a lot
12 of costs into it.

13 MS. DUNBAR: Okay. So then, I guess we
14 would have to stop right here. If you all are not
15 in agreement, the only way we can do what you are
16 talking about, the two of you would have to be in
17 agreement. If you're not in agreement, we are not
18 here to resolve any disputes.

19 So, what we would do is to recommend that
20 it be competitively bid. And then whoever wins
21 the competitive bid would get the property.

22 MS. MENDEZ: Beautiful.

23 MS. GEARHART: Thank you.

24 MS. JONES: That's right.

1 MS. DUNBAR: And that would be my
2 recommendation.

3 MS. JONES: Second.

4 MS. JARMON: All in favor?

5 - - -

6 (Chorus of Ayes)

7 - - -

8 MS. MENDEZ: Thank you for your time.

9 MS. GEARHART: Thank you.

10 MS. JARMON: Next items are side yards,
11 rear yards for applicants. These can be
12 accepted -- no, this isn't the one that I can
13 accept.

14 What's the recommendation for the side
15 yards, rear yards.

16 MS. DUNBAR: I would make a recommendation
17 that we dispose of these properties as side and
18 rear yards per the disposition policy.

19 MS. BULLOCK: Second.

20 MS. JARMON: All in favor?

21 - - -

22 (Chorus of Ayes)

23 - - -

24 MS. JARMON: Thank you.

1 Urban Garden Agreements, these can be
2 accepted on page 7.

3 MS. BULLOCK: Can we amend the Urban Garden
4 Agreements to add 1963 North Croskey Street?

5 MS. JARMON: Yes. Thank you.

6 Applicant is requesting an extension of
7 time, 1929 Reed Street. I told him he didn't have
8 to come. He was trying to purchase the 1931 Reed
9 Street, which he settled last week on. So now he
10 can do the development on both of these lots
11 because he's building on both together. So, he's
12 requesting a six-month extension.

13 MS. DUNBAR: Motion.

14 MS. BULLOCK: Second.

15 MS. JARMON: All in favor?

16 - - -

17 (Chorus of Ayes)

18 - - -

19 MS. JARMON: Thank you.

20 Now we're with Certificate of Completions.

21 The first address is 1725 West Montgomery Avenue.

22 Good morning.

23 MS. WRIGHT: Good morning. I'm Jacqueline

24 Wright.

1 MR. ANDERSON: I'm Bill Anderson.

2 MS. WRIGHT: You will realize we're novices
3 in all of this.

4 We own the -- jointly own the property of
5 1727 West Montgomery. When we had the opportunity
6 to acquire the lot next door, we acquired it with
7 the intent of purchasing -- of developing it. And
8 then, of course, the recession hit a few years ago
9 and that sort of waylaid our plans.

10 We did not go back and reread our
11 agreement. And we actually would like to amend
12 our request today for an extension to develop the
13 property, if that's possible. We recognize after
14 reading the agreement with the City that we were
15 to have developed it within, I think it's a --

16 MS. JARMON: A year.

17 MS. WRIGHT: Of course, we did not do that
18 for a number of reasons. But certainly, as we
19 reassessed the situation, of course, we have had
20 people want to buy the lot which is what had
21 happened. After we looked at it, we said that we
22 would acquire -- obtain a developer and help us to
23 build it.

24 We already had discussions with the bank

1 that has the loan against the property that we
2 have at 1727. We are certainly -- we won't have
3 any problems. We are asking for a year extension
4 to develop the lot.

5 MS. DUNBAR: You don't want to sell the
6 property now?

7 MS. WRIGHT: No.

8 MS. DUNBAR: Because you had an agreement
9 of sale in the package, correct?

10 MS. WRIGHT: Yeah, we did.

11 MR. O'DWYER: How long of an extension are
12 you looking for?

13 MS. WRIGHT: No more than a year. I think
14 in six months we can start developing.

15 MR. O'DWYER: If there was an extension,
16 would you guys keep it cleaned? It looks like the
17 picture there's is dumpster, furniture.

18 MS. WRIGHT: Well, it's cleaned. I have
19 pictures to show it as a clean lot. As you can
20 appreciate, we put a fence there.

21 MS. DUNBAR: Can we see it?

22 MS. WRIGHT: Sure. We put a fence there.
23 And the lock was broken several times. The
24 property has been cleaned. People dump on it, of

1 course.

