VACANT PROPERTY REVIEW COMMITTEE

Room 400, City Hall
Philadelphia, Pennsylvania
Tuesday, August 12, 2014
10:10 a.m.

PRESENT:
SUSIE JARMON, OHCD, CHAIRWOMAN
LOWELL THOMAS, PHDC
JO ANN JONES, OHCD
LINDA MEDLEY, Law Department
GARRETT O'DWYER, PACDC
DONNA BULLOCK, Council President Clarke's Office
AMANDA DAVIS, PIDC
LYNSIE SOLOMON, Public Property
JAMETTA JOHNSON, Planning Commission
MELVIS DUNBAR, RDA
PAUL DANELLA, Revenue

- - -
CHAIRWOMAN JARMON: Good morning. The Vacant Property Review Committee is now in session.

I just have two items on the agenda that I wanted to -- one thing I wanted to add on Page 8 with the Ridge Avenue. I would like to add 1640 Ridge Avenue. And also Page 4, 818 North Preston Street, the applicant asked to be postponed until September.

The first item of the agenda is 5215 Beaumont Avenue.

One second. Are there any attorneys in -- and what address are you here for?

MR. PUSTIZZI: 1608 Ridge Avenue.

CHAIRWOMAN JARMON: Oh, the Ridge Avenue, okay.

Have a seat for a second.

You can come --

MR. PUSTIZZI: My client is not here yet.

CHAIRWOMAN JARMON: Not here?
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2  
3     MR. PUSTIZZI: Not here yet.
4  
5     CHAIRWOMAN JARMON: All right.
6     Come on up.
7     (Witness approached witness table.)
8     CHAIRWOMAN JARMON: Good morning.
9  
10    MS. HENDERSON: Good morning.
11    CHAIRWOMAN JARMON: Can you state your name for the record.
12    MS. HENDERSON: Good morning.
13    Audrey Henderson.
14    CHAIRWOMAN JARMON: And you're here for 5215 Beaumont Avenue?
15    MS. HENDERSON: Yes.
16    CHAIRWOMAN JARMON: Are there any questions?
17    Well, what is your proposal for the property?
18    MS. HENDERSON: My proposal is just to renovate it to foster a better neighborhood. There's a lot of run-down houses over there.
19    CHAIRWOMAN JARMON: To rehab
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and?

MS. HENDERSON: To fix it up to live in it.

CHAIRWOMAN JARMON: And occupy?

MS. HENDERSON: Yeah.

CHAIRWOMAN JARMON: Any questions from the Committee?

(No response.)

MS. BULLOCK: I move that we sell at the LAMA value.

MS. HENDERSON: Beg your pardon?

CHAIRWOMAN JARMON: That's for the Committee.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: We'll be in touch with you.

MS. HENDERSON: Thank you.

CHAIRWOMAN JARMON: The next item is 6137 Spruce Street, Ms. Cade.

MS. CADE: I'm Ms. Cade. My
daughter, she's parking the car.

CHAIRWOMAN JARMON: Okay.

We'll call you when she comes in.

MS. CADE: Thank you so much.

CHAIRWOMAN JARMON: The next item is 2255 North Waterloo, Benjamin Allen.

(Witness approached witness table.)

CHAIRWOMAN JARMON: Good morning.

MR. ALLEN: Good morning.

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

MR. ALLEN: Benjamin Allen.

CHAIRWOMAN JARMON: And your proposal for the Waterloo property?

MR. ALLEN: I was hoping to renovate and live in the property.

CHAIRWOMAN JARMON: Any questions from the Committee?

(No response.)

MS. BULLOCK: I move we sell at the LAMA value.
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(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: We'll be in touch.

MR. ALLEN: Thank you very much.

CHAIRWOMAN JARMON: 1249 North Hope Street, Brandon Bolstad.

(Witness approached witness table.)

CHAIRWOMAN JARMON: Good morning.

MR. BOLSTAD: Good morning, everyone.

CHAIRWOMAN JARMON: Your name for the record.

MR. BOLSTAD: Brandon Bolstad.

CHAIRWOMAN JARMON: And you're here to purchase 1249 North Hope Street?

MR. BOLSTAD: Yes, ma'am.

CHAIRWOMAN JARMON: To use as a rear yard?
MR. BOLSTAD: Correct.

CHAIRWOMAN JARMON: Any questions from the Committee?

MS. JONES: Now, at your current address, you only have this one unit?

