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2 VACANT PROPERTY REVIEW COMMITTEE

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5 Room 401, Caucus Room  
6 Philadelphia, Pennsylvania  
7 Tuesday, August 11, 2015  
8 11:03 a.m.

7

8 PRESENT:

9 SUSIE JARMON, OHCD  
10 MANUELLA COSTA, PHDC  
11 JEREMY GRADWOHL, COUNCIL PRESIDENT'S OFFICE  
12 LINDA MEDLEY, LAW DEPARTMENT  
13 ANDREW FRISHKOFF, LISC  
14 LISA WALKER, REVENUE DEPARTMENT  
15 AMANDA DAVIS, PIDC  
16 LYNISIE SOLOMON, PUBLIC PROPERTY  
17 JAMETTA JOHNSON, PLANNING COMMISSION  
18 MELVIS DUNBAR, RDA

14

15

16 ALSO PRESENT:

17 KEVIN CARROLL, COUNCILMAN O'BRIEN'S OFFICE

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1                   - - -

2           MS. JARMON: Morning. Again, I'm sorry  
3           for the delay. My name is Susie Jarmon. We  
4           are going to get this, hopefully, rush right  
5           through this agenda so we can get out of  
6           here. I am going to take some things that  
7           are on here out of order.

8           I have, we did an ad hoc for  
9           Philadelphia Housing Authority for some  
10          properties that they needed, some  
11          restrictions lifted off the deeds. Linda  
12          Medley will also speak on their request.

13          MS. MEDLEY: So if you recall, there was  
14          an email that was sent out requesting the  
15          approval for PHA to have a ground revision  
16          because one of the conditions of the deed  
17          was that specifically it says: "Neither  
18          expose for rental nor lease the hereinabove  
19          described premises or any portion thereof at  
20          any time during the five-year period  
21          commencing from the date hereof, without the  
22          prior written approval of the Vacant

- 23 Property Review Committee of the City of
- 24 Philadelphia, which approval shall not be

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1 unreasonably withheld."

2 The Committee did vote and approve  
3 allowing PHA to rent or lease the property  
4 for -- actually, this is going to be 99  
5 years. And for those who are not familiar,  
6 these properties are part of the Choice  
7 Neighborhood actually called Blumberg  
8 Sharswood Choice Neighborhoods Initiative  
9 Project. And they were given a planning  
10 grant from HUD to develop this area.

11 So, the City is actually participating  
12 in that project through, I believe, some  
13 funding and some other things. What we need  
14 to do with regard to this, I just need to --  
15 we need to ratify this on the record that  
16 the Vacant Property Review Committee is in  
17 agreement with allowing PHA to lease the  
18 property.

19 If we can take a vote.

20 MS. JARMON: I also wanted to make a  
21 note that Melvis Dunbar who was here for an  
22 hour left her proxy here with us, so I need

23 a recommendation from the Committee.

24 MR. FRISHKOFF: So moved.

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1 MS. JOHNSON: Second the motion.

2 MS. JARMON: All in favor?

3 - - -

4 (Chorus of Ayes)

5 - - -

6 MS. MEDLEY: Any opposed?

7 (No response.)

8 MS. MEDLEY: In addition, they need

9 to -- the property was transferred

10 September 24. We are coming up on the year

11 of date of that transfer. And they have not

12 begun to -- they are still in the process of

13 getting the funding. I believe they are

14 going to closing next week to get the

15 funding to begin to break ground on the

16 property.

17 So, they are requesting an extension.

18 You know, we are only allowed to give them

19 six months at a time extension. They are

20 requesting six month extension to develop

21 the property. So, I ask that there be a

22 motion to extend the development on time.

23 MR. FRISHKOFF: Motion to extend six  
24 months.

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1 MS. WALKER: Second.

2 MS. JARMON: All in favor?

3 - - -

4 (Chorus of Ayes)

5 - - -

6 MS. JARMON: We only have a short time  
7 because we want to get these people out of  
8 here. So can we kind of rush this along.

9 MS. MEDLEY: Just one more thing. In  
10 connection with that project, they have  
11 asked -- the lender has asked for  
12 subordination agreement by the City in favor  
13 of the limited partnership which is called  
14 Blumberg Apartments Phase One, LP and Wells  
15 Fargo Bank -- and Wells Fargo Affordable  
16 Housing Community Corporation.

17 This is pretty much standard in the  
18 projects. They are just asking that the  
19 City subordinate its interest in the  
20 property to the bank first.

21 I would ask there be a motion that the  
22 City enter into subordination.

23 MR. FRISHKOFF: Motion to recommend that  
24 the City enter into subordination.

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1 MS. COSTA: Second.

