

VACANT PROPERTY REVIEW COMMITTEE

Room 401, Caucus Room
Philadelphia, Pennsylvania
Tuesday, September 9, 2014
10:14 a.m.

PRESENT:

SUSIE JARMON, OHCD
LOWELL THOMAS, PHDC
LINDA MEDLEY, LAW DEPARTMENT
GARRETT O'DWYER, PACDC
PAUL DANELLA, REVENUE DEPARTMENT
DONNA BULLOCK, COUNCIL PRESIDENT'S OFFICE
LYNSIE SOLOMON, PUBLIC PROPERTY
EMILY GIORDANO, COMMERCE
JAMETTA JOHNSON, PLANNING COMMISSION
MELVIS DUNBAR, RDA
AMANDA DAVIS, PIDC

ALSO PRESENT:

PAULA ADAMS, COUNCILWOMAN BLACKWELL'S OFFICE

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MS. JARMON: Good morning. My name is Susie Jarmon. The VPRC is now in session. I wanted to acknowledge Emily Giordano from the Commerce Department that's replacing John Mott. Also, we have interns that are coming in from the Council President's office just to videotape what's going on but not -- it's not for the press. It's for their internship.

Also, I would like to -- there is a typo on page 5. Has 1912 Rutledge Street. It should be 2912 Rutledge. Also, we had properties on the agenda last month for Francisville who requested a name change for their project. They also have requested a subordination agreement. They thought that they would get the subordination agreement from the Redevelopment Authority. However, they will be getting it from the City of Philadelphia. I just wanted to put that on record.

Going to start on page 2. The first address is 6022 Market Street, Len Change.

1 When you are called, you can come up to the
2 podium and give your name for the
3 stenographer.

4 MR. CHANG: I'm Len Chang.

5 MS. JARMON: You're here for 6022 Market
6 Street?

7 MR. CHANG: Correct.

8 MS. JARMON: Can you let the committee
9 know what your proposal is?

10 MR. CHANG: We plan to fix it up and
11 provide a triplex for lower income housing.

12 MS. JOHNSON: Commercial on the ground
13 floor?

14 MR. CHANG: Residential. Handicap units
15 on the ground floor.

16 MS. JOHNSON: It's clear for zoning, you
17 know.

18 MR. CHANG: Yeah.

19 MS. JOHNSON: You'll have to get a
20 variance.

21 MR. CHANG: Yeah, I think so.

22 MR. O'DWYER: Are you financing this all
23 on your own or you seeking public subsidy?

24 MR. CHANG: Financing on our own. There

1 is public subsidy. We are hoping to --

2 MS. DUNBAR: Have you gone into the
3 property?

4 MR. CHANG: Yes, I have.

5 MS. JARMON: Recommendation from the
6 committee?

7 MS. DUNBAR: Recommend that we sell the
8 property at 6022 Market Street for the LAMA
9 value of \$6,054.

10 MS. BULLOCK: Second.

11 MS. JARMON: All in favor?

12 - - -

13 (Chorus of Ayes)

14 - - -

15 MS. JARMON: We'll be in touch. It was
16 approved.

17 Next address, 818 North Preston Street,
18 Ms. Daniels. Good morning.

19 MS. DANIELS: Good morning.

20 MS. JARMON: Can you state your name for
21 the record.

22 MS. DANIELS: My name is Charna Daniels.

23 MS. JARMON: Let the committee know what
24 your proposal is for this lot.

1 MS. DANIELS: We're doing a gardening
2 and, you know, vegetable farming, gardening
3 for the neighborhood. We been doing that
4 for many years, but we want to do more
5 permanent and better, you know, better
6 private. And has to stay transitional as
7 long as it's not --

8 MS. JOHNSON: It's currently fenced and
9 used?

10 MS. DANIELS: Yes. We've been using it
11 for about three years now.

12 MS. BULLOCK: Is the lot adjacent to
13 your home?

14 MS. DANIELS: It's two doors down.

15 MS. DUNBAR: And are you asking to
16 acquire this in your name as the owner?

17 MS. DANIELS: Yes.

18 MS. JARMON: Recommendation of the
19 committee?

20 MS. DUNBAR: Motion to sell at the LAMA
21 value of \$9,031.

22 MS. BULLOCK: Second.

23 MS. JARMON: All in favor?

24 - - -

1 (Chorus of Ayes)

2 - - -

3 MS. JARMON: Okay. We will be in touch.

4 Thank you.

5 MS. DANIELS: Thank you.

6 MS. JARMON: 2263 and the 2265 East

7 Williams Street, Carlos Gonzalez.

8 MR. GONZALEZ: Hello. My name is Carlos

9 Gonzalez.

10 MS. JARMON: Mr. Gonzalez applied for

11 three lots. One lot that's adjacent to him,

12 I have that in the side yard area on page 5.

13 And he has Council support to purchase the

14 other two lots.

