VACANT PROPERTY REVIEW COMMITTEE

Caucus Room, City Hall
Philadelphia, Pennsylvania
Tuesday, August 9, 2016
10:15 a.m.

PRESENT:
SUSIE JARMON, OHCD, CHAIRWOMAN
DAIANA RAMOS, OHCD
SEAN McMONAGLE, Councilman Squilla's Office
JEREMY GRADWOHL, Council President Clarke's Office
LINDA MEDLEY, Law Department
REBECCA SWANSON, L&I
LOWELL THOMAS, PHDC
ANDREW FRISHKOFF, LISC
LISA WALKER, Revenue
AMANDA DAVIS, PIDC
KEVIN HUNTER, Commerce Department
FREDERICK PURNELL, SR., Office of Planning and Development
JAMETTA JOHNSON, Planning Commission
MELVIS DUNBAR, RDA

- - -
CHAIRWOMAN JARMON: Good morning. The VPRC is now in session. My name is Susie Jarmon. We're going to get started with the agenda items.

On Page 2, 5504 Baltimore Avenue is going to be tabled by the District Councilwoman's office.

Before I continue, are there any attorneys in the room?

(No response.)

CHAIRWOMAN JARMON: The next item is 2533 North 23rd Street, Emmitt and Darlene Carter.

(Witnesses approached podium.)

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

MR. CARTER: Emmitt Carter.

MS. CARTER: Darlene Carter.

CHAIRWOMAN JARMON: And you're here to purchase the lot at 2533 North 23rd Street?

MS. CARTER: Yes.

CHAIRWOMAN JARMON: And the
applicant owns 2531 North 23rd Street.

MS. CARTER: Yes.

CHAIRWOMAN JARMON: Can you just let the Committee know what your proposal is for the lot.

MS. CARTER: We plan to use it for a garden and a side yard. We've been maintaining it over 20 years.

CHAIRWOMAN JARMON: Are there any questions from the Committee?

MS. JOHNSON: Do you live in the house next door?

MS. CARTER: No. My daughter and my nephew lives there. I've been taking care of the yard for over 20 years, the lot.

CHAIRWOMAN JARMON: Are there any further questions?

MR. PURNELL: This will be an acquisition at the LAMA value?

CHAIRWOMAN JARMON: I think there's more than one applicant. I'm not really sure. If there's just this one applicant, then we use the LAMA value.
If there's more than one, then we order an appraisal. Are there any further questions?

MS. DUNBAR: So the question is, are you willing to purchase the property once you find out what the price is?

MR. CARTER: Yes.

MS. DUNBAR: Well, then I would make a recommendation that we sell it to you once the price has been established.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: We'll be in touch.

MS. CARTER: I have a question. I started this process over 25 years ago when I was living in the property and someone at City Hall dropped the ball.

CHAIRWOMAN JARMON: Not to cut you off. When you initially applied for
this property, you were still on Princeton Avenue. You never were occupying this property on 23rd Street. We never got ID or anything stating that you were in the property on 23rd Street. When you applied for the property, you applied for it under the old 1202-A program back in 2001, but it wasn't verified that you were occupying the property.

MR. CARTER: Thank you.

CHAIRWOMAN JARMON: You're welcome.

The next item is 1220 North 16th Street, Bishop Robert Smith.

(Witness approached podium.)

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

BISHOP SMITH: Bishop Robert Smith, Emmanuel Apostolic Church.

CHAIRWOMAN JARMON: And you're here to purchase 1220 North 16th Street?

BISHOP SMITH: Yes.
CHAIRWOMAN JARMON: And it's adjacent to your church?

BISHOP SMITH: Yes.

CHAIRWOMAN JARMON: Any questions from the Committee?

MR. HUNTER: I have a question. What effect will this have on the Council President's housing rules in the area? I know there's several lots connected here. It's a hot market.

MR. GRADWOHL: Yes. I work for the President's Office. 1220 is immediately adjacent to 1218, which is the church. It's also adjacent to 1222 and 1224 16th Street. As an office we felt it the City's best intentions to transfer or at least allow the church to purchase 1220 to create outdoor space to kind of act as a buffer between those and the workforce housing sites at 1222 and 1224.

MS. JOHNSON: So you do have plans for housing there?

MR. GRADWOHL: Yes. The plans
will include a request for proposal for
workforce housing, and that matter is in
the future.

MR. HUNTER: All right. Thank
you.

CHAIRWOMAN JARMON: Any further
questions?

