

Vacant Property Review Committee
November 10, 2015

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VACANT PROPERTY REVIEW COMMITTEE

Room 401, Caucus Room
Philadelphia, Pennsylvania
Tuesday, November 10, 2015
10:30 a.m.

PRESENT:

SUSIE JARMON, OHCD
MANUELLA COSTA, PHDC
JEREMY GRADWOHL, COUNCIL PRESIDENT'S OFFICE
GARRETT O'DWYER, PACDC
LYNSIE SOLOMON, PUBLIC PROPERTY
JAMETTA JOHNSON, PLANNING COMMISSION
MELVIS DUNBAR, RDA
LISA WALKER, REVENUE DEPARTMENT
LINDA MEDLEY, LAW DEPARTMENT

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2 MS. JARMON: Good morning. VPRC is now
3 in session. My name is Susan Jarmon, the
4 Chairwoman. We're going to get started.

5 We don't have a quorum, so we are going
6 to listen to everyone's testimony and whatever
7 their proposal is. Then we are going to have a
8 Special Meeting in the next week or so, so that
9 everyone that was supposed to be here will attend
10 the meeting for the approval of what's approved
11 today.

12 Do we have any attorneys in the room?

13 First, I want to add an addendum which
14 is our release requests for 1907 Turner Street
15 for Habitat for Humanity.

16 (Applicant approaches podium.)

17 Good morning. State your name for the
18 record.

19 MS. BERKMAN: My name is Judy Berkman.
20 I'm the attorney at Regional Housing Legal
21 Services. With me is Steve Blunt from my client
22 Habitat for Humanity, Philadelphia Inc. Habitat
23 acquired seven properties from the Redevelopment
24 Authority last spring. And from the seven

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1 properties, they are building five new units of
2 affordable housing. One of the properties the
3 Redevelopment Authority had acquired from the
4 VPRC process. That was the old 1907 Turner
5 Street. It's sort of complicated because it's
6 been resubdivided. But part of the old 1907
7 Turner Street is in one new house, and the other
8 part is in the adjacent house.

9 I'm passing out the certificate of
10 occupancy for the first house that's been built
11 and sold that was 1905 Turner Street. It's also
12 known on the new deed to the buyer as 1905-1907.
13 The adjacent property is 1909 Turner Street.

14 So 1909, you will see from the pictures
15 once under construction, that's 1909. So the
16 house that's been sold and the new house under
17 construction both have parts of old 1907 Turner
18 Street. So they have completed and have a COO
19 for one of the houses. They will finish the
20 other one by the end of the year.

21 We respectfully request certificate of
22 completion and release of the VPRC requirements
23 for the old 1907 Turner Street.

24 MS. JARMON: Are there any questions

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1 from the committee?

2 (No questions.)

3 Recommendation?

4 MS. DUNBAR: I recommend that we present
5 to the Body of the Committee approval for the
6 release of this certificate of completion.

7 MS. JARMON: Can we get a second?

8 MS. MEDLEY: Not a second, I guess
9 anyone that objects to the recommendation.

10 MS. JARMON: Does anyone object to the
11 recommendation?

12 (No objections made.)

13 Thank you.

14 MS. BERKMAN: Also like to mention the
15 sale price of the houses are 151,000 each, but
16 they had put much more -- Habitat total costs way
17 exceeded that. Thank you.

18 MS. JARMON: Thank you.

19 Next address is 135 South 51st Street, a
20 release on page 6.

21 (Applicant approaches podium.)

22 Can you state your name?

23 MR. KWAIT: Robert Kwait, counsel for
24 Achievability. Property owner proposes to sell

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1 the property. This is a vacant single family row
2 house property. And has been vacant for a number
3 of years. Achievability is a West Philadelphia
4 nonprofit, that is a nonprofit that helps mothers
5 with children get back on their feet and be
6 self-sufficient.

7 We propose to sell the property. There
8 is a buyer that wants to put it to better use,
9 rehab it and get it back online. And we have an
10 agreement of sale. We wish to have the reverter
11 clause released so we can go forward with the
12 sale. Sale price is \$73,000.

13 MS. JARMON: There any questions from
14 the Committee?

15 MS. DUNBAR: I have a question.

16 What was the proposed use that
17 Achievability was to do with the property?

18 MR. KWAIT: I think they were going to
19 try to get the funding to fix up the building to
20 house its clients in and provide more subsidized
21 housing for its mothers with children. But I
22 believe that the funding never came through and
23 remained vacant for -- it's been vacant for, I
24 believe, over ten years.

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1 MS. JARMON: Any further questions?
2 Recommendation?

3 MS. DUNBAR: Would this be one of the
4 those situations where we would need to figure
5 out if Achievability should get the benefit of
6 that sale because they did not do what they
7 proposed to do?

8 MS. JARMON: This is 1989.

9 MS. MEDLEY: Trying to look at that.

10 MR. KWAIT: I think it's going to use
11 the proceeds for its charitable purpose to help
12 other families. And I understand what you're
13 saying, but we have to -- I think it's to the
14 benefit of the City to put this back online and
15 go forward with the sale.

16 I think Achievability has spent a lot of
17 money keeping the property going over the years.
18 It's been 30 years, maybe more, since we took the
19 property. So, I think it's spent more than that
20 keeping the property going. So, that's my
21 response.

22 MS. MEDLEY: Could you tell us what you
23 have done to keep the property up?

24 MR. KWAIT: I think we've done -- I

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1 think we have kept it out of being in violation
2 as far as trash, as far as being a nuisance to
3 the neighborhood. I think it's -- we probably
4 put some maintenance into the structure and to
5 landscaping into keeping it from being an eyesore
6 in the neighborhood.

7 MS. MEDLEY: You have kept the building
8 clean?

9 MR. KWAIT: Yes.

10 MS. MEDLEY: Made any repairs?

11 MR. KWAIT: Tidy and maintained it as
12 part of the portfolio of Achievability.

13 MS. DUNBAR: Okay. I mean, those are
14 questions that we have asked others with the same
15 type of situation. And we totally understand
16 Achievability's purpose. But again, because they
17 had proposed to do something with the property, I
18 just want to make sure that everybody understands
19 why we would move forward with giving the
20 certificate of completion.