15 You want to let the committee know what

16 you're going to do with these lots?

17 MR. GONZALEZ: I just want to keep it as

18 a side yard for my kids.

19 MR. O'DWYER: You want to keep all three

20 lots as a side yard?

21 MR. GONZALEZ: I can't hear you.

22 MR. O'DWYER: Sorry. You want all three

23 lots to be one side yard?

24 MR. GONZALEZ: Yes.

1 MS. JARMON: He had applied for these
2 lots years ago and has been using them. He
3 had gardens on them. We had them as urban
4 garden agreements. Now that they are for
5 sale because they were getting ready to put
6 it in the competitive bid process, he wants
7 to purchase them.

8 MS. BULLOCK: He has Council support?

9 MS. JARMON: He has Council support.

10 MS. DUNBAR: Motion to sell at the
11 recommended or the, excuse me, the counter
12 offer of \$7,500 each.

13 MS. BULLOCK: Second.

14 MS. JARMON: All in favor?

15 - - -

16 (Chorus of Ayes)

17 - - -

18 MS. JARMON: Okay. We'll be in touch.

19 MR. GONZALEZ: Thank you.

20 MS. JARMON: You're welcome.

21 5116 Pentridge, Robert Leventon.

22 MR. LEVENTON: Good morning.

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

1 MR. LEVENTON: My name is Robert
2 Leventon. We are looking to acquire 5116
3 Pentridge Street. It's an empty lot. And
4 we'd like it for extra parking.

5 MS. JARMON: If I'm not mistaken, you're
6 trying to acquire the 5114 or you were in
7 the process?

8 MR. LEVENTON: Actually, we did.

9 MS. JARMON: You did acquire that?

10 MR. LEVENTON: Yes. That's why this
11 property is contiguous to it, next to it.

12 MS. BULLOCK: You said your plan for
13 5116 is for parking?

14 MR. LEVENTON: That's correct.

15 MS. BULLOCK: You will have to get zoned
16 for that?

17 MS. JOHNSON: It's CMX.

18 MS. BULLOCK: Okay, never mind. I
19 apologize.

20 MS. JARMON: Recommendation of the
21 committee?

22 MS. DUNBAR: Motion to sell 5116
23 Pentridge Avenue for parking purposes at the
24 LAMA value of \$7,524.

1 MS. BULLOCK: Second.

2 MS. JARMON: All in favor?

3 - - -

4 (Chorus of Ayes)

5 - - -

6 MS. JARMON: Okay. We will be in touch.

7 4950 Hazel Avenue, Sean Williams.

8 MR. WILLIAMS: Hello. My name is Sean

9 Williams. I'm here on behalf of 4950 Hazel.

10 I live at 4948. I would like to use the

11 property as a side lot.

12 MS. BULLOCK: You are willing to pay the

13 value at 27,804?

14 MR. WILLIAMS: Yes.

15 MS. DUNBAR: Motion to sell.

16 MS. BULLOCK: Second.

17 MS. JARMON: All in favor?

18 - - -

19 (Chorus of Ayes)

20 - - -

21 MR. WILLIAMS: Thank you.

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

23 MR. WILLIAMS: Thank you.

24 MS. JARMON: You're welcome.

1 2416 Manton Street, Sean.

2 Good morning.

3 MR. SCHELLENGER: How are you?

4 MS. JARMON: I'm okay. The Revenue
5 Department said that you need to clear up
6 some tax issues.

7 MR. SCHELLENGER: Okay.

8 MS. JARMON: After you were approved
9 here, it's contingent upon your clearance.
10 And your proposal for the 2416 Manton
11 Street?

12 MR. SCHELLENGER: Yes. 2416 Manton. We
13 currently have -- that's on the south side
14 of Manton Street. It's approximately 20
15 vacant lots on this property. On the north
16 side I have zoning application in for 13
17 single family homes with rear parking on the
18 south side, which is where this lot is
19 located.