(No response.)

CHAIRWOMAN JARMON:
Recommendation?

MS. DUNBAR: Motion to sell at
the established price.

(Duly seconded.)

CHAIRWOMAN JARMON: All in
favor?

(Aye.)

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

BISHOP SMITH: Thank you.

CHAIRWOMAN JARMON: You're
welcome.

The next items are Urban Garden
Agreements, which I can accept.

Oh, I'm sorry. On the bottom
of the page, there are two side yards,
2407 North Orkney and 1953 North Croskey
Street. Can I get a recommendation?

MS. JOHNSON: I had a question.
Are they here?

CHAIRWOMAN JARMON: No.

They're not invited for side yards.

MS. JOHNSON: So 2407, is that
his primary residence? Because I see he
owns another house.

CHAIRWOMAN JARMON: He lives in
the 2405.

MS. JOHNSON: Okay.

CHAIRWOMAN JARMON: Any further
questions?

(No response.)

MR. GRADWOHL: I move we
transfer for no consideration.

(Duly seconded.)

CHAIRWOMAN JARMON: All in
favor?

(Aye.)

CHAIRWOMAN JARMON: It will be
a consideration. We place a ten-year
self-amortizing mortgage against side
yards. Thank you.

The next item is a property
that was requested to be transferred to
Philadelphia Land Bank, 2919 West Oakdale
Street. Can I get a recommendation?

Can we go back to the Urban
Garden Agreements, which I can accept, on
Page 3, four Urban Garden Agreements.

The next item, 2919 West
Oakdale Street, Philadelphia Land Bank
property, are there any questions?
(No response.)

CHAIRWOMAN JARMON: Can I get a
recommendation?

MR. PURNELL: So moved.
(Duly seconded.)

CHAIRWOMAN JARMON: All in
favor?
(Aye.)

CHAIRWOMAN JARMON: The next
property was a property that was placed
before the Real Estate Committee. Two
weeks ago we had an individual that
supposedly had been fraudulently taken advantage of. She supposedly paid someone $5,000 to purchase the property. The Real Estate Committee's recommendation was that the applicant be told to get a police report so that we can have that for our records. We contacted her. We told her what we needed, called her back a few days later, didn't get a response. On Friday I sent a letter to her to vacate the premises, because the Real Estate Committee does not want us to transfer this until we get a police report.

So can I get a recommendation or we table this item.

MS. DUNBAR: You're going to recommend to table?

CHAIRWOMAN JARMON: Yes.

MS. DUNBAR: Recommendation to table the item that was presented to the Real Estate Committee.

(Duly seconded.)

CHAIRWOMAN JARMON: All in
favor?

(Aye.)

CHAIRWOMAN JARMON: The next item is an extension of time, 2201 East Auburn, Community Justice Land Trust.

(Witness approached podium.)

CHAIRWOMAN JARMON: Good morning. State your name for the record.

MS. BROOKS: Rachel Brooks.

I'm the development coordinator for this project.

CHAIRWOMAN JARMON: Can you let the Committee know why you're asking for an additional extension.

MS. BROOKS: Sure. We closed on the property last August, August of 2015, and anticipated a 12-month construction period. The property is on the site of a former factory that had environmental remediation that needed to be done, but the remediation has been more extensive than we initially anticipated, which extended our construction period a few weeks. So as
of now, we are anticipating having our
Certificate of Completion during the
month of September. So we're requesting
an extension until the end of September
to complete it.

CHAIRWOMAN JARMON: Any
questions from the Committee?
(No response.)

MS. DUNBAR: Motion to provide
the extension.
(Duly seconded.)

CHAIRWOMAN JARMON: All in
favor?
(Aye.)

CHAIRWOMAN JARMON: Thank you.
It's going to be a six-month extension.
Thank you.

The next is 2147 Federal, 2723
Oakford, 2727 Oakford Street. This has
been before the Committee a couple times.
They're requesting an extension because
they're unable to start their project
because they have a lawsuit going on with
the City.
(Witness approached podium.)

CHAIRWOMAN JARMON: Can you just give them a little --

MS. SINNI: My name is Jennifer Sinni, owner of the property.

We just continue to still be in litigation. The, quote/unquote, previous owner of the property is still vying that it's their property, so they brought a suit against us as well as the City and the various departments related to that claim. So it's a continued litigation process that's going on.

MS. DUNBAR: Do you have a court date?

MS. SINNI: We don't.

CHAIRWOMAN JARMON: Any further questions?

