

Vacant Property Review Committee
July 12, 2016

VACANT PROPERTY REVIEW COMMITTEE

Room 401, Caucus Room
Philadelphia, Pennsylvania
Tuesday, July 12, 2016
10:08 a.m.

PRESENT:

SUSIE JARMON, OHCD
MANUELLA COSTA, PHDC
JEREMY GRADWOHL, COUNCIL PRESIDENT'S OFFICE
LINDA MEDLEY, LAW DEPARTMENT
GARRETT O'DWYER, PACDC
ANDREW FRISHKOFF, LISC
LISA WALKER, REVENUE DEPARTMENT
KEVIN HUNTER, COMMERCE
FRED PURNELL, OHC
JAMETTA JOHNSON, PLANNING COMMISSION
MELVIS DUNBAR, RDA

ALSO PRESENT:

PAULA ADAMS, COUNCILWOMAN BLACKWELL'S OFFICE

1 - - -

2 MS. JARMON: Morning. Everyone. My
3 name is Susie Jarmon. Are there any
4 attorneys in the room?

5 (Hands raise.)

6 MS. JARMON: What address are you here
7 for? You're not here to address anyone.

8 - - -

9 (At this time, a discussion was held off
10 the record.)

11 - - -

12 We have a couple items I want to table
13 from the agenda today.

14 1408 to 10 West Butler, 1412 West Butler
15 Street. The applicant is in the hospital.
16 I am going to table this until August.

17 The next item is 182 West Norris Street.
18 They asked for the incorrect address. They
19 actually asked for 184. However, that was
20 requested to go to another program.

21 That's it. Going to go back to page 2.

22 2754 North 8th street, Victor Maldonado.
23 Want to come up to the podium?

24 (Applicant approaches podium.)

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1 MS. JARMON: Good morning. Want to
2 state your name for the record.

3 MR. MALDONADO: Yes. My name is Victor
4 Maldonado.

5 MS. JARMON: You are here to purchase
6 2754 North 8th Street?

7 MR. MALDONADO: That's correct.

8 MS. JARMON: And your proposal for the
9 property?

10 MR. MALDONADO: Fix it and live in it.

11 MS. JARMON: Rehab and occupy the
12 property?

13 MR. MALDONADO: Yes.

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

16 MR. O'DWYER: You currently live at the
17 property next door?

18 MR. MALDONADO: Yes, that's correct. I
19 live there now.

20 MR. O'DWYER: I move we sell at approved
21 LAMA value.

22 MR. GRADWOHL: Second.

23 MS. JARMON: All in favor?

24 (Ayes.)

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

2 Thank you.

3 The next item, 4822 Hazel Avenue, Pedro
4 Molteni. Want to come up to the podium,
5 please.

6 (Applicant approaches podium.)

7 MS. JARMON: Good morning. Can you
8 state your name for the record?

9 MR. MOLTENI: Pedro Molteni.

10 MS. JARMON: You're here to purchase
11 4822 Hazel Avenue?

12 MR. MOLTENI: Correct.

13 MS. JARMON: And I have you are going to
14 develop? You are going to build?

15 MR. MOLTENI: Yes. Our project is to
16 build a house that would be affordable,
17 sustainable and that would be a model for
18 the rest of West Philadelphia so that other
19 neighbors can replicate that project and be
20 able to build in West Philadelphia with a
21 lesser amount of money than the current real
22 estate prices.

23 MR. GRADWOHL: How many units are you
24 proposing?

1 MR. MOLTENI: It's one house. I now
2 live two doors down from that lot. That lot
3 was burned down ten years ago and has been
4 abandoned since then. What we want to do is
5 build a house where we are going to live and
6 basically create a sustainable design with a
7 smaller footprint than the rest of the
8 houses so that it would be more affordable.

9 We are planning to use recycled
10 materials so that that's also going to
11 reduce the cost of the construction. And we
12 want that model to be something that other
13 neighbors can replicate because we feel like
14 the prices in West Philadelphia are going
15 up. And many of our neighbors are not being
16 able to afford living in West Philadelphia
17 more.

18 We want to create a model that will be
19 sustainable and affordable.

20 MS. DUNBAR: Are you interested in
21 paying the established price for the
22 property?

23 MR. MOLTENI: We are interested in
24 paying the established price for the

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1 property. We had a few questions about the
2 valuation, but we would be willing to talk
3 about the different prices that the
4 Committee will --

5 MS. DUNBAR: I don't believe it's been
6 established yet, right?

7 MS. JARMON: No, it hasn't. I ordered
8 an appraisal on this.

9 MR. MOLteni: The block is the 4800
10 block of Hazel. And we have seen a
11 variation in different prices. We are at
12 this point waiting for the Committee decides
13 on valuation.

14 MR. GRADWOHL: Just to go back to my
15 question. You are proposing single family?

16 MR. MOLteni: Yeah. Single family.

17 MR. GRADWOHL: You have financing in
18 place?

19 MR. MOLteni: Yeah. We have --
20 basically, we have shown Jannie all of the
21 cash that we have from our life savings that
22 would be put in place for that. It's going
23 to be based on our estimates enough to
24 finance or show that cash through banks and

1 get a construction going as needed.