20 I'm currently subdividing a lot located
21 at 2408 to 2414 Manton into four lots, and
22 then this lot would be directly next to
23 that. Would like to include that into our
24 zoning application for single family homes

1 on this lot, excuse me, on this block. That
2 would leave one remaining lot on the block
3 which we currently are in negotiation with,
4 as well. Our plan is to totally redevelop
5 this block and go to the next twelve months.

6 MS. JARMON: Any questions from the
7 committee?

8 MS. BULLOCK: You willing to pay the
9 value of 11,500 -- you willing to pay the
10 value that was quoted to you for this lot?

11 MR. SCHELLENGER: Correct.

12 MS. DUNBAR: Motion to sell at \$11,552.

13 MR. O'DWYER: Second.

14 MS. JARMON: All in favor?

15 - - -

16 (Chorus of Ayes)

17 - - -

18 MS. JARMON: Okay. We will be in touch.

19 MR. SCHELLENGER: Thank you.

20 MS. JARMON: 2530 Annin Street, William
21 Moss. Good morning.

22 MR. MOSS: Morning.

23 MS. JARMON: State your name for the
24 record.

1 MR. MOSS: William Moss.

2 MS. JARMON: And your proposal? Your
3 proposal for the lot? What do you plan to
4 do?

5 MR. MOSS: We're going to build
6 affordable housing. I own the three lots
7 around it.

8 MS. JARMON: Questions from the
9 committee?

10 MS. DUNBAR: Motion to sell LAMA value
11 \$7,460.

12 MS. BULLOCK: Second.

13 MS. JARMON: All in favor?

14 - - -

15 (Chorus of Ayes)

16 - - -

17 MS. JARMON: Okay. We'll be in touch.

18 MR. MOSS: Thank you.

19 MS. JARMON: You're welcome.

20 1303 South 23rd Street, Carlton Smith.

21 Good morning.

22 MR. SMITH: Morning.

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

1 MR. SMITH: My name is Carlton Smith.

2 MS. JARMON: Your plans for the lot on
3 23rd Street.

4 MR. MOSS: Erect a house for community
5 living.

6 MS. JARMON: He wants to build. Okay.
7 Any questions from the committee?

8 MS. DUNBAR: Do you own 5620 Baltimore
9 Avenue?

10 MR. SMITH: No, ma'am.

11 MS. DUNBAR: Motion to sell LAMA value
12 \$12,741.

13 MS. BULLOCK: Second.

14 MS. JARMON: All in favor?

15 - - -

16 (Chorus of Ayes)

17 - - -

18 MS. JARMON: All right. We'll be in
19 touch.

20 2437 Federal Street, Lisa Roberson. I
21 know that she called and said she couldn't
22 attend, that her husband would come and
23 speak on her behalf.

24 Good morning.

1 MR. ROBERSON: Good morning.

2 MS. JARMON: Your name for the record,
3 please.

4 MR. ROBERSON: I'm Zachary Roberson.
5 I'm the husband of Lisa Wilson-Roberson.
6 And we want to purchase the lot at 2437
7 Federal Street.

8 MS. JARMON: They had qualified to
9 receive it as a side yard. However, they
10 were willing to purchase.

11 MS. BULLOCK: Motion to sell at the LAMA
12 value of \$11,080.

13 MS. DUNBAR: Can I just -- I just wanted
14 to see if for the record are we selling it
15 just to Lisa.

16 MS. JARMON: Just her. The deed is in
17 her name.

18 MS. DUNBAR: Okay.

19 MS. JARMON: Her property is in her
20 name. She just wanted it in her name.

21 MS. BULLOCK: Okay. My motion stands.

22 MS. DUNBAR: Yes. Second.

23 MS. JARMON: All in favor?

24 - - -

1 (Chorus of Ayes)

2 - - -

3 MS. JARMON: Okay. We will be in touch.

4 249 West Cornwall, David Ramirez. No?

5 We will table this until next month.

6 1531 Dorrance, Frank Kumas.

7 Good morning.

8 MR. KUMAS: How you doing?

9 MS. JARMON: Good.

10 MR. KUMAS: I'm Frank Kumas. I own 1529

11 and 1533 Dorrance. And it's rec center on

12 my two lots. And I'd like to develop it. I

13 have the plans, and I'm able to purchase it.