2 MS. JARMON: All in favor?

3 - - -

4 (Chorus of Ayes)

5 - - -

6 MS. JARMON: Thank you.

7 MS. MEDLEY: Thank you.

8 MS. JARMON: I am going to take the

9 agenda out of order. I want -- I have

10 individuals that were at the Redevelopment

11 Authority for an auction on June the 12th.

12 I just need you guys, once I call your name,

13 come up to the podium and just let us know

14 what your proposal is and then you can

15 leave.

16 The first address 1807 East Oakdale,

17 1808 East Oakdale, 1812 East Oakdale and

18 1810 East Lehigh, Metroploy, LLC.

19 (No response.)

20 No?

21 Going to table until next month.

22 2443 Jasper, 1948 East Harold Street,

23 Universal Building and Construction.

24 (No response.)

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1 Table.  
2 2641 Kensington, 1932 Cumberland, Hiep  
3 Pham and Dung Tran.

4 (Applicants approach podium.)

5 MS. JARMON: Just speak your name and  
6 let us know what your proposal is for these  
7 two lots.

8 MR. TRAN: My name is Dung Tran. Me and  
9 my partners we come here at the moment. We  
10 don't have any plan for this lot. But in  
11 the future, we want to build house off the  
12 lots.

13 MS. JARMON: One second. She want to  
14 make her proxy. Go ahead, Melvis.

15 (Ms. Dunbar speaks via telephone.)

16 MS. DUNBAR: I make a motion for my  
17 proxy vote for all items in place of anyone  
18 not making that motion.

19 MS. JARMON: Thank you. Okay, thanks.

20 Sorry to cut you off, sir.

21 MR. TRAN: We don't have any plan for  
22 these lots yet, but we would like to build

23 houses on these lots some time in the  
24 future.

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1 MS. JARMON: What's the future? Because  
2 I know that the Councilman want these lots  
3 developed, like, within a year.

4 MR. TRAN: We have required information  
5 before we bid on these lots. These lots is  
6 owned by the City of Philadelphia which at  
7 this moment doesn't require any immediate  
8 plan.

9 MS. JARMON: Well, we are the City of  
10 Philadelphia. And the Councilman wants  
11 these lots that were on this auction to be  
12 developed within a year.

13 So, you're saying that you are not going  
14 to develop in a year?

15 MR. TRAN: Like I said, the information  
16 that we got before we meet from the last was  
17 that if the lots owned by the PHA, that  
18 requires proposal plan right after you  
19 bought it. But if it's owned by the PUB,  
20 which is the Philadelphia --

21 MS. JARMON: Which is us.

22 MR. TRAN: Yes.

23 MS. JARMON: City of Philadelphia, yes.

24 MR. TRAN: There is no immediate

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1 proposal to be provided.

2 MS. JARMON: I'm not really sure who  
3 told you that, but we can take a vote to  
4 approve you purchasing these. But I need to  
5 send an email to the Councilman.

6 MR. TRAN: That is the information  
7 provided with the information in the auction  
8 listing. And that's what we got.

9 MS. JARMON: Okay. What's the  
10 recommendation of the Committee or are there  
11 any questions?

12 MS. MEDLEY: It seems like there's some  
13 confusion as to what happens. Perhaps you  
14 should table this until the potential buyer  
15 gets clarification on what they need to do  
16 and are going to do with the property before  
17 the Committee votes.

18 MS. JARMON: We are going to table this  
19 until next month and invite you back next  
20 month. In the meanwhile, I'm going to send  
21 an email to the Councilman to clarify, you  
22 know, exactly what he wants individuals to

- 23 do with these lots that they are acquiring
- 24 from the City.

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1 MR. TRAN: Like I said, the information  
2 that I got from the auction package is that  
3 only the property owned by the department  
4 that required immediate plan to build. If  
5 it's owned by the -- then there is no  
6 immediate plan required.

7 MS. JARMON: I think you got wrong  
8 information, but we will get back in touch  
9 with you.

10 MS. MEDLEY: What also might be helpful  
11 regardless what information he got, he needs  
12 to be able to explain what his intentions,  
13 what he wants to do with the property.

14 MS. JARMON: We are going to table it  
15 until next month.

16 MS. MEDLEY: Sure. When he comes back.

17 MS. JARMON: When you come back, you  
18 need to have a plan on what you're  
19 development is going to be for these two  
20 lots.

21 MR. TRAN: Are you going -- you don't  
22 need a plan for these lots.

23 MS. MEDLEY: No. He needs a plan.

24 MS. JARMON: Yeah. You need a plan.

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1 MR. TRAN: I need a plan?

2 MS. JARMON: Yes. We're not going to  
3 just transfer lots to you and they just sit.  
4 You have to have a development plan. The  
5 Redevelopment Authority nor the PHDC can  
6 speak on the City's requirements.