2 MS. DUNBAR: It's much better.

3 MR. ANDERSON: Property near it is for
4 student housing. So every time somebody moves
5 out.

6 MS. WRIGHT: They developed the other two
7 properties next to it. I suspect as folks move
8 out, they just look to dump on our lot.

9 We do maintain the lot. At the time -- I
10 saw the picture there and I was appalled. We do
11 try to keep it clean. I'm not going to --

12 MR. O'DWYER: It is fenced in right now?

13 MS. BULLOCK: I think at the time that the
14 picture was taken was right around move out day
15 for students, so they dumped some couches on the
16 lot.

17 But if the Committee is please to do so, I
18 would recommend that we get a six-month extension
19 and ask for some building permits to show that you
20 have made some progress. And at that time, we can
21 extend for another six months.

22 MS. WRIGHT: Okay. That's fine.

23 MS. BULLOCK: We just want to see that
24 you've made that progress.

1 MR. THOMAS: Just as a matter of procedure,
2 how would that be done? Because the reverter is
3 attached to the deed. What is the process?

4 I don't disagree, I'm just saying what is
5 the process.

6 MS. MEDLEY: I'm sorry. What was your
7 question?

8 MR. THOMAS: How would you go about
9 extending the reverter since it's attached to the
10 deed?

11 MS. MEDLEY: I don't think we're extending
12 the reverter. We are just giving them additional
13 time to complete. We're not exercising --

14 MR. THOMAS: Can you exercise a reverter
15 after it's expired?

16 MS. BULLOCK: Yes, you can. We have.

17 MS. MEDLEY: Right. Some of the conditions
18 within five years, if they are.

19 MS. BULLOCK: We've exercised the reverter
20 after the five years time before. I know we have
21 done that.

22 MS. JARMON: Yes. Recommendation of the
23 Committee?

24 MS. BULLOCK: I think we have a standing

1 motion. We grant six-month extension, bring them
2 back. See the progress that they made -- permits,
3 finances, et cetera -- make sure that stuff is in
4 place. At that time, we can grant another six
5 months.

6 MS. DUNBAR: Or revert.

7 MS. BULLOCK: Or revert.

8 MR. O'DWYER: Second.

9 MS. MEDLEY: That's fine.

10 MS. WRIGHT: Thank you very much.

11 MS. JARMON: All in favor?

12 - - -

13 (Chorus of Ayes)

14 - - -

15 MS. JARMON: Thank you.

16 3939 Cambridge and 3941 Cambridge, 1st
17 Timothy Baptist Church.

18 REVEREND WERTS: Good morning.

19 MS. JARMON: Good morning.

20 REVEREND WERTS: My name is Reverend Paul
21 Werts, W-e-r-t-s. And I wrote a letter to the
22 Redevelopment Authority that there are
23 restrictions on 3939 Cambridge and 3941 Cambridge.
24 And we were in the process of selling the

1 property. And those names are on those two
2 properties.

3 We have since closed the property on, I
4 believe it was back in April, but there are still
5 restrictions on there. We would like to have
6 those restrictions lifted so we can transfer the
7 property over to the seller -- I mean, the buyer.

8 MS. DUNBAR: What were you supposed to do
9 with the property when you originally got it?

10 REVEREND WERTS: Actually, it was purchased
11 back in the '80s.

12 MS. JARMON: 1990.

13 REVEREND WERTS: 1990, right. And the
14 former pastor of the church since died. So, I was
15 not aware that we owned that property when we put
16 it up for sale. So, that was a revelation once we
17 did the title of the search. And so, it was just
18 sitting there. We were not aware -- I was not
19 aware as pastor that we owned the property.

20 MS. DUNBAR: Did a document say that you
21 were supposed to do something in terms of the deed
22 restrictions? Did it say you were supposed to
23 build in a certain time period?

24 REVEREND WERTS: No.

1 MS. JARMON: I think they were side yards.
2 Yeah.

3 REVEREND WERTS: We are requesting that
4 those restrictions be lifted so that that property
5 can be transferred over to the buyer.