14 MS. JARMON: Any questions from the

15 committee?

16 MS. BULLOCK: You say you own 1529 and

17 1533?

18 MR. KUMAS: Yes, ma'am.

19 MS. DUNBAR: Motion to sell at LAMA

20 value \$7,864.

21 MS. BULLOCK: Second.

22 MS. JARMON: All in favor?

23 - - -

24 (Chorus of Ayes)

1 - - -

2 MS. JARMON: Okay. We'll be in touch.

3 Next page is lots for side yards for
4 adjacent owners or lots that are in the rear
5 of the owners.

6 MS. BULLOCK: Motion to sell the lots
7 listed on Item 3 as rear yards -- side
8 yard/rear yard program.

9 MS. DUNBAR: Second.

10 MS. JARMON: All in favor?

11 - - -

12 (Chorus of Ayes)

13 - - -

14 MS. JARMON: Kevin Upshur for Strawberry
15 Mansion Community Center.

16 MR. UPSHUR: Good morning. Name is
17 Kevin Upshur. Chairman of the Strawberry
18 Mansion Community Center.

19 MS. JARMON: We had this -- these two
20 lots on the Real Estate Review Committee's
21 agenda last month for Mr. Upshur to
22 receive -- be seen as side yards to his
23 community center. And then he's going to
24 expand the center. I attached pictures for

1 the committee to see what he had been doing
2 over the years. And the committee recommend
3 that he receive it at nominal. So, I just
4 ask him to be here. You can say a few words
5 for the committee.

6 MR. KUMAS: Well, first I'd like to say
7 we are working with young people in the
8 Strawberry Mansion year since 2008. We are
9 nonprofit. We took the bar and turned it to
10 a learning center, my mother. Learned to
11 operate the bar at 30th and Dauphin for a
12 year. She passed away. She said you got to
13 work with young people.

14 I presently work with young people at
15 the youth detention and study center. We
16 want to continue to do it in the community,
17 like I said, since 2008. I watched a lot of
18 the kids grow up. Let me know how old I'm
19 getting. Got kids growing up, take pictures
20 with them. We do a lot of educational stuff
21 and stuff like that. It's a safe haven for
22 kids in the community.

23 MS. BULLOCK: Just to be clear, is the
24 initial plan for it to be a side yard with a

1 long term plan to expand?

2 MR. KUMAS: Long term plan to expand
3 because we need more room. Don't have
4 enough room to provide all the activities
5 and classroom space and all of that.

6 MS. BULLOCK: Okay.

7 MS. JARMON: Recommendation of the
8 committee?

9 MS. DUNBAR: Motion to sell, nominal
10 consideration.

11 MS. BULLOCK: Second.

12 MS. JARMON: All in favor?

13 - - -

14 (Chorus of Ayes)

15 - - -

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

18 MR. KUMAS: Thank you.

19 MS. JARMON: Urban Garden Agreements. I
20 can accept these for the committee, the end
21 of page 6 to 7.

22 Next items are Certificates of
23 Completions or Releases. First address is
24 2218 Amber Street, Lydia Lebron.

1 Good morning.

2 MR. ELUIT: My name is Milton Eluit. Me
3 and my wife. Usually, I'm the one that
4 handles the matter with the redevelopment.
5 Property is 2218, I mean, 16.

6 MS. JARMON: 2218.

7 MR. ELUIT: 2218 Amber Street.

8 MS. JARMON: I had a picture here. Just
9 looks like grass. I think the issue was
10 that someone else was on this lot and you
11 weren't able to get access to it once you
12 purchased it?

13 MR. ELUIT: That's correct.

14 MS. JARMON: Who will be purchasing the
15 lot from you?

16 MR. ELUIT: A developer who build the
17 house actually next to it.

18 MS. JARMON: Next to it?

19 MR. ELUIT: Yes.

20 MS. JARMON: Any questions from the
21 committee?

22 MS. BULLOCK: I'm confused by the
23 settlement date.

24 MS. JARMON: He just recently settled.

1 MS. DUNBAR: So, they sold it.

2 MS. JARMON: No, they didn't sell it
3 yet. We just settled to them.

4 MS. BULLOCK: They're not --

5 MS. JARMON: They were unable to get the
6 people that were using the lots. Because I
7 think it's a few lots there.

8 MR. ELUIT: There is seven lots.

9 MS. JARMON: I think this one is in the
10 middle.

11 MR. ELUIT: It's in the middle.

12 MS. JARMON: And they wasn't letting
13 them have access to the lot.

14 MR. O'DWYER: They owned the lot but
15 there were people that weren't letting them
16 have access to it?

17 MS. JARMON: Nope. And they didn't want
18 any confrontation with them.

19 MS. DUNBAR: Are they selling it to the
20 people who were --

21 MS. JARMON: No. I think -- are you
22 selling it to the person who wouldn't let
23 you get on the lot?

24 MR. ELUIT: No. No. The developer

1 actually built a house next door to us. And
2 we approached him, and he was interested in
3 buying the lot.

