

Vacant Property Review Committee
June 9, 2015

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VACANT PROPERTY REVIEW COMMITTEE

Room 401, Caucus Room
Philadelphia, Pennsylvania
Tuesday, June 9, 2015
10:13 a.m.

PRESENT:

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

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2 MS. JARMON: Good morning. VPRC is now
3 in session. A lot of individuals is still
4 stuck downstairs, so we will just hold
5 until, you know, they may get up here.

6 I want to start.

7 Clint, you want to come up, Henry
8 Clinton. What address were you here for?

9 MR. CLINT: 2549 and 2553.

10 MS. JARMON: Carpenter, page 7. A
11 release for 2549 to 51 Carpenter and 2553
12 Carpenter Street.

13 Good morning.

14 MR. CLINT: Good morning, Ms. Jarmon.

15 Name is Henry Clint. With me is my
16 client John McCue. Today I'm asking for a
17 release from the certificate of completion
18 with regard to 2549 to 51 and 2553 Carpenter
19 Street.

20 When Mr. McCue acquired the property, it
21 was completely fully constructed with full
22 amenities, three-story building with
23 rooftop.

24 MS. JARMON: Are there any questions

1 from the Committee?

2 MS. DUNBAR: I do have a question. When
3 your client purchased the properties, did he
4 have title company?

5 MR. CLINT: Yes, he did.

6 MS. DUNBAR: And the restrictions
7 weren't noted at that point?

8 MR. CLINT: What happened was, when the
9 prior owner had purchased the property from
10 the Redevelopment Authority, the property
11 review committee in '06, she then sold to my
12 client with the understanding that in the
13 deed my client would still have restrictions
14 that would have to be fully developed and
15 rehabbed within a certain period of time.
16 They are the two restrictions that remain on
17 the property.

18 MS. DUNBAR: Oh, okay. He assumed the
19 restrictions when he purchased it?

20 MR. CLINT: Yes, he did.

21 MS. MEDLEY: This is one we did one -- I
22 think this is one of the first ones we did a
23 consent to sale transfer of conditions
24 document the Law Department drafted and the

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1 provider committed to it. This is just the
2 completion of it.

3 MR. CLINT: Correct.

4 MS. DUNBAR: Okay.

5 MS. JARMON: Any further questions?

6 MS. BULLOCK: These are the photos that
7 are in our packet?

8 MS. JARMON: Yes.

9 MS. BULLOCK: I recommend that we issue
10 certificate of compliance and release.

11 MS. DUNBAR: Second.

12 MS. JARMON: All in favor?

13 - - -

14 (Chorus of Ayes)

15 - - -

16 MS. JARMON: Thank you.

17 MR. CLINT: Thank you very much.

18 MS. JARMON: Bergman for Habitat for
19 Humanity. Page 7, Stiles Street. The lead
20 address is 4905 West Stiles Street.

21 MS. BERKMAN: I'm sorry. I didn't hear.
22 What address?

23 MS. JARMON: The lead address is 4905
24 West Stiles Street.

1 MS. BERKMAN: Great. Judith Berkman.
2 I'm an attorney at Regional Housing Legal
3 Services. I represent Habitat for Humanity
4 Philadelphia Inc. You may notice that the
5 deeds on these properties were conveyed to
6 Habitat for Humanity West Philadelphia. And
7 Habitat for Humanity West Philadelphia Inc
8 is a survivor corporation of a merger with
9 Habitat West Philadelphia.

10 We are here for twelve properties on the
11 4900 block of West Stiles Street. They were
12 required August 20, 1999. Pursuant to the
13 deed, Habitat was required to secure, clean
14 and maintain the appearances of the lots.
15 Currently, Habitat's been doing that for all
16 these years, although some are being
17 maintained by homeowners. I have pictures.

18 With me is Rebecca Saadeh from Habitat.
19 I don't have enough for everybody. They are
20 labeled for all the twelve lots. Some of
21 them have fences, so it's hard to see.

22 We respectfully request the release of
23 all the VPRC restrictions on these
24 properties.

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1 MS. BULLOCK: So, the lots are
2 maintained as green space primarily?

3 MS. BERKMAN: Yes. Yes.

4 MS. BULLOCK: With one structure?

5 MS. BERKMAN: We added one at 4932 West
6 Stiles. Ms. Jarmon, is that part of this
7 package, too?

8 MS. JARMON: Yes.

9 MS. BERKMAN: I didn't know if that was
10 separate. Habitat required the one at 4932
11 West Stiles in 1990. They rehabbed it and
12 sold it, and then it's been reconveyed back
13 to them. Obviously, so many years have
14 passed. They have rehabbed it again.