7 So our requirements are, which will be a  
8 restriction in the deed, that you develop  
9 within a year. If you don't develop in a  
10 year, you have to come back to us and let us  
11 know why you haven't developed and give us  
12 some -- whether you're waiting for zoning or  
13 whatever the situation is. I'm going to  
14 invite you back next month after I speak to  
15 the Councilman and I will actually give you  
16 a phone call, okay?

17 MR. TRAN: Okay. Thank you.

18 MS. JARMON: You're welcome.

19 2245 East William Street, Carlos  
20 Gonzalez.

21 (Applicant approaches podium.)

22 MR. GONZALEZ: How y'all doing?

23 MS. JARMON: Good morning.

24 MR. GONZALEZ: Name is Carlos Gonzalez.

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1 MS. JARMON: And your proposal for this  
2 lot?

3 MR. GONZALEZ: I was keeping it as a  
4 side yard. I didn't know we had to develop  
5 on it.

6 MS. JARMON: Well, it depends on what  
7 the situation is. I know that they didn't  
8 own the properties adjacent.

9 MR. GONZALEZ: That neighbor.

10 MS. JARMON: Right. I know there are  
11 properties adjacent.

12 The recommendation of the committee?

13 MS. JOHNSON: Make a motion that the  
14 property be sold.

15 MR. FRISHKOFF: Second.

16 MS. JARMON: He already received several  
17 lots from us adjacent to his property. And  
18 this is one that is next to it, also.

19 MS. MEDLEY: He understands what a side  
20 yard --

21 MS. JARMON: Right. He doesn't have to  
22 develop.

23 MR. FRISHKOFF: Second.

24 MS. JARMON: All in favor?

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1           - - -

2           (Chorus of Ayes)

3           - - -

4           MR. GONZALEZ: Thank you, guys.

5           MS. JARMON: 2767 Coral Street, James  
6           Mayberry.

7           (Applicant approaches podium.)

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

10          MR. MAYBERRY: James Mayberry.

11          MS. JARMON: Your proposal for the 2767  
12          Coral Street?

13          MR. MAYBERRY: The property in question  
14          is a vacant lot. It's not attached to any  
15          other structures. There are also vacant  
16          lots next to it. I own the building  
17          directly across the street that the Mummings  
18          are presently in. And I thought the lot  
19          would make a nice place to put a picnic  
20          bench and lunch area when we're not busy  
21          doing Mummings.

22          MS. JOHNSON: I have this 2667 Coral

23 Street. Is this --

24 MS. JARMON: 2767 Coral.

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1 MS. JOHNSON: Okay. Coral.

2 MS. JARMON: Any questions from the  
3 Committee? Recommendation?

4 MS. COSTA: Motion to approve.

5 MR. FRISHKOFF: Second.

6 MS. JARMON: All in favor?

7 - - -

8 (Chorus of Ayes)

9 - - -

10 MS. JARMON: Thank you.

11 MR. MAYBERRY: Thank you.

12 MS. JARMON: 2329 South Marshall Street,  
13 Mr. Chen.

14 (Applicant approaches podium.)

15 MR. CHEN: Morning.

16 MS. JARMON: State your name for the  
17 record.

18 MR. CHEN: Xue Xian Chen. We bought  
19 2329 South Marshall Street. The plan is to  
20 build a home, and it should be finished  
21 within a year. We had the contractor  
22 estimate for the plans and the lawyer will

- 23 make the plan. Pretty much is three
- 24 bedroom, one and a half bathrooms.

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1 Downstairs is living room, kitchen. And  
2 upstairs has middle bathroom and each side  
3 has two bedrooms.

4 MS. JARMON: He's going to develop in a  
5 year.

6 MR. FRISHKOFF: Motion to approve.

7 MS. COSTA: Second.

8 MS. JARMON: All in favor?

9 - - -

10 (Chorus of Ayes)

11 - - -

12 MR. CHEN: Thank you.

13 MS. JARMON: 623 Mercy Street, Mohamed.

14 (Applicant approaches podium.)

15 MR. EL-LAISY: Mohamed El-laisy.

16 MS. JARMON: Your proposal is for this  
17 lot?

18 MR. EL-LAISY: To develop into a house.

19 MS. JARMON: Develop into a single  
20 family?

21 MR. EL-LAISY: Yes.

22 MS. JARMON: Any questions from the

23 Committee?

24 MR. FRISHKOFF: Motion to approve.

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1 MS. JOHNSON: Second.

2 MS. JARMON: All in favor?

3 - - -

4 (Chorus of Ayes)

5 - - -

6 MS. JARMON: Thank you.

7 MR. EL-LAISY: Thank you.

8 MS. JARMON: 1922 East Oakdale, 1922

9 East Harold Street, PHB Investment, Michael

10 Smith.

11 (Applicant approaches podium.)