21 I would recommend that we present this
22 to the full body for approval.

23 MS. JARMON: Are there any rejections?

24 (No rejections made.)

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1 MS. JARMON: Next is page 6, 1831 South
2 4th Street. John Idi was the person we settled
3 to back in 2005.

4 (Applicant approaches podium.)

5 Can you state your name for the --

6 MR. SCOTT: My name is David Scott. I'm
7 an attorney representing the Estate of Richard
8 Marks. We are trying to sell this property to a
9 buyer. We have an agreement of sale. There is a
10 possible right of reverter back to the Authority,
11 which we would like to have waived so that we can
12 then sell this property and clear it for the
13 estate.

14 I don't believe Mr. Richard's ever built
15 anything on the property. It's still vacant
16 land. And we are just trying to get this out of
17 the estate to a new buyer, move the property
18 along for new buyer to take care of whatever
19 improvements he may want to try and put on there.

20 MS. JARMON: Are there any questions
21 from the committee?

22 MR. SCOTT: Do you want a copy of the
23 agreement of sale?

24 MS. JARMON: I have it. Thank you.

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1 MR. SCOTT: I thought it was part of the
2 packet they had not sent.

3 MS. JARMON: Any questions from the
4 committee?

5 MS. DUNBAR: You mentioned another name.
6 You didn't say the Estate of John Idi.

7 MS. JARMON: No. Someone else purchased
8 it from John Idi.

9 MR. SCOTT: Yes.

10 MS. JARMON: And they didn't do
11 anything. It's just a vacant lot.

12 MR. SCOTT: It's the Estate of Michael
13 Richards, the seller of the property current
14 owner and the Executrix is Denise B. who I
15 represent.

16 MS. JOHNSON: It was originally acquired
17 as a side yard?

18 MS. JARMON: He was supposed to develop
19 on it, but then he turned around and sold it.

20 MS. JOHNSON: Okay.

21 MR. SCOTT: Was that the transaction
22 that led it to come --

23 MS. JARMON: From the City to John Idi.

24 MR. SCOTT: Okay.

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1 MS. JARMON: Any further questions?

2 Recommendation?

3 MS. DUNBAR: I guess it's me.

4 I would recommend for approval to the
5 remaining body.

6 MS. JARMON: Are there any objections?

7 (No objections.)

8 Thank you.

9 MR. SCOTT: I think you indicated we
10 will be hearing later on because there is not a
11 quorum at this point?

12 MS. JARMON: Yes.

13 MS. MEDLEY: Do you have a settlement
14 date soon?

15 MR. SCOTT: We were supposed to settle
16 prior to this, so we are just waiting on the
17 approval so we can go through with it.
18 Hopefully, before the end of the year. I am not
19 sure how fast we will get it.

20 MS. DUNBAR: What does your agreement of
21 sale say?

22 MR. SCOTT: It said October. We were
23 trying to settle in October, but we ran into this
24 problem when we were trying to clear it up and

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1 keep the sale active.

2 MS. DUNBAR: Do you have an extension?

3 MR. SCOTT: I don't know whether that's
4 been executed yet. I can certainly get that to
5 the Board if that will be helpful.

6 MS. JARMON: Okay. Thank you.

7 MR. SCOTT: Would you like me to submit
8 that?

9 MS. JARMON: Yes. Thank you.

10 MR. SCOTT: Anything further?

11 MS. JARMON: That's it.

12 Going to go back to the beginning of the
13 agenda. 3119 Huntingdon Street, Mr. Raheem
14 Strong?

15 This is the second time it's been on the
16 agenda. I am going to delete this.

17 Next address is 4222 Powelton Avenue,
18 Michael Kamara.

19 (Applicant approaches podium.)

20 Good morning, can you state your name
21 for the record.

22 MR. KAMARA: Michael Kamara.

23 MS. JARMON: You're here to purchase
24 this lot.

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1 MR. KAMARA: Yes.

2 MS. JARMON: What is your proposal?

3 What are you going to do with it?

4 MR. KAMARA: Going to develop for my
5 family.

6 MS. DUNBAR: Can you speak up, sir?

7 MR. KAMARA: Going to develop it for my
8 family.

9 MS. JARMON: Okay.

10 MS. DUNBAR: For your family to occupy?

11 MR. KAMARA: Yes.

12 MS. JARMON: Any further questions?
13 Recommendation?

14 MS. DUNBAR: I recommend that we submit
15 for approval to the entire body.

16 MS. JARMON: Are there any objections?

17 (No objections.)

18 MS. JARMON: Thank you. We will be in
19 touch.

20 MR. KAMARA: Thank you.

21 MS. JARMON: 2557 Emerald Street,

22 Mr. Shaun Zhang -- 2555 Emerald Street.

23 (Applicant approaches podium.)

24 Good morning.

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1 MR. ZHANG: Hi, good morning.

2 MS. JARMON: State your name for the
3 record.

4 MR. ZHANG: Shaun Zhang. I'm here to
5 purchase 2555 Emerald Street. It's a vacant lot
6 next door to my mother. We lived there for over
7 20 years. We plan to put a fence up and make it
8 into a yard.

9 MS. JARMON: His parents just purchased
10 2557 from the City. They own 2559.

11 MR. ZHANG: Yes.

12 MS. JARMON: They were unable to -- they
13 didn't have the funds to purchase this, so he is
14 purchasing the Emerald Street for them.

15 MS. DUNBAR: Recommend that we submit
16 for approval for the sale of 2555 Emerald Street.

17 MS. JARMON: Are there any objections?

18 (No objections.)

19 Thank you. We will be in touch.

20 MR. ZHANG: Thank you.

21 MS. JARMON: 244 West Stella Street. Do
22 you speak English? She can translate for you.

23 (Applicant approaches podium.)

24 This is Mr. Martinez Andres here to

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1 purchase. He had power of attorney from his
2 sister who lives in Puerto Rico who is interested
3 in purchasing this lot. He occupies the
4 property.