15 I have pictures of the property. And
16 the Redevelopment Authority has been out to
17 inspect this property. They are rehabbing
18 it again. It's almost finished and ready to
19 be conveyed later this month. And selling
20 it to the new Habitat affordable homeowner.
21 They sell properties to buyers 30 to
22 60 percent AMI.

23 Respectfully request release of the VPRC
24 restrictions from 4932 West Stiles, which is

1 a house.

2 MS. BULLOCK: And the remainder lots,
3 the ones that are being kept as green
4 spaces, is the future plan that those lots
5 will continue to be green space? Will it
6 continue to be owned by Habitat? Sold?

7 MS. BERKMAN: Some of them are going to
8 be sold to adjacent or nearby Habitat
9 homeowners.

10 Rebecca, you want to speak on that?

11 MS. SAADEH: Sure. Some of the
12 properties are being maintained by neighbors
13 on the block and some will be sold this
14 summer. We would like to sell them this
15 summer to homeowners who are interested in
16 gardening and maintaining those lots. There
17 is a lot of gardening happening on the
18 block. There is a culture of that going on.

19 There are two homeowners interested in
20 that, as well.

21 MS. BERKMAN: They are just selling them
22 for conveyance and cost. They are not
23 selling them at a profit.

24 MS. BULLOCK: Basically, to be

1 transferred as side yards?

2 MS. BERKMAN: Yes. Side yard. Some are
3 not needly -- but to Habitat or other owners
4 on the block.

5 MS. BULLOCK: Okay.

6 MS. DUNBAR: Will the final owner be
7 required to maintain these properties as
8 side yards and not build?

9 MS. BERKMAN: We weren't putting any
10 restrictions. There are two on the block
11 that are being conveyed later this month.
12 And they will be covered by the Habitat
13 mortgage on the house that they are being
14 sold as well as the vacant lots. So, there
15 wouldn't be a restriction but there would be
16 a mortgage.

17 Would you like a restriction?

18 MS. DUNBAR: I mean, I'm just asking
19 because I would be concerned that the owner
20 at some point, maybe a couple years
21 whatever, might need money and then want to
22 sell it to a perspective developer.

23 MS. SAADEH: Sure. On this block, the
24 assessment were done \$20,000 this current

1 year. They went down \$50,000 on the houses
2 to \$30,000 on the 2016 taxes. The
3 likelihood of them converting for sale for
4 development is a lot lower. But of those
5 homeowners are interested in actually
6 maintaining it for gardening purposes at
7 this time.

8 MS. DUNBAR: Will they be required to
9 make it a part of their home? So, would
10 they be required to transfer the property so
11 that it becomes part of their main
12 residence?

13 You know what I'm saying?

14 MS. BERKMAN: We weren't going to
15 consolidate the lots at this point, although
16 we could for one. The other is not
17 adjacent, so I don't think it can be
18 consolidated.

19 MS. DUNBAR: Thank you.

20 MR. O'DWYER: I move we remove the deed
21 restrictions on the properties.

22 MS. DUNBAR: Second.

23 MS. JARMON: All in favor?

24 - - -

1 (Chorus of Ayes)

2 - - -

3 MS. JARMON: Are there any other
4 attorneys?

5 (No response.)

6 Okay. We will get started on page 2.
7 1801 South 23rd Street, Public Health
8 Management Corporation, Lenora Felder?

9 (No response.)

10 We will hold up and see if she shows up.

11 The next address is 2622 West Silver
12 Street, James Pompey.

13 (Applicant approaches podium.)

14 Good morning.

15 MR. POMPEY: Good morning. 2622 Silver
16 Street. That's Silver. That property next
17 to mine, they come there to throw trash and
18 everything on it. I've taken that property
19 on the lot and I cleaned it, keep it, fenced
20 it off, keep them from vandalizing it.
21 Wanted that property for a garden.

22 MS. JARMON: Mr. Pompey is already in
23 the process of purchasing the other two
24 lots. The reason he wanted to purchase them

1 and not receive them as side yards is
2 because he doesn't occupy the property on
3 Silver Street.

