

Vacant Property Review Committee
August 8, 2017

VACANT PROPERTY REVIEW COMMITTEE

Room 401, Caucus Room
Philadelphia, Pennsylvania
Tuesday, August 8, 2017
10:05 a.m.

PRESENT:

SUSIE JARMON, OHCD
JEREMY GRADWOHL, COUNCIL PRESIDENT'S OFFICE
WILLIAM NEWCOMB, ESQ., RDA
DEB CUNNINGHAM, PUBLIC PROPERTY
LINDA MEDLEY, LAW DEPARTMENT
LISA WALKER, REVENUE DEPARTMENT
AMANDA DAVIS, PIDC
MEREDITH TREGO, COMMERCE
MELISSA LONG, OHCD
CAROLYN PLACKE, LISC
JAMETTA JOHNSON, PLANNING COMMISSION
LOWELL THOMAS, PHDC

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2 CHAIRMAN JARMON: Good morning,
3 everyone. My name is Susie Jarmon. We're
4 going to get started.

5 Are there any attorneys in the room?

6 (Hands raised.)

7 CHAIRMAN JARMON: You want to come up?

8 (Attorneys approach.)

9 CHAIRMAN JARMON: He is here for -- page
10 6, representing two clients 1810 North Taney
11 Street and 2914 West Gordon Street.

12 Can you state your name for the record?

13 MR. DINATALE: Good morning. Lorenzo
14 Dinatale for the owners of the property.

15 CHAIRMAN JARMON: And you are here
16 representing the two clients who recently
17 purchased these properties at sheriff sale?

18 MR. DINATALE: Yes.

19 CHAIRMAN JARMON: It had the restriction
20 on the deeds.

21 MR. DINATALE: That's correct.

22 CHAIRMAN JARMON: Any there any
23 questions from the Committee?

24 Recommendation? Can I get a

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1 recommendation?

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

4 MS. JOHNSON: Second.

5 CHAIRMAN JARMON: All in favor?

6 (Ayes.)

7 CHAIRMAN JARMON: Thank you. I'll be in
8 touch.

9 (Attorney approaches.)

10 MR. LABKOFF: Name is William Labkoff,
11 433 and 435 West Indiana.

12 CHAIRMAN JARMON: 433 and 435 West
13 Indiana?

14 MR. LABKOFF: Yes, ma'am.

15 CHAIRMAN JARMON: Which are on page 5.
16 Can you just let the Committee know what you
17 are here for. The reason you are here.

18 MR. LABKOFF: I am here for 433-435 West
19 Indiana. Requesting a removal of the
20 reverter clause.

21 CHAIRMAN JARMON: The applicant received
22 both of these lots as side yards from our
23 agency?

24 MR. LABKOFF: Yes. If you wish, I have

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1 copies of the deeds.

2 CHAIRMAN JARMON: No, we have them.

3 Any questions from the Committee?

4 MS. TREGO: Concern is the picture that
5 was taken shows the sidewalk is pretty
6 ripped up. I don't know if that's --

7 CHAIRMAN JARMON: What is the new owner
8 going to do? What is the new owner going to
9 do with these two lots?

10 MR. LABKOFF: Currently, she has access
11 to it. She has planted tomatoes there right
12 now. I believe she wants to create a
13 parking facility for her business across the
14 street.

15 CHAIRMAN JARMON: The current owner or
16 someone else?

17 MR. LABKOFF: Purchaser.

18 CHAIRMAN JARMON: The purchaser?

19 MR. LABKOFF: Yes.

20 CHAIRMAN JARMON: So, they know that
21 they are going to be responsible to get the
22 sidewalk repaired?

23 MR. LABKOFF: I understand she is doing
24 it now.

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1 CHAIRMAN JARMON: Okay.

2 MS. TREGO: She is doing it now?

3 MR. LABKOFF: Yes.

4 CHAIRMAN JARMON: As we speak or?

5 MR. LABKOFF: That's what I was led to
6 believe.

7 MS. LONG: Are they asking for
8 certificate of completion?

9 CHAIRMAN JARMON: Yes. We settled this
10 back in 2006 as side yards.

11 MS. LONG: Can we make this contingent
12 upon repair of the sidewalk, so that it's
13 actually complete?

14 MR. LABKOFF: No problem.

15 CHAIRMAN JARMON: Can I get a
16 recommendation?

17 MS. LONG: I recommend granting the
18 certificate of completion contingent upon
19 the repairs are made to the sidewalk.

20 MR. THOMAS: Question. What are the
21 requirements for a side yard as far as
22 maintenance?

23 CHAIRMAN JARMON: They were supposed to
24 just maintain them and keep it clean. At

1 the time when we settled it to them, the lot
2 was fenced and cleaned.

3 MR. THOMAS: Okay. I am looking at a
4 picture here. Mine is not in color. Is
5 anybody's else look like it's been kept up
6 and in compliance with the agreement?