5 INTERPRETER: He wants to use it as a
6 garden and to use it for his children.

7 MS. JARMON: Are there any questions?

8 MS. DUNBAR: It's not -- he's not the
9 owner.

10 MS. JARMON: His sister is the owner.

11 MS. DUNBAR: She wants to --

12 MS. JARMON: She wants to purchase it.

13 MS. DUNBAR: For a side yard.

14 MS. JARMON: Yes.

15 MS. DUNBAR: I recommend for approval
16 the sale of 244 West Stella Street.

17 MS. JARMON: Any objections?

18 (No objections.)

19 MS. JARMON: Thank you. Thank you,
20 Melvis.

21 2524 North Mascher Street.

22 (Applicant approaches podium.)

23 Good morning. Emilio Castro?

24 MR. GARCIA-CASTRO: Yes, ma'am.

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1 MS. JARMON: Can you state your name.

2 MR. GARCIA-CASTRO: My full name is
3 Emilio Garcia-Castro.

4 MS. JARMON: You are here to purchase
5 this lot to use it?

6 MR. GARCIA-CASTRO: Yes, ma'am. I would
7 like to purchase 2524 North Mascher. It is a lot
8 next to my mother-in-law's house. The purpose is
9 so I can build a small 800-square foot house for
10 my daughter. My family and my wife's family have
11 lived in the area for nearly 50 years, and we
12 would like to stay near to each other. It's
13 cheaper to build a house than to buy and fix one.

14 MS. JARMON: Okay. Any questions from
15 the committee? Someone else can talk other than
16 Melvis.

17 MS. DUNBAR: The record is going to show
18 that I'm the only one here.

19 MS. COSTA: I recommend that we sell the
20 lot to Mr. Castro at the LAMA value once the
21 committee gets together.

22 MS. JARMON: Any objections?

23 (No objections.)

24 Thank you.

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1 MR. GARCIA-CASTRO: Thank you. Have a
2 nice day.

3 MS. JARMON: 542 South 52nd Street, Bear
4 and Company, Levar Clark.

5 (Applicant approaches podium.)

6 Good morning.

7 MS. JARMON: State your name for the
8 record.

9 MR. CLARK: Levar Clark.

10 MS. JARMON: You are here to develop
11 this lot along with a lot that you own at 540
12 South 52nd Street?

13 MR. CLARK: Yes.

14 MS. JARMON: Any questions from the
15 committee?

16 MS. JOHNSON: To develop?

17 MR. GRADWOHL: What is the proposal?
18 Two single family?

19 MR. CLARK: Basically 540 is a CMX-2.
20 542 is also CMX-2. We recently purchased 540
21 from sheriff sale back in August of this year.
22 I'm looking to purchase 542 to develop a
23 mixed-use commercial building.

24 MS. JOHNSON: You are going to merge the

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1 two?

2 MR. CLARK: Yes.

3 MS. JOHNSON: There is currently a
4 garden on the lot, wasn't it?

5 MR. CLARK: Yes. It's greenery there.
6 Yes.

7 MS. JARMON: Any further questions?
8 Recommendation?

9 MR. GRADWOHL: Motion to submit for
10 approval to the full body.

11 MS. JARMON: Any objections?

12 (No objections.)

13 Thank you.

14 MR. CLARK: Thank you.

15 MS. JARMON: 2317 Ridge Avenue, Harold
16 McCoy.

17 (Applicant approaches podium.)

18 MR. McCOY: Good morning.

19 MS. JARMON: State your name for the
20 record?

21 MR. McCOY: Mn name is Harold McCoy.

22 MS. JARMON: Your proposal for the lot
23 at 2317 Ridge Avenue?

24 MR. McCOY: It's an outdoor venue. We

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1 had many parties this summer. Some of you might
2 have been there. We do community events on the
3 lot. It's an outdoor venue.

4 MS. JARMON: An outdoor vendor?

5 MR. McCOY: Venue.

6 MS. JARMON: Okay. Do you own anything
7 adjacent to this?

8 MR. McCOY: 2315, 13, 11 and 9 Ridge
9 Avenue adjacent to this lot. I've been caretaker
10 over this lot over 16 years.

11 MS. DUNBAR: I think the last time he
12 was here we had to have a special meeting. I'm
13 not sure.

14 MS. JARMON: Because we didn't have a
15 quorum.

16 MS. JOHNSON: Are these additional lots?

17 MR. McCOY: Yes.

18 MS. JOHNSON: What's on those?

19 MR. McCOY: They are vacant. I plant
20 trees and grass even though they are not mine.
21 We have a lovely intersection.

22 MS. JOHNSON: Those are city-owned, as
23 well?

24 MR. McCOY: Yes.

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1 MS. JOHNSON: Are you interested in
2 acquiring those?

3 MR. McCOY: No. Affordability is the
4 reason.

5 MS. JARMON: Recommendation of the
6 committee?

7 And are you interested in purchasing
8 this lot, Mr. McCoy?

9 MR. McCOY: Yes.

10 MS. DUNBAR: I just have a question. So
11 is it safe to say that you would like to acquire
12 this property for recreational purposes?

13 MR. McCOY: Exactly.

14 MS. DUNBAR: Okay. I recommend for
15 approval to the entire body.

16 MS. JARMON: Are there any objections?

17 (No objections.)

18 MS. JARMON: Thank you. Thank you,
19 Mr. McCoy.

20 MR. McCOY: Thank you.

21 MS. JARMON: Next are side yards 5354
22 Irving; 2614 -- there was a typo. It should be
23 31st Street; 2010 North 3rd Street; and 2131
24 North Fairhill Street.

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1 Can I get a recommendation?

2 MR. GRADWOHL: Recommend that we submit
3 for the approval to the entire body.

4 MS. JARMON: Any objections?

5 (No objections.)

6 MS. JARMON: Thank you.

7 Next is a request for an extension,
8 Global Community Solutions 3428, 3430 and 4219
9 Filbert Street. Mr. Kevin Whitehead.

10 (Applicant approaches podium.)

11 MR. WHITEHEAD: Good morning.

12 MS. JARMON: Good morning. Can you
13 state your name for the record.

14 MR. WHITEHEAD: Kevin Whitehead.

15 MS. JARMON: Can you let the committee
16 know what you are here for?

17 MR. WHITEHEAD: Yes. I would like to
18 request an extension for the lots that were
19 mentioned that were purchased a couple of years
20 ago. My organization recently went through some
21 changes. We are currently financially stable to
22 proceed in the development of the lots mentioned.