6 MS. JARMON: Recommendation?

7 MS. DUNBAR: You went to settlement
8 already.

9 REVEREND WERTS: We did, yes.

10 MS. BULLOCK: So moved.

11 MS. DUNBAR: Second.

12 MS. BULLOCK: I moved that we issue
13 Certificate of Completion and release the
14 restrictions.

15 MS. DUNBAR: Second.

16 MS. JARMON: All in favor?

17 - - -

18 (Chorus of Ayes)

19 - - -

20 MS. JARMON: Thank you.

21 REVEREND WERTS: We want the -- our Realtor
22 wants to know where the release would be sent to?
23 Whether it be sent to the buyer's address or --

24 MS. JARMON: Where do you want it sent to?

1 REVEREND WERTS: You can send it to my --
2 the seller's address.

3 MS. JARMON: To the 1st Timothy?

4 REVEREND WERTS: Yes. Yes. We have P.O.
5 box now. I think the address has changed.

6 MS. JARMON: All right. Can you give it to
7 me.

8 REVEREND WERTS: It's P.O. Box 15581,
9 Philadelphia, Pennsylvania 19131.

10 MS. JARMON: Okay.

11 REVEREND WERTS: All right.

12 MS. JARMON: Thank you.

13 PASTOR LOGAN: Excuse me, can I just add
14 one thing, a question?

15 MS. DUNBAR: You have to state your name.

16 PASTOR LOGAN: I'm sorry. Pastor Lorraine
17 Logan.

18 We are the new buyers. We would just like
19 to know how long that process takes due to the
20 fact that the bank is tying up our money in escrow
21 and we cannot get our money back. We just wanted
22 to get an idea how long a release takes.

23 MS. JARMON: It should take a couple weeks.

24 MS. DUNBAR: Allow 30 days?

1 MS. JARMON: At least. We will try to get
2 it to you.

3 MS. DUNBAR: You should allow at least 30
4 days.

5 MS. JARMON: Okay?

6 MS. DUNBAR: It could happen before then.

7 PASTOR LOGAN: All right. Now, will I be
8 able to get a copy of the release as well as the
9 former pastor?

10 MS. JARMON: Sure.

11 PASTOR LOGAN: Can I give you our address?

12 MR. THOMAS: Can I ask a question? Does
13 the reverter prevent the sale? And so if so, is
14 the sale valid?

15 PASTOR LOGAN: Say that one more time.

16 MR. THOMAS: Does the language of the
17 reverter prevent the sale?

18 PASTOR LOGAN: No. The Revival Center,
19 3940 West Girard Avenue.

20 MS. JARMON: Oh, that's the address on this
21 letter. Okay.

22 PASTOR LOGAN: Thank you so much.

23 REVEREND WERTS: Thank you.

24 PASTOR LOGAN: (Sings out) "Y'all have a

1 blessed day-ay-ay."

2 MS. DUNBAR: Thank you.

3 MS. JARMON: All right.

4 MR. THOMAS: Thank you.

5 MS. JARMON: 1917 North 7th Street.

6 MR. BAKER: My name is George Baker
7 representing the owner Dan Valerio[phonetic], 1917
8 North 7th.

9 What we have is the bank has asked the
10 owner to have the restrictions lifted off the
11 deed. The loan has been approved, but they won't
12 release the money. And we're basically sitting
13 here with a permit ready to go. Builder is ready
14 to go, but the bank won't release the money with
15 the restrictions on the deed.

16 The owner is asking for relief from those
17 restrictions.

18 MS. DUNBAR: When did the last owner buy
19 this property, your client, I guess?

20 MR. BAKER: About a year ago. We went
21 through the whole process. We got -- he's
22 building a new triplex there.

23 MS. DUNBAR: Did he have a title company?

24 MR. BAKER: Yes. It's Dan from Green View

1 Properties.

2 MS. DUNBAR: I'm saying, did the title
3 company not pick it up?

4 MR. BAKER: I read the deed myself. The
5 restrictions are on there when it was a building
6 on the site. There is no building on the site
7 anymore. It's a vacant lot. The restrictions are
8 telling you have to be -- it's a single family
9 home. You're going to live there for a year.
10 Meanwhile, it's been sold, I think, five or six
11 times.

12 MS. BULLOCK: Can you give us -- do you
13 have any background? How did this --

14 MS. JARMON: I don't know. It just came to
15 us, this request. And you know, we look at the
16 deeds and see that they transferred it how many
17 ever times.

18 MS. BULLOCK: When did we first transfer --
19 who did we sell?

20 MS. JARMON: We transferred it to
21 Mr. Mendez in '05.

22 MR. O'DWYER: As a side yard or with --

23 MR. BAKER: No. It used to be a single
24 family home. He bought it and was going to live

1 there and things of that nature from my
2 understanding. That is where the restrictions
3 come from. It's typical.