7 CHAIRMAN JARMON: It's ten years ago,
8 eleven years ago.

9 MR. THOMAS: Shouldn't we at least in
10 addition condition the sale to getting it
11 into proper shape?

12 MS. LONG: Upon debris and maintaining,
13 mowing the lot.

14 CHAIRMAN JARMON: Yeah. I had already
15 emailed them and told them that they needed
16 to clean the lot up. Along with that, they
17 need to clean.

18 MR. LABKOFF: Ladies and gentlemen, the
19 two lots do not extend to the north and
20 south street. There are three lots that are
21 enclosed with the fencing that you would see
22 on the picture. The lot which is adjacent
23 to the north/south street, which I'm not
24 sure which it is, belongs to two people who

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1 have disappeared. We only own the two lots
2 next to the house.

3 CHAIRMAN JARMON: Right. Where the
4 sidewalk is up, that's the two?

5 MR. LABKOFF: Correct, yes.

6 CHAIRMAN JARMON: All right. They need
7 to mow and clean this lot up before the
8 release is issued, okay?

9 MR. GRADWOHL: Melissa, do you want
10 to amend your --

11 MS. LONG: To amend cleaning of the lot.

12 I recommend granting the certificate of
13 completion contingent upon repair of the
14 sidewalk and any maintenance to the lot,
15 okay?

16 MR. LABKOFF: Yes.

17 MR. GRADWOHL: Second.

18 CHAIRMAN JARMON: All in favor?

19 (Ayes.)

20 CHAIRMAN JARMON: Any opposed?

21 (None opposed.)

22 MR. LABKOFF: Thank you.

23 CHAIRMAN JARMON: You're welcome.

24 (Attorney approaches.)

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1 CHAIRMAN JARMON: 2042 East Susquehanna,
2 2050, 2052 and 2054 East Susquehanna on page
3 5. Can you state your name for the record.

4 MR. MARTIN: William Martin, Fox
5 Rothschild Law Firm on behalf of Frozen
6 Ehmedi.

7 CHAIRMAN JARMON: You are here
8 requesting the release for these four lots?

9 MR. MARTIN: Yes.

10 CHAIRMAN JARMON: They were approved for
11 parking adjacent to the applicant's
12 business.

13 MR. MARTIN: Yes.

14 CHAIRMAN JARMON: Any questions from the
15 Committee?

16 MR. GRADWOHL: What did your client
17 actually do with the lots?

18 MR. MARTIN: The lots have remained
19 vacant since they were acquired in 2005.
20 One of the lots is under an agreement of
21 sale as part of a much larger transaction
22 involving many holdings at that location.

23 My clients, we are here seeking relief
24 on all four because it's anticipated that

1 there may be development or financing of the
2 other three. We are simplifying the
3 process. While it's only 2042, which is
4 currently under agreement of sale, we are
5 seeking relief on 2042 and the other three.

6 MR. GRADWOHL: Okay. Because as your
7 letter stated, excuse me, as the information
8 was provided to the Committee, the proposal
9 was to be used as parking?

10 CHAIRMAN JARMON: At that time when they
11 got it, it was for parking to the business.

12 MR. GRADWOHL: Right. Was the parcel
13 ever used for parking?

14 MR. MARTIN: I'm not aware it was used
15 for parking. We are selling them without
16 specific knowledge of any intent for them to
17 be used for parking. I'm not sure that this
18 -- not sure the current licensing status on
19 that one.

20 MR. GRADWOHL: Right. I just noticed
21 the lot was fenced around it, which seemed
22 hard to park cars on it. And I notice your
23 letters stating developed eleven years.

24 MR. MARTIN: It's not been developed in

1 eleven years.

2 MR. GRADWOHL: Okay.

3 CHAIRMAN JARMON: Any further questions?
4 Recommendation?

5 MS. MEDLEY: I think the concern, as I'm
6 possibly hearing from Jeremy, is that they
7 didn't do anything with it. So, it would be
8 difficult for the Committee to give a
9 release -- certificate of completion, I
10 should say, if they didn't develop it.

11 CHAIRMAN JARMON: Well, they weren't
12 supposed to develop. It was for parking.
13 They just cleaned it and kept it fenced, but
14 it wasn't to develop.

15 MS. MEDLEY: They did clean and fence
16 it?

17 MR. GRADWOHL: There are standards when
18 the City transfers a parcel for parking.
19 They are expected to pave it, to provide
20 access to it. What the applicant has said
21 is that they haven't done that for eleven
22 years.

23 MS. CUNNINGHAM: If I am correct in
24 reading the letter, there is still an offer,

1 as well, to reimburse the City for some of
2 this? There is an offer for --

3 MS. JOHNSON: The City as well. The
4 property is being sold for --

5 CHAIRMAN JARMON: Along with other
6 properties that the applicant owns.

7 MS. JOHNSON: Right.

8 CHAIRMAN JARMON: Any further questions?

9 MS. CUNNINGHAM: You're asking for a
10 certificate of completion on all four
11 parcels, but only one is involved in the
12 transaction as being sold, correct?