MR. BOLSTAD: Correct.

MS. JONES: Is this a condo or is it an apartment?

MR. BOLSTAD: It's a duplex unit. Yes, ma'am.

MS. JONES: But you own the full property?

MR. BOLSTAD: No. My wife and I own the upper unit. Our downstairs neighbors have kind of their own little outdoor patio space. We don't have such a thing. The adjacent lot would work perfectly for that.

MS. JONES: I see. Thank you.

MR. BOLSTAD: Of course.

CHAIRWOMAN JARMON:

Recommendation?

MS. BULLOCK: I recommend we
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sell at the LAMA value.
(Duly seconded.)
CHAIRWOMAN JARMON: All in favor?
(Aye.)
CHAIRWOMAN JARMON: Okay.
We'll be in touch.
MR. BOLSTAD: Thank you so much.
CHAIRWOMAN JARMON: 2932 Wharton Street, Mr. Lai.
(Witness approached witness table.)
CHAIRWOMAN JARMON: Good morning.
MR. LAI: Good morning, ma'am.
CHAIRWOMAN JARMON: Can you state your name for the record. Your name.
MR. LAI: My name is Dau Lai.
CHAIRWOMAN JARMON: And you're here to purchase 2932 Wharton Street?
MR. LAI: Yes, ma'am.
CHAIRWOMAN JARMON: To use as a
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garden?

MR. LAI: Yes.

CHAIRWOMAN JARMON: Any questions from the Committee?

MS. DUNBAR: Who owns 2934?

CHAIRWOMAN JARMON: 2934, the property adjacent to your property that you occupy, do you know who owns that?

MR. LAI: Some Asian people own it.

CHAIRWOMAN JARMON: Say again.

MR. LAI: The Asian people, some Vietnamese guy own it.

CHAIRWOMAN JARMON: Does he live around here?

MR. LAI: No.

CHAIRWOMAN JARMON: Okay. The 34 is a lot adjacent to you?

MR. LAI: Yeah, right next door.

CHAIRWOMAN JARMON: Are you trying to pursue that also, the 34?

MR. LAI: 34, somebody sale for the Vietnamese guy not
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long ago. Somebody own it.

CHAIRWOMAN JARMON: Somebody purchased it?

MR. LAI: Yeah, somebody purchase.

CHAIRWOMAN JARMON: Do you know what their plans are? Are they going to build there at 34?

MR. LAI: I don't know.

CHAIRWOMAN JARMON: Are you willing to pay the LAMA value for this lot?

MR. LAI: How much is that?

CHAIRWOMAN JARMON: $9,064.

MR. LAI: For the 19 --

CHAIRWOMAN JARMON: For the 2932 Wharton.

MR. LAI: 2932?

CHAIRWOMAN JARMON: Yes, the one that you're here for.

MR. LAI: How much?

CHAIRWOMAN JARMON: $9,064.

MR. LAI: So one time pay for it?
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CHAIRWOMAN JARMON: Yes, one time.

MR. LAI: I don't know.

CHAIRWOMAN JARMON: I already spoke to you about this also.

MR. LAI: Okay.

CHAIRWOMAN JARMON: So are you interested in purchasing?

MR. LAI: No.

CHAIRWOMAN JARMON: Okay.

Thank you.

MR. LAI: Thank you, ma'am.

CHAIRWOMAN JARMON: Have a good day.

3708 Haverford Avenue, Ricardo Young.

(No response.)

CHAIRWOMAN JARMON: We want to table this until next month. We'll hold up on this just in case he shows up.

6045 Market Street, Mr. Van.

(Witness approached witness table.)

MR. VAN: Good morning.
Chairwoman Jarmon: Good morning. Can you state your name for the record.

Mr. Van: My name is Mao Khai Van.

Chairwoman Jarmon: And you're here to purchase 6045 Market Street?

Mr. Van: Yes.

Chairwoman Jarmon: The LAMA price is $6,322.

Mr. Van: Yes.

Chairwoman Jarmon: And you're going to use it as a side yard, along with the other two lots you own?

Mr. Van: Yes, because right now the water, every time raining, my two building, other side, the basement wall is now wet so I fix it. So I would like to buy it and take care of both side building.

Chairwoman Jarmon: Now, the 6043 and 47, are they lots or buildings?

Mr. Van: Lot, just an empty lot.
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CHAIRWOMAN JARMON: Both of them are? Okay.