2 MS. DUNBAR: A few times you referenced
3 "we" and "our." My question is, are you the
4 applicant for the property?

5 MR. MOLTENI: I'm the applicant for the
6 project. My girlfriend and I want to do the
7 developing. Our intention is to live there
8 together, but I'm the applicant for it.

9 MS. DUNBAR: Okay.

10 MR. PURNELL: Have you ever done this
11 type of work before?

12 MR. MOLTENI: I personally have not done
13 it. We have reached out to local
14 architects. Richard living on 4600 block of
15 Hazel. He has another architect in
16 Philadelphia. It's Justin Gebhard. Those
17 two architects are going to be the ones
18 leading the project and designing it.

19 MR. HUNTER: I have a question for the
20 Chairwoman on this one. It says under the
21 adjacent abutting property owners transfer.

22 MS. JARMON: Or. Property owners or
23 developers.

24 MR. HUNTER: Right. It's going to be

1 either? Doesn't have to be the adjacent
2 property?

3 MS. JARMON: No, it doesn't. He is
4 developing. The adjacent would be someone
5 who owned the adjacent property but doesn't
6 occupy it.

7 MR. HUNTER: This wasn't put out for
8 competitive.

9 MS. JARMON: No. It wasn't a request
10 for competitive bid for this property.

11 MR. HUNTER: Thank you.

12 MS. JARMON: This is in Jannie
13 Blackwell's district.

14 MR. MOLTENI: On that note, I have the
15 support of the neighbor that it's adjacent
16 to.

17 MS. JARMON: Any further questions?
18 Recommendation?

19 MS. DUNBAR: Motion that we sell at the
20 established price.

21 MS. COSTA: Second.

22 MS. JARMON: All in favor?

23 (Ayes.)

24 MS. JARMON: We will be in touch.

1 MR. MOLTENI: Thank you.

2 MS. JARMON: The next item is 2560 East
3 Auburn Street, Joseph Puchon and Kayne.

4 (Applicant approaches podium.)

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

7 MR. PUCHON: Charles Puchon.

8 MS. JARMON: You are here for 2560 East
9 Auburn. Can you let the Committee know what
10 your proposal is.

11 MR. PUCHON: Wasn't expecting this. But
12 just purchase it. It's an abandoned land.
13 It's dirty. Want to fence it and clean it.
14 That's really the extent of my thought
15 process right now. Just tired of looking at
16 it.

17 MR. GRADWOHL: This property is
18 immediately adjacent to the home, correct?
19 To the property?

20 MR. PUCHON: Yes. My current residence
21 goes street to street. My house goes --
22 Livingston, I have a garage in the back
23 there. So, it's adjacent to the garage.

24 MS. JOHNSON: But you live at 2852?

1 MR. PUCHON: Correct. It's almost like
2 it would be like an L. My house goes street
3 to street. Then on the back part, this land
4 is abutting up against the garage.

5 MS. JARMON: Any further questions?

6 MS. DUNBAR: Are you interested in
7 paying the appraised value? Is that what it
8 would be, Susie?

9 MS. JARMON: Yes.

10 MS. DUNBAR: Are you interested in
11 paying the appraised once it's established?

12 MR. PUCHON: Yeah. I mean, once we
13 figure out the prices then I will.

14 MS. DUNBAR: They will be in touch with
15 you.

16 MR. PUCHON: Yeah.

17 MS. DUNBAR: Okay. Then I would make a
18 motion we sell it to you.

19 MR. GRADWOHL: Second.

20 MS. JARMON: All in favor?

21 (Ayes.)

22 MS. JARMON: We will be in touch.

23 The next item is Westview, LLC, Rick
24 Young.

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1 (Applicant approaches podium.)

2 Good morning. State your name for the
3 record.

4 MR. YOUNG: Good morning. Rick Young,
5 Westview Development Property.

6 MR. JONAS: Gary Jonas.

7 MS. JARMON: The Committee has a few
8 questions about your project. I know I
9 received documentation yesterday and I was
10 able to give it to the Committee today.

11 Can you just try to tell the Committee
12 exactly what your proposal is and whether
13 you have the financing to complete this
14 project?

15 MR. YOUNG: Our proposal is workforce
16 townhouse development, which is a stack
17 town-housing. We currently own 12
18 properties on the North 35th Street. Two of
19 the properties we applied for the part of
20 that property. We are in the midst right
21 now of building 3344 town-housing. That
22 will be either duplex or triplex with a
23 price point at 175 starting point, which
24 will sort of be more of, again, a workforce

1 townhouse development.

2 And some of the properties are Haverford
3 Avenue would be a mixture -- we applied for
4 would be a mixture of retail as well as
5 residential above. Our first project would
6 be 3509, we just acquired from PRA about two
7 months ago that we are moving forward with.
8 That goes to Zoning on Friday.

9 MS. JOHNSON: These are scattered sites.
10 Do you plan on doing them all at one time?

11 MR. YOUNG: Well, they are scattered
12 sites. What is important is we are trying
13 to create density. They are all within a
14 one to two block area of each other. That's
15 important. We think when we do development
16 of this type, it's sort of the first for
17 this kind of community that build stack
18 town-housing with a condo environment.
19 Hasn't been done before in this area.