4 MS. BULLOCK: The property you have on
5 Silver Street, 2616, is there a tenant
6 there.

7 MR. POMPEY: No. I live there.

8 MS. JARMON: Did you just move there?

9 MR. POMPEY: I just moved there.

10 MS. JARMON: Oh.

11 MS. JOHNSON: The picture showed it's
12 paved. A parking structure is on there?

13 MR. POMPEY: No. I usually park my
14 truck on there sometimes.

15 MS. JOHNSON: Is that a little garage
16 structure?

17 MR. POMPEY: No, not a garage. I park
18 there sometimes.

19 MS. JOHNSON: Have, like, a little
20 overhead.

21 MR. POMPEY: I have no place to park, I
22 put it there.

23 MR. O'DWYER: He lives -- you live at
24 2616 Silver Street?

1 MR. POMPEY: Yes.

2 MR. O'DWYER: And you're currently
3 trying to buy 2618 and 2620 as side yards
4 under the Side Yard Program or buying them
5 at fair market value?

6 MS. JARMON: He originally was going to
7 purchase them. As I stated, he wasn't
8 occupying Silver Street. Now he's in that
9 property and he actually qualifies to get
10 those two lots that we were processing him
11 for as side yards. And he'll just have to
12 purchase this one.

13 Would you be interested in receiving the
14 other two that you were previously approved
15 for as side yards and not have to buy them?

16 MR. POMPEY: Yes. 18 and 20?

17 MS. JARMON: Yeah. And then purchase
18 this one.

19 MR. POMPEY: Yes, 22.

20 MS. BULLOCK: I heard you say that you
21 are parking your truck on the lot; is that
22 correct? Are you parking your truck on the
23 lot?

24 MR. POMPEY: Sometimes.

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1 MS. BULLOCK: If you continue to want to
2 do that, you would need to get a zoning
3 permit for that.

4 MR. POMPEY: Do I have a permit?

5 MS. BULLOCK: A permit, yes.

6 MR. POMPEY: No, I don't.

7 MS. BULLOCK: You'll have to get one to
8 park your car on that.

9 MR. POMPEY: Oh, okay.

10 - - -

11 (At this time, a discussion was held off
12 the record.)

13 - - -

14 MS. JARMON: What's the recommendation?

15 MS. BULLOCK: He's purchasing, right?

16 MS. JARMON: He has to purchase this
17 one.

18 MS. BULLOCK: Make a recommendation that
19 we sell at the stated price.

20 MS. DUNBAR: Second.

21 MS. JARMON: Can we kind of go back and
22 discuss the other two instead of me having
23 to bring him back?

24 MS. BULLOCK: Let's vote on this.

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1 MS. JARMON: All in favor?

2 - - -

3 (Chorus of Ayes)

4 - - -

5 MS. BULLOCK: Then secondly, make a
6 recommendation that we approve 2618 and 2620
7 as a part of the Side Yard Program for
8 nominal.

9 MR. O'DWYER: Second.

10 MS. JARMON: All in favor?

11 - - -

12 (Chorus of Ayes)

13 - - -

14 MS. JARMON: We will be in touch with
15 you, Mr. Pompey. Have a good day.

16 3636 Wharton Street, Ahmed?

17 (No response.)

18 We will hold up and see if he shows up.

19 3221 Wendle Street, Gustavo?

20 (No response.)

21 Okay. Move on to the next.

22 Next is side yards or rear yards for
23 individuals. The first address is 3234
24 North 17th Street.

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1 Is there a recommendation of the
2 Committee?

3 MS. DUNBAR: Are you doing them all?

4 MS. JARMON: The three.

5 MS. DUNBAR: I have a question in
6 regards to the Lawrence Street and Leithgow.
7 Is Leithgow, like, behind?

8 MS. JARMON: It's in the rear, yes.

9 MS. DUNBAR: Okay. And then 3304 --

10 MS. JARMON: He acquired 3306 from us
11 already as a side yard.

12 MS. DUNBAR: Motion to convey as a side
13 or rear yard for the three properties
14 listed.

15 MS. BULLOCK: Second.

16 MS. JARMON: All in favor?

17 - - -

18 (Chorus of Ayes)

19 - - -

20 MS. JARMON: Thank you.

21 And I will accept the Urban Garden
22 Agreements through page 4.

23 The next item is for Philadelphia
24 Housing Authority, which these addresses are

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1 to be included with the Choice or Gordon
2 Street. I'm not sure which property.