MR. O'DWYER: And 6045 is a lot?

MR. VAN: It's an empty lot.

MR. O'DWYER: 43 is --

MR. VAN: 43 is my building.

And 47, 49, I was there a long time.

CHAIRWOMAN JARMON:

Recommendation?

MS. DUNBAR: Motion to sell at the LAMA value.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: We'll be in touch.

MR. VAN: Thank you.

CHAIRWOMAN JARMON: You're welcome.

2826 North Darien Street,

Maldonado.

MS. MALDONADO: Yes.
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(Witness approached witness table.)

CHAIRWOMAN JARMON: Good morning.

MS. MALDONADO: Good morning.

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

MS. MALDONADO: Marisol Maldonado.

CHAIRWOMAN JARMON: And you're here to purchase 2826 North Darien Street?

MS. MALDONADO: Yes, ma'am.

CHAIRWOMAN JARMON: At the LAMA price of $3,380?

MS. MALDONADO: Yes.

CHAIRWOMAN JARMON: She owns the property on -- the lots on both sides of this lot and it's in the rear of her property.

MS. DUNBAR: Motion to sell at the LAMA value.

(Duly seconded.)

CHAIRWOMAN JARMON: All in
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favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

We'll be in touch.

MS. MALDONADO: Thank you.

CHAIRWOMAN JARMON: You're welcome.

I want to go back to Page 2, 6137 Spruce Street, Ms. Cade.

(Witnesses approached witness table.)

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

MS. CADE: Good morning. My name is Khalilah Cade.

CHAIRWOMAN JARMON: And you're here to purchase 6137 Spruce Street?

MS. CADE: Yes.

CHAIRWOMAN JARMON: To rehab and occupy?

MS. CADE: Yes, I am.

CHAIRWOMAN JARMON: Any questions from the Committee?
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MS. DUNBAR: Do you currently own 4939 Pine Street?

MS. CADE: No.

CHAIRWOMAN JARMON: And you're willing to pay the LAMA price of $6,843?

MS. CADE: Yes, I am.

MS. DUNBAR: Do you have the capacity to do the rehabilitation?

MS. CADE: Yes.

MS. BULLOCK: I recommend we sell at the LAMA value.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: We'll be in touch with you.

MS. CADE: Thank you.

CHAIRWOMAN JARMON: We tabled Preston Street. The next address is 3249 Reese Street.

(No response.)

CHAIRWOMAN JARMON: We'll hold until the end just in case they show up.
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2058 East Susquehanna Avenue,

Don Lendenon.

(Witness approached witness table.)

CHAIRWOMAN JARMON: Good morning.

MR. CLENDENON: Good morning.

How are you?

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

MR. CLENDENON: My name is Don Clendenon.

CHAIRWOMAN JARMON:

Mr. Clendenon won the competitive bid at the Redevelopment Authority with the price of $80,800.

MR. CLENDENON: Yes.

CHAIRWOMAN JARMON: And your proposal is to put a property there?

MR. CLENDENON: Yes, ma'am.

MS. DUNBAR: What type of property, sir?

MR. CLENDENON: A single-family home.
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MS. DUNBAR: For sale?
MR. CLENDENON: Yes.
MS. DUNBAR: You guess?
MR. CLENDENON: No. I said yes.
MS. DUNBAR: Oh, okay.
CHAIRWOMAN JARMON: Any further questions from the Committee?
MS. BULLOCK: Do you have experience with development?
MR. CLENDENON: Yes, ma'am.
MS. BULLOCK: I recommend we sell at the bidded price.
(Duly seconded.)
CHAIRWOMAN JARMON: All in favor?
(Aye.)
CHAIRWOMAN JARMON: I'll be in touch.
MR. CLENDENON: Thank you very much.
CHAIRWOMAN JARMON: 2427 Frankford Avenue, Mike Tomasetti. Good morning.
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(Witness approached witness table.)

MR. TOMASETTI: Good morning.

CHAIRWOMAN JARMON: Your name for the record.

MR. TOMASETTI: Michael Tomasetti.

CHAIRWOMAN JARMON: And this is another property Mr. Tomasetti won at a competitive bid process. The property sold for $50,000.

And your proposal for the lot is to build?

MR. TOMASETTI: Correct; commercial, mixed use.

CHAIRWOMAN JARMON: Commercial.

MS. DUNBAR: For sale?

MR. TOMASETTI: To hold.

MS. JOHNSON: So ground floor commercial?