20 I've been a lifelong resident in that
21 community. There is a lot of, I guess,
22 mature seniors who don't look to have single
23 family housing going from the basement to
24 third floor that is like a one-story, two

1 bedroom flat that is more affordable that
2 makes it a lot more convenient for their
3 life style. That probably is looking to
4 build that we have been building for quite
5 some time.

6 MR. JONAS: To answer your question, we
7 would do it in phases, yes.

8 MS. JOHNSON: So, you are not going to
9 do everything within a year?

10 MR. JONAS: We wouldn't build every
11 house within a year. We probably build the
12 first five to ten, then we build the next
13 section. But the thought is to keep it
14 consistent in what we're doing. And since
15 we own all of those lots there, those couple
16 that kind of are outliers would make sense
17 to be part of what we're doing.

18 MS. DUNBAR: So you mentioned about
19 having duplexes and I think you said
20 triplexes perhaps. Is this a rental
21 development?

22 MR. JONAS: There will be condos.

23 MS. DUNBAR: They will be
24 condominiumized?

1 MR. JONAS: Yeah. The reason we do it
2 as tow units and three units versus as one
3 big condo unit, is it makes the financing
4 easier for people to purchase the housing
5 from house. When they go to get financing,
6 you have a big building. You have to sell a
7 certain amount ahead of time otherwise they
8 can't qualify for the financing.

9 If you do it where there are two or
10 three unit buildings, you sell one,
11 everything qualifies for conventional
12 financing. Makes the end users who are
13 going to buy the properties, makes it easier
14 for them. Even though it's a little harder
15 for us to put together, though easier for us
16 to build one big building. We build it that
17 way and creates a better situation for the
18 buyer.

19 MR. HUNTER: You guys have workforce
20 housing. What's the target AMI you are
21 looking at? The prices you are showing here
22 starting at \$150,000. That's going to be
23 probably close to, at least for the metro
24 area, close to about 100 percent AMI. That

1 to me is higher than what we would
2 traditionally call workforce housing for the
3 neighborhood. Probably significant higher
4 than the income there.

5 If you can just explain what --

6 MR. JONAS: Sure. So when we went in
7 and met with councilperson and met with the,
8 I guess, the RDA way back when we started
9 this process. We had said this is the price
10 point that we are going to target, this 150
11 to 250 range with no subsidy. Nobody has
12 been able to do houses in that price range.

13 It's our understanding, this was right
14 in the price range they wanted to see for
15 this project. We might have the terminology
16 wrong. If we do, I apologize for that. But
17 my understanding is that this is the right
18 price point for what they were calling
19 workforce housing when we met with
20 everybody.

21 MR. PURNELL: Are you trying to make
22 your pricing consistent with the workforce
23 RFPs that the City has on the street now?
24 Your numbers are similar, and I'm just

1 curious. Those are neighborhood driven, and
2 I don't know that that type of analysis was
3 done for this area.

4 So again, I don't know that we today
5 would be holding you to those numbers. But
6 clearly, you would need to do some type of
7 market analysis to see what a truly
8 workforce affordable housing would be in
9 that community. You may be surprised that
10 the number is not that high.

11 MR. YOUNG: Surprisingly, that is
12 becoming a very progressive area. We
13 noticed there are houses for sale anywhere
14 starting at 400,000 and up. This is a
15 traditional, you know, two-story,
16 three-story house. What we are trying not
17 to do is out price the community and be
18 inclusive of the community.

19 We know there's a huge sort of push for
20 a institutional housing from institutional
21 partners that want their professors and
22 stuff to live in Mantua. And like Gary
23 said, without having the subsidy, we are
24 just trying to make it affordable so it's

1 inclusive of residents as well as police --
2 person that works for the police district,
3 fire department, you know, the institution,
4 the City worker who makes anywhere from 40
5 to, you know, \$70,000 a year.

6 We think that -- then there's -- what we
7 found out, again like I said, being a life
8 long resident, there is a lot of mature
9 people who would own houses that have huge
10 properties that will probably like to have a
11 one-story flat or, you know, that has one or
12 two bedroom flats that they don't have to
13 worry about leaky basement or this, that and
14 the other. So, they don't have to go from
15 the basement to first floor. We think this
16 fits right in this price point.

17 That hasn't been done in the community
18 before. But me being a life long resident,
19 it's important for me to be able to create a
20 balance between the new Mantua and the
21 Mantua that's commonplace.

22 MR. GRADWOHL: I have a question. More
23 about the requirements. Are you going to be
24 marketing these strictly to residents within

1 the 80 to 100 percent AMI range that the
2 City set forth?

3 MR. JONAS: No. I mean, these are going
4 to be open market for sale. We are pricing
5 them at a point where, again, I maybe
6 putting the term workforce housing on there
7 has clouded this. I probably should not.

8 But that price point we put in there is
9 pretty consistent. It's consistent with
10 some workforce RFPs that have been out in
11 the neighborhood, but it's not meant to be
12 fit within that specific requirement for
13 this ZIP code. It's just kind of --

14 MR. YOUNG: Terminology that, again, we
15 might have placed in the wrong place by
16 using the wrong terminology. Again, I
17 apologize for our --

18 MR. O'DWYER: You're not asking for any
19 subsidy or any special consideration on the
20 price of the land, right?

21 MR. JONAS: That's correct.

22 MR. GRADWOHL: I have a question about
23 632-40.

24 MS. DUNBAR: Said it's going to be open

1 space.