3 MS. DUNBAR: Gordon.

4 MS. JARMON: I received a call after
5 this agenda was prepared for 2343 North 31st
6 Street for the Baptist church, Pilgrim
7 United organization. They are interested.
8 They are still interested in that one. They
9 weren't interested in the other one that we
10 had on the last agenda, but this one they
11 are.

12 MS. BULLOCK: Can we hold 2343 North
13 31st until I talk to the church?

14 MS. JARMON: Sure. We can move forward
15 with the 3015 West York Street.

16 Recommendation?

17 MS. DUNBAR: I recommend that we
18 transfer 3015 West York to Philadelphia
19 Housing Authority.

20 MS. BULLOCK: Second.

21 MS. JARMON: All in favor?

22 - - -

23 (Chorus of Ayes)

24 - - -

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1 MS. DUNBAR: And we hold 2343 North 31st
2 Street for further discussion.

3 MR. O'DWYER: Second.

4 MS. JARMON: All in favor?

5 - - -

6 (Chorus of Ayes)

7 - - -

8 MS. JARMON: Norris Square Community
9 Alliance, Maria Sourbeer.

10 (Applicant approaches podium.)

11 Good morning.

12 MS. SOURBEER: Hi. Maria Sourbeer,
13 S-o-u-r-b-e-e-r.

14 MS. JARMON: Good morning. Can you just
15 let the Committee know what your proposal is
16 for these lots on Cumberland and Hancock
17 Street?

18 MS. SOURBEER: We have a neighborhood
19 stabilization program federal funds to
20 develop affordable housing on these
21 properties.

22 MS. JOHNSON: And you know you'll need a
23 zoning variance?

24 MS. SOURBEER: I'm aware, yes.

1 MS. DUNBAR: So, are you planning to
2 build five houses on these five lots?

3 MS. SOURBEER: No. We are purchasing
4 the surrounding lot. And the plan is to
5 consolidate that corner and put a
6 multi-family there.

7 MS. JOHNSON: Just one?

8 MS. SOURBEER: One multi-family building
9 with approximately 15 units.

10 MR. O'DWYER: And you're doing it all
11 with NS2B funding?

12 MS. SOURBEER: Yes.

13 MS. JARMON: Any further questions from
14 the Committee?

15 Recommendation?

16 MS. DUNBAR: Motion to transfer at
17 nominal consideration because you have in
18 NS2B funding. I make a motion to transfer
19 at nominal consideration to Norris Square
20 Community Alliance.

21 MS. BULLOCK: Second.

22 MS. JARMON: All in favor?

23 - - -

24 (Chorus of Ayes)

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2 MS. JARMON: Thank you.

3 MS. SOURBEER: Thank you.

4 MS. JARMON: Let me go back and see if
5 anyone came in for the beginning of this
6 Agenda.

7 1801 South 23rd Street, Lenora Felder;
8 3636 Gordon Street, Ahmed Swodam; and 3121
9 Wendle Street?

10 (No responses.)

11 All right. Going to get started with
12 these releases.

13 The first release is 721 South Hicks
14 Street, Thomas Graham?

15 (No response.)

16 156 West Norris and 158 West Norris?

17 (No response.)

18 2227 Cross and 2229 Cross, Arlene
19 Wilson?

20 (No response.)

21 1421 South 19th Street, Lois Thompson
22 was a previous owner. The current owner of
23 1421 South 19th Street?

24 (No response.)

1 1235 and 1237 Leithgow Street, Michael
2 Charen?

3 (Applicant approaches podium.)

4 Good morning.

5 MR. HARDIMON: Good morning. Here for
6 release of 1235/37 North Leithgow Street.

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

9 MR. HARDIMON: Daren Hardimon, D-a-r-e-n
10 H-a-r-d-i-m-o-n. I'm here today for release
11 of 1235 and 37 North Leithgow Street for
12 resale that is being developed as new
13 construction. Three bedroom, two and a half
14 baths, full finished properties.

15 MS. JOHNSON: How many units are you
16 developing?

17 MR. HARDIMON: There are two units
18 developed, one on each site 1235 and 1237.

19 MS. JOHNSON: They are completed?

20 MR. HARDIMON: They are completed.

21 MS. DUNBAR: They are under agreement of
22 sale now?

23 MR. HARDIMON: They are sold.

24 MS. DUNBAR: Again?

1 MR. HARDIMON: Again.

2 MS. DUNBAR: Who are you representing?

3 MR. HARDIMON: I'm the previous owner.
4 I'm the owner of the -- I am selling these
5 properties to new home -- to the current
6 owners, so I need the release.