13 MR. MARTIN: The application is for all
14 four. If this body should determine that
15 it's most appropriate to just grant us one
16 under agreement of sale and ask the
17 applicants to return in the future as plans
18 are clear as to the other three, we would
19 understand that.

20 MS. JOHNSON: On this block, all the
21 other adjacent properties have been new
22 construction houses?

23 MR. MARTIN: There are -- there are two
24 on the row which are older properties. One

1 of the two has been recently renovated.

2 MR. GRADWOHL: Is there a settlement
3 date associated with 2042?

4 CHAIRMAN JARMON: Settlement date.

5 MR. MARTIN: The hope for settlement is
6 at the end of August.

7 MR. GRADWOHL: End of August? I'm
8 contemplating not making a motion.
9 Contemplating moving to table this so we
10 have more time to discuss this. It's clear
11 that there is no merit for this certificate
12 of completion if there has been no parking.

13 Anyone else feel the same way?

14 MS. PLACKE: Yeah. I think we should
15 motion to deny certificate of completion
16 pending further deliberation on the status
17 of the parking.

18 MR. GRADWOHL: Okay.

19 MR. THOMAS: Are you withdrawing your
20 motion?

21 MR. GRADWOHL: That wasn't a motion.

22 MS. MEDLEY: I guess one of the things
23 they need to consider while they are
24 deliberating is the offer of \$75,000? Do

1 you have any information on that?

2 MR. MARTIN: That was not intended to be
3 a \$75,000 offer. What that was intended was
4 there was a request as to what the purchase
5 price for the parcel is. As I indicated in
6 my letter, because this is a consolidated
7 purchase price for many holdings and this is
8 essentially 2 percent of the entirety which
9 is being sold and because this is a vacant
10 lot, while things that are being sold
11 constitute existing warehouse structure, it
12 was very difficult to come up with a number
13 associated with the acquisition price for
14 this parcel. \$75,000 was an attempt based
15 upon the entirety of the facts to put a
16 number on the purchase price for this
17 parcel.

18 MS. MEDLEY: For the other sale, not for
19 the purposes of, I guess --

20 MR. MARTIN: For the sale which is
21 scheduled in August. My attempt to estimate
22 how much of the purchase price is
23 attributable to 2042 is \$75,000.

24 MR. THOMAS: Second the motion.

1 CHAIRMAN JARMON: So, what is the
2 motion?

3 MS. LONG: To table it. Restate it.

4 MS. PLACKE: I move to table the
5 decision on certificate of completion. But
6 I think we have to get clear on what we are
7 deliberating on.

8 So, the point here is can they move
9 forward with the sale; and are we
10 comfortable with the fact that it was not
11 used for parking? I mean or maybe it was.
12 I mean, I am just trying to get clarity on
13 what we are getting clarity for. If we move
14 to table this, what are we tabling and what
15 resolution do we need to come to?

16 MS. MEDLEY: I guess there needs to be
17 consideration of whether or not what was
18 done, although they stated that they
19 purchased the property that they were going
20 to develop it into a parking lot. They did
21 not develop it into a parking lot. And
22 whether or not what they did do, the
23 Committee considers it developed. I guess
24 they -- at least with regard to 2042, they

1 fenced it; is that correct?

2 MS. CUNNINGHAM: There was no fencing.

3 MR. GRADWOHL: It's just sitting there
4 with construction rubble on it. I think the
5 reason why we need to table is to determine
6 whether there is merit to grant certificate
7 of completion and then reevaluate City's
8 options at that time.

9 MS. MEDLEY: I will be honest. We have
10 to get an understanding -- may have already
11 said it -- what the potential buyer is going
12 to do with the property.

13 MR. MARTIN: I am having a hard time
14 hearing much of this conversation. I
15 apologize.

16 CHAIRMAN JARMON: What is the new buyer
17 going to do with the lot?

18 MR. MARTIN: I do not have that
19 information. The new buyer, since it is
20 buying the large hundred thousand square
21 foot warehouse which is nearby the lot, is
22 also trying to acquire incremental holdings
23 nearby for future use as he deems
24 appropriate in accordance with the

1 appropriate law and zoning.

2 MS. MEDLEY: I think the overall concern
3 is that, if I am hearing correctly, is that
4 the land has not been developed in eleven
5 years. And the Committee would want to make
6 sure that it was going to be developed going
7 forward if it was to either issue a
8 certificate of completion upon finding that
9 some development did happen in terms of at
10 least cleaning the lot and keeping it
11 maintained over the last couple of years and
12 assuming paying taxes on it.

13 Or if possibly, the new buyer would
14 accept -- if they intend to develop it, they
15 would accept the conditions on their deeds
16 so that they would get that developed.

17 MS. JOHNSON: Can I just say, this is a
18 residentially zoned lot. I'm not quite sure
19 why they were using it for parking as RSA-5.
20 Certainly, we wouldn't want them to be
21 sitting there as parking lot. When you look
22 at this block, and I did, there was new
23 development on the entire block going on.
24 It's residentially zone. I don't know why

1 it was ever disposed of as parking lot.