23 MS. JOHNSON: What are your plans for
24 those lots?

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1 MR. WHITEHEAD: To develop single family
2 homes.

3 MS. JOHNSON: There will be three
4 separate homes?

5 MR. WHITEHEAD: Correct.

6 MS. JARMON: Any further questions?

7 MS. DUNBAR: How much of an extension
8 are you seeking?

9 MR. WHITEHEAD: Within twelve months.

10 MS. JARMON: I think we can only give
11 six months at a time and then you can come back
12 in six months and let us know where you are.

13 MR. WHITEHEAD: That's fine.

14 MS. DUNBAR: I would recommend that we
15 provide an extension subject to the approval of
16 the entire body, a six-month extension.

17 MS. JARMON: Are there any objections?

18 (No objections.)

19 Thank you.

20 MR. WHITEHEAD: Thank you very much.

21 MS. JARMON: You're welcome.

22 Next are properties that were on the
23 auction back in June with the Redevelopment
24 Authority: 2443 Jasper Street, 1948 East Harold

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1 Street. Universal Building and Construction,
2 Joseph Smith.

3 (No applicant response.)

4 MS. JOHNSON: This was tabled twice.

5 MS. JARMON: I'm not really sure what
6 his proposal is. We haven't spoken to him. I
7 know that the Councilman only wants these
8 properties to be sold to these individuals for
9 development. So, I need to find out from him
10 exactly what his proposal is.

11 We are going to table this for another
12 month and try to get in touch with this guy
13 again.

14 2637 Janney Street is a property that
15 was on the agenda last month. However, there was
16 a typo in the address. The applicant's proposal
17 is to build single family dwelling. I told him
18 not to come because he had several properties
19 that have been on two previous agendas.

20 Can I get a recommendation, please?

21 MS. DUNBAR: Recommendation for approval
22 to the entire body.

23 MS. JARMON: Are there any objections.

24 (No objections.)

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1 MS. JARMON: Thank you.
2 2106 East Stella Street, Carlos Torres.
3 (No applicant response.)

4 I think this was on last month, also.
5 Going to table this again.

6 1845 Huntingdon Street, Benedicto
7 Ventura. This applicant's proposal is to build a
8 house for his mother. He couldn't attend because
9 he's out of town.

10 Can I get a recommendation?

11 MS. COSTA: I recommend that we approve
12 it once before the whole body, approve
13 Mr. Ventura to build the property.

14 MS. JARMON: Are there any objections?
15 (No objections.)

16 MS. JARMON: Next address, 2634 Collins
17 Street, Carlos Giraldo.

18 MR. GIRALDO: I'm here.

19 MS. JARMON: Good morning. Can you
20 state your name for the record.

21 MR. GIRALDO: Good morning. My name is
22 Carlos Giraldo.

23 MS. JARMON: And you are here to
24 purchase this property on Collins Street? What

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1 is your proposal?

2 MR. GIRALDO: To build a single family
3 dwelling.

4 MS. DUNBAR: For sale? For sale?

5 MR. GIRALDO: I'm about to answer that.
6 I may occupy it, but I'm not sure yet.

7 MS. DUNBAR: Okay.

8 MR. GIRALDO: I'm in the process of
9 growing my family, but I may need it. Not sure
10 yet if it's going to be for sale.

11 MS. DUNBAR: Okay.

12 MS. JARMON: Okay. Any further
13 questions?

14 MS. DUNBAR: Recommend for approval to
15 the entire body.

16 MS. JARMON: Are there any objections?

17 (No objections.)

18 Thank you.

19 Now we are here with Certificate of
20 Completions. The first address is 1715 North
21 Howard Street and 1716 North Hope, 1717 North
22 Howard Street.

23 MR. VINEY: It's me.

24 MS. JARMON: Can you state your name for

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1 the record?

2 MR. VINEY: Yes. Vincent Viney.

3 MS. JARMON: You are?

4 MR. VINEY: I am the new owner of the
5 properties.

6 MS. JARMON: Your last name?

7 MR. VINEY: Viney. V as in Victor,
8 i-n-e-y.

9 MS. JARMON: Can you let the committee
10 know what you are here for.

11 MR. VINEY: Yes. I am here to have the
12 reversionary clause removed from the deeds for
13 these properties.

14 MS. JARMON: Are there any questions
15 from the committee?

16 MS. SOLOMON: The property needs to be
17 cleaned.

18 MS. JARMON: Before the release can be
19 done, you have to have those lots cleaned.

20 MR. VINEY: I was in contact with the
21 current owners. They are actually in pretty good
22 shape. Have you been to the site?

23 MS. SOLOMON: Just based off the
24 pictures we have.

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1 MR. VINEY: The site is very clean. The
2 owners -- it's actually beautiful shape right
3 now.

4 MS. JARMON: Okay. I will have my
5 inspector go out again.

6 MS. DUNBAR: I have a question. You
7 meant the previous owners? You said you're the
8 new owner.

9 MR. VINEY: I am the owner. The
10 previous owner, believe it or not, lived right
11 next door to these lots. They've been
12 maintaining it as a garden and such. They
13 maintain and use it as space to live.

14 MS. JOHNSON: Who is this George
15 Chorlton and Kathleen Hanlon? Who did you
16 purchase it from?

17 MR. VINEY: I purchased it from the --
18 Hector.

19 MS. JOHNSON: Are you Soren Beck
20 Properties?

21 MR. VINEY: No. I'm V2 Properties.

22 MS. DUNBAR: Couple transactions.

23 MS. JARMON: Yeah. I think it was a
24 couple transactions.

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1 MS. SOLOMON: The pictures are dark,
2 maybe resend.

3 MS. JARMON: Okay.

4 MS. DUNBAR: Recommend for approval to
5 the entire body.

6 MS. JARMON: Are there any objections.

7 (No objections.)

8 Thank you.

9 1718 North Hope. Are you here for that
10 one, too.

11 MR. VINEY: Sorry.

12 MS. DUNBAR: Same person.

13 MR. VINEY: Sorry about that.

14 MS. JARMON: It's just they were
15 transferred to two different entities or
16 individuals.

17 MR. VINEY: Yes.

18 MS. JARMON: Your same proposal.

19 MR. VINEY: That's correct, thank you.

20 MS. DUNBAR: Recommend for approval to
21 the entire body.

22 MS. JARMON: Are there any objections?

23 MS. SOLOMON: This one I think had to be
24 cleaned unless I'm --

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1 MR. O'DWYER: Mine are lighter. I think
2 it looks good.