MR. TOMASETTI: Yes.

MS. DUNBAR: Motion to sell at the competitive bid price.

(Duly seconded.)
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CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

MR. TOMASETTLI: Thank you.

Have a good day.

CHAIRWOMAN JARMON: You're welcome.

4532 North Colorado Street. I'm going to delete this item from the agenda. This is the third month that this has been on here and Ms. McCall hasn't showed. She'll call after the meeting is over and ask to be rescheduled, and we're going to delete this item from the agenda.

Next, 3813 Pennsgrove, Debra Holmes.

(Witness approached witness table.)

CHAIRWOMAN JARMON: Good morning.

MS. HOLMES: Good morning.

CHAIRWOMAN JARMON: Your name
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for the record.

MS. HOLMES: My name is Debra Holmes. I own and operate Creative Kids Family Child Care.

CHAIRWOMAN JARMON: Are you willing to purchase this lot at the LAMA value of $11,945?

MS. HOLMES: Oh, no. I didn't know it was that much.

CHAIRWOMAN JARMON: I'm sorry?

MS. HOLMES: No. I didn't know it was that much.

MS. DUNBAR: How much did you think it was? You said you didn't know it was that much?

MS. HOLMES: No. I didn't know how the City go about calculating that.

CHAIRWOMAN JARMON: If I recall, I told you what the price was. Normally I do tell people what it is.

MS. HOLMES: No. I never spoke to you about the price. I never knew the price.

CHAIRWOMAN JARMON: Okay. All
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right. Are you willing to pay the $11,945? That's the price that was established by a model with the City. That's the price.

MS. HOLMES: Okay. No, I'm not.

CHAIRWOMAN JARMON: Okay.

MS. HOLMES: Thank you.

CHAIRWOMAN JARMON: Thank you.

The next items are side yards/rear yards for owners.

MS. DUNBAR: If there are no exceptions, I would make a motion that these properties be transferred as side yards to the respective adjacent property owners.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

Next item, 1318 North 18th Street. This is a property that -- we had several properties on a couple months
ago to be transferred to PHDC for Secure Holdings and this one was left out. We'd like to add this to that package for PHDC.

MS. DUNBAR: Motion to transfer to PHDC for ultimate transfer to Secure Holdings.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

MR. THOMAS: Recuse.

CHAIRWOMAN JARMON: The next items are urban garden agreements that I can accept for the program, issue urban garden agreements.

Did your client come yet?

MR. PUSTIZZI: Still in traffic.

CHAIRWOMAN JARMON: All right.

Now we have certificate of completion.

2218 Amber Street, Ms. Lebron, Lydia.

(No response.)
CHAIRWOMAN JARMON: I'm going to table 2213 Amber Street -- I'm sorry; 2218.

The next items are 1436, 38, and 1442 Frankford Avenue. These are properties that were transferred from PAID to Murray Levin and Leona Levin back in 1989. Is anyone here for...

(Witness approached witness table.)

CHAIRWOMAN JARMON: And then they in turn sold it to another entity.

You're the group that they sold it to?

MR. SACKSTEDER: Yes. Good morning.

CHAIRWOMAN JARMON: Your name for the record.

MR. SACKSTEDER: My name is Andrew Sacksteder.

CHAIRWOMAN JARMON: And the name of your group?

MR. SACKSTEDER: I'm the President of Arc Properties, LLC.
MS. BULLOCK: Andrew, when did you purchase these properties?
MR. SACKSTEDER: In 2005.
CHAIRWOMAN JARMON: And he's asking for release of the restrictions.
MS. DUNBAR: What was he required to do?
MR. SACKSTEDER: That's a good question. We actually, when the properties were transferred to us, were unaware of the restrictions. We've since sold these properties, but in endeavoring to clear the title, we found out from Phil Brandt of PIDC/PAID who handled the transaction that the requirement was simply to clear the properties of -- demolish the homes, plant grass and trees. I do have photographs from 2007, which are the oldest that I could find, showing that the lots are in grass and trees and the buildings were cleared. I can provide those if you'd like.
MS. DUNBAR: Did you have a title company when you purchased?
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MR. SACKSTEDER: I beg your pardon?

MS. DUNBAR: Did you have a title company when you purchased the property?

MR. SACKSTEDER: Yes, I did.

MS. DUNBAR: And they didn't pick up?