4 MS. JARMON: Right.

5 MR. BAKER: Can't be selling and things of
6 this nature.

7 MS. BULLOCK: Was this a donor taker?

8 MS. JARMON: No. It's a regular.

9 MS. BULLOCK: I'm confused. Says this was
10 transferred to Mr. Mendez.

11 MS. JARMON: I think they were related, it
12 looks like, because he only transferred it for a
13 dollar.

14 MS. BULLOCK: Did he transfer it to
15 Mr. Acevedo?

16 MS. JARMON: The City transferred it to
17 Thomas Acevedo. But looks like the date --

18 MS. BULLOCK: He transferred it to Hector
19 Mendez.

20 MS. JARMON: Right.

21 MR. O'DWYER: And the property is now
22 demolished.

23 MR. BAKER: There's nothing there but
24 vacant lot.

1 MS. JARMON: No. It's now demolished.

2 Mendez got it in '93; is that right?

3 MS. LUNA: Yeah.

4 MS. JARMON: This is just all over the
5 place.

6 MS. LUNA: This is the deed from the City
7 to Thomas Acevedo was in 1993.

8 MS. BULLOCK: City sold to Acevedo in '93.

9 MS. JARMON: Then he sold it to Mendez in
10 '05.

11 MS. LUNA: In '05. Mr. Mendez to the
12 current owner in '08.

13 MR. O'DWYER: Who is the current owner?

14 MS. JARMON: It's somebody else.

15 MS. BULLOCK: '08 owner. Who did you buy
16 it from?

17 MR. BAKER: I'm the architect. Dan Volario
18 Green View Properties bought that. They bought it
19 about a year and a half. That's my point. It's
20 been sold numerous times. It's a vacant lot.

21 MS. DUNBAR: Why are you here for Volario?

22 MR. BAKER: He's away at a convention. He
23 couldn't be here. I have power of attorney.

24 MS. JARMON: Okay. What's the

1 recommendation of the Committee?

2 MS. DUNBAR: Okay. I am still stuck on the
3 fact that he bought it a year ago with the title
4 company and -- a year plus go ago with the title
5 company and somebody is just coming today.

6 MR. BAKER: The only reason this is even
7 here is because the bank has refused him -- they
8 give him the loan and ready to release the money.
9 Somebody at the bank came up with, oh, wait a
10 minute. We are not going to release the money
11 with these restrictions on the deed.

12 MS. DUNBAR: I understand that. Typically,
13 it should be picked up by a title company.

14 MR. BAKER: I understand that. I
15 understand.

16 MS. MEDLEY: It happens a lot.

17 MS. JARMON: All the time.

18 MS. DUNBAR: I know it does. I know it
19 does apparently.

20 MR. BAKER: It wasn't even supposed to be
21 sold. It's been sold so many times.

22 MS. JARMON: Recommendation of the
23 Committee?

24 MS. DUNBAR: Motion to issue the

1 certificate of completion. Is that what he's
2 seeking?

3 MS. JARMON: Yes.

4 MS. BULLOCK: Second.

5 MS. JARMON: All in favor.

6 - - -

7 (Chorus of Ayes)

8 - - -

9 MR. BAKER: Thank you very much.

10 MS. JARMON: 2042 Annin Street, Trinity
11 Real Estate.

12 MR. SCLENGER: Good morning. My name is
13 Sean Scellenger. You may want to do 2034 and 38
14 as well at the same time, same thing, just
15 different entities.

16 MS. JARMON: Yeah. You're here to
17 represent all three of them.

18 MR. SCLENGER: We purchased 2034, 2038
19 and 2042 Annin Street. We also built property in
20 between -- homes in between those lots as well.
21 We purchased those in less than a year or less
22 than a year ago. They are already built. They
23 are already under contract. We are currently
24 punching them out.

1 And the title company came back and
2 requested that we come here today to get the
3 restrictions removed so they can move forward with
4 the closing and get their mortgage.

5 MS. JONES: You did the construction on
6 2034 and 2038? Because they didn't -- the
7 pictures didn't seem to --

8 MR. SCHELLENGER: Those pictures aren't up
9 to date. Construction is pretty fast. We built
10 houses in about 100 to 120 days. Those pictures
11 were taken a little while ago. They are all
12 constructed and up. 2042 is currently ready to be
13 closed right now. And then the other ones are
14 right behind them.