7 MS. DUNBAR: You have sold the
8 properties to new homeowners?

9 MR. HARDIMON: Yes.

10 MS. DUNBAR: When did you purchase?

11 MR. HARDIMON: I purchased the
12 properties October 2013.

13 MS. DUNBAR: And when did you sell?

14 MR. HARDIMON: Just went to settlement
15 on May 29.

16 MS. DUNBAR: May what?

17 MR. HARDIMON: Twenty-ninth.

18 MS. JOHNSON: Did you acquire them as
19 structures or as vacant lots?

20 MR. HARDIMON: I acquired them from
21 previous seller as vacant lots, and I
22 developed them.

23 MS. JARMON: Any further questions?

24 MS. DUNBAR: Motion to remove the

1 restrictions from both properties.

2 MS. BULLOCK: Second.

3 MS. JARMON: All in favor?

4 - - -

5 (Chorus of Ayes)

6 - - -

7 MS. JARMON: Thank you.

8 MR. HARDIMON: Thank you.

9 MS. JARMON: 426 Wiota Street, Pryce
10 Gifton and Jennifer Butter.

11 (Applicants approach podium.)

12 Good morning.

13 MR. ANUSASKAS: Hi, good morning. My
14 name is Virg Anusaskas, A-n-u-s-a-s-k-a-s.

15 MS. JARMON: Can you speak up a little
16 bit?

17 MR. ANUSASKAS: We purchase this
18 property on 2013 December from the sheriff
19 sale and tax sale. And after we purchased,
20 then we find out there is restriction. The
21 VPRC, like to take it out.

22 MS. JARMON: He purchased the property
23 at sheriff sale. However, found out that it
24 had restriction on the prior deed.

1 MS. BULLOCK: Sheriff sale doesn't clear
2 restrictions?

3 MS. JARMON: No, not with the title
4 company.

5 MR. ANUSASKAS: And the property was
6 completely not habitable. We rehabilitate
7 and we did all the renovation and
8 everything. And as of right now, we would
9 like to finance it but we cannot do it
10 because of the restriction.

11 MS. JARMON: Okay.

12 MS. BULLOCK: I make a motion that we
13 release the restrictions to the deed and
14 issue certificate of completion.

15 MS. DUNBAR: Second.

16 MS. JARMON: All in favor?

17 - - -

18 (Chorus of Ayes)

19 - - -

20 MS. JARMON: 4913 Florence Avenue,
21 Myrtis Headen.

22 (Applicant approaches podium.)

23 MR. PILIDORI: Morning. My name is
24 Marino Pilidori from Greenfair Propertues,

1 LC. I recently purchased this property 4913
2 It was -- it's currently vacant lot. And
3 the -- and I respectfully request that the
4 deed restrictions be removed.

5 MS. BULLOCK: What was the previous
6 owner prior -- was this a side yard?

7 MS. JARMON: No. It was a single family
8 dwelling, but I think it was dwelling.

9 MS. BULLOCK: The dwelling was
10 demolished?

11 MS. JARMON: Yes.

12 Any further questions?

13 MS. SOLOMON: Public Property just
14 request that the lot is cleaned.

15 MS. JARMON: You have to have the lots
16 cleaned.

17 MR. PILIDORI: Sorry? Excuse me?

18 MS. JARMON: The lots need to be cleaned
19 before the release is given to you.

20 MR. PILIDORI: It is currently vacant
21 lot.

22 MS. JARMON: Are they cleaned?

23 MR. PILIDORI: It is cleaned, yes.

24 MS. JARMON: Did you recently clean it?

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1 MR. PILIDORI: Yes.

2 MS. JARMON: Like, recently cleaned it,
3 like, last week.

4 MR. PILIDORI: Yes.

5 MS. JARMON: We will have it inspected
6 again.

7 MS. DUNBAR: Do you have pictures?

8 MR. PILIDORI: I do not.

9 MS. DUNBAR: So, do it subject to?

10 MS. JARMON: Yes.

11 MS. DUNBAR: I make a motion we release
12 the restriction subject to Primavera, LLC
13 providing proof that the lot has been
14 cleared.