2 MS. JOHNSON: It's a small park. You
3 said you are going to maintain that as a
4 park?

5 MR. JONAS: Correct.

6 MR. GRADWOHL: Would there be a deed
7 restriction in place to maintain as green
8 space?

9 MR. YOUNG: That's fine.

10 MS. JARMON: They are purchasing. We
11 don't put restrictions on it if they are
12 purchasing.

13 MR. GRADWOHL: Councilwoman Blackwell's
14 letter suggests that it will be maintained,
15 committed to keeping an open space for the
16 community I guess.

17 MR. YOUNG: It's just a ran down open
18 space. There is no park. It's basically a
19 vacant lot.

20 MS. JOHNSON: With some benches, right?
21 There are benches there.

22 MR. YOUNG: Right. There are benches
23 there, but overgrown grass, urinating,
24 defecation.

1 MR. HUNTER: If making commitment to the
2 Councilwoman it's going to be preserved as
3 open space, I think for me and Jeremy we
4 would like to see a legal commitment to
5 that.

6 MR. YOUNG: No problem.

7 MS. JARMON: Okay. We will put the
8 restriction in that deed for green space
9 only.

10 MS. DUNBAR: If you were to receive
11 approval today, how quickly would you be
12 able to start?

13 MR. JONAS: So, we can start as quickly
14 as we can get through the process of getting
15 the approvals. Let's assume it's a
16 six-month process even with the by-right
17 project from the day you kind of acquire it
18 to the day you have your approval in place
19 to start building, so probably six months.

20 MR. HUNTER: The only proposed section
21 of development that you guys have on these
22 plans looks like it's between Mantua,
23 Shedwick, 35th. I'm not sure, but I'm still
24 not clear why we can transfer all these

1 properties at this time if there's no site
2 plan in place for those or proposal. I can
3 understand if you are guys are ready to move
4 on this section, but I'm little
5 uncomfortable transferring the rest of the
6 properties if you don't have a plan in
7 place.

8 MR. GRADWOHL: I want to --

9 MR. JONAS: I think the answer to the
10 question is that we do have a plan in place
11 and we are going to build similar housing
12 that you see here on those sites. That I
13 didn't work an exact floor plan up for that
14 lot, but the purpose is to go through and
15 phases and continue to fill in. We decided
16 to do it the hardest way which is go to the
17 very edge of Mantua and try to fill it back
18 in the areas that are better.

19 It's critical to us as part of this
20 process, we know that land is going to be
21 developed and developed responsibly. And
22 so, that is why we are asking for it. I
23 think what you will find is from the speed
24 of use and you can look in our track record

1 of being done over time, you will see that
2 we are consistent in delivering product
3 quickly and more efficiently than most
4 people. We are delivering 50 to 20 million
5 dollars of product to market every year.

6 I don't think there's a capacity issue.
7 But what you don't want to do is just list a
8 hundred properties for sale at one time.
9 You have to do it in phases. And you have
10 to start to work through the process. But
11 you don't want to do that and not control
12 the other land that's around there for
13 problems.

14 MR. HUNTER: I understand the reason you
15 want to phase it. I just think, you know,
16 having some sort of plan going forward for
17 those properties would be beneficial for us
18 to see what the full build out of is. This
19 is the first time I'm seeing this entire
20 proposal today. It's a lot of potential
21 development, which makes me a little bit
22 apprehensive to approve it today without any
23 additional --

24 MR. YOUNG: We are already moving

1 forward with half the project. It goes to
2 Zoning probably in a week before Friday.
3 It's 3509 Haverford Avenue. Everything on
4 Haverford Avenue will probably mirror that.
5 It will be --

6 MR. HUNTER: You are talking about a
7 single property. This is --

8 MR. JONAS: Listen, I think your point
9 is if you're asking us to give you an idea
10 of what those plans will look like for those
11 properties to feel more comfortable, we can
12 certainly do that. That wasn't requested.
13 We can certainly provide it. But if that's
14 the sticking point you need to see that,
15 that's okay. That's not something difficult
16 to provide.

17 MR. HUNTER: I don't know if this could
18 be something that we can hold til next month
19 to review the proposal in more detail.

20 MS. JARMON: If that's the
21 recommendation of the Committee --

22 MR. O'DWYER: You want to hold all of
23 them until next? It sounds like there are
24 some that are not very controversial.

1 MS. JARMON: Well, all of them -- if we
2 approve them in August, City Council doesn't
3 come back till September anyway for it to go
4 to --

5 MR. HUNTER: Just this is the first time
6 I think we are all seeing this proposal. Is
7 a it's large scale project.

8 MS. JARMON: That's fine.

9 MR. O'DWYER: So City Council won't be
10 able to move legislation to pass the
11 properties to you anyway until September.
12 So if we table this until August, would you
13 be able to come back with more detailed
14 plans to address our concern?

15 MR. JONAS: Yeah. Absolutely. I mean,
16 could you have -- would we get a little bit
17 more direction for what you want to see?

