

Vacant Property Review Committee
May 10, 2016

VACANT PROPERTY REVIEW COMMITTEE

Room 401, Caucus Room
Philadelphia, Pennsylvania
Tuesday, May 10, 2016
10:08 a.m.

PRESENT:

SUSIE JARMON, OHCD
MANUELLA COSTA, PHDC
JEREMY GRADWOHL, COUNCIL PRESIDENT'S OFFICE
ANDREW FRISHKOFF, LISC
REBECCA SWANSON, L&I
LINDA MEDLEY, LAW DEPARTMENT
DAMARIUS WALKER, LAW DEPARTMENT
LISA WALKER, REVENUE DEPARTMENT
GARRETT O'DWYER, PACDC
AMANDA DAVIS, PIDC
KEVIN HUNTER, COMMERCE
MELISSA LONG, OHCD
JAMETTA JOHNSON, PLANNING COMMISSION
MELVIS DUNBAR, RDA

ALSO PRESENT:

PAULA ADAMS, COUNCILWOMAN BLACKWELL'S OFFICE

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2 MS. JARMON: Good morning, everyone. My
3 name is Susie Jarmon. We are going to get
4 started with the meeting.

5 Are there any attorneys in the room?
6 You want to come up?

7 I would like to add an addendum to the
8 agenda. Can I get a recommendation?

9 MS. DUNBAR: Motion.

10 MR. GRADWOHL: Second.

11 MS. JARMON: All in favor?

12 - - -

13 (Chorus of Ayes)

14 - - -

15 MS. JARMON: The first item actually is
16 on the addendum. The address is 235 Lyceum
17 Avenue.

18 Can you state your name for the record?

19 MR. TEITELMAN: Good morning. My name
20 is Andrew Teitelman. And I represent the owner
21 of this property 235-247 Lyceum Associates, LP.
22 With me today is the managing member of that
23 entity, I should say the managing member of the
24 general partner. His name is Victor. We are

1 here today about the property located at 235-247
2 Lyceum. Property since ben subdivided and a
3 common driveway. I have several exhibits we
4 would like to hand to the Board. The first
5 exhibit I would like to hand to the Board is a
6 plot plan showing the original lot prior to the
7 subdivision and then the way the lot is
8 subdivided today.

9 MS. JARMON: Out of these addresses, we
10 only transferred one property to the --

11 MR. TEITELMAN: Actually, the original
12 1982 transfer was for the entire non-subdivided
13 parcel. This is how it's been subdivided today.
14 It's the same parcel but now there is five
15 separate lots.

16 MS. JOHNSON: But it was never
17 developed?

18 MR. TEITELMAN: That depends on the
19 definition of developed. True that nothing has
20 been built there. But for the last few years, my
21 client has been engaged in obtaining the permits.
22 And it's fully permitted now for a construction
23 of five townhomes, so construction can start
24 tomorrow.

1 But we are here today to talk about the
2 deed restriction that's been placed on the
3 property when it was originally conveyed to
4 Mr. De Leo back in 1982 or '92. I have the deed
5 over here.

6 MS. JARMON: It was '92.

7 MR. TEITELMAN: So, we are here to get
8 relief from that restriction. Preferably have it
9 removed entirely. But if not, we would like to
10 get an extension that would match the expiration
11 of the permits as they may be extended to their
12 natural debt. The property is currently being
13 sold, and that's what brought us here today.

14 I have the deed of subdivision as well
15 for the Board. And so the Board can see the
16 plans that have been approved by the City for
17 construction. We have the architects drawings.
18 They're unfortunately somewhat small, but you can
19 still get an idea what the property will look
20 like and what the elevation will be.

21 MS. JARMON: Okay. Any questions from
22 the Committee?

23 MS. DUNBAR: I have a question. In
24 regards to the subdivision the five parcels, are

1 you intending to have five properties built that
2 would be sold individually?

3 MR. TEITELMAN: Yes. They're going to
4 be five single family residences, townhouse
5 styles. It will be party walls between the
6 residences to end units obviously. And they will
7 have a common driveway which unfortunately when
8 gets around, be able to show that to you what it
9 will look like. It's going to be five single
10 family residences.

11 MS. DUNBAR: All right. What type of
12 harm, if any, would be caused by extending the
13 restriction at least until the properties are
14 built until --

15 MR. TEITELMAN: Actually, to the
16 contrary. Not only will there be no harm by
17 extending it. But given that this is in limbo
18 since 1992 and Members of the Board had contact
19 with my office with concerns of overgrowth on the
20 property, that would all be eliminated.

21 This could actually be improvement not
22 only to the property but to the neighborhood by
23 extending this and allowing the already improved
24 development to be completed by the new buyer, the

1 Board would be doing a favor to the entire
2 neighborhood.

3 MS. DUNBAR: Okay.

4 MS. JARMON: Any further questions?
5 Recommendation?

6 MS. DUNBAR: I would make a motion that
7 we extend the restriction against the properties
8 until each of the five properties are sold. So,
9 I guess it could be released as each property is
10 sold.

11 MS. JARMON: Well, we only -- if I'm not
12 mistaken because I only have 235 on here which is
13 the original transfer was from us, so the other
14 addresses they did after we transferred title to
15 them. So, they included our one address with the
16 rest of the addresses.

17 MS. DUNBAR: But I think what he said
18 was 235 was the original address. And then they
19 subdivided it, so it's still that same -- I guess
20 the legal description would still be the same as
21 what was originally.

