

Vacant Property Review Committee
May 12, 2015

VACANT PROPERTY REVIEW COMMITTEE

Room 401, Caucus Room
Philadelphia, Pennsylvania
Tuesday, May 12, 2015
10:14 a.m.

PRESENT:

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

1 - - -

2 MS. JARMON: Good morning. The VPRC is
3 now in session. My name is Susie Jarmon.
4 We have a few attorneys in the room, so we
5 are going to call the attorneys first.

6 First address will be 1116 North 4th
7 Street, 1015 North Leithgow, Neighborhood
8 Gardens Trust. Gregory Duffy.

9 (Applicant approaches podium.)

10 MR. DUFFY: Good morning, my name is
11 Gregory Duffy of the law firm of Duane
12 Morris. With me I have Jennie Greenberg,
13 the Executive Director of Neighborhood
14 Gardens Trust.

15 We are here to request a conveyance at
16 no charge of the parcels located at 1116
17 North 4th Street and 1015 North Leithgow
18 Street. They are located in the
19 neighborhood of Northern Liberties. These
20 properties form the garden -- the community
21 garden known as Spooky Garden which the last
22 20-plus years has been a fixture in the
23 neighborhood.

24 This garden began with humble auspices.

1 It was a former dumping yard that the
2 neighbors took over, reclaimed and built
3 into what is now a community fixture. It
4 serves at least 15 to 20 families who
5 community garden in it as well as hundreds
6 of neighborhood residents who take advantage
7 of the sitting spaces and green space
8 located in the garden.

9 And, in fact, true to its name, the
10 Spooky Garden serves as one of the premier
11 Halloween destinations in Philadelphia. I
12 believe last year's season they had 1,600
13 individuals go through the garden on
14 Halloween. It really is a wonderful
15 attribute and piece of this very fast and
16 booming developing neighborhood.

17 Neighborhood Gardens Trust has been in
18 existence since 1986 as a land trust which
19 is dedicated to the preservation of
20 community gardens and open spaces in the
21 City of Philadelphia. Today we have
22 acquired or leased over 30 properties,
23 garden properties, in the City. And our
24 mission is to preserve as many community

1 spaces as we can in the City.

2 MS. JARMON: Any there any questions?

3 MS. BULLOCK: Just one. Just to confirm
4 that the current gardeners agree with the
5 Garden Trust taking title to the garden?

6 MR. DUFFY: That's correct. The
7 gardeners are perfectly -- we have been
8 working with the gardeners ever since the
9 beginning to maintain and preserve these
10 gardens. We also received -- we're very
11 thankful to receive the support of Council
12 President Clarke who has given us a letter
13 of support for the acquisition of these
14 garden.

15 And also, Ms. Greenberg reminds me also
16 that the community garden just received a
17 grant for additional resources for the
18 garden.

19 MS. JARMON: Any further questions?
20 Recommendation of the Committee?

21 MR. O'DWYER: Move that we transfer to
22 Neighborhood Garden Trust for nominal.

23 MS. BULLOCK: Second.

24 MS. JARMON: All in favor?

1 - - -

2 (Chorus of Ayes)

3 - - -

4 MS. JARMON: Thank you.

5 MR. DUFFY: Thank you very much.

6 MS. JARMON: No problem.

7 1811 North Gratz Street.

8 (Applicant approaches podium.)

9 Just to familiarize the Committee, this
10 is the property that was transferred to
11 Habitat for Humanity and then they had to
12 give some of their funds from the settlement
13 back to the City. And I think it was a
14 little while before they finally did go to
15 settlement with Mr. Chen.

16 MR. SPERO: Correct.

17 MS. JARMON: I want to say the end of
18 last year.

19 MR. SPERO: Exactly right.

20 MS. JARMON: So they're here to ask for
21 an extension for the development.

22 MR. SPERO: Exactly right. Ladies and
23 gentlemen, my name is Eric Spero. I'm here
24 on behalf of Mr. Chen who is here with me.

1 Correctly stated we did effectuate the
2 purchase. We have gone through the zoning
3 process with the Zoning Board with
4 approvals. And we're currently mired in a
5 permitting process. Now the permits have
6 been applied for with the assistance of the
7 architect. But due to the slow nature of
8 the permitting process, which sometimes
9 happens, we need to ask for extension for
10 development for the June deadline which is
11 currently hanging over our heads.