15 MR. PILIDORI: How do I provide proof?

16 MS. JARMON: I will order an inspection.
17 My inspector will go out and check it.

18 MS. DUNBAR: Subject to proof.

19 MS. BULLOCK: Second.

20 MS. JARMON: All in favor?

21 - - -

22 (Chorus of Ayes)

23 - - -

24 MS. JARMON: Okay. Thank you.

1 442 West Norris Street? No?

2 (No response.)

3 1518 Manton Street. Current owner is
4 1518 Manton Street, LLC.

5 (Applicant approaches podium.)

6 MR. FEIBUSH: Hi, how are you. Ori
7 Feibush. 1518 Manton is not yet received
8 its certificate of occupancy. 1510 Manton
9 has however.

10 MS. JARMON: 1510 is on page 7, we might
11 as well do them both together.

12 MR. FEIBUSH: The same holds true for --

13 MS. JARMON: He also had 1310 South
14 Chadwick.

15 MR. FEIBUSH: Yes. If you are able to
16 push those to your July meeting, I would
17 appreciate that.

18 MS. JARMON: I'm sorry?

19 MR. FEIBUSH: If you can push 1310
20 Chadwick and the 1518 Manton to the July
21 meeting, I would appreciate that and just
22 focus on the 1510 Manton which is a hundred
23 percent complete. I did bring certificate
24 of occupancy for that one.

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1 MS. JARMON: Okay.

2 MS. BULLOCK: Are you saying that you
3 don't have certificate of occupancy for 1518
4 and 1310?

5 MR. FEIBUSH: Yes ma'am.

6 MS. BULLOCK: But they are substantially
7 completed?

8 MR. FEIBUSH: Yes.

9 MS. BULLOCK: Do you anticipate having
10 the CO within the next 30 days?

11 MR. FEIBUSH: Yes.

12 MS. BULLOCK: Then if it pleases the
13 Committee and Chair, I would rather we
14 actually move forward and ask that you
15 provide proof to the Chair.

16 MR. FEIBUSH: Sure, absolutely.

17 MS. BULLOCK: Just looking at
18 pictures --

19 MR. FEIBUSH: I'm sorry?

20 MS. BULLOCK: We have pictures of the
21 property. We can see you have substantially
22 completed it.

23 MR. FEIBUSH: Great. Okay. They are
24 final touches, but yes. Very close.

1 MS. BULLOCK: I am going to make a
2 motion separately for each one.

3 So for 1518 Manton Street, I recommend
4 or I move that we issue a certificate of
5 completion provided that the applicant or
6 developer has given proof to our Chair that
7 the certificate of occupancy has been
8 issued.

9 MR. O'DWYER: Second.

10 MS. JARMON: All in favor?

11 - - -

12 (Chorus of Ayes)

13 - - -

14 MS. BULLOCK: I also move that we issued
15 completion of certificate release
16 restriction for 1310 South Chadwick provided
17 that developer provides the Chair with proof
18 of certificate of occupancy.

19 MR. O'DWYER: Second.

20 MS. JARMON: All in favor?

21 - - -

22 (Chorus of Ayes)

23 - - -

24 MS. BULLOCK: And lastly, I note on the

1 Agenda, I make the motion that we issue
2 certificate of completion for and release
3 restrictions for 1510 Manton Street.

4 MS. DUNBAR: Second.

5 MS. JARMON: All in favor?

6 - - -

7 (Chorus of Ayes)

8 - - -

9 MR. FEIBUSH: Thank you all.

10 MS. JARMON: All right. Thank you.

11 MR. FEIBUSH: Do I need to leave this
12 certificate of occupancy for 1510?

13 MS. JARMON: Yes, please.

14 MR. FEIBUSH: It's actually the only
15 copy. I will email it to you.

16 MS. JARMON: All right.

17 2924 North Taylor Street. I'm not sure
18 if Allegheny West is here. However, this
19 was one that should have been included in
20 that whole bunch that we had on the Agenda
21 last month or month before. I just wanted
22 to add this one, then requesting the
23 certificate.

24 MS. DUNBAR: Motion to issue a

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1 certificate of completion for 2924 North
2 Taylor Street.

3 MS. BULLOCK: Second.

4 MS. JARMON: All in favor?

5 - - -

6 (Chorus of Ayes)

7 - - -

8 MS. JARMON: Thank you.

9 1712 South 19th street, Doris Stowe. I
10 think the estate sold it to Mazal Tov
11 Development.

12 (Applicant approaches podium.)