22 MS. JARMON: Is that what it was?

23 MR. TEITELMAN: Yes. The diagram is out
24 there. Plot plan showing the pre-subdivision and

1 post subdivision. The outer boundaries are
2 identical.

3 MR. VICTOR: Was two properties. Only
4 one property have the City --

5 MR. TEITELMAN: No, you're right.

6 MS. JARMON: That's what I'm saying.
7 That's what I thought. It was only one property.
8 It was just the one address that came from the
9 City, and then you added other addresses and did
10 the subdivision.

11 MR. TEITELMAN: Yes, that is correct.
12 There is one part of an aggregated parcel that
13 had the restrictions on it.

14 MS. JARMON: Right.

15 MR. TEITELMAN: However, we are still
16 asking for the same relief that the restrictions
17 be extended at the time the bill be extended to
18 the point which the permit would expire as they
19 remain with extended by law. It's still the same
20 relief. He is correct, there is only one of the
21 parcel, the original three parcels, that is
22 subject to the restriction.

23 MS. JARMON: Okay.

24 MS. DUNBAR: I would like to amend my

1 motion to have it just address 235 Lyceum Avenue.

2 MS. COSTA: Second that.

3 MS. JARMON: All in favor?

4 - - -

5 (Chorus of Ayes)

6 - - -

7 MS. JARMON: Thank you.

8 Any other attorneys want to come up?

9 (Applicant approaches podium.)

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

12 MS. FETTERMAN: Good morning. My name
13 is Susan Fetterman. And I'm the attorney for
14 John DiGregorio who is the President of the
15 Interior Creations Inc. The address is 1726
16 North Waterloo Street. And this property is
17 being sold as part of a portfolio of nine
18 properties that comprises his business.

19 This property was acquired in 2010 and
20 was used exclusively for parking, but there is a
21 reverter in the deed. And we're here to request
22 that that be released so that he can sell all
23 nine properties as a portfolio.

24 MS. JARMON: I think the correct address

1 is 1724 Waterloo is the address.

2 MS. FETTERMAN: Sorry.

3 MS. JARMON: Okay. The address is 1724
4 Waterloo which is on the addendum.

5 MS. FETTERMAN: Yeah. It's 1724.

6 MS. JARMON: Any questions?

7 MS. JOHNSON: What were the terms of the
8 original restriction? What was it to be used
9 for?

10 MS. FETTERMAN: The original restriction
11 was for it to be developed into low income
12 housing, but that was never the intention when it
13 was acquired. When it was acquired, was used as
14 a vacant lot. Mr. DiGregorio used it for parking
15 for business. It's a very small lot. And it's
16 one of nine in the vicinity that he owns. He
17 acquired them gradually as he built his business.
18 And now he's selling them all because he's moving
19 his business to a different location in the city.

20 MR O'DWYER: If the property was
21 acquired for low income housing, was it given a
22 reduced value?

23 MS. FETTERMAN: The purchase price was
24 \$11,000, but the intention was never to develop

1 it into low income housing. Mr. DiGregorio is a
2 furniture and fixture maker for business and
3 restaurants, so he's not a developer.

4 MR. GRADWOHL: So, what was the original
5 proposal for which he received the lot? It was a
6 private lot transfer?

7 MS. JARMON: No. It was a sale for the
8 \$11,000.

9 MS. FETTERMAN: I mean, there's a deed
10 that has a reverter in it for the purpose of
11 developing it into low income housing, but that
12 was never the intention. It's my understanding
13 that before 2010, that this reverter stopped
14 being used. But for some reason it's in this
15 deed.

16 MS. JARMON: We actually stopped in
17 2008.

18 MS. FETTERMAN: I don't know why it's in
19 this deed because he's not a developer. He was
20 never going to do that. And it's always been
21 there for as long as he's aware of, a parking
22 lot.

23 MS. JARMON: We took the restriction out
24 of the deed on sales property back in 2008. For

1 some reason, this was --

2 MR O'DWYER: Just a mistake?

3 MS. JARMON: -- included in there.

4 MR. GRADWOHL: I move that we release
5 the reversionary interest in the deed.

6 MS. DUNBAR: Second.

7 MS. JARMON: All in favor?

8 - - -

9 (Chorus of Ayes)

10 - - -

11 MS. JARMON: Thank you.

12 Any other attorneys?

13 Okay. We're going to get started.

14 6203 Market Street, Dan Achek.

15 (Applicant approaches podium.)

16 Can you state your name for the record?

17 MR. ACHEK: Dan Achek.

18 MS. JARMON: You are here to purchase
19 the 62 --

20 MR. ACHEK: 6203 Market Street.

21 MS. JARMON: We have your proposal as
22 business expansion.

23 MR. ACHEK: That's correct.

24 MR. GRADWOHL: Can you be more specific

1 about your proposal?

2 MR. ACHEK: About what?

3 MR. GRADWOHL: About your proposal.

4 MS. JARMON: The properties that you
5 own.

6 MR. ACHEK: It's a basically 6209 and
7 6207 Market Street. We turn 6209 into a daycare.
8 We felt there was a need for larger space, so we
9 purchased the building next door which is 6207.
10 And would expand the entire daycare to be the
11 major center. But we found there is a need for
12 outdoor playground. We don't have, so we
13 obtaining the lot next door to make it. They
14 currently is vacant lot.

15 MS. JARMON: You said a daycare?

16 MR. ACHEK: Playground for the daycare
17 for the business next door.

18 MS. JARMON: His business is going to be
19 the daycare.

20 MR. ACHEK: That is correct. We build
21 6209 currently a daycare.

22 MS. JARMON: It is going to be a
23 daycare.

24 MS. DUNBAR: Who owns 6205.

1 MR. ACHEK: We are in the process of
2 obtaining that lot. It's abandoned. Tax
3 delinquent, so it's going to sales. Combine the
4 two lots as a play ground.