12 MS. JARMON: Good morning.

13 MR. SMITH: Morning. How are you? Good

14 afternoon everybody. My name is Michael

15 Smith. This is Joe Comers. We are doing

16 new construction. Two single family, two

17 bedroom, two and a half. Anywhere from nine

18 to twelve months based on the estimate.

19 MS. JARMON: Any questions from the

20 Committee?

21 MR. FRISHKOFF: Motion to approve.

22 MS. JOHNSON: I second.

23 MS. JARMON: All in favor?

24 - - -

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1 (Chorus of Ayes)

2 - - -

3 MS. JARMON: Thank you.

4 MR. SMITH: Thank you very much.

5 MS. JARMON: You're welcome.

6 2118 East Auburn, Cari Schemm.

7 (No response.)

8 Tabled. Till next month.

9 Going to go back to the second page of

10 the agenda.

11 3121 Wendle Street, Gustavo?

12 (No response.)

13 Tabled till next month.

14 2547 Corlies Street, Brenda Langley.

15 Ms. Langley owns the adjacent property at

16 2549 Corlies.

17 (Applicant approaches podium.)

18 MS. JARMON: Good morning.

19 MS. LANGLEY: Morning. Everybody, my

20 proposal is to purchase that lot because it

21 does sit right next door to my property.

22 And for the longest before the City even had

23 this lot, we've been maintaining it and  
24 keeping it up.

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1 MS. JARMON: Any questions from the  
2 Committee? Recommendation?

3 MR. FRISHKOFF: Motion to approve.

4 MS. JOHNSON: I second.

5 MS. JARMON: All in favor?

6 - - -

7 (Chorus of Ayes)

8 - - -

9 MS. JARMON: Thank you.

10 407 West Norris Street, Sami Kurdina.

11 407 West Norris?

12 (No response.)

13 Tabled till next month.

14 We have side yards, four side yards.

15 Can I get a recommendation from the

16 Committee?

17 MR. FRISHKOFF: Motion to approve.

18 MR. GRADWOHL: Second.

19 MS. JARMON: All in favor?

20 - - -

21 (Chorus of Ayes)

22 - - -

23 MS. JARMON: The Urban Garden

24 Agreements, I can accept.

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1 We're going to get into the --

2 201 East Tioga Street, Urban Hope

3 Training Center.

4 (Applicant approaches podium.)

5 MS. JARMON: Good morning.

6 MR. HOLT: Jason Holt. I'm the director

7 with Urban Hope. We own the building

8 adjacent to that. It's a church and

9 community center. It's a vacant property.

10 We are going to turn into outdoor recreation

11 area and overnight parking for the

12 community.

13 MS. JARMON: You are interested in

14 purchasing this lot?

15 MR. HOLT: Yes. That's where we need to

16 go with it. We tried to get it donated

17 about ten years ago.

18 MS. JARMON: I remember.

19 MS. JOHNSON: You know you will need

20 zoning variance?

21 MR. HOLT: What's that?

22 MS. JOHNSON: You will need a zoning

23 variance for your use.

24 MR. HOLT: Yes. I believe they changed

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1 that.

2 MS. JOHNSON: Also, you have to apply to  
3 Streets.

4 MR. HOLT: Yes.

5 MS. JARMON: Any further questions?  
6 Recommendations?

7 MR. FRISHKOFF: Motion to approve.

8 MS. COSTA: Second.

9 MS. JARMON: All in favor?

10 - - -

11 (Chorus of Ayes)

12 - - -

13 MS. JARMON: Thank you, Mr. Holt.

14 Francisville Neighborhood Development  
15 Corp.

16 (Applicant approaches podium.)

17 MS. JARMON: Good morning.

18 MS. GILES: Penelope Giles, 1708 Ridge  
19 Avenue, Philadelphia, PA 19130.

20 Francisville Neighborhood Development  
21 Corporation. I'm the Executive Director of  
22 that. So, I put together just a one page --

23 I'm sorry. I didn't have time to get it to  
24 the office to make copies. I can email it

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1 to Susie.

2 MS. JARMON: I'm Susie, yes.

3 MS. GILES: Nice to put a face with the  
4 name. Okay.

5 So, I'm here regarding properties at 858  
6 Field Streets, 854 Field Street, 860 Field  
7 Street, 856 Field Street, 866 Field Street  
8 and 868 Field Street. So, good morning to  
9 the Committee Members. I'm here today to  
10 request the properties listed above be  
11 deeded to the Francisville Neighborhood  
12 Corporation at nominal consideration.

13 The properties are located just north of  
14 Ridge Avenue where we have properties 1628,  
15 30, 32 and 1640 and 42 Ridge Avenue which we  
16 plan to develop into a marketplace complex  
17 as per our comprehensive neighborhood plan.

18 The development of the Francisville  
19 marketplace is phase two of our overall  
20 economic stimulus plan for our commercial  
21 corridor along Ridge Avenue.