12 That's essentially the only reason we're
13 here. It's first request. And we are
14 making a good faith effort to move forward
15 at all due speed. Again, the situation
16 beyond our control is what accounts for the
17 need to ask for the extension because,
18 again, the permitting process.

19 MS. BULLOCK: Which permits have you
20 received? You received your zoning permit?

21 MR. SPERO: We have.

22 MS. BULLOCK: Any other permits?

23 MR. SPERO: Well, the -- actually, the
24 issue is -- I will be specific. We need

1 the -- I grabbed the file this morning.

2 (Attorney looks through records.)

3 The underpinning foundation system needs
4 work. Apparently, an issue with foundation.
5 It's a very particular process. We are
6 discussing currently -- we currently have
7 permit request in for that work. It seems
8 that is where the problem lies.

9 They've been applied for, just haven't
10 gotten approval yet which we anticipate will
11 happen some point hopefully soon.

12 MS. BULLOCK: I recommend that we grant
13 the extension provided they provide copies
14 of all the permits and keep the Chair up to
15 date on their permitting process, six months
16 extension.

17 MR. O'DWYER: Second.

18 MS. JARMON: All in favor?

19 - - -

20 (Chorus of Ayes)

21 - - -

22 MS. JARMON: Okay. Thank you.

23 MR. SPERO: Thank you for your time,
24 ladies and gentlemen.

1 MS. JARMON: You're welcome.

2 613 North 11th Street, the lawyer
3 representing Deborah Stanton.

4 (Applicant approaches podium.)

5 Good morning.

6 MR. PERRY: Good morning. My name is
7 Stanley Perry, and I represent the owner of
8 613 North 11th Street, Deborah Redd Stanton.
9 The subject property was purchased in
10 August 19, 1987. There is proviso language
11 or traditional language within the deed that
12 indicates that it needs to be developed a
13 year after the date of purchase.

14 This property is currently under a sales
15 agreement. And buyer and buyer's title
16 company believes that the presence of this
17 language acts as a cloud on title. It is my
18 understanding that the buyer will be
19 developing this property within the next
20 year.

21 And so, the request is that an extension
22 as to this -- the language, specific
23 language, in the deed is undertaken to
24 complete the rehabilitation or approval of

1 the hearing above-described premises within
2 one year of the date thereof.

3 So, the request is that the time period
4 be extended for at least a year so as to
5 allow the sale to go through and for buyer
6 to develop the land.

7 MS. BULLOCK: If -- was this --

8 MS. JARMON: It was a side yard, so they
9 have maintained it.

10 MS. BULLOCK: My understanding is that
11 the lot was transferred to Ms. Stanton as a
12 side yard.

13 MR. PERRY: That's correct.

14 MS. BULLOCK: Which means that if she
15 has maintained the side yard, and we have
16 photos of that, she's maintained it, kept it
17 green -- clean, she would have met that
18 condition. The actual request is actually
19 for certificate of completion so we can
20 remove the language.

21 MR. PERRY: Okay. I can provide
22 pictures.

23 MS. BULLOCK: We have pictures.

24 MS. DUNBAR: You should revise your

1 request.

2 MR. PERRY: Given that, we are asking
3 for certificate of completion. So, that
4 would allow the sale to go through.

5 MR. THOMAS: Mr. Perry, why did you
6 believe the reverter required development?

7 MR. PERRY: Well, I didn't. Because
8 Ms. Stanton fenced the land, planted grass.
9 The word "improvement" is a broad term, and
10 so that's the reason.

11 MS. DUNBAR: Make a motion that we issue
12 a certificate of completion.

13 MS. BULLOCK: Second.

14 MS. JARMON: All in favor?

15 - - -

16 (Chorus of Ayes)

17 - - -

18 MS. JARMON: Okay. Thank you.

19 MR. PERRY: You all have a good day.

20 MS. JARMON: You too.

21 I have a lawyer here representing two
22 individuals: 1923 Annin Street on page 7
23 and also he's here for 1314 Annin.

24 (Applicant approaches podium.)

1 Good morning.

2 MR. CLINTON: Good morning. My name is
3 Henry Clinton. I'm from the law firm of
4 Eckert Seamans. With me is Tracy Kellam --

5 MS. JARMON: Can you speak up a little
6 bit because the air is kind of --

7 MR. CLINTON: My name is Henry Clinton.
8 I'm from the law firm of Eckert Seamans.
9 With me is Tracy Kellam. Ms. Kellam owns
10 1923 Annin Street. She also owns 1925 Annin
11 Street.