5 MS. JARMON: Any further questions?
6 Recommendation?

7 MR O'DWYER: Motion to sell at Lama
8 value.

9 MR. GRADWOHL: Second.

10 MS. JARMON: All in favor?

11 - - -

12 (Chorus of Ayes)

13 - - -

14 MS. JARMON: Thank you. We will be in
15 touch.

16 Next item, 2819 North Orianna Street,
17 Jose Lebron.

18 (Applicant approaches podium.)

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

21 MR. LEBRON: Good morning. Jose Lebron.

22 MS. JARMON: You are here to purchase
23 2819 North Orianna Street. What is your
24 proposal?

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1 MR. LEBRON: Yes, ma'am. The previous
2 owner over 20 years, I bought it like last year.
3 And we just got trees. We just, we want to put
4 it all together. I own 2815, 2817 and 2821. And
5 I just want to put it all together.

6 MS. JARMON: He owns 2815, 17 and 21.

7 MR. LEBRON: Yes, ma'am.

8 MS. JOHNSON: Which are all vacant lots.

9 MR. LEBRON: Yes.

10 MS. JOHNSON: You are going to use a
11 garden, but you don't live on this block.

12 MR. LEBRON: I live on the house right
13 in the middle. Like, my backyard go to the
14 gardens.

15 MS. DUNBAR: You are willing to purchase
16 the property?

17 MR. LEBRON: Yes, ma'am.

18 MS. DUNBAR: Motion to sell.

19 MR. GRADWOHL: Second.

20 MS. JARMON: All in favor?

21 - - -

22 (Chorus of Ayes)

23 - - -

24 MS. JARMON: Thank you.

1 Next two items, 1804 East Oakdale and
2 1830 East Oakdale, Metro LLC.

3 (Applicant approaches podium.)

4 Good morning. State your name.

5 MR. SHKLOUSKY: Good morning. My name
6 is Steve Shklousky of Metro Impact. I am here in
7 reference to 1804 and 1830 East Oakdale. They
8 are city-owned vacant lots since the '80s. They
9 are roughly 750 square feet. It's a pretty small
10 RSA-5 zoning. And they are 13 feet wide or
11 13 feet narrow.

12 So I own the adjacent lots. And I would
13 like to buy these and develop them
14 simultaneously, market rate single family and by
15 right.

16 MS. DUNBAR: When you say you own the
17 adjacent lots, can you identify the adjacent lots
18 because these are not right next to each other.

19 MR. SHKLOUSKY: Yeah. 1806 I own. I
20 own 1830 -- 1828 is Oakdale.

21 MS. JARMON: Any further questions?

22 MS. DUNBAR: Motion to sell.

23 MR O'DWYER: Second.

24 MS. JARMON: All in favor?

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2 (Chorus of Ayes)

3 - - -

4 MS. JARMON: Thank you.

5 Next item 2939 North Fairhill, Ernesto
6 Baez.

7 (Applicant approaches podium.)

8 Good morning. State your name.

9 MR. BAEZ: Good morning, everyone. My
10 name is Ernesto Baez. I'm here to make a
11 purchase of the property at 2939 North Fairhill
12 Street. I like to possibly make a garden and
13 build a shed, if it's possible, to store my DJ
14 equipment.

15 MS. JARMON: To store?

16 MR. BAEZ: DJ equipment.

17 MS. JARMON: Any questions?

18 MR. HUNTER: What is it to store?

19 MS. JARMON: To store DJ equipment.

20 MS. DUNBAR: Stereo equipment.

21 MR. HUNTER: Say your proposal is a
22 garden?

23 MS. JARMON: A garden and build a shed.

24 MR. HUNTER: The garden would be on the

1 property as well as the shed?

2 MR. BAEZ: Yes. It's going to be.

3 MS. JARMON: Any further questions?

4 You have a representative from the
5 Councilwoman's district?

6 MR. DELGADO: Good morning, Chairwoman
7 and Committees Members. Councilwoman actually
8 supports the proposal for the sale. We already
9 talked to Mr. Baez about enclosing it, make a
10 garden and working with the shed being on there.
11 We already explained how we want everything kept
12 nicely and in one spot, so we're going to support
13 the sale.

14 Andre Delgado, representative for
15 Councilwoman Sanchez.

16 MS. JARMON: Thank you.

17 MS. DUNBAR: Motion.

18 MR. GRADWOHL: Second.

19 MS. JARMON: All in favor?

20 - - -

21 (Chorus of Ayes)

22 - - -

23 MS. JARMON: Thank you.

24 The next item was on the agenda last

1 year -- last month. And there was a question
2 about us transferring this lot to the individual
3 as a side yard. I ordered an appraisal on this
4 lot. So when the appraisal comes back, that's
5 when the adjacent owner is going to have to pay.
6 I know that Mr. Hunter had made -- had some
7 questions last month.

8 So any recommendations?

9 MR. HUNTER: Can we hold this until we
10 get the appraisal number back before we move to
11 transfer it?

12 MS. JARMON: And the reason we are
13 holding it?

14 MR. HUNTER: I just don't feel
15 comfortable transferring it before we know how
16 much we're paying for it.

17 MS. JARMON: We can approve contingent
18 upon. I think he is willing to pay whatever the
19 appraisal is. Once we get the appraisal, the
20 price is not going to change. So, I mean, you
21 want to make a recommendation that we come back?