22 Phase one currently under construction

23 at 1608 to 12 Ridge Avenue will house on the  
24 ground floor and lower level approximately

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1 4,000 square feet total. The Small Seeds  
2 vegetarian cafe and enterprise suite is  
3 expected to come on line in the spring of  
4 2016.

5 Just to talk a little bit about Phase  
6 One because it does relate to Phase Two  
7 directly. The concept behind Small Seeds is  
8 to bring together the ideas of healthy  
9 eating and strong communities under one  
10 roof. There are four distinct benefits to  
11 this project, all of which align with  
12 equitable neighborhood development.

13 First, the project will be an excellent  
14 retail for the Ridge Avenue Commercial  
15 Corridor. Second, the cafe will enhance the  
16 quality of resolution upstairs by creating a  
17 work space and quick serve food options for  
18 tenants. Third, the project will create  
19 jobs, construction jobs and it has full and  
20 part-time cafe jobs, production job and an  
21 opportunity for the entrepreneurs to start  
22 and grow businesses.

- 23        Finally, Small Seeds provides mechanism
- 24        to promote best practice of equitable

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1 redevelopment, capturing some of the new  
2 expanding power in the neighborhood to  
3 benefit long time residents. To this end,  
4 Small Seeds will probably --

5 MS. JARMON: Excuse me, Ms. Giles. I  
6 don't want to cut you off and what you have,  
7 can you send it to me?

8 MS. GILES: Okay.

9 MS. JARMON: Because we have to get  
10 these people out of here. They've been  
11 sitting for over an hour.

12 MS. GILES: Okay. No problem.

13 MS. JARMON: My question to you, are you  
14 getting funding from the City for this  
15 project?

16 MS. GILES: There will be a multiple  
17 funding sources. The funding actually is in  
18 the nominal consideration. That is the  
19 investment from the City because that loans  
20 lower our development cost significantly and  
21 allows us to create a project that creates  
22 affordable retail space. This is the

- 23 mission, and this is what we've been doing
- 24 over the last three years since we were

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1       gifted the original properties for Phase

2       One.

3           MS. JOHNSON: May I ask, this is going

4       to be for profit though. You are going to

5       sell these houses?

6           MS. GILES: No. The units will be

7       rental units, but it's three -- this

8       particular Phase Two is actually three

9       components. So, the Field Street which I

10       was getting to in the next paragraph would

11       be for our low in and lowing out, some

12       parking behind the marketplace with some

13       residents above and a aquaponics growth

14       center.

15           MS. JOHNSON: Subsidized units?

16           MS. GILES: We will not be seeking

17       subsidies for affordable housing over top of

18       the --

19           MS. JOHNSON: But to get the properties

20       for a nominal fee --

21           MS. JARMON: You have to get funding

22       from the City.

23 MS. GILES: We have done this -- yeah.

24 We already have significant money from the

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1 City already in what we're doing Phase One.

2 Phase One and Phase Two is all together.

3 This -- these properties here on Field

4 Street were always a part of our plan for

5 the marketplace. But because our plan was

6 so aggressive, we were asked not to go after

7 the Field Street properties in the first ask

8 when we were given the first set of

9 properties at nominal. So, we cannot really

10 move forward with what we're planning to do

11 with the marketplace complex until we know

12 whether or not we are going to get the

13 properties on Field Street. That determines

14 everything.

15 And we've -- we are developing our First

16 Phase as we were asked to do and then come

17 back and ask for Field Street properties.

18 That's what we're doing.

19 MR. FRISHKOFF: Can I ask a couple

20 questions. One, the overall project --

21 MS. JARMON: Wait one second.

22 MR. FRISHKOFF: The overall project is

23 including affordable housing?

24 MS. GILES: Yes, it will.

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1 MR. FRISHKOFF: You're able to proceed  
2 and complete within a year the properties  
3 that are conveyed at nominal?

4 MS. GILES: Yeah. We will be under  
5 construction within a year, yes.

6 MR. FRISHKOFF: I would make a motion to  
7 approve contingent on verification that the  
8 rest of the project is viable and the  
9 proposal is affordable.

10 MS. JOHNSON: She is requesting nominal  
11 fee on this.

12 MR. FRISHKOFF: Because this is a phase  
13 of a larger project which is affordable, so  
14 these particular properties don't contain  
15 residential units but they are component of  
16 the affordable project as a whole.

17 MS. JARMON: We'll probably have to take  
18 this before the Real Estate Committee and  
19 see what their recommendation is.

20 MR. FRISHKOFF: Can I make to amend the  
21 motion to bring this to the Real Estate  
22 Committee for their review?

23 MS. JARMON: Yes. We are going to take  
24 this before our Real Estate Committee and

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1 see what their review is. And I will get  
2 back in touch with you.