(No response.)

MS. DUNBAR: Motion to provide the extension requested.

(Duly seconded.)

CHAIRWOMAN JARMON: Six-month extension.
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MS. DUNBAR: Yes.

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

MS. SINNI: Thank you.

CHAIRWOMAN JARMON: The next items are Certificate of Completions/releases. The first list of properties is Innova Redevelopment. The addresses are 1416 South Colorado, 1418 Colorado, 1420 Colorado, 1434 South Bouvier, and 1436 South Bouvier.

(Witness approached podium.)

CHAIRWOMAN JARMON: Good morning. State your name.

MR. ALLEGRETTI: Bernardino Allegretti.

CHAIRWOMAN JARMON: Can you let the Committee know the reason you're here. I know that you're here for releases on these properties.

MR. ALLEGRETTI: I'm here for releases. All five of these properties
are under agreement of sale scheduled for settlement in September. The work is complete on 1434 and 1436 Bouvier. We had our final inspections with License and Inspections two weeks ago and we're waiting for the final Certificate of Occupancy. And the three other properties on Colorado Street are scheduled for completion in the coming two weeks.

MS. JOHNSON: The properties have all been sold?

MR. ALLEGRETTI: They're all sold.

CHAIRWOMAN JARMON: So once we receive the Certificate of Occupancies on these properties, then we can prepare the release to be executed.

Are there any further questions?

(No response.)

MS. DUNBAR: I would make a motion to provide the Certificates of Completion upon their receipt of the
Certificates of Occupancy.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

MR. ALLEGRETTI: Thank you.

CHAIRWOMAN JARMON: 2117 Latona and 2121 Latona Street, Wilson Drake Development. I think the owner of the properties, he's on vacation?

(Witness approached podium.)

MR. ROGOVE: Yes. I'm a friend of his. He's asked me to bring the documents in. They're away.

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

MR. ROGOVE: Neil Rogove. I'm just representing Wilson Drake, a friend of mine, Tony Drake. They have those two lots. I guess they got them last year, earlier this year, and they're completely developed. They're actually under agreement of sale. So they asked me to
CHAIRWOMAN JARMON: Okay. So both of these properties, we're waiting for the Certificate of Occupancies and then we can prepare the releases.

MS. JOHNSON: Can I ask a question? I see an agreement of sale for 21 but not for 17.

MR. ROGOVE: Right. They don't have the agreement yet. It's completed, but they have an offer, but they don't have the agreement of sale yet.

MS. JOHNSON: Okay.

MR. ROGOVE: You want them to forward the agreement of sale?

CHAIRWOMAN JARMON: Yes, to me once they get it, and they know that. I already told them.

MR. ROGOVE: I'll tell them that. I'm going to see them tomorrow. Who should I send them to?

CHAIRWOMAN JARMON: Susie Jarmon.

MR. ROGOVE: Okay. Thank you.
CHAIRWOMAN JARMON: You're welcome.

MR. ROGOVE: They said you might not be here.

CHAIRWOMAN JARMON: Oh, I'm here.

Can I get a recommendation?

MS. DUNBAR: I recommend that we issue the Certificate of Completion, subject to the issuance of the Certificate of Occupancy to the Chairwoman.

(Duly seconded.)

CHAIRWOMAN JARMON: So once we receive the Certificate of --

(Duly seconded.)

CHAIRWOMAN JARMON: I'm sorry.

All in favor?

(Aye.)

CHAIRWOMAN JARMON: I'm sorry.

MR. ROGOVE: I'll tell them.

CHAIRWOMAN JARMON: They'll be in touch with me via e-mail.

MR. ROGOVE: They'll be back
the end of the week. Thank you so much.

CHAIRWOMAN JARMON: Have a good day.

MR. ROGOVE: Thank you.

CHAIRWOMAN JARMON: The next items are 2223 Coral, 2227 Coral, and 2229 Coral, Brick Stone Group, LLC.

(Witness approached podium.)

CHAIRWOMAN JARMON: Good morning. Can you state your name.


CHAIRWOMAN JARMON: And these properties are all developed and ready to be sold?

MR. HEWELL: Yes. We have three under agreement. The first one is going for settlement tomorrow. The next one on 2225 is scheduled for settlement next Friday, and the third, 2227 -- actually, you don't have 2225.

CHAIRWOMAN JARMON: That's not ours.
MS. JOHNSON: 2225 is not listed here.

CHAIRWOMAN JARMON: That's not ours.