22 MS. DUNBAR: Can we make it subject to
23 so it would be approved subject to the appraised
24 value which Ms. Jarmon just stated the person is

1 willing to pay whatever the price is? So, we
2 make it subject to that, and then you don't have
3 to come back and he doesn't have to come back
4 either.

5 MS. JARMON: Well, he's not going to
6 come back because it's a side yard. It's not
7 that the applicant is required to come back.

8 MS. DUNBAR: He's going to pay for
9 whatever the value of the side yard is.

10 MS. JARMON: Yeah, he has to.

11 MS. DUNBAR: It won't be transferred
12 until it's finalized.

13 MR. HUNTER: It's my understanding there
14 is other potential issues on the site from the
15 City.

16 MS. JARMON: Well, if I'm not mistaken,
17 was January of last year when we had a direct
18 sale requested from a Councilperson. If there is
19 two or three applicants on our system and we
20 receive the support letter from a Councilperson,
21 we were told to order an appraisal. That's why
22 we're ordering the appraisal because there are
23 other applicants interested.

24 MR. HUNTER: I understand. Because

1 there are other applicants in the City that's
2 also interested in property, that we wait till we
3 get the appraisal back.

4 MR O'DWYER: What do you mean the City
5 is interested in the property?

6 MS. DUNBAR: They already have it.

7 MR. HUNTER: There is potential --

8 MR. GRADWOHL: Say that again?

9 MR. HUNTER: There is potential to use
10 it for a different purpose, possibly affordable
11 housing.

12 MR. GRADWOHL: But we do know it's a
13 very small lot, right?

14 MR. HUNTER: Yeah. Multiple lots on the
15 street.

16 MR. GRADWOHL: They are not adjacent.

17 MS. JOHNSON: This is an adjacent area
18 he's requesting.

19 MR. GRADWOHL: Theoretically, he's
20 eligible through the side yard program which is
21 why -- one thing if they already paid for it.
22 But I don't understand why we would hold it if
23 they agree to pay for it.

24 MS. LONG: What's the size of the lot?

1 MS. JARMON: I don't know off the top of
2 my head, but it's small.

3 MR. GRADWOHL: It's like less than 600
4 square feet.

5 MS. JOHNSON: Appraisal is the adjacent
6 owner.

7 MS. JARMON: Why I don't understand is
8 if he's willing to pay, are we going to bring it
9 back next month if he's willing to pay and
10 proceed? We hold it up another month in order to
11 put it through City Council or whomever with the
12 process. And that's the policy.

13 Can I get a recommendation?

14 MR. GRADWOHL: I move we transfer the
15 property to the applicant at fair market value
16 established by the appraisal that was ordered.

17 MS. JARMON: You made a motion that we
18 transferred contingent upon us getting the
19 appraisal and the applicant that he's willing to
20 accept the price.

21 That was your motion?

22 MS. DUNBAR: Yes.

23 MR. GRADWOHL: I second that.

24 MS. JARMON: All in favor?

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2 (Chorus of Ayes)

3 - - -

4 MS. JARMON: The next item is Urban
5 Garden Agreements which I can accept.

6 Now we have the Certificate of
7 Completion.

8 The first address is 1707 South 20th
9 Street, Ms. Riley.

10 (Applicant approaches podium.)

11 State your name for the record.

12 MR. ROBERTS: Good morning. My name is
13 John Roberts. I'm the owner of 1707 South 20th
14 Street. And I wish to sell the lot.

15 MS. JARMON: This was your grandmother's
16 lot?

17 MR. ROBERTS: That's correct, ma'am.

18 MS. JARMON: We have a picture. And
19 it's cleaned, taken care of, fenced.

20 Can I get a recommendation?

21 MS. DUNBAR: Motion to issue the
22 certificate of completion.

23 MR O'DWYER: Second.

24 MS. JARMON: All in favor.

1 - - -

2 (Chorus of Ayes)

3 - - -

4 MS. JARMON: 2115 Wharton Street, Betty
5 McFadden.

6 (Applicant approaches podium.)

7 MS. MCFADDEN: Good morning. My name is
8 Betty McFadden. I'm the owner of 2115 Wharton
9 Street. I'd like to sell my property in order to
10 move closer to family.

11 MS. JARMON: We transferred this to you
12 back in 1997. And you're just here to get the
13 restrictions lifted off the deed that was on
14 there back then.

15 Are there any questions from the
16 Committee?

17 MS. LONG: What was they -- did they do
18 what they said?

19 MS. JARMON: Was a single family
20 dwelling.

21 MR O'DWYER: It's still habitable?

22 MS. JARMON: Yes.

23 MR O'DWYER: Motion to release the
24 restrictions.

1 MS. DUNBAR: Second.

2 MS. JARMON: All in favor?

3 - - -

4 (Chorus of Ayes)

5 - - -

6 MS. JARMON: Thank you. We will be in
7 touch.

8 The next item, 1248 North Hollywood
9 Street, Donte Harris. I think he has transferred
10 title to --

11 (Applicant approaches podium.)