3 MS. JOHNSON: Second.

4 MS. JARMON: All in favor?

5 - - -

6 (Chorus of Ayes)

7 - - -

8 MS. GILES: Thank you.

9 - - -

10 (At this time, Members Lysie Solomon and  
11 Amanda Davis had to exit the proceedings at  
12 11:30 a.m.)

13 - - -

14 MS. JARMON: Unfortunately, we are going  
15 to hear everyone that's here for these  
16 releases because that's the next thing on  
17 the agenda. You won't have to come back.

18 MS. MEDLEY: If there aren't any  
19 problems today, you won't have to come back.  
20 However, if you have a settlement date  
21 within the next 30 days, you need to let us  
22 know that now.

23 MS. JARMON: Okay.

24 1421 South 19th Street?

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1 (No response.)

2 Tabled till next month.

3 5816 Norfolk Street, Beverly Dover.

4 (Applicant approaches podium.)

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

7 MR. DOVER: Good morning. My name is  
8 Randy Dover. I'm actually here to request  
9 permission to sell the property. Property  
10 was previously owned by my grandmother who  
11 passed away in 2006. My family has done  
12 nothing with the property, and there is --  
13 there have been taxes accumulating on it.

14 And finally, the State finally gave me  
15 possession of the property. But in order to  
16 sell it, I would need a release from the RDA  
17 in order to do so.

18 MS. JARMON: Any questions?

19 MR. FRISHKOFF: Motion to approve the  
20 release.

21 MR. GRADWOHL: Second.

22 MS. JARMON: All in favor?

23

- - -

24

(Chorus of Ayes)

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1                   - - -

2           MS. JARMON: Okay. Thank you.

3           MS. MEDLEY: I assume you have a buyer?

4           MR. DOVER: Yes.

5           MS. MEDLEY: When are you going to  
6 closing?

7           MR. DOVER: We are supposed to close on  
8 the 3rd of August. This came up in the  
9 title search, I am clearing that now. We  
10 don't have a second date.

11          MS. MEDLEY: Can you get a second date  
12 after the second Tuesday in September .

13          MR. DOVER: After the second Tuesday in  
14 September?

15          MS. JARMON: Yeah.

16          MR. DOVER: Is that how long it will  
17 take?

18          MS. JARMON: We are going to have to  
19 bring this back because we don't have enough  
20 Committee Members here.

21          MR. DOVER: Would I have to come back  
22 here?

23 MS. JARMON: No. No, you won't have to  
24 come back.

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1 MS. MEDLEY: You won't if you can  
2 schedule it after that.

3 MR. DOVER: That's fine.

4 MS. MEDLEY: Thank you.

5 MS. JARMON: Thank you.

6 2621 South 2nd Street, Margaret  
7 Mezzalesta.

8 (No response.)

9 Table until next month.

10 4025 Reno Street, DeBouse Deborah.

11 (Applicant approaches podium.)

12 MS. JARMON: Hello.

13 MR. XU: My name is Hona Xu.

14 MS. JARMON: And you are -- are you the  
15 current owner of this property or you are  
16 trying to?

17 MR. XU: I'm the owner of the property.

18 MS. JARMON: You own 4025 Reno.

19 MR. XU: Correct. I have the deed here.

20 MS. JARMON: You are trying to sell it?

21 MR. XU: Correct.

22 MS. JARMON: Any questions from the

23 Committee? Recommendation?

24 MS. JOHNSON: I recommend that the

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1 restrictions be removed.

2 MR. FRISHKOFF: Second.

3 MS. JARMON: All in favor?

4 - - -

5 (Chorus of Ayes)

6 - - -

7 MS. MEDLEY: Do you have a closing date?

8 MS. JARMON: Do you have a closing date?

9 MR. XU: What?

10 MS. JARMON: Do you have a scheduled  
11 settlement date?

12 MR. XU: Already passed, supposed to be  
13 July 31, 2015.

14 MS. JARMON: No. For your -- you're  
15 selling this property. Do you have a  
16 scheduled settlement date.

17 MR. XU: Yeah. I scheduled -- it's  
18 already past eleven days. I have to  
19 reschedule with the buyer. Buyer say he can  
20 wait.

21 MS. MEDLEY: Can you reschedule after  
22 the second Tuesday in September?

23 MS. JARMON: Schedule it after the  
24 second Tuesday in September.

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1 MR. XU: September.

2 MS. JARMON: After the second Tuesday.

3 MR. XU: Let me write it down.

4 MS. COSTA: It's the 8th.

5 MS. JARMON: After September the 8th.

6 MS. MEDLEY: At least a week after the  
7 8th.

8 MS. JARMON: Okay?

9 MR. XU: Okay. No problem.

10 MS. JARMON: Thank you.

11 MR. XU: Thank you. You have nice day.

12 MS. JARMON: 1708 West Allegheny,  
13 Frederick Pennington?

14 (No response.)