15 MS. DUNBAR: You have any pictures on your
16 phone?

17 MR. SCHELLENGER: I don't actually.

18 MS. DUNBAR: What?

19 MS. JONES: Do you have certificates?

20 MR. SCHELLENGER: You are welcome to come
21 take a look and walk on through.

22 MS. BULLOCK: You have certificate of
23 occupancy on those properties?

24 MR. SCHELLENGER: The certificate of

1 occupancy, we do not have those yet. The final
2 inspection for 2042, I believe, has been
3 scheduled. Like I said, 2034 -- the reason we put
4 34 and 38 on here is because they are all under
5 contract and they are all within a month of being
6 100 percent completely closed. We figured we try
7 to get everything done in one shot here.

8 MS. BULLOCK: Can we recommend release
9 pending that he provides documentation of
10 completion.

11 MS. JARMON: Certificate of completion?

12 MS. BULLOCK: Well, yes.

13 MS. DUNBAR: He has to provide you.

14 MS. BULLOCK: With the photos and/or the --
15 we want the photos for 34 and 38.

16 MS. JARMON: You have those?

17 MR. SCHELLENGER: What's that?

18 MS. JARMON: The pictures for the two --

19 MS. BULLOCK: He doesn't have.

20 MR. SCHELLENGER: I can email them to you.

21 MS. JARMON: That's fine.

22 MR. SCHELLENGER: 2042, like I said, that's
23 scheduled for closing on May 20. That one is more
24 urgent. The other ones are scheduled for closing

1 on June -- I think the first week in June.

2 MS. BULLOCK: We can get those things
3 rolling.

4 My motion is we issue certificates of
5 completion pending he provides the Chair with
6 documentation that the other two properties 2038
7 and 2034 are, in fact, complete. That can be in
8 the form of photos and/or certificate of
9 occupancy.

10 MS. DUNBAR: Second.

11 MS. JARMON: All in favor?

12 - - -

13 (Chorus of Ayes)

14 - - -

15 MS. JARMON: Thank you.

16 MR. SCHELLENGER: Thank you everybody. Have
17 a nice day.

18 MS. JARMON: 2211 East Dauphin Street.

19 Good morning.

20 MR. MORRIS: Good morning. Jason Morris.

21 MS. DUNBAR: Who is Nicholas? You're
22 representing somebody.

23 MR. MORRIS: I'm acting as dual agent.

24 MS. JARMON: Right. That's buying the

1 property from Nicholas.

2 MS. DUNBAR: Okay.

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

5 MS. JONES: What are you doing?

6 MR. MORRIS: The buyer is planning on
7 building some townhomes, three story townhomes
8 there.

9 MS. DUNBAR: For sale?

10 MR. MORRIS: For sale, yes.

11 MR. O'DWYER: What was the initial
12 requirement of the -- of the sale?

13 MS. JARMON: The original acquisition, I'm
14 not really sure. This is '97, so probably was a
15 side yard at the time.

16 It's a lot now? It's a lot?

17 MR. MORRIS: I believe so, yeah.

18 MS. JARMON: I think it was a side yard
19 back then.

20 MS. JOHNSON: You are going to have the
21 variances. It's industrial.

22 MR. MORRIS: It's industrial, yeah. Going
23 to go through the process. At this point, the
24 buyer is going through zoning. But in order to

1 settle the property and have it free and clear to
2 have reverter off. Actually, I think maybe 10 or
3 11 actual addresses. But this is the one piece
4 that is --

5 MS. JARMON: Okay. The recommendation of
6 the Committee?

7 MS. DUNBAR: Recommendation to issue the
8 certificate of completion.

9 MR. FRISHKOFF: Second.

10 MS. JARMON: All in favor?

11 - - -

12 (Chorus of Ayes)

13 - - -

14 MS. JARMON: Thank you.

15 MR. MORRIS: I don't want to sing a
16 goodbye.

17 MS. DUNBAR: If you got to sing, you go to.

18 (Committee laughter.)

19 MS. BULLOCK: Are we doing Fairmount?

20 MS. JARMON: No, they're done. That was
21 tabled. Public Property told us we couldn't sell
22 it after it was put on the agenda.

23 MS. BULLOCK: Okay.

24 MS. JARMON: Motion to adjourn.

1 MS. DUNBAR: Second.

2 MS. JARMON: Thank you.

3 - - -

4 (At this time, the Vacant Property
5 Review Committee adjourned at 11:25 a.m.)

6 - - -

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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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