12 Can you state your name?

13 MR. VINEY: My name is Vince Viney.

14 MS. JARMON: Mr. Viney purchased this
15 property in October for \$21,000 from previous
16 owner.

17 Are there any questions?

18 MS. DUNBAR: What was he proposing to
19 do?

20 MR. VINEY: There is actually already
21 currently a new construction three-story home on
22 the property.

23 MS. JARMON: It's done already?

24 MR. VINEY: It's done.

1 MS. JARMON: Oh, wow.

2 MS. DUNBAR: This must be the wrong
3 picture. This is vacant lot.

4 MS. JARMON: When was it done, last
5 week?

6 MR. VINEY: About four months. It's
7 actually on the market the house already.

8 MS. JARMON: Can I get certificate of
9 occupancy when you get a chance?

10 MR. VINEY: I don't think we have the
11 sale yet, but we should get it shortly.

12 MS. JARMON: Okay. Can I get a
13 recommendation contingent upon us receiving the
14 certificate of occupancy.

15 MR O'DWYER: I move we issue certificate
16 of completion contingent upon receipt of cert of
17 occupancy.

18 MS. COSTA: Second.

19 MS. JARMON: All in favor.

20 - - -

21 (Chorus of Ayes)

22 - - -

23 MS. JARMON: Okay. Thank you.

24 1806 Francis Street, Arnold and Barbara

1 Dort.

2 (Applicant approaches podium.)

3 MS. DORT: Good morning.

4 MS. JARMON: Good morning. State your
5 names for the record.

6 MS. DORT: I'm Barbara Dort. This is my
7 husband Arnold Dort.

8 MS. JARMON: Hey. You're asking
9 permission -- are you trying to sell this?

10 MS. DORT: Yes. We want the release.

11 MS. JARMON: Asking for a release to
12 sell the property. We transferred this back in
13 1998 to the Dorts.

14 Are there any questions?

15 MR O'DWYER: Motion to issue certificate
16 of completion.

17 MR. GRADWOHL: Second.

18 MS. JARMON: All in favor?

19 - - -

20 (Chorus of Ayes)

21 - - -

22 MS. JARMON: Thank you. We will be in
23 touch.

24 The next item is 1931 East Cumberland

1 and 2428 Frankford Avenue, New Kensington CDC.

2 (Applicant approaches podium.)

3 MS. SALTZMAN: Good morning. I'm Sandy
4 Saltzman, Executive Director for New Kensington
5 CDC.

6 MR. MCCAULLEY: I'm Ed McCaulley, Real
7 Estate Development Associate to Kensington CDC.

8 MS. JARMON: I understand that you guys
9 are trying to get a -- you want to use this for
10 collateral.

11 MS. SALTZMAN: For a project that we are
12 doing. It's a 51 unit low income deal at
13 Somerset Street. And we are doing a portion of
14 the building for our offices, and we need it to
15 take out a loan from the credit union to do this.
16 And so, we were using a portion of these
17 properties as collateral for that.

18 MR. GRADWOHL: I have seen in 2009 when
19 you initially acquired it. I just wondering if
20 you can confirm what your proposal was then. I
21 see there was Mr. Claighorn at VPRC stating the
22 lots will be cleaned and fenced with split rails
23 with the -- in the immediate term, where in the
24 future it would be developed into mixed income

1 project affordable and market rate housing.

2 MS. SALTZMAN: Right. At this point,
3 it's still just being used as green space. The
4 property on Frankford Avenue is actually being
5 used as a hops garden for the Philadelphia
6 Brewing Company which is across the street from
7 here. And the property on Cumberland Street is
8 just green space.

9 However, they are starting to do
10 development on that lot. And I understand that
11 there was some dirt some -- on the lot and now
12 there's a dumpster there for the contractor
13 that's doing the development down the street.

14 MR. GRADWOHL: But they have not been
15 developed?

16 MS. SALTZMAN: No.

17 MR. GRADWOHL: Okay. I have concerns
18 about releasing the reversionary interest on the
19 City's behalf. I have them because frankly
20 nothing was completed where a certificate of
21 completion would be warranted. For this reason,
22 I am going to move that we table this item until
23 there can be further discussions between New
24 Kensington CDC and the City as to how we can

1 fulfill the requirements within the reversionary
2 interest.

3 MR O'DWYER: I mean, I would be
4 concerned about anything that would delay moving
5 forward of the Mills Project that is very much in
6 the City's interest. If VPRC transferred that
7 property to them last year, you guys received low
8 income housing tax credits to move toward.

9 MS. SALTZMAN: We have. We are getting
10 ready to move to closing in the next Friday. We
11 have also received money from the RDA to do
12 substantial stabilization of the project. And
13 once the project work was completed as of
14 January.

15 MR O'DWYER: I would have a lot of
16 concerns about holding up multi-million dollar
17 project for two lots.

18 MR. GRADWOHL: But this is for the
19 commercial component of that. This was
20 financing. That they were to use these lots, was
21 that part of your performa that you submitted to
22 the City?

23 MS. SALTZMAN: Yes. This is for us to
24 take out the loan with the credit union so that

1 we can do the fit-out of the offices. New
2 Kensington CDC is moving its offices into the
3 basement of the or project. We need to be able
4 to do the fit-out of the Vanilla -- they are
5 calling it the Vanilla Box so that that project
6 can move ahead. And our contractor would also be
7 doing fit-out of the Vanilla Box. We need to
8 have the funding in place to be able to do that
9 whole project.

10 MR. GRADWOHL: Right.

11 MS. SALTZMAN: This is the one last
12 piece.

13 MR. GRADWOHL: I get that. As soon as
14 the City releases the reversionary interest,
15 there is nothing that would hold New Kensington
16 CDC to actually develop the mixed-income
17 affordable and market rate housing that was
18 proposed there. That's my concern.