12 In 2004, the RDA transferred the
13 property to her with the understanding that
14 she would maintain it, keep it clean, keep
15 dumping away and just basically beautify the
16 lot. And she has done that since 2004. She
17 currently has an agreement of sale from a
18 builder who is ready to commit to building
19 single family home on that structure within
20 the next year.

21 So, the request I have today is to ask
22 that the development aspect of the
23 restrictions on the deed be extended for
24 another year. And then Ms. Kellam can

1 transfer this property to the builder, and
2 the builder will be able to conform to the
3 requirements of the restriction that was put
4 by the RDA in 2004.

5 MS. DUNBAR: Since this -- I mean, you
6 stated that this property was acquired for
7 the intent of a side yard and that the owner
8 has maintained it as a side yard for the
9 time period?

10 MR. CLINTON: Yes.

11 MS. DUNBAR: So, it appears that you
12 would be seeking a certificate of completion
13 as opposed to an extension.

14 MR. CLINTON: Correct. You are correct.
15 Because she also has fenced in the yard,
16 too.

17 MS. DUNBAR: Yeah. She has met the
18 obligations. Therefore, should be seeking a
19 certificate of completion.

20 MR. CLINTON: Thank you, Ms. Dunbar.
21 Yes, you are correct.

22 MS. DUNBAR: You want to revise your
23 request?

24 MR. CLINTON: I will revise my request

1 to ask for certificate of completion. Been
2 nudged by Ms. Dunbar, I appreciate that.

3 MS. DUNBAR: Motion to issue a
4 certificate of completion.

5 MS. BULLOCK: Second.

6 MS. JARMON: All in favor?

7 - - -

8 (Chorus of Ayes)

9 - - -

10 MR. CLINTON: Thank you very much.

11 MS. JARMON: And then he's here also for
12 the 1314 Annin Street.

13 MR. CLINTON: I'm also here on another
14 matter, 1314 Annin Street. This was a
15 little bit of different circumstance.

16 My client purchased this property in
17 2011. And in the interim, he constructed a
18 single family home, three stories and I
19 provided photographs of that home. He then
20 put that home up for sale, got an agreement
21 of sale executed and sold that property.
22 And the title company raised for the first
23 time that there was a right of reverter
24 against the property, which he did not know

1 about when he purchased the property in 2011
2 even though he did buy title insurance in
3 2011.

4 Today I am here to request a certificate
5 of completion on this property. It's a
6 fully built constructed three-story property
7 on the 1300 block of Annin Street. Closing
8 has actually occurred in full disclosure.
9 And the title company is actually holding
10 escrow funds contingent upon receiving a
11 certificate of completion if the Committee
12 so deems it.

13 MS. BULLOCK: I move that we issue of
14 certificate of completion.

15 MR. O'DWYER: Second.

16 MS. JARMON: All in favor?

17 - - -

18 (Chorus of Ayes)

19 - - -

20 MR. CLINTON: Thank you very much for
21 your time. I appreciate it.

22 MS. JARMON: No problem. I think that's
23 it for attorneys.

24 We are going to go back to page 2, 5436

1 Walnut Street, Mohamed Osman.

2 (Applicant approaches podium.)

3 MR. AHMAD: Good morning. My name is
4 Mubarak Ahmad. I live at 5434 Walnut
5 Street. Subject is 5436 Walnut Street. Ask
6 you to allow me to buy the house and
7 complete renovating it.

8 MS. JARMON: You are here to purchase
9 the property to rehab and sell or rehab and
10 rent?

11 MR. AHMAD: Rehab and rent.

12 MS. JARMON: And the other applicant
13 here is your brother, but he's not in the
14 City right now?

15 MR. AHMAD: Yes.

16 MS. JARMON: Any questions from the
17 Committee?

18 MS. BULLOCK: Do you have other rental
19 properties at the moment?

20 MR. AHMAD: Yes. Just completed and we
21 rent it.

22 MS. BULLOCK: You own the property next
23 door?

24 MR. AHMAD: Yes.

1 MS. BULLOCK: That you rent out
2 currently?

3 MR. AHMAD: Yes.

4 MS. JARMON: Any further questions?

5 MS. BULLOCK: I move that we sell the
6 property at the stated price.

7 MR. O'DWYER: Second.

8 MS. JARMON: All in favor?

9 - - -

10 (Chorus of Ayes)

11 - - -

12 MS. JARMON: Thank you.

13 3009 Wharton and 1349 South Corlies,
14 John Cunningham.