2 MS. MEDLEY: I guess because -- I don't
3 know, but there seems to be some type of
4 commercial business.

5 MS. JOHNSON: I think on another block
6 maybe across the street. The warehouse is
7 not specifically there. I don't know where
8 the warehouse is in relation to this. It
9 looks like in the photo it may be across the
10 street. In this particular block, there is
11 new construction around this. This is an
12 RSA-5 zone. I don't know why it wouldn't
13 be -- I mean, it was done, so can't take it
14 back. We certainly don't want to, I think,
15 see this as a parking.

16 MR. GRADWOHL: I agree. I don't think
17 the end game is that they develop the
18 parking lot within a year.

19 MS. MEDLEY: I think the end game is to
20 make sure that it's developed in some form.

21 MS. PLACKE: What is the development?

22 MS. MEDLEY: Right.

23 MS. JOHNSON: These are -- they are
24 adjacent lots in between houses. So, it's

1 not like it would be a variance granted.

2 MR. GRADWOHL: Would it be fair to
3 request further information from the
4 prospective buyer about the development
5 proposal?

6 MS. LONG: You have to speak up.

7 MR. GRADWOHL: What I said was, would it
8 be fair to request information about the
9 proposal from the prospective buyer? So for
10 that reason, I think that we should table it
11 for a month.

12 I move we table it for a month.

13 MR. MARTIN: Can I ask, do you meet
14 monthly?

15 MS. LONG: Yes.

16 MR. MARTIN: If I can restate, what I'm
17 hearing is that you are tabling out of a
18 lack of knowledge regarding the intended
19 plans for the parcel. And if either the
20 current owner or the new owner can come
21 forward with more clarity regarding how they
22 intend to use the parcel, we can resubmit
23 this request?

24 CHAIRMAN JARMON: Yes.

1 MR. THOMAS: Let me add something. I
2 think that the initial concern also was not
3 just a precedence, but a continuation of
4 policy where non-compliance is ratified by
5 approving certificates of completion, and
6 there is that concern, as well. So in
7 addition to what you stated, I think there
8 is also concern by at least from the
9 conversations to the side here, I believe
10 that that also is a part of the
11 consideration, as well.

12 MS. JOHNSON: We want to know what's
13 going to happen with all of the properties,
14 not just the one that's part of this
15 transaction. You're representing the owner,
16 right?

17 MR. MARTIN: Yes. But is it fair to say
18 that to the extent there is clarity on the
19 one parcel and we come back just seeking
20 relief on the one parcel, so long as the
21 restraint maintained on the other three, we
22 can come back at such time as there is
23 clarity on the development of that?

24 MS. JOHNSON: I think if they have plans

1 for the other three and they know what they
2 are going to do for the other properties --
3 if not, that's fine. But if they do have
4 plans for the other three properties, then
5 you can provide that information. It may be
6 helpful, as well.

7 MR. MARTIN: Thank you.

8 MR. GRADWOHL: I believe -- do I need a
9 second?

10 MS. PLACKE: Motion denied contingent
11 upon additional information from the
12 proposed buyer on what their plans are for
13 the long term use of this parcel.

14 Just table it?

15 MS. LONG: Yeah.

16 MS. PLACKE: Motion to table.

17 MR. GRADWOHL: Second.

18 CHAIRMAN JARMON: All in favor?

19 (Ayes.)

20 MR. MARTIN: Thank you folks.

21 CHAIRMAN JARMON: Page 2, 2251 and 2253
22 Palethorp, Mildred Hernandez.

23 (Applicant approaches podium.)

24 CHAIRMAN JARMON: Good morning.

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1 Can you state your name for the record?

2 MS. HERNANDEZ: Mildred Hernandez.

3 CHAIRMAN JARMON: You are here to
4 purchase these two lots?

5 MS. HERNANDEZ: Yes.

6 CHAIRMAN JARMON: What's your proposal
7 for them?

8 MS. HERNANDEZ: Because I have kids, and
9 I had them for about maybe ten years. Every
10 time we do family gathering, we always do
11 barbeque. We do picnics there. I got a
12 couple nieces and nephews with autism. So,
13 we get all together, do family reunions.
14 And I would like to keep it that way.

15 CHAIRMAN JARMON: Any questions from the
16 Committee?

17 MS. TREGO: I just had one. The address
18 associated with the applicant appears to
19 have an outstanding tax liability. So, I
20 don't know if there is a --

21 CHAIRMAN JARMON: Who, her?

22 MS. TREGO: The 2238 North.

23 CHAIRMAN JARMON: We ran the clearance
24 this morning and she's fine.

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1 MS. TREGO: Okay.

2 MS. CUNNINGHAM: These don't have to be
3 adjacent or abutted.

4 CHAIRMAN JARMON: She's buying it.

5 MS. CUNNINGHAM: Okay.

6 CHAIRMAN JARMON: Any further questions?
7 Recommendation?

8 MR. GRADWOHL: Move to approve the sale.

9 MS. JOHNSON: Second.

10 CHAIRMAN JARMON: All in favor?

11 (Ayes.)