18 MR. YOUNG: For which properties
19 specifically?

20 MR. HUNTER: Have you met with the
21 Planning Commission at all in the process?

22 MR. YOUNG: We have.

23 MR. HUNTER: It might be worth coming in
24 to meet with the Planning Commission

1 development services.

2 MR. YOUNG: We have done. We dealt with
3 the Planning Commission for 3509 Haverford
4 Avenue and in detail over time back and
5 forth what works for both parties
6 economically and what they would like to
7 see.

8 MR. HUNTER: I mean, for this proposal
9 in particular, this is a large scale
10 proposal. And as the Planning Commission, I
11 think they will have the expertise to give
12 you some guidance on potential conflicts
13 there might be with other addresses.

14 MR. JONAS: I mean, that's no problem.
15 I can tell you from past experience when we
16 go to meet with this and we talk about
17 in-fill properties scattered through the
18 neighborhood where you are not changing
19 street, you're not really changing anything
20 and really talking about meeting a price
21 point and initiative that the City has kind
22 of laid out.

23 I don't see that there is much that's
24 going to change from what we have out there.

1 MR. YOUNG: Building by right, most of
2 it is built by right because given Haverford
3 Avenue.

4 MR. HUNTER: The duplexes are not by
5 right.

6 MR. JONAS: Yeah, they are.

7 MR. HUNTER: The duplexes are under
8 38 feet?

9 MR. JONAS: Most of the stuff is RM1
10 zoning except for the stuff on large
11 commercial corridor. That's multi-family
12 zoning. Essentially, these are zoned for
13 much more proposing.

14 MR. HUNTER: They are zoned for 38. You
15 are going over 38 feet.

16 MS. DUNBAR: Can we make a
17 recommendation? I think you already made
18 the recommendation that it be tabled until
19 next month. So as opposed to holding it up
20 having specific discussion, maybe if you
21 want to have sidebar discussion or whatever,
22 let's do that.

23 MR. FRISHKOFF: Just to be clear, person
24 asked for some clearer guidances. They

1 don't have to go around the table for -- I
2 would propose an amendment to the motion is
3 which is to charge the Planning Commission
4 or somebody else to provide a written set of
5 questions the developers and the members of
6 the Committee prior to the August meeting.

7 MR. O'DWYER: Second.

8 MS. JARMON: All in favor?

9 (Ayes.)

10 MS. JARMON: The recommendation is that
11 you get in contact with the Planning
12 Commission.

13 MS. JOHNSON: I'm Planning Commission.
14 Or the Office of Development. You want them
15 to meet with you about --

16 MR. HUNTER: We can set up a meeting
17 with Planning and any other parties.

18 MS. JARMON: We can do that within the
19 month?

20 MR. HUNTER: Yes.

21 MS. JARMON: We are going to table it
22 until August, and then you guys have some
23 type of communication so you know exactly
24 what they are requesting.

1 MR. JONAS: Our information is on that
2 proposal. Will you reach out to us, or you
3 need --

4 MR. HUNTER: If your email contact is on
5 here, I will reach out to you guys.

6 MS. JARMON: Thank you.

7 The next items are side yards for
8 adjacent owners.

9 Can I get a recommendation?

10 MS. DUNBAR: Motion.

11 MR. GRADWOHL: Second.

12 MS. JARMON: All in favor?

13 (Ayes.)

14 Off to page 4, top of page 4.

15 The next items are Urban Garden
16 agreements which I can accept.

17 Are there any questions about the Urban
18 Gardens?

19 The next is a property that has
20 transferred to Philadelphia Land Bank. They
21 are asking approval to transfer to this
22 applicant. We have the lot posted.

23 Can I get a recommendation?

24 MS. DUNBAR: Motion.

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1 MS. COSTA: Second.

2 MS. JARMON: All in favor?

3 (Ayes.)

4 MS. JARMON: The next item is 905-07
5 West Lehigh Avenue, Pastor Dawson.

6 (Applicant approaches podium.)

7 This is a property that the Pastor had
8 an entry authorization back in 2005. And
9 then it was held up by the old
10 administration. It was never taken back
11 from the applicant, so they continued to do
12 the work in here in the property.

13 So what I'm asking or what they're
14 asking for is a six-month extension. Also,
15 they are requesting a letter that they can
16 take to License and Inspection to have the
17 rear wall repaired.

18 Can you just give your name for the
19 Committee.

20 REVEREND DAWSON: Yes, good morning.
21 Reverend Glenn Dawson.

22 MS. JARMON: And your name, sir.

23 MR. G.: My name is Philip G.
24 contractor.

1 MS. JARMON: You are the contractor?

2 MR. G.: Yes.

3 MS. JARMON: Can you just explain what's
4 going on with the property over this time?

5 REVEREND DAWSON: Yes. 905 West Lehigh
6 to 07, we have done extensive work on this
7 property. We were asking for a six-month
8 extension. We had to cease operations
9 because of a wall that was buckling. Wasn't
10 in danger of collapsing, but was buckling.
11 And License and Inspection asked me to pull
12 a permit to secure the wall.