19 MR. FRISHKOFF: So I guess if I could
20 maybe make -- I hear what you're saying. I would
21 make the argument that a unit development
22 corporation is rarely in a position to develop
23 without public support. And the public City of
24 Philadelphia and the District Councilperson

1 basically put all available resources in and
2 basically asked New Kensington to put aside its
3 other development project so this project could
4 proceed.

5 I would argue if we were talking private
6 developer in the market rate environment I would
7 be more sympathetic to holding to our guns. But
8 in this case the City is basically directing New
9 Kensington to proceed with the larger project and
10 put other projects on hold.

11 MR O'DWYER: I am sympathetic to
12 releasing reversionary interest prematurely.
13 However, the longstanding work of New Kensington
14 CDC does speak for itself. They have done tons
15 of development in that neighborhood. This isn't
16 like some fly by night person that we don't know
17 whether we will able to hold them accountable.

18 MR. GRADWOHL: I get that. It's just --
19 I don't see where they have completed -- I don't
20 see where they actually completed the
21 requirements to have this.

22 MS. SALTZMAN: We actually put in for
23 this land for green space. And we have
24 completed -- we have been keeping all of the

1 space green. We have been keeping it clean. We
2 have the Philadelphia Brewing Company using the
3 one parcel as a hops garden, which is something
4 that has not been done in the City of
5 Philadelphia before. So, I think that we have
6 completed what we said we would do with this
7 land.

8 MS. DUNBAR: I have a question. So you
9 mentioned about getting the loan from the credit
10 union. Do you have papers from the credit union
11 to say that they are ready to proceed with the
12 closing as long as you have the necessary
13 approvals?

14 MS. SALTZMAN: We do. I didn't bring
15 them with me. But we do have those papers from
16 the credit union.

17 MS. MEDLEY: I think -- I don't know if
18 that would kind of help with your concern and
19 some of the other concerns. I don't know, would
20 the credit union accept a subordination agreement
21 from the City?

22 MS. SALTZMAN: That I don't know. I
23 mean, we were just putting the land up as
24 collateral for the time being. And hopefully, it

1 wouldn't even have to be used as collateral for
2 long because we are in the process of trying to
3 get some additional grants.

4 MS. MEDLEY: I know.

5 MS. SALTZMAN: In order to proceed to
6 get to closing, we needed to do this.

7 MS. LONG: When is the closing?

8 MS. SALTZMAN: It's either going to be
9 this Friday or next Friday. It all depends now
10 on the City transferring the property to us.
11 It's all ready to go. It just has some liens
12 against the property that the City had to remove.

13 MS. JARMON: Linda, you had a question?

14 MS. MEDLEY: We have done that before.
15 Usually, it was for financing. But I guess this
16 is similar to using it as collateral. Perhaps
17 the credit union will accept the subordination
18 from the City so that could, you know, the
19 concerns -- I understand what you're saying about
20 the concerns that nothing has been done according
21 to what the original on when the property was
22 transferred, what they said will happen.

23 A subordination agreement would allow
24 you to still use the property. But it would keep

1 the City, if you don't do anything with it after,
2 keep the City's interest. Because I think the
3 other concern is even if you said it could be a
4 short time with the property would be used as
5 collateral, what would happen afterwards? When
6 you developed it, what would happen?

7 MS. SALTZMAN: Obviously, at some point,
8 I mean, the neighborhood is very hot right now.
9 So, at some point it will get developed.

10 MS. MEDLEY: I'm hearing the "at some
11 point" is the concern?

12 MR. GRADWOHL: Right.

13 MR. HUNTER: I have a question as to
14 why -- this is something that we have issued
15 certificates of completion on lots that have not
16 been developed before and not actually met the
17 restriction of the deed. I'm not clear as to why
18 we're holding up, you said, something the City
19 supported. And that they need this to actually
20 get financing for the project.

21 MS. LONG: In the short period of time.

22 MR. GRADWOHL: Because it was
23 transferred at nominal consideration to CDC.
24 That's the main concern. How would the

1 subordination agreement idea -- is it something
2 where you can potentially reach out to your
3 lender, see if that could work and we do
4 electronic vote.

5 MS. SALTZMAN: Certainly.

6 MR. GRADWOHL: I'm sorry?

7 MS. SALTZMAN: Yes. Certainly.

8 MS. LONG: But then I would add if they
9 aren't able to get it, I would make a motion that
10 we issue the certificate of completion. We do
11 don't want to hold up a multi-million dollar
12 project that has substantial city support. And
13 we did ask this group to do it. And I think that
14 New Kensington CDC, we have a good faith that
15 they are going to do what they said that they
16 were going to do.

17 So I would just add that if they are not
18 able to get -- not accept the subordination
19 agreement, that we agree to issue the certificate
20 of completion so that they can get their
21 financing and close and not jeopardize the tax
22 credits.

23 MR O'DWYER: If the lender is willing to
24 accept the subordination agreement, what's the

1 turnaround time on getting that done by the law
2 department? I mean, they are closing on Friday.
3 That's a few days. Think the Law Department can
4 do that?

5 MS. MEDLEY: Yes.

6 MS. JARMON: Okay. Can I get a
7 recommendation?

8 MR. FRISHKOFF: So I think if I can, I
9 think the motion is to ask New Kensington to seek
10 approval from their lender for City's
11 subordination. But if they can document that is
12 unfeasible, the motion is to allow for reversion
13 for the certificate to allow them to proceed.

14 MS. DUNBAR: Second.

15 MS. LONG: That is correct.

16 MS. JARMON: All in favor?

17 - - -

18 (Chorus of Ayes)

19 - - -

20 MS. SALTZMAN: Thank you.

21 MS. JARMON: You can get that to me as
22 soon as possible.

23 1324 Chadwick Street, Point Breeze,
24 Chadwick Properties, LLC.