13 MR. MURRAY: Good morning. My name is
14 Gary Murray, M-u-r-r-a-y. I'm the owner of
15 Mazal Tov Development.

16 MS. JARMON: I'm sorry. What did you
17 say.

18 MR. MURRAY: I'm the owner of Mazal Tov
19 Development.

20 MS. JARMON: You are here requesting the
21 release for property on 19th Street. And
22 what are your plans with this property?

23 MR. MURRAY: The property was purchased
24 in 2002 about 13 years ago by Ms. Doris

1 Stowe. She passed away and she left her
2 nephew the executor of her estate. And in
3 her will, I have a copy of, she wanted him
4 to divest all of her assets in the property.
5 And so, I purchased the property from the
6 estate.

7 MS. BULLOCK: What are your plans for
8 the property?

9 MR. MURRAY: I am actually -- my plans
10 are to resell the property. I'm actually
11 committed to several projects with the City.
12 And some of those I already have going on.
13 So really, I mean, I'm just looking to
14 release the property for development.

15 MS. BULLOCK: Are the requirements still
16 in it?

17 MS. JARMON: It was a side yard.

18 MR. MURRAY: Yeah. It was a garden.
19 She lived in a property that was adjacent to
20 it.

21 MS. JARMON: The recommendation of the
22 Committee?

23 MR. MURRAY: Mr. Green is the executor.
24 He's been battling cancer, so he couldn't

1 even make it out. But he did want to be
2 here, as well.

3 MS. DUNBAR: But you're the current
4 owner?

5 MR. MURRAY: Yes.

6 MS. DUNBAR: So, it doesn't really
7 matter. I'm just saying.

8 MR. MURRAY: Well, he just wanted to
9 support -- he wanted to see the will
10 through.

11 MS. DUNBAR: Did you say that you
12 purchased it already?

13 MR. MURRAY: Yes, I did purchase it.

14 MS. DUNBAR: Oh, okay. I guess he met
15 the requirements of the will.

16 MR. MURRAY: That's correct.

17 MS. JARMON: Recommendation of the
18 Committee?

19 MS. BULLOCK: Recommend that we release
20 the restrictions and issue certificate of
21 completion.

22 MS. DUNBAR: Second.

23 MS. JARMON: All in favor?

24 - - -

1 (Chorus of Ayes)

2 - - -

3 MS. JARMON: Thank you.

4 MR. MURRAY: Thank you.

5 MS. JARMON: 1822 to 28 East Letterly
6 Street.

7 (Applicant approaches podium.)

8 Good morning.

9 MR. ROTHMUND: Darryl Rothmund,
10 R-o-t-h-m-u-n-d. I have under agreement to
11 purchase from Mr. O'Beirne standing next to
12 me, 1822 along with two other adjacent
13 parcels. And we are requesting that the
14 deed restriction or reverter be released on
15 1822 Letterly Street.

16 MS. JARMON: Any questions?

17 MS. JOHNSON: What are your plans for
18 the properties?

19 MR. ROTHMUND: So, on bunch of parcels
20 now sits 55,000 square foot warehouse that
21 we are converting into a mixed-use building.
22 We went through City Council to change the
23 zoning. In our presentation drawings, we
24 basically said we were putting in 55

1 residential units and 5 commercial units.

2 MS. BULLOCK: What was the original
3 purpose of this?

4 MS. JARMON: It was a commercial lot. I
5 think it was -- wasn't it just you used
6 it -- was a business, right, that they were
7 using it?

8 MR. ROTHMUND: Mr. O'Beirne currently
9 runs his business out of the local level.

10 MS. JARMON: What was his business?

11 MR. O'BEIRNE: Tropical fish.

12 MS. JARMON: For real?

13 MR. ROTHMUND: For real.

14 (Laughter)

15 Miles and miles of fish in that
16 basement.

17 MS. JARMON: Okay. What's the
18 recommendation of the Committee?

19 MS. BULLOCK: Recommend that we issue
20 certificate of completion and release the
21 restrictions.

22 MR. O'DWYER: Second.

23 MS. JARMON: All in favor?

24 - - -

1 (Chorus of Ayes)

2 - - -

3 MS. JARMON: 2002 Tulip Street? No?

4 (No response.)

5 Let's go back to -- are you here for an
6 address?

7 (Applicant states address.)

8 3636 Wharton Street, Mr. Ahmed, page 2.