13 So, we went down and tried to pull a
14 permit. But we couldn't pull a permit
15 because we didn't have the authorization
16 once again.

17 MS. JARMON: They are requesting an
18 extension on their previous entry
19 authorization.

20 MS. DUNBAR: Okay.

21 MR. O'DWYER: They don't own the
22 property?

23 MS. JARMON: The City still owns it.
24 They have entry to do the rehab in the

1 property.

2 MR. O'DWYER: You have all the financing
3 to complete the rehab?

4 MR. YOUNG: Say it again?

5 MR. O'DWYER: You have all the
6 financing?

7 REVEREND DAWSON: Yes.

8 MS. JARMON: I have attached to the
9 attachment some pictures of work that has
10 been done in the building.

11 MR. GRADWOHL: Are we to believe that
12 the work would be completed after the
13 six-month extension.

14 REVEREND DAWSON: Yes. The work will be
15 completed, yes.

16 MR. GRADWOHL: Is the site control
17 letter determined by this Committee, or we
18 just voting on the extension?

19 MS. JARMON: He is going to get
20 extension. We are not transferring title
21 right now.

22 MR. O'DWYER: I move that we extend the
23 entry authorization.

24 MR. FRISHKOFF: Second.

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1 MS. JARMON: All in favor?

2 (Ayes.)

3 REVEREND DAWSON: Thank you very much.

4 MS. JARMON: The next is Certificate of
5 Completions.

6 The first item is 829 to 871 North 4th
7 Street, Rouse Urban Housing. I'm not sure
8 if they are here. I have requested
9 information from them. They never sent me
10 an agreement of sale or a letter asking
11 permission to sell. I want to table this
12 until August.

13 The next item, 1937 East Arizona Street,
14 Michael T and P Fischetti.

15 (Applicant approaches podium.)

16 Good morning. Can you state your name?

17 MR. VINEY: Good morning. Vincent
18 Viney, VT Properties.

19 MS. JARMON: You're the current owner?

20 MR. VINEY: Yes.

21 MS. JARMON: You are here asking for
22 release of the restriction on the previous
23 deed transferred to the applicant that we
24 have here back in 1985.

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1 Are there any questions from the
2 Committee? Questions? Recommendation?

3 MR. GRADWOHL: Move to grant the
4 release.

5 MR. O'DWYER: Second.

6 MS. JARMON: All in favor?

7 (Ayes.)

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

10 The next item is 611 to 13 North 12th
11 Street, Temple Reserve, LLC. This is a
12 property that was previously on the agenda
13 but there were additional restrictions in
14 the release. We needed the certificate of
15 occupancy in order to transfer title to the
16 current owner.

17 Can I get a recommendation? The
18 certificate is attached.

19 MS. DUNBAR: Motion.

20 MR. GRADWOHL: Second.

21 MS. JARMON: All in favor?

22 (Ayes.)

23 MS. JARMON: Thank you.

24 The next item is 645 North 41st Street,

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1 Stephen and Linda Harris.

2 (Applicant approaches podium.)

3 Good morning.

4 MS. HARRIS: My name is Linda Harris.

5 MS. JARMON: Good morning.

6 MS. HARRIS: And Stephen Harris is
7 deceased, but Mr. Brown is supposed to be on
8 the deed now.

9 MS. JARMON: Okay. You are the current
10 owner, correct?

11 MS. HARRIS: Yes. I own it. I own the
12 home. I was supposed to come to the Review
13 Committee because there are some paperwork
14 that they saying that they need to sign or
15 they don't have.

16 MS. JARMON: This was transferred as a
17 single family dwelling back in 1989.

18 Can I get a recommendation from the
19 Committee?

20 MR. PURNELL: So moved.

21 MR. O'DWYER: Second.

22 MS. JARMON: All in favor?

23 (Ayes.)

24 MS. JARMON: Ms. Harris, we will be in

1 touch with you.

2 MS. HARRIS: Also, we put in for 647
3 next door to us. It's a lot that we had
4 been maintaining for like ten years now.
5 And we wanted to know if it were possible
6 how, you know, I had put in the applications
7 for the lot.

8 MS. JARMON: That's not for the
9 Committee here. What you can do is give me
10 a call this afternoon, and I will look that
11 up. I'm not sure of the status of it.

12 MS. HARRIS: All right.

13 MS. JARMON: Have a good day.

14 MS. HARRIS: Thank you.

15 MS. JARMON: You're welcome.

16 1335 and 1337 South Opal Street, Mitchum
17 Wilson Funeral Home.

18 (Applicant approaches podium.)

19 Good morning.

20 MS. WILSON: Good morning. I'm Charlene
21 Wilson Daugherty. I occupy Mitchum Wilson
22 Funeral. It consists of 13 properties. We
23 took up the whole block, but we need to sell
24 Opal Street in order to buy one more parcel.

1 And that would consist of now 14 properties.
2 And what we looking to put at the funeral
3 home is a place for my Jehovah Witnesses and
4 my Muslim witnesses to be able to step out
5 of the religious funeral and come into
6 another building. In order to buy that
7 building, it's costing me 250,000.

8 Rather than getting loans and selling
9 whatever I have to buy the next property,
10 and then we could have the whole entire
11 property. We just asking for permission to
12 sell the property so we can buy the next
13 property that keeps me at one place.