MR. SACKSTEDER: No, they didn't. These particular portions of the deed were the fourth and fifth pages of the deed, which I didn't see until we actually went to sale. I'm not sure -- the title company claims that they just wrote over them as being expired, and Phil Brandt's e-mail, which I have a copy of, seems to indicate that they would have expired, though I don't know that anybody is comfortable with that, which is why we're trying to get this straightened out now.

CHAIRWOMAN JARMON: Right.

MR. O'DWYER: So do you own the properties right now or are you in the
process of selling them or have you already sold them?

MR. SACKSTEDER: We have closed on sale of the properties. I'm doing due diligence for my purchaser to finally clear the titles.

MS. JONES: Do you know what they're going to do with the lots?

MR. SACKSTEDER: Yes. They're planning a commercial, residential, mixed-use development.

MS. BULLOCK: The original terms of the deed was to just clear the land.

CHAIRWOMAN JARMON: Right. That's it.

MS. SOLOMON: Is there any of the land that's clean? Is there any way to just get the graffiti covered over? It appears that there's like graffiti in the back lots.

MS. DUNBAR: That's theirs.

MS. BULLOCK: The graffiti, is it on another property?
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MS. SOLOMON: It looks like it's on the back. From the pictures it's hard to tell.

MR. SACKSTEDER: Yeah. The fence at the back of the property is on the west side of an alleyway, which is -- there's the back lot of our properties, then an alleyway, then the fence of the adjacent homes.

MS. SOLOMON: I think --

MS. DUNBAR: If they're going to build on it, aren't they going to demolish whatever might be there?

MR. SACKSTEDER: The lots are clear.

CHAIRWOMAN JARMON: It's clear. They're just lots.

MS. BULLOCK: That's somebody else's building.

MS. SOLOMON: Oh, okay. Then never mind. I was just making sure.

MR. SACKSTEDER: Those are the yard fences of the houses on Jefferson Street.
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MS. SOLOMON: Okay.

MR. THOMAS: Excuse me, sir.

Are you asking for authorization for a certificate of occupancy for property that you don't own?

MR. SACKSTEDER: No; a certificate of compliance or completion for property that I now no longer own, yes.

MS. DUNBAR: But you're asking on behalf of the person that you sold it to?

MR. SACKSTEDER: I am.

MS. DUNBAR: In order to make sure that the title is clear?

MR. SACKSTEDER: Correct. Yes, I agree it's a little unusual. We chose not to postpone the closing for this hearing. The title company was willing to write over the deed restriction, as it's the same title company the second time. So they wrote over the first time. They wrote over it the second time. But the purchase attorney would prefer to
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have the certificate.

MR. THOMAS: Do you have anything in writing authorizing you to make this request?

MR. SACKSTEDER: I can provide a copy of the sales requirement. I don't have it with me, but, yes, I have a copy of the title clearing sales requirement that requires me to come do this.

MR. THOMAS: No, but I'm saying you're making this request on behalf of the current owner. Do you have any authorization from the current owner to make this request?

MR. SACKSTEDER: Yes.

MR. THOMAS: Or could you provide --

MR. SACKSTEDER: Yes, and I can provide that as a matter of record. Yes, I do. I don't have it with me, but I'll provide it as a record.

CHAIRWOMAN JARMON: The recommendation of the Committee?

MS. DUNBAR: Well, since this
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is in fact similar to many of the cases
that we have approved before and even for
the newest owner, I would recommend that
we provide the certificate of completion.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

MR. SACKSTEDER: Thank you for your time.

CHAIRWOMAN JARMON: Is your name Ms. McCall?

MS. McCALL: Yes.

CHAIRWOMAN JARMON: Okay. 4532 North Colorado Street on Page 5.

Ms. McCall.

(Witness approached witness table.)

CHAIRWOMAN JARMON: Good morning.

MS. McCALL: Good morning.

CHAIRWOMAN JARMON: Can you state your name for the record.
MS. McCALL: Sylvia McCall.

CHAIRWOMAN JARMON: And you're here to purchase 4532 North Colorado Street?

MS. McCALL: Yes. That's correct.

CHAIRWOMAN JARMON: To use as a side yard?

MS. McCALL: Yes.

CHAIRWOMAN JARMON: This property was on the agenda a few months ago for her to receive it as a side yard with the ten-year self-amortizing mortgage against the title. However, Ms. McCall said she wanted to outright purchase it.

MS. McCALL: That's correct.

MS. BULLOCK: Ms. McCall, you're willing to pay the LAMA value of $1,958?