3 MS. SOLOMON: It does.

4 MR. O'DWYER: Okay.

5 MR. VINEY: So 1715, 1717 North Howard
6 and 1718 North Hope Street.

7 MS. JARMON: Hope is across the street,
8 right.

9 MR. VINEY: Yeah. To the adjacent lot.

10 MS. JOHNSON: It forms a garden.

11 MS. JARMON: All of them are --

12 MR. VINEY: Yes, all three. 1715 North
13 Howard, 1717 North Howard and then 1718 Hope
14 Street would be the --

15 MS. DUNBAR: And 1716.

16 MS. JARMON: It's in the legal
17 description. That's how it was.

18 MR. VINEY: Yeah. I am showing it as
19 1718 North Hope.

20 MS. JARMON: Yeah. That's the separate
21 one. But then the other one in the legal
22 description was 1715 Howard and 1716 Hope.

23 MR. VINEY: Yes. That's one big
24 continuous.

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1 MS. JARMON: Okay. Have a good day.

2 MR. VINEY: Thank you.

3 MS. JARMON: 2249 Wharton Street,
4 Catherine Woodard.

5 (Applicant approaches podium.)

6 Good morning.

7 MS. WOODARD: Good morning.

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

10 MS. WOODARD: My name is Catherine
11 Woodard.

12 MS. JARMON: You are here to request a
13 release?

14 MS. WOODARD: Yes.

15 MS. JARMON: I know it was a
16 conversation back and forth with you and one of
17 my employees whether you were going to sell the
18 property. You weren't really sure or did you
19 decide whether --

20 MS. WOODARD: No. I decided to sell it.

21 MS. JARMON: Okay. All right. So you
22 just need the release.

23 MS. WOODARD: Yes.

24 MS. JARMON: You received this as a side

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1 yard to your property. You got it as a side yard
2 to your property, correct?

3 MS. WOODARD: Yes.

4 MS. JARMON: Okay.

5 Any questions from the committee?

6 MS. DUNBAR: Recommend for approval to
7 the entire body.

8 MS. JARMON: Are there any objections.

9 (No objections.)

10 Okay. Thank you, Ms. Woodard. We will
11 be in touch.

12 MS. WOODARD: Okay. Thank you.

13 MS. JARMON: Take care.

14 2027 Ellsworth, Alan Nelson Taylor.

15 (Applicant approaches podium.)

16 Good morning. Can you state your name
17 for the record.

18 MR. TAYLOR: Good morning. My name is
19 Alan Taylor.

20 MS. JARMON: Can you let the committee
21 know what you are here for?

22 MR. TAYLOR: I am here for -- this will
23 be certificate of completion.

24 MS. JARMON: Are there any questions

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1 from the committee.

2 MS. DUNBAR: It was maintained as side
3 yard, correct?

4 MS. JARMON: Yes.

5 MR. GRADWOHL: Recommend for approval to
6 the entire body.

7 MS. JARMON: Are there any objections.

8 (No objections.)

9 Thank you. We will be in touch.

10 427 Mercy and 429 Mercy, Charlotte
11 Wehrli.

12 (Applicant approaches podium.)

13 MS. WEHRLI: Good morning.

14 MS. JARMON: Good morning.

15 MS. WEHRLI: My name is Charlotte
16 Wehrli. And I'm requesting release for 427 Mercy
17 and 429 Mercy Street. Right now it's a side
18 yard. And actually want to sell one and keep one
19 as a side yard.

20 MS. JARMON: Okay. Are there any
21 questions from the committee.

22 MR. O'DWYER: You're selling one and
23 keeping one as a side yard but you want
24 restrictions removed from both?

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1 MS. WEHRLI: Yes.

2 MR. O'DWYER: Move we recommend to the
3 entire committee.

4 MS. JARMON: Are there any objections?

5 (No objections.)

6 Thank you. Okay. We will be in touch.
7 2418 and 2420 Amber Street.

8 MS. DUNBAR: They have different owners?

9 MS. JARMON: Yes.

10 (Applicant approaches podium.)

11 MS. JARMON: Good morning. Can you
12 state your name for the record.

13 MS. MOORE: Kristen Moore.

14 MS. JARMON: You purchased the first
15 property from?

16 MS. MOORE: I purchased 2420 as a side
17 lot. And I own 2418 Amber Street. And I would
18 like a release to sell the side lot. I have
19 buyers that are buying my home 2418 Amber Street,
20 and they would also like to buy the side lot to
21 continue the use as yard and green space.

22 MR. O'DWYER: You purchased both
23 properties or you purchased --

24 MS. MOORE: I have purchased both and

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1 now selling both.

2 MS. DUNBAR: One is within the five
3 years? Did they purchase it for fair market
4 value?

5 MS. JARMON: This one has a
6 self-amortizing mortgage. We are going to have
7 to figure out what monies we get back because
8 they are selling it.

9 MS. DUNBAR: She is going to pay it off.

10 MR. O'DWYER: By a month. Was purchased
11 in December 2013?

12 MS. JARMON: Yes.

13 MR. GRADWOHL: Mortgage was separately.

14 MS. JARMON: Right. It depreciates
15 10 percent per year. We have to figure out what
16 the amount is she has to pay the City back.

17 Are there any further questions?

18 MR. O'DWYER: It does look like 2420
19 also looks a little bit overgrown in the
20 pictures.

21 MS. JARMON: Is 2420, is the lot
22 cleaned?

23 MS. MOORE: Yeah. I've been maintaining
24 it.

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1 MS. JARMON: It's not overgrown?

2 MS. MOORE: No.

3 MR. GRADWOHL: Recommend approval
4 submitted to the main body.

5 MS. JARMON: Are there any objections?

6 (No objections.)

7 Thank you. We will be in touch.

8 MS. MOORE: Great. Thank you.

9 MS. JARMON: We'll be in touch.

10 The last item, we have properties on
11 last month that we wanted to transfer directly to
12 PHDC and them, in turn, transfer it to a
13 developer. We thought it was all of these
14 addresses, but it's only three that are City that
15 they wanted to transfer.