15 (Applicant approaches podium.)

16 Good morning.

17 MR. CUNNINGHAM: Good morning. My plan
18 is to hopefully acquire the two properties
19 and redevelop them. Do this solely in my
20 name. I don't have any partners, and rent
21 them out.

22 MS. JARMON: Now, I received an email
23 from you yesterday asking that they go to
24 LLCs, separate LLCs; is that correct?

1 MR. CUNNINGHAM: Correct.

2 MS. JARMON: He asked that 3009 Wharton
3 Street go TO Lagune Berg, LLC and 1349 South
4 Corlies go to Greys Berg, LLC.

5 MR. CUNNINGHAM: That's correct.

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

8 MS. DUNBAR: These are for sale?

9 MS. JARMON: For sale.

10 MS. DUNBAR: Make a motion that we sell
11 the properties as requested at the whatever
12 established price.

13 MS. BULLOCK: Second.

14 MS. JARMON: All in favor?

15 - - -

16 (Chorus of Ayes)

17 - - -

18 MR. CUNNINGHAM: Thank you very much.

19 MS. JARMON: 2300 North 29th, 2302 and
20 2304 North 29th Street. Mr. Faison.

21 Yeah, you want to come up?

22 (Applicant approaches podium.)

23 Good morning.

24 MR. FAISON: My name is Maron Faison.

1 MS. DUNBAR: Pull the mic a little
2 closer and speak a little bit louder.

3 MR. FAISON: Okay. That okay?
4 My name is Faison.

5 MS. DUNBAR: Can't really understand.
6 Can you please speak a little louder.

7 MR. FAISON: Is that loud enough? I'm
8 kind of restoring the property at 2304 and
9 2302 North 29th Street. And I want to help
10 the youths with a soul food place in there
11 and put the garden around the corner. Been
12 working on it, trying to help the kids in
13 the neighborhood.

14 MS. JARMON: You are interested in
15 purchasing these lots, Mr. Faison?

16 MR. FAISON: Yes.

17 MS. DUNBAR: I'd like to make a motion
18 that we sell the properties to Mr. Faison
19 for the established price.

20 MS. BULLOCK: Second.

21 MS. JARMON: All in favor?

22 - - -

23 (Chorus of Ayes)

24 - - -

1 MR. FAISON: Thank you.

2 MS. JARMON: Thank you.

3 Next items are side yards. Side yards
4 and rear yards. The recommendation of the
5 Committee?

6 MS. BULLOCK: Recommend that we accept
7 the lots on page 3 for side yards.

8 MS. DUNBAR: Second.

9 MS. JARMON: All in favor?

10 - - -

11 (Chorus of Ayes)

12 - - -

13 MS. JARMON: Thank you.

14 The bottom of page 3 and the top of page
15 4 are Urban Garden Agreements that I can
16 accept.

17 The next items are properties for PHA.
18 Someone here representing PHA?

19 MR. PARSON: Okay.

20 (Applicant approaches podium.)

21 MS. JARMON: These are additional
22 properties for PHA. I forget which
23 projects. One is Blumberg and I forget what
24 the other one is. Two different projects

1 here.

2 MR. PARSON: Corey Parson, PHA.

3 MS. JARMON: Oh, Choice.

4 MR. PARSON: Going to speak to the
5 Choice Neighborhood properties. Think it's
6 2015 North 17th Street, et al. Those will
7 be used to develop phase one and two for the
8 North/Central Philadelphia. These
9 properties will be used for phases one and
10 two of the North Central Choice
11 Neighborhoods location.

12 MS. JARMON: Any questions from the
13 Committee?

14 MS. DUNBAR: Is this for nominal
15 consideration?

16 MS. JARMON: Yes.

17 MS. DUNBAR: Are we doing both of these
18 together?

19 MS. JARMON: Yes.

20 MS. BULLOCK: We should vote on them
21 separately. They are two separate projects.

22 MS. JARMON: Yeah.

23 MS. BULLOCK: So in regards to the items
24 listed in Section A for the North Central

1 Choice transfer to Philadelphia Housing
2 Authority, I move that we transfer the
3 properties at nominal second.

4 MS. DUNBAR: Second.

5 MS. JARMON: All in favor?

6 - - -

7 (Chorus of Ayes)

8 - - -

9 MS. JARMON: Thank you.

10 MR. PARSON: Thank you.

11 MS. JARMON: And then the other
12 addresses are the 30 -- start with 3010 West
13 York Street and we have 30th Street
14 addresses and 31st Street.