1 I think there is an attached certificate
2 of occupancy for this property if I'm not
3 mistaken.

4 MR O'DWYER: Yeah.

5 MS. JARMON: Can I get a recommendation
6 on this?

7 MR O'DWYER: Move we issue a certificate
8 of completion.

9 MR. FRISHKOFF: Second.

10 MS. JARMON: All in favor?

11 - - -

12 (Chorus of Ayes)

13 - - -

14 MS. JARMON: 1323 South Colorado, Perry
15 Gregin.

16 (Applicant approaches podium.)

17 Good morning.

18 MS. WASHINGTON: Good morning. Wanda
19 Washington, part owner of 1323 South Colorado
20 Street. And we are asking for a release of right
21 of reverter on the property. We have all the
22 building permits. We actually started
23 construction. And we are waiting to get
24 financing so we can get release.

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

3 MS. DUNBAR: I would recommend the same
4 as what we just did in terms of the subordination
5 agreement because you've not completed what, I
6 guess, you had proposed to do which is to build.

7 MS. WASHINGTON: Yes. We are building a
8 three-story family home.

9 MS. DUNBAR: So once you have the
10 certificate of occupancy, it would be easier to
11 issue the certificate of completion.

12 MS. WASHINGTON: We cannot get a
13 construction loan unless we have the release.

14 MS. LONG: Can I ask a quick question?
15 What was the transfer? Was it fair
16 market value or was it?

17 MS. JARMON: I'm thinking it was a side
18 yard. Was it?

19 MS. WASHINGTON: It was a lot.

20 MS. JARMON: It was a side yard to the
21 property?

22 MS. WASHINGTON: I don't believe it was.
23 When we purchased it, we just purchased it as
24 standalone lot.

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1 MS. JARMON: Okay. You purchased it
2 back in '99.

3 MS. WASHINGTON: We actually purchased
4 it in 2015.

5 MS. JARMON: Oh, from someone else.

6 MS. WASHINGTON: Yes.

7 MS. JARMON: Okay. We transferred it
8 out in '99, and then they purchased it from the
9 current owner in 2015. I'm thinking it was a
10 side yard back then in '99.

11 Any further questions?

12 MS. DUNBAR: Motion to issue the
13 certificate of completion.

14 MR. GRADWOHL: Second.

15 MS. DUNBAR: To the new owner.

16 MS. JARMON: All in favor?

17 - - -

18 (Chorus of Ayes)

19 - - -

20 MS. JARMON: We will be in touch. Thank
21 you.

22 214 South 46th Street, National
23 Solutions.

24 (Applicant approaches podium.)

1 Good morning.

2 MR. DAVIS: How is everyone? My name is
3 Michael Davis. And I am the owner of Natural
4 Solutions Builders. I am trying to get the
5 release of the restrictions to sell the property
6 for the same thing I paid for.

7 MS. JOHNSON: When was the sale?

8 MS. JARMON: We just transferred this
9 last year September. And I think he was unable
10 to get the financing to do the development. Is
11 that what --

12 MR. DAVIS: Yes.

13 MS. JARMON: He's transferring it
14 basically for what he got it from us.

15 MR. DAVIS: Yeah.

16 MR O'DWYER: We transferred the -- are
17 we transferring the restrictions to the new
18 owner?

19 MS. JARMON: We should.

20 MS. MEDLEY: Yes. We should.

21 MS. JARMON: We will be transferring the
22 restrictions from your deed to the new owner, and
23 you need to make them aware of that, that they
24 have to develop in a year.

1 MR. DAVIS: Okay.

2 MS. MEDLEY: What he's going to get
3 actually is a motion -- consent to sell in
4 extension of time for development. And you would
5 be required to put the conditions that are in
6 your deed to the deed of the new seller. And
7 they will have a year to develop it.

8 MR. DAVIS: Okay. Thank you.

9 MR O'DWYER: I move that we do a consent
10 to sell and extend the restrictions to the new
11 owner and extend the development period for one
12 year from the date of close.

13 MS. DUNBAR: Second.

14 MS. JARMON: All in favor?

15 - - -

16 (Chorus of Ayes)

17 - - -

18 MS. JARMON: Thank you.

19 The next items are properties on Bouvier
20 Street, Jesse Simon. The reason I put these on
21 because he's doing development on all of these
22 properties on Bouvier Street. And instead of us
23 bringing him back as he does them, he's going to
24 send me the certificate of occupancies so that we

1 can do the releases because he's doing them
2 rapidly.

3 (Applicant approaches podium.)

4 MR. SIMON: Good morning. Jesse Fuchs
5 Simon, here in 1300 Bouvier. I saw you all lost
6 month. After the last meeting, we settled the
7 first two homes of this development successfully.
8 The rest of the project is well under way. I
9 stopped by on my way over here to take some
10 pictures as of this morning. I wasn't able -- I
11 wanted to make sure I was here on time that I
12 took -- you can pass these, couple of these
13 around.

14 And we currently have seven homes under
15 contract, about to put the eighth under contract.
16 And today I am here to seek a -- to seek the
17 removal of the reverter clause for the remainder
18 of the properties contingent upon my providing
19 Ms. Jarmon with the certificate of occupancy. So
20 that when we do sell the homes, I do not have to
21 make them coordinate the dates of settlement with
22 the monthly meeting here before the committee.