4 MS. DUNBAR: What's the sale price?

5 MR. ELUIT: The sale price is the same
6 what we paid for it.

7 MS. JARMON: Yeah. I think it's
8 agreement in there. It's the same amount.

9 MS. SOLOMON: We're going to need it to
10 be mowed or cleaned before we can --

11 MS. JARMON: They don't have access to
12 it. The people have it fenced off.

13 MR. ELUIT: Yeah.

14 MS. JARMON: They don't even have access
15 to go in there. I have mentioned to them
16 why would they want to settle, and then they
17 turned around and settled.

18 MS. SOLOMON: We are going to need
19 something in writing maybe from Lydia that
20 this is the condition that they can't access
21 it or we won't be able to get it signed so
22 the Commissioner knows.

23 MS. MEDLEY: I was thinking maybe we
24 should do the consent to sell that document

1 so the conditions would be transferred to
2 the new owner.

3 MS. JARMON: Okay.

4 MS. BULLOCK: I agree. We still want
5 the lot to be developed. And so, we can
6 pass those conditions onto the --

7 MS. JARMON: To the other person.

8 MS. BULLOCK: So, the condition is that
9 we will agree to the sale, but the new
10 owners would have to agree to all of the
11 same restrictions.

12 Did we sell it to them as a side yard?

13 MS. JARMON: A year, yeah. They want to
14 transfer it to them as a side yard to a
15 property they just developed.

16 MS. BULLOCK: Do you know if the
17 developer wants to build here?

18 MR. ELUIT: Yes. He's actually building
19 three other properties on Coral Street in
20 2200.

21 MR. O'DWYER: And the person purchasing
22 it isn't concerned about the people not
23 allowing access.

24 MR. ELUIT: He's willing to deal with

1 that matter.

2 MS. BULLOCK: I mean, I can understand
3 they're neighbors. And I don't want to have
4 a neighbor feud, but the developer is like
5 whatever.

6 MR. ELUIT: He is claiming that the
7 properties were actually taken, you know,
8 illegally from him and that he has deeds to
9 these properties.

10 MS. BULLOCK: Oh.

11 MR. ELUIT: He's saying he's not willing
12 to let anybody buy his yard and to --
13 actually, two yards.

14 MS. BULLOCK: Okay. Well, if we're
15 going to have some restrictions in the deed
16 when we transfer it --

17 MS. JARMON: Right. Then they'll have
18 to come back to get it released.

19 MS. DUNBAR: Is that only until
20 February 2015? You said a year, right?

21 MS. MEDLEY: We can extend it from the
22 year from the date that it's transferred.

23 MS. DUNBAR: Oh, okay.

24 MS. JARMON: Okay. Recommendation?

1 MS. BULLOCK: Are we -- we're not giving
2 certificate of completion. We are
3 consenting to a sale.

4 MS. JARMON: Right.

5 MS. BULLOCK: At the same price, sales
6 price, that they settled at, correct?

7 MS. JARMON: Yes.

8 MS. BULLOCK: So move that we approve
9 the consent to sale at the same sales price
10 at which Ms. Lebron settled with the City.

11 MR. LOWELL: With the transfer of the
12 restriction.

13 MS. BULLOCK: With the transfer of
14 restriction.

15 MS. DUNBAR: Second.

16 MS. JARMON: All in favor?

17 - - -

18 (Chorus of Ayes)

19 - - -

20 MS. JARMON: Okay. We will be in touch.

21 MR. ELUIT: Thank you very much. Have a
22 good day.

23 MS. JARMON: You're welcome.

24 I have several properties here that went

1 to Temple Community and Economic
2 Development. First address is 1820 Earp
3 Street.