15 MS. MILLER: My name is Benika Miller.
16 Also here for the Philadelphia Housing
17 Authority. With regards to 3010 West York
18 Street, et al. This would be the
19 multi-phase project for properties -- excuse
20 me, to apply properties there at the 30th
21 and York intersection. We already started
22 developing at 30th. The properties listed
23 are to acquire particular phases 2 through
24 4.

1 MS. DUNBAR: So, is it called the 30th
2 and Gordon development?

3 MS. MILLER: Gordon Street Development.

4 MS. DUNBAR: Phases 2 through 4?

5 MS. MILLER: Yes.

6 MR. O'DWYER: Can you repeat that? You
7 said the Wharton Street?

8 MS. MILLER: Gordon.

9 MS. BULLOCK: If there aren't any other
10 questions from the Committee, I move that we
11 transfer the properties listed under Section
12 B the of Philadelphia Housing Authority
13 related to the Gordon Street Project, phases
14 2 through 4, to the Philadelphia Housing
15 Authority at nominal.

16 MS. DUNBAR: And I would like to just
17 modify it to say two properties, 2338 and
18 2344 of this package, is contingent upon
19 verification as to whether the previous
20 applicant is interested.

21 MS. JARMON: Right.

22 MS. BULLOCK: As noted, the comments
23 noted in the agenda regarding the previous
24 applicant.

1 MS. DUNBAR: Second.

2 MS. JARMON: All in favor?

3 - - -

4 (Chorus of Ayes)

5 - - -

6 MS. JARMON: Thank you.

7 MS. MILLER: Thank you.

8 MS. JARMON: The next item is 2201 East
9 Auburn Street which we have in two areas for
10 a release and also a subordination
11 agreement. We are in the process of
12 settling the properties to Community Justice
13 Land Trust. And I know that Linda has been
14 in communication with them.

15 MS. MEDLEY: So just, the issue for VPRC
16 just to agree to support the reverter clause
17 that the City has with the bank, giving them
18 the money to develop the property. They
19 have asked for some other things that we're
20 not going to do. They want two years to
21 develop the property, and we told them that
22 they can only have the one. They can come
23 back. And they also asked to -- which I
24 understand is done in other deals, but not

1 done with VPRC. They asked to have all of
2 the reverters put into, I guess, an escrow
3 account. So as they finish, it would
4 automatically expire. We told them no, they
5 still have to come back each time.

6 The one that they proposed to us had it
7 in there and we took this out. They are not
8 that thrilled with that. We just need the
9 Committee to agree to -- that the City can
10 sign the subordination agreement for that.

11 MR. THOMAS: Just for the record, what
12 are requirements for subordination
13 agreement?

14 MS. MEDLEY: What?

15 MR. THOMAS: What are the requirements
16 we are required, VPRC, to approve the
17 subordination? And have they met all the
18 requirements?

19 MS. MEDLEY: They said they don't -- we
20 still hold onto it. Because even if we have
21 the right to -- the next person or the bank
22 to require them to develop the land, we
23 still have that right. It's just that the
24 bank -- we are not going to come and take

1 the property back if they don't do what they
2 are supposed to do.

3 MS. DUNBAR: We are just really
4 subordinating to the first lead position
5 that would be established by the bank; is
6 that correct.

7 MS. MEDLEY: Yes.

8 MS. DUNBAR: Okay. I would like to make
9 a motion that we are allowed to do that.

10 MR. O'DWYER: I'll second.

11 MS. JARMON: All in favor?

12 - - -

13 (Chorus of Ayes)

14 - - -

15 MS. JARMON: Thank you.

16 The next item is 1324 South Chadwick
17 Street. The applicant isn't here. He asked
18 for an additional six-month extension
19 because it took a few months before we were
20 able to give him the extension. He said
21 he's breaking ground in July, and he just
22 wanted to ask for an additional six months.

23 MS. DUNBAR: Based on the City's
24 recommendation, I would like to make a

1 motion that we provide the six-month
2 extension.

3 MS. BULLOCK: Second.

4 MS. JARMON: All in favor?

5 - - -

6 (Chorus of Ayes)

7 - - -

8 MS. JARMON: Thank you.

9 2320-22 Trenton Avenue, 2324 Trenton and
10 2328 Trenton Avenue.

11 (Applicant approaches podium.)