12 CHAIRMAN JARMON: Any opposed?

13 (None opposed.)

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

16 174 Manheim, Wanda Walker.

17 (Applicant approaches podium.).

18 MS. WALKER: Here.

19 CHAIRMAN JARMON: Good morning. State
20 your name for the record.

21 MS. WALKER: Wanda Walker.

22 THE WITNESS: You own 172?

23 MS. WALKER: Yes, I do.

24 CHAIRMAN JARMON: Can you let the

1 Committee know what your interest is for the
2 lot on Manheim?

3 MS. WALKER: To help the community stop
4 the drug dealing and the illegal activities
5 that keep going on there. I own 172, but I
6 cannot keep any tenants at 174. I would
7 like to get it and beautify it and use it
8 for community garden for the children.

9 We cleaned it several times only for
10 them to come back. Like right now, I wanted
11 to show you a picture of art tire I did in
12 front of the daycare. I went and got 20
13 tires Friday because Allison told me --
14 she's the community person -- to be able to
15 show something positive. I was going to
16 wait til after the decision.

17 They had cars on there. We called. We
18 tried to get it moved. We were promised
19 that they would be moved by Monday. They
20 still haven't. And they were actually
21 trying to sell cars on the lot. We were
22 able to get that part taken care of, but
23 then they just brought some more cars back.

24 MS. JOHNSON: If you acquire the

1 property, will you fence it? Will you fence
2 the property?

3 MS. WALKER: Oh, yes. I had fenced it
4 once before just as a concerned citizen, but
5 they took it down. Also, I'm a member of
6 PDAC for the 39th Police District. I am
7 block captain once I turn in the paperwork.
8 And I am very concerned about this.

9 MS. JOHNSON: The community planner just
10 mentioned that there were complaints against
11 the lot, that it needed cleaning and --

12 MS. WALKER: About a month ago, they put
13 a trailer on there. I could not believe
14 what I was seeing. They were, like, really
15 setting up shop.

16 CHAIRMAN JARMON: Any further questions?

17 MS. TREGO: Just -- I don't know if you
18 ran it again for this property, but I saw a
19 similar --

20 CHAIRMAN JARMON: Yes. All properties,
21 we check to make sure the applicant is
22 cleared before it's placed on the agenda.

23 MS. TREGO: Thanks.

24 CHAIRMAN JARMON: You're welcome.

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1 Can I get a recommendation?

2 MR. GRADWOHL: Move to approve the sale.

3 MS. LONG: Second.

4 CHAIRMAN JARMON: All in favor?

5 (Ayes.)

6 CHAIRMAN JARMON: Any opposed?

7 (None opposed.)

8 CHAIRMAN JARMON: Thank you. I'll be in
9 touch.

10 MS. WALKER: Thank you very much.

11 CHAIRMAN JARMON: 1923 West Berks is a
12 side yard. Can I get a recommendation?

13 MS. LONG: Recommend to transfer as a
14 side yard.

15 MS. TREGO: Second.

16 CHAIRMAN JARMON: All in favor?

17 (Ayes.)

18 CHAIRMAN JARMON: Any opposed?

19 (None opposed.)

20 CHAIRMAN JARMON: Next item, are Urban
21 Garden Agreements, which I can accept.

22 2750 Amber, 600 to 602 West Clearfield
23 Street.

24 The next items are properties that are

1 being transferred from Land Bank. One
2 property that Council has asked that we
3 table is 433 West Norris Street.

4 Can I get a recommendation?

5 MR. GRADWOHL: I'm sorry. The
6 recommendation for all of the Land Bank
7 parcels?

8 CHAIRMAN JARMON: Yes. Except 433 West
9 Norris.

10 MR. GRADWOHL: Move to recommend the
11 sales of all the Land Bank parcels with the
12 exception of 433 West Norris Street.

13 MS. TREGO: Second.

14 CHAIRMAN JARMON: All in favor?

15 (Ayes.)

16 CHAIRMAN JARMON: Any opposed?

17 (None opposed.)

18 CHAIRMAN JARMON: Next item, 1236 North
19 15th Street, Derrick Jacobs. We transferred
20 this out in 2014, and the applicant is
21 requesting an extension.

22 (Applicant approaches podium.)

23 CHAIRMAN JARMON: Good morning.

24 MR. JACOBS: Good morning. Derrick

1 Jacobs.

2 CHAIRMAN JARMON: And you are requesting
3 an extension because?

4 MR. JACOBS: To continue with the
5 construction of the property.

6 CHAIRMAN JARMON: Have you started the
7 construction?

8 MR. JACOBS: No, I have not. I had all
9 the architectural plans, the zoning and
10 building permits.

11 MS. JOHNSON: When was the property
12 acquired?

13 MR. JACOBS: 2014, I believe.

14 MS. JOHNSON: What's taken so long?

15 MR. JACOBS: Had to go through a couple
16 of zoning review hearings with architectural
17 drawings, acquiring the financing which I
18 now have in place, and getting all the
19 architectural zoning variances completed.