MR. HEWELL: 2227 goes to settlement in September.

MS. JOHNSON: Did you provide paperwork for 2229?

MR. HEWELL: Yes. All of them have been provided. It's just two of them are under agreement right now. The third one is not yet.

CHAIRWOMAN JARMON: Any further questions?

(No response.)

CHAIRWOMAN JARMON: Can I get a recommendation?

MR. PURNELL: So moved.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: They're approved subject to the Certificate of
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2 Occupancies. Once we receive those, then
3 we can proceed with preparing the
4 release.
5
6 MR. HEWELL: Who do I talk to?
7 One goes to settlement tomorrow and then
8 and COO has already been provided to --
9
10 CHAIRWOMAN JARMON: You have
11 the Certificate of Occupancy?
12
13 MR. HEWELL: Yes. If not, I
14 can resend it.
15
16 CHAIRWOMAN JARMON: Because I
17 don't have it.
18
19 MR. HEWELL: That's the one
20 that's going to settlement right now.
21
22 CHAIRWOMAN JARMON: I'll make
23 sure the Commissioner knows that. So you
24 can get it to me today and we'll send it
25 over.
20
21 MR. HEWELL: Have I been
22 e-mailing you?
23
24 CHAIRWOMAN JARMON: Susie
25 Jarmon. That's for the 2223?
24
25 MR. HEWELL: Correct.
25
26 CHAIRWOMAN JARMON: That's for
MR. HEWELL: Correct.
CHAIRWOMAN JARMON: Okay.

Thank you.

MR. HEWELL: Thank you.

CHAIRWOMAN JARMON: 1823 North Bouvier Street, Jeanette Harris --
Burris.

(Witness approached podium.)

CHAIRWOMAN JARMON: Good morning.

MR. GAINES: Good morning, everyone.

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

MR. GAINES: Carl Gaines.

CHAIRWOMAN JARMON: And you are?

MR. GAINES: Jeanette Burris's son.

CHAIRWOMAN JARMON: And you're here asking for a release? I think she received this property as a side yard; am I correct?
MR. GAINES: Yes, ma'am.


Are there any questions from the Committee?

(No response.)

CHAIRWOMAN JARMON: Recommendation?

MR. GRADWOHL: The attached picture looks like a house. Is there a photo of the lot?

CHAIRWOMAN JARMON: She received this as a house or a lot?

MR. GAINES: A lot.

MR. PURNELL: We're talking about the lot next door in the picture.

CHAIRWOMAN JARMON: It's next to it.

MR. GRADWOHL: You can't see the lot.

MS. DUNBAR: He can't see the lot, is what he's saying.

MR. GRADWOHL: Do we know if it's clear?
MR. GAINES: It's got some weeds there.

MR. GRADWOHL: It has to be cleaned if we issue the Certificate of Completion.

CHAIRWOMAN JARMON: Once you've cleaned it, you can contact me and I'll have the inspector come out and verify that.

MR. GAINES: Yes, ma'am.

MR. GRADWOHL: So I move that we grant the Certificate of Completion based upon inspection that the premises is cleaned.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

MR. GAINES: Thank you.

CHAIRWOMAN JARMON: 5351 Irving Street, Cyrus Bowman.

(Witnesses approached podium.)

CHAIRWOMAN JARMON: Mr. Bowman
MR. BOWMAN: Good morning.

Yes.

CHAIRWOMAN JARMON: State your name for the record.

MR. BOWMAN: Cyrus Bowman.

Because of financial situations back then. I have accumulated some funds. What I want the Board to hopefully recognize is I have paid taxes on this home, service the water bill and homeowners insurance on this property. So it's not a property that's been sitting dormant. I visit it every time I come to the City.

I do have funds, a copy of a check from my financial institution and also from my private funds that I have enough money to rehab this property. So I'm asking for an extension if I can get a certificate of release to rehab this
property, and I do have a contractor ready to work on this property this weekend.

CHAIRWOMAN JARMON: So you want to keep it in your name?

MR. BOWMAN: If it's okay to get the release, yes.

CHAIRWOMAN JARMON: So he wants an extension.

MR. PURNELL: Last month he wanted to sell it.

CHAIRWOMAN JARMON: He wanted to sell it.

MR. PURNELL: So that's off the table?

MR. BOWMAN: Right. Well, because I do have copies of funds now to rehab it.

MS. DUNBAR: You have a letter, you said?