12 Good morning.

13 MR. MORRIS: Morning. I'm Jason Morris,
14 commercial Realtor. I represent the buyer
15 and the seller of these properties.

16 MS. JARMON: And you are here asking
17 for --

18 MS. DUNBAR: You're the representative?

19 MR. MORRIS: Yes.

20 MS. JARMON: -- a certificate of
21 completion on these lots? A release?

22 MR. MORRIS: A release, yes.

23 MR. O'DWYER: What were the original
24 terms imposed?

1 MS. JARMON: They were just commercial
2 lots. And it looks like it's still a bunch
3 of junk stored on there which you need to
4 get off.

5 MR. MORRIS: Yeah. It's pretty bad
6 condition. And it's in between the process
7 of the -- after the buyer acquires it, it's
8 going to be developed. In the meantime, we
9 want to open a little food truck, kind of
10 use it. We want the lot cleaned up as soon
11 as possible. Have to get through process to
12 get to settlement. We will --

13 MS. JARMON: You need to clean it before
14 the release is given.

15 MR. MORRIS: Before it's issued?

16 MS. JARMON: Yeah. That's one of the
17 requirements that it's cleaned.

18 MS. DUNBAR: They can work it out
19 however it happens, right?

20 MS. JARMON: Yeah. But Public Property
21 is not going to sign off on a release if it
22 isn't cleaned -- I mean, if the lot isn't
23 cleaned.

24 MR. MORRIS: He can tow the vehicles out

1 of there.

2 MS. JARMON: Right.

3 MR. MORRIS: The seller is waiting for
4 the process in order to transfer title to
5 the buyer. Requires it be clear, but the
6 seller isn't in control.

7 MS. JARMON: Well, the current owner
8 needs to clean the lots.

9 MR. MORRIS: Prior to getting?

10 MS. JARMON: Yes. Prior to them getting
11 the release. Once that's done, then you
12 can, you know, give me a call and we will
13 have it reinspected.

14 MR. MORRIS: Have it reinspected?

15 MS. JARMON: Uh-huh.

16 MR. MORRIS: Will I have to come back?

17 MS. JARMON: No.

18 MS. DUNBAR: It will be subject to that.

19 MR. MORRIS: I appreciate. It should
20 take a little while, but I'll have that
21 cleared up as soon as possible.

22 MS. JARMON: Okay.

23 Recommendation of the Committee.

24 MS. DUNBAR: I'd like to make a motion

1 that we issue the certificate of completion
2 for the requested properties contingent upon
3 the evidence being provided to you that the
4 lots have been cleared.

5 MS. BULLOCK: Second.

6 MR. THOMAS: Question real quick. Said
7 it's commercial lot. What was the use? Was
8 there an environmental hazard; do you know?

9 MR. MORRIS: No. The lot is clear.
10 Just used as a surface parking lot for Chase
11 Auto Body.

12 MR. THOMAS: Thank you.

13 MS. JARMON: Thank you.

14 All in favor?

15 - - -

16 (Chorus of Ayes)

17 - - -

18 MS. JARMON: 2726 Ruth Street.

19 (Applicant approaches podium.)

20 Allen? Good morning.

21 MR. HUNTBACH: Yes. I requested -- I
22 was trying to sell the property next door
23 adjacent 2726. And the lot, it came up
24 being in the deed something wrong with

1 saying the City owned the lot. I was trying
2 to get the title, the lien lifted, the lien
3 lifted against this property. They said
4 come down and take pictures, which I done
5 that.

6 I own the property now for eleven years.
7 And I just wanted to see if the deed is in
8 my name, because it was a -- it was -- I
9 tried to sell the property next door. They
10 said there was a problem with the lot. I am
11 trying to get the lien lifted off the lot.

12 MS. DUNBAR: So when you purchased the
13 property, what did you propose to do with
14 it?

15 MR. HUNTBACH: At the time --

16 MS. JARMON: It was a side yard.

17 MR. HUNTBACH: At the time the City of
18 Philadelphia were maintaining it, keeping it
19 in good condition.

20 MS. DUNBAR: You just agreed to have it
21 as a side yard?

22 MR. HUNTBACH: Yes.

23 MS. DUNBAR: You have done that?

24 MR. HUNTBACH: Yes.

1 MS. JARMON: Right. It was -- it needed
2 to be cleaned, and I sent him an email and
3 the lot has been cleaned. I have an
4 additional picture to the release. He has
5 cleaned the lot. I have the pictures.