20 MS. JOHNSON: I'm sorry. What are you
21 developing here?

22 MR. JACOBS: A two-unit, mixed use
23 property.

24 CHAIRMAN JARMON: Any further questions?

1 MS. MEDLEY: If the Committee approves
2 the extension of time, I think it also needs
3 to approve transferring the -- I guess
4 currently the deed was to him. They need to
5 transfer to his business entity. He needs
6 to do that in order to get the development
7 loan.

8 CHAIRMAN JARMON: Yes.

9 MS. MEDLEY: Construction loan. So, we
10 need to approve that, as well.

11 MR. GRADWOHL: Would be an extension and
12 a name change?

13 MS. MEDLEY: Yes.

14 MR. THOMAS: Is this business and --

15 CHAIRMAN JARMON: He just established
16 it.

17 MR. JACOBS: Yes, ma'am. Just
18 established.

19 CHAIRMAN JARMON: Any further questions?
20 Recommendation?

21 MR. GRADWOHL: Move to grant a six-month
22 extension for 1236 North 15th Street.

23 MS. TREGO: Second.

24 CHAIRMAN JARMON: All in favor?

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1 (Ayes.)

2 MR. GRADWOHL: Make a separate motion to
3 approve the name change for Mr. Derrick
4 Jacobs for 1236 North 15 Street.

5 MS. TREGO: Second.

6 CHAIRMAN JARMON: All in favor?

7 (Ayes.)

8 CHAIRMAN JARMON: Any opposed?

9 (None opposed.)

10 CHAIRMAN JARMON: Thank you.

11 MR. JACOBS: Thank you.

12 CHAIRMAN JARMON: 3628 Brandywine,
13 Kacman Investments.

14 (Applicant approaches podium.)

15 CHAIRMAN JARMON: Good morning.

16 State your name for the record.

17 MR. WHITEHEAD: Calvin Whitehead.

18 CHAIRMAN JARMON: You are here to
19 request an extension. Can you let the
20 Committee know why this hasn't been
21 developed yet.

22 MR. WHITEHEAD: Yes. Within the past
23 year, we developed four vacant parcels. And
24 at this time, we are prepared to proceed

1 with developing the fifth which would be
2 3628 Brandywine Street.

3 CHAIRMAN JARMON: Any questions from the
4 Committee?

5 MR. GRADWOHL: What is the current
6 status of the development?

7 MR. WHITEHEAD: We are actually prepared
8 to proceed.

9 MR. GRADWOHL: How do you mean that?

10 MR. WHITEHEAD: Well, we have zoning and
11 prints in place to proceed breaking ground.

12 MS. JOHNSON: What are you developing
13 here?

14 MR. WHITEHEAD: I'm sorry?

15 MS. JOHNSON: What's being developed?

16 MR. WHITEHEAD: Single family.

17 CHAIRMAN JARMON: Any further questions?
18 Recommendation?

19 MS. LONG: I move to grant the request
20 for extension for 3628 Brandywine Street.

21 MS. WALKER: Second.

22 CHAIRMAN JARMON: All in favor?

23 (Ayes.)

24 CHAIRMAN JARMON: Opposed?

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1 (None opposed.)

2 CHAIRMAN JARMON: Thank you.

3 MR. WHITEHEAD: Thanks very much.

4 CHAIRMAN JARMON: Certificate of
5 completion. The first address is 210 to 12
6 West Dauphin and 214 to 16 Dauphin, Shegda?

7 (No response.)

8 CHAIRMAN JARMON: Going to table this
9 until next month.

10 Next item, 3130 West Arizona and 3131
11 West Gordon, Yvonne Hansberry.

12 (Applicant approaches podium.)

13 CHAIRMAN JARMON: Good morning.

14 MS. MARTIN: Good morning. I'm
15 Catherine Martin from Community Legal
16 Services on behalf of the owner of the
17 property, Ms. Yvonne Hansberry who is here
18 to request the release of the reverters on
19 both properties.

20 CHAIRMAN JARMON: She's not trying to
21 sell, is she? She just wants --

22 MS. MARTIN: No. We are just trying to
23 clean up the deeds.

24 CHAIRMAN JARMON: Trying to?

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1 MS. MARTIN: Trying to clean up the
2 deeds.

3 CHAIRMAN JARMON: Okay.
4 Any questions from the Committee?
5 Recommendation?

6 MS. JOHNSON: Recommend that we issue
7 certificate of completion.

8 MS. LONG: Second.

9 CHAIRMAN JARMON: All in favor?

10 I think the lots need to be cleaned, and
11 I already told them that. I informed them
12 that it needed to be cleaned.

13 MS. MARTIN: She has photos on her
14 phone. I'm not sure how easy they are to
15 view, but she has cleaned the lot.

16 CHAIRMAN JARMON: Okay. I will have my
17 inspector go out.

18 MR. THOMAS: Can we have an amendment to
19 the motion?

20 MS. JOHNSON: Recommend that the
21 certificate of completion be issued
22 contingent upon proof the lots been cleaned.