MS. McCALL: Yes, I am.

MS. DUNBAR: Motion to sell. (Duly seconded.)

CHAIRWOMAN JARMON: All in
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favor?

(Aye.)

CHAIRWOMAN JARMON: Okay.

We'll be in touch.

MS. McCALL: All right. Thank you.

May I say something?

CHAIRWOMAN JARMON: Sure.

MS. McCALL: I feel that it's part of me since myself and my family have maintained it for over 20 years now. I just wanted to say that. So I feel very comfortable with it as the neighbors.

CHAIRWOMAN JARMON: Okay.

MS. McCALL: Thank you.

CHAIRWOMAN JARMON: Have a good day.

MS. McCALL: Have a good day.

CHAIRWOMAN JARMON: Do you want to come up and speak for your client?

(Witness approached witness table.)

CHAIRWOMAN JARMON: Good
MR. PUSTIZZI: Good morning.

Jeff Pustizzi on behalf of the applicants for 1608 Ridge Avenue. Unfortunately, my clients are still stuck in traffic, so hopefully I can present their update here.

I'm here on behalf of Francisville Neighborhood Development Corporation, along with a private developer, HOW Properties. A year ago the Vacant Property Committee approved the sale of 1608 Ridge Avenue, along with, I believe there were, six parcels total to the Francisville -- FNDC, I'll just call them. At that hearing, FNDC, along with HOW, presented their proposed development of the property, which was going to be a commercial first floor, mixed use, apartments above. We're now here because in order to finance this transaction through Fox Chase Bank, we need to now deed the property to a joint venture entity. Originally the property
was deeded directly to FNDC. So that's one of the reasons we're here.

The other reason is that the original deed contained a few deed restrictions, one of which was the construction had to be completed within one year of the original transaction. That has not happened. They've spent the year basically developing a plan for improving this property. So we've asked for a waiver of that requirement at this time or at least an acknowledgment that it wouldn't be a deed violation.

Secondly, there's also a deed restriction on any leasing of the property, which is in contradiction with the plan that was presented since obviously we'll be releasing the commercial space to a commercial tenant and the apartments to residential tenants.

And then, finally, just the transaction itself transferring the property from FNDC directly to the joint
venture, we're asking for that approval here today.

If you see -- and I'm not sure if you have the transcript from last year's hearing, but all of this was presented -- the same development plan was presented at that time.

MS. BULLOCK: What is the percentage between the two parties and the joint venture?

MR. PUSTIZZI: 51 percent FNDC, 49 percent HOW Properties.

MS. BULLOCK: Thank you.

MR. PUSTIZZI: We've also reached out to the RDA for a subordination agreement of their deed reverter rights, which I believe is typical in this situation, which is my understanding is pending your approval here today.

CHAIRWOMAN JARMON: Any questions from the Committee?

MS. DUNBAR: Has the joint venture -- it's a joint venture
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correct.

Has that been named?

I believe the name of the entity is FNDC HOW Properties, LP.

Okay. So I'd like to make a motion that we transfer the properties -- that we, I guess, authorize approval to transfer the properties to FNDC HOW Properties and to not waive but to extend the construction completion for one year. I guess it would be from the date of settlement.

The date that they transfer to the other entity.

Well, it would be from the date -- yes, the date that they transfer to the other entity, and I'm guessing that would be maybe the same date that you all would go for your construction financing or financing.

Correct. We
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anticipate as soon as possible, as soon
as we have the subordination agreement
signed by RDA, we'll be at closing. So
it could be within a week.

MS. DUNBAR: Okay.

(Duly seconded.)

CHAIRWOMAN JARMON: All in
favor?

MR. PUSTIZZI: Could I also
clarify? So not only the transfer is
being approved to FNDC HOW Properties,
but you're acknowledging that there's
been no waiver -- I'm sorry; that there's
been no breach of the --

MS. BULLOCK: We're extending
the one-year requirement.

MR. PUSTIZZI: Correct. And
then also the leasing requirement?

MS. BULLOCK: So all of those
restrictions would be reactive, and we'll
work with the Law Department to make sure
that those same restrictions are on the
new deed one year and the relief --

MS. MEDLEY: Just the two, not
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the other one.

MR. PUSTIZZI: So relief from
the leasing restriction?

MS. BULLOCK: Yes.

MR. PUSTIZZI: Great. Thank
you.