15 Tabled -- I think this was one that they  
16 wasn't able to attend the meeting and just  
17 wanted our -- an approval. I'm looking at  
18 the pictures. If Lysie was sitting here,  
19 she would say they have to clean it.

20 Can I get a recommendation?

21 MS. COSTA: Recommend that it be  
22 approved once it's cleaned.

23 MS. JOHNSON: I second it.

24 MS. JARMON: All in favor?

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1                   - - -

2                   (Chorus of Ayes)

3                   - - -

4                   MS. JARMON: Thank you. And they need  
5 to schedule after September .

6                   2339 North Lawrence Street, Francisco  
7 Crespo.

8                   MR. BERNSTEIN: Good morning.

9                   MS. JARMON: Good morning.

10                  (Applicant approaches podium.)

11                  MR. BERNSTEIN: My name is Bernstein.  
12 I'm the lawyer for Mr. Crespo who is here  
13 with me with his wife. My client  
14 Mr. Francisco Crespo is requesting approval  
15 of the sale of his house at 2339 North  
16 Lawrence Street that he bought in 1976 for  
17 one dollar. It cost one dollar, rehab.

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

20                  MR. BERNSTEIN: I have some documents if  
21 it is necessary. Earlier, I talked to Chair  
22 Jarmon. And she told me she does want to

- 23 see the photos of the exterior of the house.
- 24 The house is beautifully remodeled and

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1       refurbished and rehabilitated.

2       Also, I have a certificate --  
3       certification statement from L&I that there  
4       are no violations on the property. I am  
5       submitting for the record.

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

8       MR. FRISHKOFF: Motion to approve the  
9       release.

10      MS. COSTA: Second.

11      MS. JARMON: All in favor?

12               - - -

13               (Chorus of Ayes)

14               - - -

15      MS. JARMON: Okay.

16      MS. MEDLEY: You have an agreement to  
17      sell? Can you schedule --

18      MR. BERNSTEIN: Yes. I have agreement  
19      for sale. I submit it on July 17.

20      MR. FRISHKOFF: Can you schedule your  
21      settlement date for after September 15?

22      MR. BERNSTEIN: I am going on vacation

23 on August 25. I am coming back in the  
24 middle of October. I would like to submit

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1 that deed with the office of the records in  
2 the City before my -- before I leave for  
3 vacation on August.

4 MS. MEDLEY: You can do that, but you  
5 won't get the release if -- if our buyer is  
6 okay with that, you will get it. But you  
7 will not get the information till  
8 September 15. If the buyer is okay with  
9 that, then that's fine. You are free to do  
10 that. But you are not going to get the  
11 release until after the 15th.

12 MR. BERNSTEIN: Okay. Can I submit to  
13 you the agreement of the sale again that I  
14 already --

15 MS. JARMON: We have it.

16 MR. BERNSTEIN: Do you need anything  
17 else?

18 MS. JARMON: No. Thank you.

19 MR. BERNSTEIN: Thank you very much.

20 MS. JARMON: 2629 Federal Street, 2632  
21 Federal LLC.

22 No? Tabled till next month.

23 1900, 1902, 1904 and 1906 East York

24 Street, Tram Tin.

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1 (Applicant approaches podium.)

2 MR. TIN: Good afternoon, Council. My  
3 name is Tin Tram, and I own the lots of 1900  
4 East York Street, 1902, 904, 906. I  
5 apologize that I had the buyers already.  
6 And I'm here to ask permission of Council  
7 for me to sell to those lots.

8 MS. JARMON: You already have a  
9 scheduled date?

10 MR. TIN: I already have a schedule.  
11 I'm sorry, I didn't know this is the process  
12 I got to go through. But I extended the  
13 closing date, which is September 15 or  
14 before that. So, I'm just asking your  
15 permission to see if I can sell those four  
16 lots to the new investor. They want to  
17 build it up right away.

18 MS. JARMON: You have it scheduled for  
19 the 15th?

20 MR. TIN: Yes.

21 MS. JARMON: Our next meeting that we  
22 bring this before the Committee is September

23 the 8th. And then we will be able to  
24 prepare it. And hopefully, you will have it

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1 by the 15.

2 MR. TIN: Ms. Susie, as long as you gave  
3 me permission, I go right ahead. And I  
4 already explain the time which is September  
5 the 15th so that Council can give me plenty  
6 of time to go ahead and do it.