16 MS. COSTA: 1704 Ingersoll, 1728
17 Ingersoll and 1321 North 18th street. PHDC would
18 like to have certificate of completion for those
19 properties because we are, in turn, transferring
20 them to Ingersoll Development Group, LLC. We
21 will release those.

22 MS. JOHNSON: What was the third
23 address? I'm sorry.

24 MS. COSTA: It's 1321 North 18th Street.

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1 MS. JOHNSON: Okay.

2 MS. DUNBAR: Recommend for approval to
3 the entire body.

4 MS. JARMON: Are there any objections?

5 (No objections.)

6 (Applicant enter the room.)

7 MS. JARMON: Hi, can I help you?

8 MR. TORRES: Sorry, I'm late.

9 MS. JARMON: What's the address?

10 MR. TORRES: 2106 East Stella Street.

11 MS. JARMON: I think that was the one
12 you got at auction on page 5. Can you go up to
13 the podium and give your name for the record.

14 MR. TORRES: Yes.

15 MS. JARMON: We need to know your
16 proposal is for this lot.

17 MR. TORRES: Okay. My name is Carlos
18 Torres. That's the second time I come because
19 first time I want to do, like, I ask for make --
20 park my van and they say no.

21 I want to do like garden, small garden.
22 And I want to in future, I want to build a house.

23 MS. JARMON: You said in the future?

24 MR. TORRES: Yes.

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1 MS. JARMON: The Councilman is not
2 approving anyone to get these lots for gardens or
3 to build garages or for side yards. They were --
4 the applicants or you guys were told at the
5 auction that you have to develop.

6 MR. TORRES: I make a stop in the
7 auction and I put, like, \$250 deposit because the
8 guy he can give it to me for 2,500. But I never
9 get no letters back. The only letter I get this
10 one last week. The land have to be in my wife
11 name. She is working right now. We interested
12 in buying the lot.

13 MS. JARMON: Huh?

14 MR. TORRES: We want to keep the lot
15 because it's across the street from my house.

16 MS. JARMON: I just stated that the
17 Councilman Squilla, the district that had the
18 auction, they don't want us transferring
19 properties, these lots for side yards, for
20 gardens, for garages. They only want to transfer
21 for development. So, you have to build on the
22 lot in order to be approved through this
23 committee.

24 MR. TORRES: How long they give me to?

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1 MS. JARMON: They give you a year.

2 MR. TORRES: And in case I not ready?

3 MS. JARMON: You can get an extension if
4 it isn't done, but we need to see what's done
5 within that year.

6 MR. TORRES: And when I have -- how I
7 have to do the step now to get it?

8 MS. JARMON: We have to do the process
9 and the paperwork. It's going to take a couple
10 months.

11 MR. TORRES: Okay. I receive, like,
12 letters like this one?

13 MS. JARMON: Yeah, you will.

14 MR. TORRES: Then we come with my wife,
15 okay.

16 MS. JARMON: Then do what? You don't
17 want it in your name?

18 MR. TORRES: Be honest with you, because
19 I the guy --

20 MS. JARMON: Can you send me a letter to
21 that effect stating that you want it in your
22 wife's name?

23 MR. TORRES: Okay. All right.

24 MS. JARMON: You will be building?

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1 MR. TORRES: That's the thinking.

2 MS. JARMON: Huh?

3 MR. TORRES: That's what we want to do
4 now in the future, build.

5 MS. JARMON: You going to do it in the
6 future or do it in a year after you settle?

7 MR. TORRES: We going to try to do it
8 one year.

9 MS. JARMON: Okay. This is a single
10 family dwelling? A single family house?

11 MR. TORRES: Yes.

12 MS. JARMON: What are you trying to
13 build?

14 MR. TORRES: Single house.

15 MS. JARMON: Okay. You want it in your
16 wife's name.

17 MR. TORRES: Uh-huh.

18 MS. DUNBAR: What's your wife's name for
19 the record.

20 MS. JARMON: Limarys Camacho.

21 MS. DUNBAR: Say again?

22 MS. JARMON: Can you spell it, please.

23 MR. TORRES: I can write for you.

24 MS. JARMON: It's L-i-m-a-r-y-s Camacho.

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1 MR. TORRES: I think -- I taking care of
2 the lot for almost -- years. I clean it up all
3 the time.

4 MS. JARMON: What's the recommendation
5 of the committee?

6 MS. DUNBAR: Recommend for approval to
7 the entire body.

8 MS. JARMON: Are there any objections?

9 (No objections.)

10 Thank you. Thank you.

11 MR. TORRES: You're welcome.

12 MS. JARMON: The meeting is now
13 adjourned.

14 (VPRC Meeting adjourned at 11:13 a.m.)

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

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

ANGELA M. KING, RPR
Court Reporter - Notary Public

(The foregoing certification of this transcript does not apply to any reproduction of the same by any means, unless under the direct control and/or supervision of the certifying reporter.)

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Vacant Property Review Committee Special Meeting 11/24/15
November 24, 2015

VACANT PROPERTY REVIEW COMMITTEE
SPECIAL MEETING

1234 Market Street
Philadelphia, Pennsylvania
10:31 a.m.

PRESENT:

SUSIE JARMON, OHCD - CHAIR
MELVIS DUNBAR, RDA
LISA WALKER, REVENUE DEPARTMENT
GARRETT O'DWYER, PACDC
REBECCA SWANSON , L&I
LINDA MEDLEY, LAW DEPARTMENT
MANUELLA COSTA, PHDC
JAMETTA JOHNSON, PLANNING COMMISSION
JEREMY GRADWOHL, COUNCIL PRESIDENT'S OFFICE
ANDREW FRISHKOFF, LISC

STREHLOW & ASSOCIATES, INC.
(215) 504-4622

1 - - -

2 MS. JARMON: It is now 10:31 a.m. The
3 Vacant Property Review Committee's meeting
4 is now in session. My name is Susie Jarmon,
5 the Chairwoman of the Committee. We are
6 going to go through -- everyone state their
7 name for the record.