23 A lot of the -- almost every one of the
24 home buyers for these homes are first-time home

1 buyers. And they have tight windows within their
2 mortgage commitment. It's particularly difficult
3 last month to have the schedule and coordinate
4 the completions, construction, get the CO and
5 settling contingent upon the date of me coming to
6 this meeting each month. I was hope to show you
7 the project and get that approved ahead of time
8 to provide the CO and get the release
9 accordingly.

10 MS. DUNBAR: I like to make a motion
11 that we approve the issuance of the certificates
12 of completion subject to the developer providing
13 the necessary evidence of a certificate of
14 occupancy for each of the properties. I want to
15 make it clear that none should be provided unless
16 the certificate of occupancy has been submitted.

17 MR O'DWYER: Second.

18 MS. JARMON: All in favor?

19 - - -

20 (Chorus of Ayes)

21 - - -

22 MS. JARMON: Thank you.

23 The next item is 2853 North Howard
24 Street, David Lastra. He's not here. Going to

1 table this until June.

2 Next 2523 South 2nd Street, Robert and
3 Catherine Kimrey?

4 (No applicant present.)

5 No?

6 We will table until next month.

7 You're here for a six-month extension on
8 those properties. For some reason it wasn't --
9 my staff didn't put it on this agenda. I'm
10 trying to see if I can get an approval. He's
11 asking for additional six-month extension -- is
12 it three lots that you have?

13 Can you come up and speak to the
14 Committee and let the Committee know your name
15 and the reason you're here.

16 (Applicant approaches podium.)

17 MR. WHITEHEAD: Good morning. My name
18 is Kevin Whitehead, Global Community Solutions.
19 I am here to request additional six months
20 extension on the development of 3428, 3430, and
21 3219 Filbert Street. 3430, and 3428 is
22 Brandywine Street. I'm sorry.

23 MS. JARMON: Can you let the Committee
24 know why you haven't started this development

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1 yet?

2 MR. WHITEHEAD: We are actually -- we
3 currently have our variances and zoning in place
4 for 3428 and 3430 Brandywine Street. And right
5 now we are just awaiting the building permits.
6 Once we receive them, we can break ground
7 immediately.

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

10 MR. GRADWOHL: Move we grant the
11 six-month extensions.

12 MS. COSTA: Second.

13 MS. JARMON: All in favor?

14 - - -

15 (Chorus of Ayes)

16 - - -

17 MS. JARMON: Thank you.

18 Anyone else here?

19 AUDIENCE MEMBER: Yes. Was here last
20 month.

21 MS. JARMON: For what address?

22 AUDIENCE MEMBER: 1712 Titan Street.

23 MS. JARMON: We approved it last month,
24 but I think it needed to be cleaned.

1 AUDIENCE MEMBER: Yeah. I had pictures,
2 so I made some pictures.

3 MS. JARMON: You don't have to speak,
4 sir. We already approved this last month. I
5 just needed the pictures. He's already cleaned
6 the lots off. We will get certificate to you.

7 Anybody else?

8 You here for a property?

9 AUDIENCE MEMBER: Yes.

10 MS. JARMON: What address?

11 AUDIENCE MEMBER: 2815 North --

12 MS. JARMON: That's not on the agenda.
13 It was a property looked like a church. We were
14 going back and forth to figure out whether you
15 were going to be able to develop it.

16 AUDIENCE MEMBER: Yes. Whoever I spoke
17 with instructed me to come and instructed me to
18 come today.

19 MS. JARMON: I need to apologize to you
20 because we need to talk about that building. We
21 need to know that you do have the financing
22 because the building looked like it could fall
23 down in two seconds. I need to talk to you.

24 MR. GRADWOHL: I will.

1 MS. JARMON: Okay. Council President's
2 Districts Jeremy will speak to you about that.

3 MR. SIMON: Sorry. One more thing I
4 forgot to mention. I just wanted to clarify in
5 the email to Ms. Jarmon, part of my overall
6 proposal for developing the block included one
7 lot. It's 1346 South Bouvier. Actually, rather
8 than receiving a CO on the lot, I'm going to be
9 expanding the community garden that's located on
10 that block. And so, we're going to be improving
11 the garden, expanding the fence around it and
12 working with the local, the Neighborhood Garden
13 Trust to further enhance the green space of the
14 lot.

15 So when we do, that's going to be
16 transferred this fall, excuse me, this summer to
17 the Neighborhood Gardens Trust. And we will be
18 expanding the size of the garden over the summer.
19 I just wanted to clarify for everyone that I will
20 not be getting a CO on that one particular
21 property because obviously we're not building --
22 we're not building anything on there but rather
23 we are expanding neighborhood garden, which is
24 the Bouvier Community Garden located next door on

1 the three lots next door to that lot.

2 Just wanted to make sure everyone was
3 okay with that. If you had any questions, I
4 would answer them at this time.

5 MR O'DWYER: We need to amend the
6 motion.

7 MS. DUNBAR: Yeah. So, I will amend my
8 motion to say that the lot -- what's the address?

9 MR. SIMON: 1346 South Bouvier Street.

10 MS. DUNBAR: -- 1346 South Bouvier
11 Street would be -- you would have to provide
12 evidence that the green space that you mentioned
13 has been done, and we would just issue a
14 certificate of completion based on that.

15 MR. SIMON: I will do so. And I will
16 provide that and transfer to the Neighborhood
17 Gardens Trust to Ms. Jarmon.

18 MS. DUNBAR: Yes.

19 MS. JARMON: Okay. Thank you.

20 The meeting has been adjourned.

21 (VPRC Meeting adjourned at 10:59 a.m.)

22

23

24

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

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