7 MS. JARMON: Okay.

8 MR. TIN: I thank you so much for that.

9 MS. JARMON: Recommendation of the  
10 Committee?

11 MS. JOHNSON: I recommend that the  
12 restriction be released.

13 MS. COSTA: Second.

14 MS. JARMON: All in favor?

15 - - -

16 (Chorus of Ayes)

17 - - -

18 MS. JARMON: Okay. Thank you.

19 MR. TIN: Is that a yes?

20 MS. JARMON: Yes.

21 MR. TIN: Thank you.

22 MS. JARMON: You're welcome.

23        Are you guys here for something -- oh,

24        yes. We added a property to the agenda, the

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1 4030 Baring, which is our release. Add that  
2 to the agenda. 4030 Baring Street, the  
3 applicant is here.

4 (Applicant approaches podium.)

5 MS. WOLF: Name is Wolf. I'm the  
6 attorney at the Title VIII. My client is an  
7 affiliate of Cross Properties purchased 4030  
8 Baring Street. I could not insure it  
9 without the exception of the City's right of  
10 reversion so -- it's an exception to the  
11 title policy. As of the first week in  
12 September, we are closing on 4012 through  
13 4028 Baring Street. Those lots together  
14 with 4030 are going to be consolidated. And  
15 40 to 43 unit multiple family dwelling is  
16 going to be built. So, I need the right of  
17 reversion stricken.

18 MS. JARMON: This is one that just  
19 recently settled.

20 - - -

21 (At this time, a discussion was held off  
22 the record.)

23

- - -

24

MS. JARMON: They want to sell it along

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1 with others that are adjacent.

2 MS. MEDLEY: Something like the other  
3 one. We can't --

4 MS. JARMON: Unfortunately, you are  
5 going to have to wait until after September  
6 the 8th unless you want to, you know, go  
7 ahead and settle and then you get the  
8 release after that. But this Committee can  
9 approve it.

10 MS. WOLF: The problem with that is I  
11 have a lender I have to insure.

12 MS. JARMON: I can't hear you.

13 MS. WOLF: A lender that needs to be  
14 insured. I can't insure with your right of  
15 reversion.

16 MS. MEDLEY: Right. We are not going to  
17 be able to give you the actual release until  
18 after September -- after the next meeting.

19 MS. WOLF: They will be in default of  
20 the agreement of sale.

21 MS. MEDLEY: If it's that serious, we  
22 will have to call people back.

- 23 MS. JARMON: I don't think so. A
- 24 special meeting just for this?

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1 MS. MEDLEY: I don't understand. Why  
2 can't they wait? When is your closing date?

3 MS. JARMON: When is your closing date?

4 MS. WOLF: The first week of September.

5 MS. JARMON: Can you push it back a  
6 couple? When is it?

7 MS. WOLF: I don't believe that the  
8 statutory will be granted. I don't think  
9 another extension will be granted.

10 MS. JARMON: Okay. We have a meeting  
11 here September the 8th. What we are asking  
12 is can you make it a few days after  
13 September the 8th so that we can get the  
14 release to you?

15 MS. WOLF: I will send you an email.

16 MS. JARMON: You'll send me an email?

17 MS. WOLF: We will see if we can get an  
18 extension. I don't know that we can.

19 MS. MEDLEY: See if they can get the  
20 extension for any day after the 8th.

21 MS. JARMON: What's the recommendation  
22 of the Committee?

23 MS. JOHNSON: Make a motion that this  
24 restriction be removed.

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1 MR. FRISHKOFF: Second.

2 MS. JARMON: All in favor?

3 - - -

4 (Chorus of Ayes)

5 - - -

6 MS. WOLF: One question. Can you tell  
7 me how long it will take for you to draft?

8 MS. JARMON: After the 8th -- we are  
9 going to try to prioritize these that are on  
10 this agenda. So we have our lawyer here and  
11 Department of Public Properties. So, they  
12 will work together to get it done in a few  
13 days after the 8th.

14 MS. WOLF: Need to get it on the record.

15 MS. JARMON: What's that?

16 MS. WOLF: It needs to be recorded  
17 before I can record any deed.

18 MS. JARMON: You will record it once --

19 MS. MEDLEY: You will get the document  
20 and then you can record it.

21 MS. JARMON: Along with your deed.

22 MS. WOLF: Thank you.

23 MS. JARMON: Thank you. Meeting is  
24 adjourned.

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1 MS. MEDLEY: Just one thing so the  
2 record is clear, all of this request for  
3 releases were basically held at the  
4 recommendation of the Committee and held  
5 under advisement till the next meeting.

6 MS. JARMON: Right.

7 MR. FRISHKOFF: Can we do a single vote  
8 for all them at the next meeting?

9 MS. JARMON: We probably can just say  
10 the address.

11 MS. MEDLEY: Ask for people in advance  
12 to read the notes of testimony so they can  
13 just know what it is.

14 MS. JARMON: Okay. Thank you.

15 (At this time, the VPRC adjourned at 11:47  
16 a.m.)

17

18

19

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CERTIFICATION

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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