8 MS. DUNBAR: Melvis Dunbar.

9 MS. WALKER: Lisa Walker.

10 MR. O'DWYER: Garrett O'Dwyer.

11 MS. SWANSON: Rebecca Swanson.

12 MS. MEDLEY: Linda Medley.

13 MS. COSTA: Manuella Costa.

14 MS. JOHNSON: Jametta Johnson.

15 MR. GRADWOHL: Jeremy Gradwohl.

16 MR. FRISHKOFF: Andrew Frishkoff.

17 MS. JARMON: Thank you.

18 All of the items were recommended at the
19 Vacant Property Review Committee's meeting
20 on November the 10th. We are just going to
21 go through the agenda and get a final
22 approval.

23 The first item which was 3119 West
24 Huntingdon Street. This item was deleted

1 because the applicant had not showed on two
2 occasions. I am going to put it back on
3 next week because I spoke to him after the
4 meeting.

5 The next item, 4222 Powelton Avenue.

6 Can I get an approval?

7 MR. FRISHKOFF: Motion to approve.

8 MS. DUNBAR: Second.

9 MS. JARMON: All in favor?

10 - - -

11 (Chorus of Ayes)

12 - - -

13 MS. JARMON: Thank you.

14 2555 Emerald Street. The applicant was
15 approved to receive this as a side yard to
16 his parents' home. They own 2557 and 2559
17 Emerald Street.

18 Can I get an approval?

19 MS. DUNBAR: I make a motion to approve.

20 MR. O'DWYER: Second.

21 MS. JARMON: All in favor?

22 - - -

23 (Chorus of Ayes)

24 - - -

1 MS. JARMON: Thank you.

2 MS. MEDLEY: Susie, you may have already
3 done this, I'm sorry. To make the record
4 clear that everyone here also read the notes
5 of testimony from the last hearing.

6 MS. JARMON: Has everyone read the
7 Minutes from the last meeting that was sent
8 to you?

9 - - -

10 (Chorus of Ayes)

11 - - -

12 MS. JARMON: Thank you.

13 244 West Stella Street, the applicant
14 wanted to purchase this lot as a side yard.
15 Her brother is occupying the property.

16 Can I get a recommendation?

17 MR. GRADWOHL: Motion to approve.

18 MR. FRISHKOFF: Second.

19 MS. JARMON: All in favor?

20 - - -

21 (Chorus of Ayes)

22 - - -

23 MS. JARMON: Thank you.

24 2524 North Mascher Street. The

1 applicant wants to build a house for his
2 daughter.

3 Can I get a recommendation?

4 MS. DUNBAR: Motion to approve.

5 MS. COSTA: Second.

6 MS. JARMON: All in favor?

7 - - -

8 (Chorus of Ayes)

9 - - -

10 MS. JARMON: Thank you.

11 542 South 52nd Street. The applicant
12 owned 540 South 52nd Street. And he wanted
13 to consolidate both of these properties
14 together.

15 Can I get a recommendation for
16 commercial mixed use?

17 MS. JOHNSON: Motion to approve.

18 MR. O'DWYER: Second.

19 MS. JARMON: All in favor?

20 - - -

21 (Chorus of Ayes)

22 - - -

23 MS. JARMON: Thank you.

24 2317 Ridge Avenue. Harold McCoy, his

1 proposal was to use for community
2 recreational purposes. He owns 2309, 1311
3 and 15 Ridge Avenue.

4 Can I get a recommendation?

5 MS. DUNBAR: Motion to approve.

6 MR. FRISHKOFF: Second.

7 MS. JARMON: All in favor?

8 - - -

9 (Chorus of Ayes)

10 - - -

11 MS. JARMON: Next items are four lots
12 for side yards for applicants.

13 Can I get a recommendation.

14 MR. GRADWOHL: Recommend transfer for
15 lots at no consideration.

16 MS. DUNBAR: Second.

17 MS. JARMON: All in favor?

18 - - -

19 (Chorus of Ayes)

20 - - -

21 MS. JARMON: The next items are -- were
22 requests for six month extension.

23 3428 Brandywine, 3430 Brandywine, 4219
24 Filbert Street. The applicant requested --

1 he had originally requested a year, but we
2 gave him six months. And he was told if he
3 needed additional time, he would have to
4 come back.

5 Can I get a recommendation?

6 MR. O'DWYER: Motion to grant an
7 extension for six months.

8 MS. DUNBAR: Second.

9 MS. JARMON: All in favor?

10 - - -

11 (Chorus of Ayes)

12 - - -

13 MS. JARMON: Thank you. 2443 Jasper,
14 1948 East Harold Street. The applicant
15 didn't show. We tabled on this till next
16 month.

17 MS. DUNBAR: Motion to table.

18 MS. JARMON: Yes.

19 MR. FRISHKOFF: Second.

20 MS. JARMON: All in favor?

21 - - -

22 (Chorus of Ayes)

23 - - -

24 MS. JARMON: 2637 Janney Street was a

1 property that was sold at an auction. The
2 applicant's proposal is to build a single
3 family dwelling.

4 Can I get a recommendation?

5 MS. DUNBAR: Motion to approve.

6 MR. O'DWYER: Second.

7 MS. JARMON: All in favor?

8 - - -

9 (Chorus of Ayes)

10 - - -

11 MS. JARMON: 2106 East Stella Street.

12 The applicant's proposal is to build a
13 single family dwelling.

14 Can I get a recommendation?

15 MR. GRADWOHL: Motion to approve.

16 MS. COSTA: Second.

17 MS. JARMON: All in favor?

18 - - -

19 (Chorus of Ayes)

20 - - -

21 MS. JARMON: 1845 East Huntingdon
22 Street. The applicant's proposal is to
23 build a house for his mother.

24 Can I get a recommendation?

1 MS. DUNBAR: Recommendation to approve.

2 MR. FRISHKOFF: Second.

3 MS. JARMON: All in favor?

4 - - -

5 (Chorus of Ayes)

6 - - -

7 MS. JARMON: 2634 Collins Street. The
8 applicant is going to build a single family
9 dwelling.

10 Can I get a recommendation?

11 MR. GRADWOHL: Recommendation for
12 approval.

13 MS. DUNBAR: Second.

14 MS. JARMON: All in favor?

15 - - -

16 (Chorus of Ayes)

17 - - -

18 MS. JARMON: The next items are
19 certificates or releases that were approved.
20 1715 North Howard Street and 1716 North
21 Hope, 1717 North Howard street.