9 MR. AHMED: Good morning. Sorry, I was
10 in other room. I thought --

11 MS. JARMON: Oh, okay.

12 MR. AHMED: My name is Ahmed Swodam,
13 A-h-m-e-d, last name S-w-o-d-a-m. Trying to
14 purchase 3636 Gordon Street for my own use
15 because I have addition to house on 3632
16 Gordon, so.

17 MS. JARMON: You are interested in
18 building on this lot?

19 MR. AHMED: I am interested in building.
20 As you know, I was applying for both lots.

21 MS. JARMON: Yeah. Then you didn't
22 comply.

23 MR. AHMED: I didn't get that one. I am
24 trying to see what we can do.

1 MS. JARMON: The other address is gone.

2 If you are interested in this --

3 MR. AHMED: Yes.

4 MS. JARMON: -- you can apply for this
5 3636.

6 MR. AHMED: Yes.

7 MS. JARMON: Okay.

8 MS. BULLOCK: You live at 3632 or is
9 that --

10 MR. AHMED: It's my house.

11 MS. BULLOCK: Okay. You plan to build
12 another house?

13 MR. AHMED: Yes, ma'am.

14 MR. O'DWYER: After the -- originally
15 applied for 3634, but then that is no longer
16 available?

17 MS. JARMON: He was the original
18 applicant. Then he applied back in 2009.
19 And then he -- he said he couldn't afford
20 it. We basically deleted him. In the
21 interim, someone else applied for 3634.
22 They were approved through a competitive bid
23 sale.

24 MR. O'DWYER: Now he's just purchasing

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1 3636?

2 MS. JARMON: Yes.

3 MS. BULLOCK: You are willing to pay the
4 value that was quoted to you?

5 MR. AHMED: Yes. I'm willing to pay
6 fair market value but not over fair market
7 value because that was what happened in
8 2009.

9 MS. JARMON: We have to order an
10 appraisal.

11 MS. BULLOCK: An appraisal will be done
12 to determine fair market value.

13 MR. AHMED: Within the area I'm going to
14 pay.

15 MS. BULLOCK: I make a motion that we
16 approve the sale of 3636 Gordon Street.

17 MS. DUNBAR: Second.

18 MS. JARMON: All in favor?

19 - - -

20 (Chorus of Ayes)

21 - - -

22 MS. JARMON: Are you here --

23 MS. LLANOS: For 442 West Norris.

24 MS. JARMON: It's on page 6, 442 West

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1 Norris. Good morning.

2 MS. LLANOS: My name Gisela Llanos. I
3 live 442 West Norris Street.

4 MS. JARMON: She received the lot as a
5 side yard back in 2009. Now she wants to
6 sell her house and the lot.

7 MS. LLANOS: Yes.

8 MS. JARMON: Recommendation of the
9 Committee.

10 MS. BULLOCK: Did a great job
11 maintaining the lot.

12 MS. LLANOS: (Through an interpreter
13 from Councilwoman Quinones-Sanchez' office.)

14 She said that she's maintained that
15 property for 21 years. She's cleaned it up.
16 So, she tried maintaining as well as
17 possible and that she's not economically,
18 you know, well right now. That's why she
19 wants to sell the house and the lot.

20 MS. JARMON: Thank you.

21 MS. BULLOCK: I make a motion that we
22 issue certificate of completion and issue
23 restrictions.

24 MS. DUNBAR: Second.

1 MS. JARMON: All in favor?

2 - - -

3 (Chorus of Ayes)

4 - - -

5 MS. JARMON: Thank you.

6 I want to just go back to the addresses
7 where the individuals didn't show and just
8 postpone or table until next month.

9 The first address is the 1801 South 23rd
10 Street, going to table until July; 3121
11 Wendle Street, for July; 721 South Hicks
12 Street going to table until July; 156 and
13 158 Norris Street, table til July; 2227
14 Cross and 2229 Cross table until July; 1421
15 South 19th street, table until July; 2002
16 Tulip Street. And this lady called this
17 morning and she didn't show.

18 This meeting is adjourned. And I wanted
19 to, I guess, add the minutes from May 12,
20 2015 VPRC Agenda. Need a vote.

21 MR. O'DWYER: Move we add the minutes
22 from May.

23 MS. BULLOCK: Second.

24 MS. JARMON: All in favor?

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(Chorus of Ayes)

- - -

MS. JARMON: Thanks. Have a good day.

(VPRC Meeting adjourned at 11:02 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

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