14 MS. JARMON: This property transferred
15 back in 1993. And is asking to sell for
16 225,000 for both.

17 MS. WILSON: Yes.

18 MS. JARMON: Any questions from the
19 Committee? Recommendation?

20 MR. O'DWYER: I have one quick question.
21 Looks like there is grassy area behind one
22 of them.

23 MS. WILSON: What I did before anybody
24 moved to South Philly, I put everything in

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1 so we can have a garden to come outside our
2 house. So, you have some grass. I know I
3 have to clean all that up.

4 MR. O'DWYER: Has it been cleaned up
5 or --

6 MS. JARMON: Has it been cleaned?

7 MS. WILSON: If you come out South
8 Philly, I keep my whole area clear. I'm
9 going back to clean up that. I wanted to
10 come here first.

11 MS. JARMON: Email me and let me know
12 when it's done.

13 MR. O'DWYER: I move that we issue of
14 certificate of completion based upon you
15 sending her pictures -- certificate of
16 completion pending proof to the Chairman
17 it's been cleaned up.

18 MS. DUNBAR: Second.

19 MS. JARMON: All in favor?

20 (Ayes.)

21 MS. JARMON: 1440 South Bouvier Street.
22 This is a property that was transferred as a
23 side yard. And now the current owners, I
24 think they are asking permission to sell. I

1 only have a picture here because it looks
2 like they just started digging.

3 MR. GRADWOHL: Applicant is not here?

4 MS. JARMON: Applicant isn't here. I am
5 going to table this until next month. I
6 don't have anything but a picture.

7 The next item is 1317 and 1319 South
8 Bancroft Street. The applicant is just
9 asking that the restrictions being lifted
10 off the deed. He's not selling the property
11 at this time. We transferred these
12 properties to him back in 1988, correct?

13 MR. PIETRAFITTA: No.

14 MS. JARMON: Longer?

15 MR. PIETRAFITTA: Less. I think 2010.

16 MS. JARMON: It's still over five years.
17 Have incorrect date here.

18 State your name for the record and let
19 the Committee know --

20 MR. PIETRAFITTA: My name is John
21 Pietrafitta. I'd like the restriction
22 lifted off the deed so I can fill the house
23 for my family.

24 MS. DUNBAR: Would be a house that you

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1 would build and occupy?

2 MR. PIETRAFITTA: Yes.

3 MS. DUNBAR: Okay.

4 MR. GRADWOHL: Were these lots purchased
5 at fair market value in 2010?

6 MR. PIETRAFITTA: Yes I, did.

7 MS. JARMON: Any further questions?

8 MR. HUNTER: Are you going to combine
9 the lots?

10 MR. PIETRAFITTA: Sorry?

11 MR. HUNTER: Are you going to combine
12 the lots?

13 MR. PIETRAFITTA: They are already
14 combined.

15 MR. HUNTER: You went to do that?

16 MR. PIETRAFITTA: Through the City, yes.

17 MS. DUNBAR: Motion to lift the
18 restrictions with the purpose of
19 development.

20 MR. HUNTER: Second.

21 MS. JARMON: All in favor?

22 (Ayes.)

23 MS. JARMON: Next item is Amoroso Baking
24 Company, 860, 862 55th Street, 872 and 874

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1 South 55th Street.

2 (Applicant approaches podium.)

3 Are you the individual that was emailing
4 me?

5 MS. ROGGIO: Yes.

6 MS. JARMON: Just state your name for
7 the record.

8 MS. ROGGIO: Liz Roggio.

9 MS. JARMON: I know I received emails
10 from you asking or stating that the names
11 were incorrect on my agenda. However, we
12 released the restrictions from the person
13 that we transferred title to, and I think I
14 explained that to you on the email.

15 MS. ROGGIO: Yup.

16 MS. JARMON: You can just let the
17 Committee know what you're planning to do.

18 MS. ROGGIO: Sure. We are just asking
19 for release of the restrictions for the
20 properties that were acquired in 1989 and in
21 2003 from the Redevelopment Authority in
22 preparation to sell the properties.

23 MS. JARMON: Any questions from the
24 Committee? Recommendation?

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1 MS. DUNBAR: Motion to remove the
2 restrictions.

3 MS. COSTA: Second.

4 MS. JARMON: All in favor?

5 (Ayes.)

6 MS. JARMON: Thank you.

7 The next item, 1315 South Dorrance
8 Street.

9 (Applicant approaches podium.)

10 MR. POUGH: Good morning. How you
11 doing?

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

14 MR. POUGH: Aldoric Pough.

15 MS. JARMON: You are the current owner.
16 And your name?

17 MR. SILVER: Abraham Silver.

18 MS. JARMON: You are the applicant that
19 wants to purchase it from him?

20 MR. SILVER: That's correct.

21 MS. JARMON: I think we placed a self
22 amortizing mortgage against the title with
23 this property. And you want to purchase the
24 property for the self amortizing mortgage

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1 that is against the title; is that correct.