6 MR. HUNTBACH: You did get the pictures?

7 MS. JARMON: Uh-huh.

8 MS. BULLOCK: What is this blue
9 structure in the picture?

10 MS. JARMON: That's off of there now. I
11 got a new picture.

12 MS. BULLOCK: Thank you.

13 MS. JARMON: You're welcome.

14 MR. HUNTBACH: You need a picture?

15 MS. JARMON: I have it.

16 MS. BULLOCK: I recommend that we issue
17 a certificate of completion.

18 MS. DUNBAR: Second.

19 MS. JARMON: All in favor?

20 - - -

21 (Chorus of Ayes)

22 - - -

23 MS. JARMON: We will be in touch with
24 you shortly.

1 MR. HUNTBACH: Thank you very much.

2 MS. JARMON: You're welcome.

3 607 Mechanic Street? 607 Mechanic? No?

4 (No applicant response.)

5 611 and 613 Mechanic?

6 (No applicant response.)

7 611-13 North 12th Street, Temple.

8 (Applicant approaches podium.)

9 Good morning.

10 MR. SHOKH: Good morning. My name is

11 Leonid Shokh.

12 MS. JARMON: Can't hear you. You have
13 to speak up.

14 MR. SHOKH: That better? My name is Mr.
15 Shock, Temple Resident, LLC with regards to
16 611-13 North 12th Street.

17 MS. JARMON: You are here to request a
18 certificate of completion?

19 MR. SHOKH: Yes. We would like RDA to
20 release the property. We have agreement of
21 sale of this parcel. It is -- we bought a
22 couple years ago from City of Philadelphia.
23 We own the home next vacant parcel, 615
24 North 12th Street. We bought, combine it

1 together as one project. But the approval
2 process has been taking too long. We've
3 been working for quite some time.

4 We are asking release for that property
5 for us to sell.

6 MS. DUNBAR: I like to make a motion to
7 issue the certificate of completion for the
8 requested properties on North 12th Street.

9 MR. THOMAS: Second.

10 MS. BULLOCK: Had a question. You will
11 be building in front of this mural?

12 MR. SHOKH: I'm sorry?

13 MS. BULLOCK: Will you be building in
14 front of the mural?

15 MR. SHOKH: We are in the process of
16 obtaining building permit.

17 MS. DUNBAR: She asked will you be
18 building in front of the mural? There's a
19 mural there.

20 MR. SHOKH: We are away from it.

21 MS. BULLOCK: Okay.

22 MR. SHOKH: We are away from it. There
23 is another parcel in front of the mural.

24 MS. BULLOCK: Okay.

1 MS. JOHNSON: What are you building?

2 MR. SHOKH: Triplex, three apartments.

3 MS. DUNBAR: You are going to build a
4 three-story structure?

5 MR. SHOKH: Yes. And we have signed the
6 agreement of sale. And we ask RDA to
7 release.

8 MS. DUNBAR: We understand that. We are
9 trying to get clarity as to whether you are
10 going to block -- we were just trying to get
11 clarity as to whether the structure you are
12 planning to build will block the mural
13 that's on an existing wall.

14 MR. SHOKH: No, it won't.

15 MS. DUNBAR: Okay.

16 MS. BULLOCK: When was this lot
17 transferred to the previous owner?

18 MS. JARMON: Unfortunately, she didn't
19 type in the dates. I can't answer that.

20 MS. DUNBAR: You know when you bought
21 it?

22 MR. SHOKH: I believe it was in 2012.

23 MS. DUNBAR: 2012?

24 MR. SHOKH: Yes, ma'am.

1 MS. JARMON: 2013.

2 MS. BULLOCK: They purchased it in 2013.

3 MR. SHOKH: I'm sorry. It was 2013.

4 MS. JARMON: When you originally
5 purchased it, wasn't it for development?

6 MR. SHOKH: Yes, it was.

7 MS. JARMON: What happened?

8 MR. SHOKH: The approval process has
9 been taking too long to move forward. We
10 been out of work for quite some time. We
11 decided to sell.

12 MS. BULLOCK: It hasn't been developed
13 yet. We should be granting extension.

14 MS. DUNBAR: That's right.

15 MS. BULLOCK: Correct?

16 MS. DUNBAR: Yes. It's within the
17 five-year period.

18 MS. BULLOCK: He's selling it to another
19 developer. You are selling it to someone
20 else now?

21 MR. SHOKH: Yes.

22 MS. DUNBAR: Let me withdraw, because my
23 response was based on a question I had
24 directed to the Chairwoman. So, I'd like to

1 withdraw a motion that I made and recommend
2 that we would extend to the new buyer the
3 same requirements that need to be met for
4 the development of the parcels. We will not
5 release the -- we will not release and issue
6 a certificate of completion. We will,
7 however, approve the extension of the
8 requirements to the new buyer.