MS. BULLOCK: So that's
modified as the motion on the table.

(Duly seconded.)

CHAIRWOMAN JARMON: All in
favor?

(Aye.)

MR. PUSTIZZI: Thank you very
much.

CHAIRWOMAN JARMON: Thank you.

MR. PUSTIZZI: Should we reach
out to the Law Department in particular
about the deed restrictions or anyone in
particular?

MS. MEDLEY: Yes, me, Linda
Medley. You called me before, so that's
fine. You can call me again.

MR. PUSTIZZI: Great. Thank
you.
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CHAIRWOMAN JARMON: Felton Hayman, I'm not sure whether he's coming, but this is a property that we sold to him in 2013 and he has built a property on there. All of the work has been done, and he's asking for a certificate.

MS. SOLOMON: Susie, there's no picture in the packet.

CHAIRWOMAN JARMON: I think the -- oh, I didn't give you a copy.

MS. DUNBAR: Motion to provide the certificate of completion based on evidence that he has completed construction.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Ricardo Young -- we're going to table -- I know we held up on the Haverford Avenue. He still hasn't showed. So we're going to table this until September, 3708 Haverford.
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Ricardo Young, which is on Page 3, he was here last month. It was three lots that were approved for him. However, this one wasn't included and we would just like to add this to his proposal to develop, along with the lots that were in the 3600 of Haverford.

MS. DUNBAR: I make a motion we sell it to him at the LAMA value of $13,522.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you. These are releases. The next four releases are releases that Public Property had prepared, and Linda Medley, the Law Department, has already signed off on them. We needed to put it before the Committee for us to finish the process of the releases. But they're all in compliance.

MS. DUNBAR: Motion.
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(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: David Champagne.

MR. CHAMPAGNE: Yes.

(Witness approached witness table.)

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

MR. CHAMPAGNE: David Champagne.

CHAIRWOMAN JARMON: In our attachments, this is a lot that is owned by the City, and Mr. Champagne is asking that the City substitute or swap his property for this property because it's in the middle of two properties you own.

MR. CHAMPAGNE: Yes. That is correct.

CHAIRWOMAN JARMON: So the 862, we're going to have that transferred into
City ownership.

MR. CHAMPAGNE: Yes.

CHAIRWOMAN JARMON: And then you will get the 872 Field Street.

MR. CHAMPAGNE: Yes.

CHAIRWOMAN JARMON: To continue your development.

Any questions?

MS. JONES: Yes. Is there some proposed development for this entire block that you're aware of?

MR. CHAMPAGNE: Well, this transfer or this exchange will allow both the City and myself to have contiguous strings of parcel of vacant land.

MS. JONES: Yes. I understand that.

MS. BULLOCK: If I can help you. I'm sorry. So the previous property that we just heard, the Francisville project, backs up onto this Field Street, and my understanding from Francisville Neighborhood Development Corporation, if they can have contiguous
City lots together, they would like to use that for some kind of rear parking or whatever for their commercial project that they're doing on Ridge Avenue.

MS. JONES: But these three would not be involved in that?

MS. BULLOCK: Right. So these three will be on the corner and then the rest will be rear space for the Ridge Avenue project, and they will have a contiguous -- they'll be contiguous City lots so that we can then entertain at a later date.

MS. JONES: Thank you.

MS. BULLOCK: And he'll build three houses on the corner.

Is that correct?

MR. CHAMPAGNE: That is correct.

MR. O'DWYER: So the City already owns eight properties and then 862, which he owns, is like in the middle somewhere.

MS. BULLOCK: Right.
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CHAIRWOMAN JARMON:
Recommendation of the Committee?

MS. JONES: Approve the swap,
move to approve the swap.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

MR. CHAMPAGNE: Thank you.

CHAIRWOMAN JARMON: And also to approve the donation to the City.

MS. BULLOCK: You approved the swap.

CHAIRWOMAN JARMON: All right.

Thank you.

MR. CHAMPAGNE: Thank you.

CHAIRWOMAN JARMON: Are you here for an item, sir?

UNIDENTIFIED SPEAKER: Oh, no.

CHAIRWOMAN JARMON: Okay. The meeting is adjourned.

(Vacant Property Review Committee adjourned at 10:50 a.m.)
CERTIFICATE

I HEREBY CERTIFY that the proceedings, evidence and objections are contained fully and accurately in the stenographic notes taken by me upon the foregoing matter, and that this is a true and correct transcript of same.

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

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