4 Good morning.

5 MR. BLACK: Good morning. My name is
6 Daniel Black.

7 MS. DUNBAR: Speak a little louder.

8 MR. BLACK: Good morning. My name is
9 Daniel Black, CEO of the Delaware Economic
10 Corporation Organization.

11 MS. JARMON: I think you're trying to
12 sell these --

13 MR. BLACK: That is correct.

14 MS. JARMON: -- but you don't have
15 agreement of sales yet.

16 MR. BLACK: That is correct.

17 MS. JARMON: Or individuals to purchase?

18 MR. BLACK: That is correct.

19 MS. JARMON: Any questions from the
20 committee?

21 MS. BULLOCK: What was the purpose of
22 these lots when we transferred it to them?

23 MS. JARMON: They were side yards.

24 MS. BULLOCK: For the church?

1 MS. JARMON: For the church or they were
2 maintaining them because I don't think all
3 of them were next to the church.

4 MS. BULLOCK: Right. Used some of it
5 for parking.

6 MS. JARMON: Yes.

7 MR. O'DWYER: Is TC EDC a nonprofit?

8 MR. BLACK: Yes.

9 MR. O'DWYER: Is it affiliated with the
10 church?

11 MR. BLACK: It is.

12 MS. JARMON: Questions from the
13 committee?

14 MS. DUNBAR: Are all of the addresses on
15 Earp Street, Dorrance and South 19th Street?

16 MS. JARMON: Yes. If you want to add
17 this 1308 South Dorrance also because that's
18 in their name but they got it from Point
19 Breeze Federation.

20 MS. BULLOCK: 1308 South Dorrance?

21 MS. JARMON: Yeah. The one on the
22 bottom.

23 MS. BULLOCK: Oh, I see.

24 MR. O'DWYER: Is that being considered

1 in these, as well.

2 MS. JARMON: Yes, because it's in their
3 name.

4 MR. O'DWYER: They were just supposed to
5 maintain these lots?

6 MS. JARMON: Yes. Fence them and
7 maintain them.

8 MS. DUNBAR: Motion to issue
9 certificates of completion for all the
10 properties listed on page number 7 related
11 to Temple Community and Economic Development
12 Corporations as well as Point Breeze
13 Federation, Inc.

14 MS. BULLOCK: Second.

15 MS. JARMON: All in favor?

16 - - -

17 (Chorus of Ayes)

18 - - -

19 MS. JARMON: Okay. We'll be in touch.

20 MR. BLACK: Have a great day. Thank
21 you.

22 MS. JARMON: You're welcome.

23 2507-09 Palethorp and 2511 Palethorp,
24 Hiram Diaz. You're here to represent him?

1 MR. KASHLAN: Yes.

2 MS. JARMON: Because he lives out of the
3 city. Are you the person buying it from
4 him?

5 MR. KASHLAN: No, I'm just the Realtor.

6 MS. JARMON: Okay. You're name for the
7 record?

8 MR. KASHLAN: Chaher Kashlan.

9 MS. JARMON: Can you spell it?

10 MR. KASHLAN: C-h-a-h-e-r K-a-s-h-l-a-n.

11 MS. BULLOCK: You're a Realtor, sir?

12 MR. KASHLAN: I'm a Realtor.

13 MS. JARMON: Questions from the
14 committee?

15 MS. SOLOMON: This lot is covered in
16 trash, so it would need to be cleaned before
17 we can sell it.

18 MR. KASHLAN: Correct.

19 MS. SOLOMON: We can release it.

20 MR. KASHLAN: Correct. He's aware.

21 MR. O'DWYER: Was this supposed to be a
22 side yard that was supposed to be cleaned?

23 MS. JARMON: It was a side yard when we
24 transferred it, yes.

1 MS. BULLOCK: And --

2 MR. O'DWYER: Do you know why it's been
3 used to store old washing machines?

4 MR. KASHLAN: He rented it, I think, to
5 somebody that he was using it as storage.
6 He repairs washing machines, and he was
7 using it as storage.