22 Can I get a recommendation?

23 MS. COSTA: Recommendation to release
24 the certificates.

1 MS. DUNBAR: Second.

2 MR. O'DWYER: Just real quick. I am
3 just looking over the minutes from last
4 time. Seems like there was an issue, they
5 need to clean the lots.

6 Do we need to --

7 MS. JARMON: We can put that on record.
8 I didn't write that down.

9 MS. JOHNSON: They were actually
10 cleaned. It's a garden. There were four
11 lots.

12 MS. DUNBAR: The pictures were dark.

13 MS. MEDLEY: Yeah.

14 MS. JARMON: That's right.

15 MS. MEDLEY: The properties may need to
16 be cleaned, but if they were already
17 cleaned --

18 MS. JARMON: Yeah, they were. Thank
19 you. Can I get a recommendation?

20 MS. DUNBAR: We did.

21 MS. COSTA: Recommendation to approve
22 the release, yes.

23 MR. GRADWOHL: Second.

24 MS. JARMON: All in favor?

1 - - -

2 (Chorus of Ayes)

3 - - -

4 MS. JARMON: Thank you.

5 1718 North Hope Street, can I get a
6 recommendation?

7 MS. DUNBAR: It's the same -- oh, okay.

8 MS. JOHNSON: Motion to approve the
9 release.

10 MS. DUNBAR: Second.

11 MS. JARMON: All in favor?

12 - - -

13 (Chorus of Ayes)

14 - - -

15 MS. JARMON: About to fight to give a
16 vote. That's what's up.

17 MS. DUNBAR: Thank you all.

18 MS. JARMON: 2249 Wharton Street.

19 Recommendation?

20 MS. DUNBAR: Motion to approve.

21 MR. FRISHKOFF: Second.

22 MS. JARMON: All in favor?

23 - - -

24 (Chorus of Ayes)

1 - - -

2 MS. JARMON: 2027 Ellsworth Street.

3 Can I get a recommendation?

4 MR. FRISHKOFF: Motion.

5 MR. GRADWOHL: Second.

6 MS. JARMON: All in favor?

7 - - -

8 (Chorus of Ayes)

9 - - -

10 MS. JARMON: 1831 South Fourth Street.

11 Can I get a recommendation?

12 MS. COSTA: Recommendation to approve.

13 MS. DUNBAR: Second.

14 MS. JARMON: All in favor?

15 - - -

16 (Chorus of Ayes)

17 - - -

18 MS. JARMON: 427 and 429 Mercy Street.

19 Can I get a recommendation?

20 MR. GRADWOHL: Recommendation to grant

21 certificate of completion.

22 MS. JOHNSON: Second.

23 MS. JARMON: All in favor?

24 - - -

1 (Chorus of Ayes)

2 - - -

3 MS. JARMON: Thank you.

4 135 South 51st Street. Can I get a

5 recommendation?

6 MR. FRISHKOFF: Motion.

7 MS. DUNBAR: Second.

8 MS. JARMON: All in favor?

9 - - -

10 (Chorus of Ayes)

11 - - -

12 MS. JARMON: Thank you.

13 2418 Amber Street.

14 Can I get a recommendation?

15 MR. O'DWYER: Motion to approve.

16 MR. GRADWOHL: Second.

17 MS. JARMON: All in favor?

18 - - -

19 (Chorus of Ayes)

20 - - -

21 MS. JARMON: 2420 Amber Street.

22 Can I get a recommendation?

23 MS. COSTA: Recommendation to approve.

24 MS. JOHNSON: Second.

1 MS. JARMON: All in favor?

2 - - -

3 (Chorus of Ayes)

4 - - -

5 MS. DUNBAR: Excuse me. I had notes
6 that showed that they will pay off the
7 balance of the self-amortizing mortgage.

8 MS. JARMON: Right. Yes.
9 Self-amortizing mortgage to be paid off the
10 balance.

11 MS. COSTA: Okay. Subject to that.

12 MS. JARMON: Yes.

13 MR. GRADWOHL: Do we need to make a new
14 motion?

15 MS. JARMON: Yes.

16 MR. O'DWYER: Is this for 2420?

17 MS. JARMON: This is for 2420 Amber.

18 MS. DUNBAR: I'd like to amend the
19 motion that was previously made to say we
20 recommend that or we make a motion to
21 approve the certificate of completion
22 subject to the payoff of the balance of the
23 self-amortizing mortgage.

24 MR. FRISHKOFF: Second.

1 MS. JARMON: All in favor?

2 - - -

3 (Chorus of Ayes)

4 - - -

5 MS. JARMON: The last item -- well, not
6 really. I had one item I needed to add
7 which was the 1907 Turner Street for Habitat
8 for Humanity. That was an addendum that was
9 added.

10 Can I get a recommendation?

11 MR. FRISHKOFF: Recommendation to
12 approve.

13 MR. O'DWYER: Second.

14 MS. JARMON: All in favor?

15 - - -

16 (Chorus of Ayes)

17 - - -

18 MS. JARMON: Okay.

19 The next item are properties to be
20 transferred to PHDC and then to a developer.
21 We took a few of them off. The only three
22 that are going to be on the deed is 1704
23 Ingersoll, 1728 Ingersoll and 1321 North
24 18th Street.

1 Can I get a recommendation?

2 MS. DUNBAR: I recommend the release of
3 the certificate of completion for 1704
4 Ingersoll, 1728 Ingersoll and 1321 North
5 18th Street.

6 MR. GRADWOHL: Second.

7 MS. JARMON: All in favor?

8 - - -

9 (Chorus of Ayes)

10 - - -

11 MS. JARMON: Thank you so much.

12 Appreciate it. This meeting is adjourned.

13 - - -

14 (Vacant Property Review Committee Special
15 Meeting adjourned at 10:42 a.m.)

16 - - -

17

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

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

Angela M. King, RPR
Court Reporter - Notary Public

(The foregoing certification of
this transcript does not apply to any
reproduction of the same by any means,
unless under the direct control and/or
supervision of the certifying reporter.)

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