23 MS. LONG: Second.

24 CHAIRMAN JARMON: All in favor?

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1 (Ayes.)

2 CHAIRMAN JARMON: Any opposed?

3 (None opposed.)

4 CHAIRMAN JARMON: Thank you.

5 1531 South Lindenwood Street, Margaret
6 Smith.

7 (Applicant approaches podium.)

8 CHAIRMAN JARMON: Good morning.

9 State your name for the record.

10 MS. SMITH: Margaret Smith.

11 CHAIRMAN JARMON: You are here asking
12 for the restrictions to be lifted on the
13 deed?

14 MS. SMITH: Yes.

15 CHAIRMAN JARMON: You are also trying to
16 sell?

17 MS. SMITH: Yes.

18 CHAIRMAN JARMON: Any questions from the
19 Committee?

20 Recommendation?

21 MS. LONG: I recommend that the
22 applicant is granted that the restrictions
23 be lifted on 1531 South Lindenwood Street.

24 MS. DAVIS: Second.

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1 CHAIRMAN JARMON: All in favor?

2 (Ayes.)

3 CHAIRMAN JARMON: Any opposed?

4 (None opposed.)

5 CHAIRMAN JARMON: Thank you.

6 1352 North Front, 1351 North Hope, 1353
7 and 1355 North Hope.

8 (Applicant approaches podium.)

9 CHAIRMAN JARMON: Good morning. Can you
10 state your name for the record?

11 MS. HATTER: Good morning. Name is
12 Deanna Hatter. I'm here to request a
13 release of the property, so that I can sell
14 them.

15 CHAIRMAN JARMON: You are the current
16 owner?

17 MS. HATTER: Yes.

18 CHAIRMAN JARMON: Any questions from the
19 Committee? Any questions?
20 Recommendation?

21 MS. TREGO: Move we grant the
22 certificate of completion for 1352 North
23 Front, 1351, 1353 and 1355 North Hope.

24 MS. LONG: Second.

1 CHAIRMAN JARMON: All in favor?

2 (Ayes.)

3 CHAIRMAN JARMON: Any opposed?

4 (None opposed.)

5 CHAIRMAN JARMON: Thank you. We will be
6 in touch.

7 2302 North Carlisle Street. This
8 applicant, he just wanted the restriction
9 lifted on the deed. He had purchased the
10 property from the DA's office. We had
11 transferred to PHDC.

12 Can I get a recommendation?

13 Recommendation?

14 MS. LONG: What are they requesting
15 again?

16 CHAIRMAN JARMON: The guy purchased the
17 property from the DA's office, but it has
18 restriction on the deed. He just asked we
19 remove the restriction.

20 MS. LONG: To refinance?

21 CHAIRMAN JARMON: Yes.

22 MS. LONG: I move to approve the request
23 to refinance 2302 North Carlisle Street for
24 the purpose of refinancing.

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1 MR. THOMAS: Question. Why is a PHDC
2 deed reverter being brought for --

3 CHAIRMAN JARMON: It's in the deed
4 because we transferred the -- the City
5 transferred to PHDC, so the restriction is
6 in there.

7 MS. TREGO: Second.

8 CHAIRMAN JARMON: All in favor?

9 (Ayes.)

10 CHAIRMAN JARMON: Any opposed?

11 (None opposed.)

12 CHAIRMAN JARMON: Thank you.

13 2213 East Firth Street? 2213 Firth?

14 (No response.)

15 1210 North 29th and 1212 North 29th
16 Street, George Henderson --

17 MS. MEDLEY: Are you tabling?

18 CHAIRMAN JARMON: Tabling Firth Street
19 until September.

20 1210 and 1212 North 29 Street, George
21 Henderson? George Henderson?

22 Tabling until September.

23 5855 Belmar Terrace. 5855 Belmar
24 Terrace? I am going to table 5855 Belmar

1 Terrace until September.

2 Next item, 1829 Morris Street. This was
3 the property that was transferred to PHDC.

4 1829 Morris?

5 This applicant, she missed coming last
6 month. And she's asking that we remove the
7 restriction. She's trying to sell the
8 property. And it's the same. We
9 transferred it to PHDC, and then they
10 transferred the property out to the
11 applicant.

12 Can I get a recommendation?

13 MS. JOHNSON: Move that we release.

14 MR. GRADWOHL: Second.

15 CHAIRMAN JARMON: All in favor?

16 (Ayes.)

17 CHAIRMAN JARMON: Any opposed?

18 (None opposed.)

19 CHAIRMAN JARMON: Next item, 1224 Alter
20 Street, David Dai? 1224 Alter? No? Table
21 until September.

22 621 winton Street, Mary Streater.

23 (Applicant approaches podium.)

24 CHAIRMAN JARMON: Good morning.

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1 MR. OH: Good morning.