8 MS. BULLOCK: So, he was leasing the
9 side yard out for someone?

10 MS. JARMON: I think it was
11 commercial -- it's a commercial property or
12 commercially zoned.

13 MS. JOHNSON: Yes. CMX-2.

14 MS. BULLOCK: Is it his business that's
15 adjacent to this?

16 MR. KASHLAN: There is a residential lot
17 and a garage or where they can do repairs
18 for washer/dryers.

19 MS. BULLOCK: This is adjacent to the
20 business?

21 MR. KASHLAN: Yes.

22 MS. JARMON: Yes.

23 MS. DUNBAR: Somebody else's business,
24 though.

1 MR. KASHLAN: Yes. He's rented it to
2 someone. They're using it right now.

3 MS. DUNBAR: He rented out the lot?

4 MR. KASHLAN: Yeah.

5 MS. JARMON: I don't think it was
6 real -- I think he purchased them.

7 MS. BULLOCK: He purchased them for
8 expansion to the business.

9 MS. JARMON: Yeah.

10 MR. KASHLAN: He was in the garage
11 repair business, but then he left.

12 MS. BULLOCK: He's out the garage.

13 MR. KASHLAN: He -- I'm sorry?

14 MS. BULLOCK: Was the garage also part
15 of his lease?

16 MR. KASHLAN: Yes.

17 MS. DUNBAR: Okay.

18 MR. O'DWYER: He had a business next
19 door, acquired this for the use of his
20 business. And then he went out and somebody
21 else took over the primary location and this
22 as secondary.

23 MS. DUNBAR: Yes. That's how it
24 appears. Okay.

1 MS. BULLOCK: I guess back to this
2 comment that it would have to be cleaned.

3 MR. KASHLAN: Yes. Yes. He's going to
4 vacate everything, clean everything down.

5 MS. JOHNSON: What are they going to do
6 with it?

7 MR. KASHLAN: I think the gentleman that
8 is buying is going to live there and work
9 because -- so he's going to have his shop,
10 basically, and live there in the adjacent
11 property.

12 MS. JARMON: Recommendation of the
13 committee?

14 MS. DUNBAR: Motion to issue the
15 certificate of completion subject to the
16 lots being cleaned prior to the issuance.

17 MR. O'DWYER: Second.

18 MS. JARMON: All in favor?

19 - - -

20 (Chorus of Ayes)

21 - - -

22 MR. KASHLAN: Thank you.

23 MS. JARMON: You're welcome.

24 1937 North Gratz Street.

1 MR. MARTIN: Good morning. I'm Ned
2 Martin. We purchased the vacant lot in
3 2008, built a duplex on it. Got a contract
4 to sell it and looking to have the ordinary
5 language removed.

6 MS. JARMON: Any questions?

7 MS. DUNBAR: No.

8 MS. JARMON: Okay.

9 MS. DUNBAR: Motion to issue the
10 certificate of completion.

11 MS. BULLOCK: Second.

12 MS. JARMON: All in favor?

13 - - -

14 (Chorus of Ayes)

15 - - -

16 MR. MARTIN: Thank you.

17 MS. JARMON: The last list of properties
18 are properties that Public Property had
19 inspected and verified that these properties
20 are in compliance. They have prepared or
21 are preparing releases this for them.

22 MS. DUNBAR: Motion to allow that to
23 happen.

24 MR. O'DWYER: Second.

1 MS. JARMON: All in favor?

2 - - -

3 (Chorus of Ayes)

4 - - -

5 MS. JARMON: Thank you.

6 MS. MEDLEY: Can we just clarify that
7 the committee is okay with 1608 Ridge Avenue
8 with the City.

9 MS. JARMON: Okay. The one that I
10 mentioned that we were going to do a
11 subordination agreement from the City of
12 Philadelphia. She wants to take a vote on
13 that.

14 MS. BULLOCK: Move that we approve the
15 subordination agreement for 1608 Ridge
16 Avenue.

17 MS. DUNBAR: Second.

18 MS. JARMON: All in favor?

19 - - -

20 (Chorus of Ayes)

21 - - -

22 MR. O'DWYER: Susie, I just have one
23 additional question. On page 4, the
24 property at the top 1303 South 23rd Street

1 is missing here as a side yard, but the
2 gentleman said --

3 MS. JARMON: Yeah. We -- I made a note
4 of that that he wanted to erect a house.
5 Thank you. Okay. Thank you.

6 Meeting adjourned. Have a good one.

7 MS. DUNBAR: Second.

8 - - -

9 (At this time, the Vacant Property Review
10 Committee adjourned at 10:44 a.m.)

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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.

ANGELA M. KING, RPR
Court Reporter - Notary Public

(The foregoing certification of this transcript does not apply to any reproduction of the same by any means, unless under the direct control and/or supervision of the certifying reporter.)

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