MR. BOWMAN: I have letters from my bank and also from my other financial institution that I have the funds.
MS. DUNBAR: So you also have an estimate, I guess, to say that the amount that you have accumulated to rehab will be sufficient to cover those costs.

MR. BOWMAN: Yes, ma'am.

MS. DUNBAR: Okay. So he has provided a copy of a letter from BB&T saying they have access to $10,000 in cash and also from the Justice Federal Credit Union a check made payable to him for $25,000, him, Cyrus Bowman. So it's a total of $35,000 that he would be using to assist with the rehab.

MR. GRADWOHL: How long of an extension are you looking for?

MR. BOWMAN: Six months.

MR. PURNELL: Mr. Bowman, you've done some interior work already?

MR. BOWMAN: Yes. I have cleaned this house out and also I had my contractor come and look at it and have guys estimated on it. And so I am ready to work.

CHAIRWOMAN JARMON: Any further
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questions?

(No response.)

CHAIRWOMAN JARMON:

Recommendation?

MS. DUNBAR: Motion to provide the requested extension of six months.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

MR. BOWMAN: Thank you.

CHAIRWOMAN JARMON: 1440 South Bouvier Street, Sandra Miles.

(No response.)

CHAIRWOMAN JARMON: I'm going to table this until next month.

1811 Reed Street, Constance Ortiz.

1811 Reed.

(Witness approached podium.)

CHAIRWOMAN JARMON: Good morning. Can you state your name for the record.
MR. KELLY: Patrick Kelly.

CHAIRWOMAN JARMON: And you're here requesting the release. Are you the current owner of the property?

MR. KELLY: Yes.

MS. DUNBAR: Would you speak up, sir.

MR. KELLY: Yes.

MS. JOHNSON: Is work completed on the house?

MR. KELLY: It should be by the end of the month.

CHAIRWOMAN JARMON: So by the end of the month, you should be able to provide us with a Certificate of Occupancy?

MR. KELLY: Yes. It's under agreement of sale for September.

CHAIRWOMAN JARMON: Any further questions?

(No response.)

CHAIRWOMAN JARMON: Recommendation?

MS. DUNBAR: Motion to issue
the Certificate of Completion, subject to your providing the Certificate of Occupancy.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

MR. KELLY: Thank you.

CHAIRWOMAN JARMON: 427 West York Street, Juan and Carmen Rios.

(Witness approached podium.)

CHAIRWOMAN JARMON: Good morning. Can you state your name.

MS. VALENTIN: My name Diana Valentin.

CHAIRWOMAN JARMON: And you're here requesting a release?

MS. VALENTIN: Yes.

CHAIRWOMAN JARMON: Are you the current owner?

MS. VALENTIN: Yes.

CHAIRWOMAN JARMON: This may take a little longer than the others.
We're trying to get the deed from the Redevelopment Authority to the previous owner. So it may -- you have it?

MS. VALENTIN: I have this. He told me to show you.

CHAIRWOMAN JARMON: This is not the deed. This is an agreement.

MS. VALENTIN: He just told me to show you.

CHAIRWOMAN JARMON: I'm talking about the deed in order for us to prepare the release.

Can I get a recommendation for the release, subject to -- we're trying to get the deed that transferred from the Redevelopment Authority to the applicant from the Department of Records. That's where our holdup is in order to prepare the release.

Can I get a recommendation?

MS. DUNBAR: Does she also have the Certificate of Occupancy?

CHAIRWOMAN JARMON: No. That's an agreement of sale.
Do you have a Certificate of Occupancy or was this property already rehabbed?

MS. VALENTIN: It was rehabbed.

CHAIRWOMAN JARMON: This was already done years ago.

MS. DUNBAR: Okay. So I make a motion to issue the Certificate of Completion, subject to your office getting the --

CHAIRWOMAN JARMON: Well, we wouldn't be able to do it without it.

MS. DUNBAR: Well, motion to issue.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

Thank you. We'll be in touch.

MS. VALENTIN: Okay. Thanks.

CHAIRWOMAN JARMON: All right.

1715 North Howard and 1716 Hope, George and Kathleen Chorlton?
(No response.)

CHAIRWOMAN JARMON: I'm going to table this until next month.
Are there any others?
(No response.)

CHAIRWOMAN JARMON: That's it, okay.

The meeting is now adjourned.

Thank you. Have a good day.

(Vacant Property Review Committee concluded at 10:45 a.m.)
CERTIFICATE

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

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MICHELE L. MURPHY
RPR-Notary Public

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