2 CHAIRMAN JARMON: Can you state your
3 name for the record.

4 MR. OH: Ji Oh.

5 CHAIRMAN JARMON: You are here asking
6 for the restriction to be lifted on this
7 deed. Are you the current owner?

8 MR. OH: Yes.

9 CHAIRMAN JARMON: Any questions from the
10 Committee?

11 MS. LONG: I move to approve the lifting
12 of restrictions for 621 Winton Street.

13 MS. TREGO: Second.

14 CHAIRMAN JARMON: All in favor?

15 (Ayes.)

16 CHAIRMAN JARMON: Any opposed?

17 (None opposed.)

18 CHAIRMAN JARMON: Thank you.

19 MR. OH: Thank you.

20 CHAIRMAN JARMON: You're welcome.
21 2745 and 2747 Germantown Avenue.

22 MR. COLLINS: Present.

23 (Applicant approaches podium.)

24 MR. COLLINS: Good morning, folks.

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1 Henry Collins.

2 CHAIRMAN JARMON: You are the current
3 owner?

4 MR. COLLINS: Yes.

5 CHAIRMAN JARMON: Any questions from the
6 Committee?

7 MR. GRADWOHL: Are these properties
8 currently occupied?

9 MR. COLLINS: Yes.

10 MR. GRADWOHL: Move to grant the
11 release.

12 MS. TREGO: Second.

13 CHAIRMAN JARMON: All in favor?

14 (Ayes.)

15 CHAIRMAN JARMON: Any opposed?

16 (None opposed.)

17 CHAIRMAN JARMON: Thank you.

18 774 South Hicks Street, Chris Tab.

19 (Applicant approaches podium.)

20 CHAIRMAN JARMON: State your name for
21 the record.

22 MR. POLISHUK: Gabriel Polishuk.

23 CHAIRMAN JARMON: You are the current
24 owner?

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1 MR. POLISHUK: Yes.

2 CHAIRMAN JARMON: You are asking
3 permission to sell.

4 Any questions from the Committee?
5 Recommendation?

6 MS. TREGO: Move to grant the
7 certificate of completion for 774 South
8 Hicks.

9 MS. LONG: Second.

10 CHAIRMAN JARMON: All in favor?

11 (Ayes.)

12 CHAIRMAN JARMON: Any opposed?

13 (None opposed.)

14 CHAIRMAN JARMON: Thank you.

15 1258 South 28th Street, William and
16 Barbara Cropper.

17 (Applicant approaches podium.)

18 CHAIRMAN JARMON: Good morning.

19 MS. CROPPER: Good morning. Barbara
20 Cropper and William Cropper.

21 CHAIRMAN JARMON: You are here asking
22 that the restriction be lifted on the deed?

23 MS. CROPPER: Sorry. Couldn't hear you.

24 CHAIRMAN JARMON: You are asking for the

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1 restriction to be lifted on the deed?

2 MS. CROPPER: Yes.

3 CHAIRMAN JARMON: Are there any
4 questions from the Committee? She received
5 this property as a side yard in '91.

6 Any questions from the Committee?

7 MR. GRADWOHL: Move to grant the
8 release.

9 MS. TREGO: Second.

10 CHAIRMAN JARMON: All in favor?

11 (Ayes.)

12 CHAIRMAN JARMON: Any opposed?

13 (None opposed.)

14 CHAIRMAN JARMON: Thank you.

15 MS. CROPPER: Thank you.

16 CHAIRMAN JARMON: You're welcome.
17 654 North 36th Street, Odessa Mitchell.

18 (Applicant approaches podium.)

19 CHAIRMAN JARMON: Hi.

20 MS. MITCHELL: Good morning.

21 CHAIRMAN JARMON: State your name for
22 the record.

23 MS. MITCHELL: Odessa Mitchell.

24 CHAIRMAN JARMON: You are here asking

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1 permission to sell?

2 MS. MITCHELL: Yes.

3 CHAIRMAN JARMON: And release
4 restriction on the deed.

5 Any questions from the Committee?

6 MS. LONG: Is it transferred as a --

7 CHAIRMAN JARMON: It was a single family
8 dwelling.

9 MS. TREGO: Move to grant the
10 certificate of completion for 654 North 36th
11 Street.

12 MR. THOMAS: Question. What was the
13 conditions of the reverter?

14 CHAIRMAN JARMON: The reverter? When we
15 transferred the single family dwellings, the
16 properties were inspected. And everything
17 was done in the property at that time.

18 Any further questions?

19 MR. GRADWOHL: Second.

20 CHAIRMAN JARMON: All in favor?

21 (Ayes.)

22 CHAIRMAN JARMON: Any opposed?

23 (None opposed.)

24 CHAIRMAN JARMON: Thank you.

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1 MS. MITCHELL: Have a good day.

2 CHAIRMAN JARMON: You, too.

3 I just want to add the July 11, 2017
4 minutes.

5 MR. GRADWOHL: Motion to approve.

6 MS. LONG: Second.

7 CHAIRMAN JARMON: All in favor?

8 (Ayes.)

9 CHAIRMAN JARMON: Thank you.

10 (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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