9 MR. SHOKH: Okay.

10 MS. DUNBAR: The lien is still going to
11 be there. It's just that the new buyer has
12 to meet the requirements that were
13 originally established for you.

14 MS. MEDLEY: What we will issue is a
15 consent to sale transfer of conditions
16 extension of development document.

17 MR. SHOKH: Okay.

18 MS. MEDLEY: That they can use.

19 MR. SHOKH: Thank you.

20 MS. MEDLEY: You receive the new
21 conditions and the new buyer will have to
22 come back and go through the same process.

23 MS. BULLOCK: Second.

24 MS. DUNBAR: You clear, right? The new

1 people --

2 MR. SHOKH: Will be the same thing for
3 them as for us.

4 MS. BULLOCK: It's been seconded.

5 MS. JARMON: All in favor?

6 MR. THOMAS: Question. How much time is
7 left on the reverter?

8 MS. DUNBAR: He got it in 2013.

9 MR. THOMAS: So, how much time is left.

10 MS. DUNBAR: Five years is 2018. Three
11 years, I would say.

12 MS. JARMON: I don't think it's that.

13 It's probably just a year. But probably
14 just want to add it to their thing at least
15 a year.

16 MS. DUNBAR: It's going to be a motion
17 to issue a consent to sell and the
18 extension.

19 MS. MEDLEY: Consent to sale transfer of
20 conditions and extension of time for
21 development document.

22 MS. DUNBAR: I would like to make that
23 motion.

24 MS. BULLOCK: Second.

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1 MS. JARMON: All in favor?

2 - - -

3 (Chorus of Ayes)

4 - - -

5 MS. JARMON: Thank you.

6 2159 East Gordon Street.

7 (Applicant approaches podium.)

8 Good morning.

9 MR. McELROY: My name is Joe McElroy.

10 And I'm here for 2159 Gordon Street. I'm

11 trying to sell it.

12 MS. JARMON: You are here to sell the
13 property?

14 MR. McELROY: Yes.

15 MS. JARMON: The applicants received the
16 lot as a side yard. I just got it
17 reinspected yesterday because it was in poor
18 condition. And the lot has been cleaned.

19 MS. McELROY: I'm Nancy McElroy, his
20 wife.

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

23 MS. DUNBAR: Motion to issue the
24 certificate of completion as requested.

1 MS. BULLOCK: Second.

2 MS. JARMON: All in favor?

3 - - -

4 (Chorus of Ayes)

5 - - -

6 MS. JARMON: Thank you.

7 MS. McELROY: Have a good day.

8 MS. JARMON: 2002 Tulip Street, Maria?

9 2002 Tulip? No?

10 (No applicant response.)

11 Last item on here is 2201 East Auburn

12 which is for the certificate.

13 MS. DUNBAR: 2201 East Auburn?

14 MS. JARMON: Are you here for an

15 address?

16 - - -

17 (At this time, a discussion was held off

18 the record.)

19 - - -

20 MS. JARMON: 2201 East Auburn, Linda,

21 this is okay to go for certificate once they

22 settle?

23 MS. MEDLEY: Just table it because they

24 are not going to get it.

1 MS. JARMON: Okay. I just put it in
2 both sections because I wasn't really sure
3 if we had to do both.

4 I'd like to add the minutes from
5 April 14, 2015 meeting. And the meeting is
6 adjourned.

7 MS. DUNBAR: Don't we need a motion?

8 MS. JARMON: Go ahead. You can do it.

9 MS. DUNBAR: I'd like to make a motion
10 to add the minutes and approval.

11 MR. O'DWYER: Second.

12 MS. JARMON: All in favor?

13 - - -

14 (Chorus of Ayes)

15 - - -

16 MS. JARMON: Thank you.

17 (VPRC Meeting adjourned at 10:56 a.m.)
18
19
20
21
22
23
24

C E R T I F I C A T I O N

I, hereby certify that
the proceedings and evidence noted are
contained fully and accurately in the
stenographic notes taken by me in the
foregoing matter, and that this is a
correct transcript of the same.

Angela M. K., 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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