2 MR. SILVER: That's correct. And I will
3 pay off the mortgage.

4 MS. JARMON: What's your proposal with
5 the lot.

6 MR. POUGH: We received zoning approval
7 to build a single family residence for sale
8 on that lot.

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

11 MR. GRADWOHL: 1315 was transferred
12 initially as a side yard?

13 MS. JARMON: As a side yard with self
14 amortizing mortgage. And I think it's not
15 2006. I want to say it was 2015.

16 MR. HUNTER: Deed says June 2015.

17 MS. JARMON: Okay.

18 MS. DUNBAR: He's going to sell it for
19 9300?

20 MS. JARMON: That's what his request is.

21 MR. HUNTER: Just to clarify, this is in
22 line -- we're not changing any sort of
23 restrictions on the property at this point
24 beyond selling it for the -- it's sold at

1 the price it's supposed to be sold?

2 MS. JARMON: Yes.

3 MR. SILVER: I'm sorry. You're saying
4 the restriction would not be --

5 MS. JARMON: We are going to transfer
6 the restrictions straight to you that are
7 against the title. You are going to pay the
8 self-amortizing mortgage that is against it
9 all.

10 MR. SILVER: In order for me to develop
11 the lot, I will have to have that
12 restriction removed from me as well; is that
13 correct?

14 MS. JARMON: Right. But I think if your
15 plans are to develop, you are probably going
16 to have to come back to the Committee.

17 MR. SILVER: Okay.

18 MS. JARMON: Once you developed it with
19 a certificate of occupancy that the property
20 is done so that we would be able to transfer
21 the title to you, or you'll be able to
22 transfer it free and clear or have it free
23 and clear.

24 MR. SILVER: Understood, yes.

1 MS. JARMON: Any further questions?

2 MS. DUNBAR: You have any idea what the
3 amount of the self-amortizing mortgage is?

4 MS. JARMON: It's whatever is in there.

5 MS. DUNBAR: Is that what this is,
6 9,300?

7 MS. JARMON: Yes.

8 MR. GRADWOHL: Essentially, transferring
9 the name of the side yard. And will be nine
10 years left on the side yard requirement?

11 MS. JARMON: No. The mortgage is going
12 to be paid off.

13 MR. SILVER: Yeah.

14 MS. JARMON: He'll still have the
15 condition he has to develop in a year. He
16 is going to have to come back before us once
17 he's done that.

18 MS. MEDLEY: Like he's buying it.

19 MR. GRADWOHL: Okay.

20 MS. JARMON: Any further questions?
21 Recommendation?

22 MS. COSTA: Recommend we transfer the
23 property --

24 MS. DUNBAR: Second.

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1 MS. COSTA: -- for \$9,000 value.

2 MS. JARMON: All in favor?

3 (Ayes.)

4 MS. JARMON: Thank you.

5 1811 Reed Street, the applicant asked to
6 be tabled until August.

7 The next item, 2618 Jasper Street, David
8 Lowry. This applicant is not asking to sell
9 the property. He just wants that
10 restriction lifted off of it. We
11 transferred the title to him back in 1995 as
12 a side yard.

13 MS. DUNBAR: Motion.

14 MR. O'DWYER: Second.

15 MS. JARMON: All in favor?

16 (Ayes.)

17 MS. JARMON: The last and final item,
18 2020 Wilder Street, Valerie Burgess.

19 (Applicant approaches podium.)

20 Good morning.

21 The property was transferred to
22 Ms. Burgess as a side yard --

23 MS. BURGESS: Yes.

24 MS. JARMON: -- back in 1984.

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1 MS. BURGESS: Yes.

2 MS. JARMON: You are asking the
3 restriction be lifted off the deed. You are
4 trying to sell the property, correct?

5 MS. BURGESS: Yes.

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

8 MR. GRADWOHL: Motion.

9 MR. PURNELL: Second.

10 MS. JARMON: All in favor?

11 (Ayes.)

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

13 Jametta wants to go back to page --

14 MS. JOHNSON: Just the one Kevin was
15 objecting to. The community planners,
16 nobody objected to this. You're not -- I
17 represent the Planning Commission. You are
18 representing the Office of --

19 MR. HUNTER: I asked if they had met
20 with the Planning Commission. They said
21 they hadn't on the project.

22 MS. JOHNSON: I know. I want to go on
23 record you want to meet with them and you're
24 representing the Office of Development and

1 not Planning Commission.

2 MR. HUNTER: Yes.

3 MS. JOHNSON: Just to be clear, they are
4 going to meet with you and develop whatever
5 plans, so Planning Development Division and
6 Community Planners review it. I just wanted
7 it to be stated on the record which office
8 you represent. I represent Planning and you
9 represent the Office of Development.

10 Just put it on the record.

11 MS. JARMON: Okay. All right.

12 MS. JOHNSON: Just to put it on the
13 record.

14 MS. JARMON: The meeting is adjourned.
15 Thank you.

16 - - -

17 (At this time, a discussion was held off
18 the record.)

19 - - -

20 MS. JARMON: Let me go back on record to
21 approve the minutes for June 14, 2016
22 agenda.

23 (Motion made.)

24 MR. GRADWOHL: Second.

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1 MS. JARMON: All in favor?

2 (Ayes.)

3 The meeting is now adjourned. Thank you
4 very much.

5 (The VPRC Meeting adjourned at 10:54 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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