

## VACANT PROPERTY REVIEW COMMITTEE

Room 400, City Hall  
Philadelphia, Pennsylvania  
Tuesday, August 12, 2014  
10:10 a.m.

## PRESENT:

SUSIE JARMON, OHCD, CHAIRWOMAN  
LOWELL THOMAS, PHDC  
JO ANN JONES, OHCD  
LINDA MEDLEY, Law Department  
GARRETT O'DWYER, PACDC  
DONNA BULLOCK, Council President Clarke's  
Office  
AMANDA DAVIS, PIDC  
LYNSIE SOLOMON, Public Property  
JAMETTA JOHNSON, Planning Commission  
MELVIS DUNBAR, RDA  
PAUL DANELLA, Revenue

- - -

1

2

CHAIRWOMAN JARMON: Good

3

morning. The Vacant Property Review

4

Committee is now in session.

5

I just have two items on the

6

agenda that I wanted to -- one thing I

7

wanted to add on Page 8 with the Ridge

8

Avenue. I would like to add 1640 Ridge

9

Avenue. And also Page 4, 818 North

10

Preston Street, the applicant asked to be

11

postponed until September.

12

The first item of the agenda is

13

5215 Beaumont Avenue.

14

One second. Are there any

15

attorneys in -- and what address are you

16

here for?

17

MR. PUSTIZZI: 1608 Ridge

18

Avenue.

19

CHAIRWOMAN JARMON: Oh, the

20

Ridge Avenue, okay.

21

Have a seat for a second.

22

You can come --

23

MR. PUSTIZZI: My client is not

24

here yet.

25

CHAIRWOMAN JARMON: Not here?

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2 MR. PUSTIZZI: Not here yet.

3 CHAIRWOMAN JARMON: All right.

4 Come on up.

5 (Witness approached witness

6 table.)

7 CHAIRWOMAN JARMON: Good

8 morning.

9 MS. HENDERSON: Good morning.

10 CHAIRWOMAN JARMON: Can you

11 state your name for the record.

12 MS. HENDERSON: Good morning.

13 Audrey Henderson.

14 CHAIRWOMAN JARMON: And you're

15 here for 5215 Beaumont Avenue?

16 MS. HENDERSON: Yes.

17 CHAIRWOMAN JARMON: Are there

18 any questions?

19 Well, what is your proposal for

20 the property?

21 MS. HENDERSON: My proposal is

22 just to renovate it to foster a better

23 neighborhood. There's a lot of run-down

24 houses over there.

25 CHAIRWOMAN JARMON: To rehab

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2 and?

3 MS. HENDERSON: To fix it up to  
4 live in it.

5 CHAIRWOMAN JARMON: And occupy?

6 MS. HENDERSON: Yeah.

7 CHAIRWOMAN JARMON: Any  
8 questions from the Committee?

9 (No response.)

10 MS. BULLOCK: I move that we  
11 sell at the LAMA value.

12 MS. HENDERSON: Beg your  
13 pardon?

14 CHAIRWOMAN JARMON: That's for  
15 the Committee.

16 (Duly seconded.)

17 CHAIRWOMAN JARMON: All in  
18 favor?

19 (Aye.)

20 CHAIRWOMAN JARMON: We'll be in  
21 touch with you.

22 MS. HENDERSON: Thank you.

23 CHAIRWOMAN JARMON: The next  
24 item is 6137 Spruce Street, Ms. Cade.

25 MS. CADE: I'm Ms. Cade. My

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2 daughter, she's parking the car.

3 CHAIRWOMAN JARMON: Okay.

4 We'll call you when she comes in.

5 MS. CADE: Thank you so much.

6 CHAIRWOMAN JARMON: The next

7 item is 2255 North Waterloo, Benjamin

8 Allen.

9 (Witness approached witness  
10 table.)

11 CHAIRWOMAN JARMON: Good

12 morning.

13 MR. ALLEN: Good morning.

14 CHAIRWOMAN JARMON: Can you

15 state your name for the record.

16 MR. ALLEN: Benjamin Allen.

17 CHAIRWOMAN JARMON: And your

18 proposal for the Waterloo property?

19 MR. ALLEN: I was hoping to

20 renovate and live in the property.

21 CHAIRWOMAN JARMON: Any

22 questions from the Committee?

23 (No response.)

24 MS. BULLOCK: I move we sell at

25 the LAMA value.

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2 (Duly seconded.)

3 CHAIRWOMAN JARMON: All in  
4 favor?

5 (Aye.)

6 CHAIRWOMAN JARMON: We'll be in  
7 touch.

8 MR. ALLEN: Thank you very  
9 much.

10 CHAIRWOMAN JARMON: 1249 North  
11 Hope Street, Brandon Bolstad.

12 (Witness approached witness  
13 table.)

14 CHAIRWOMAN JARMON: Good  
15 morning.

16 MR. BOLSTAD: Good morning,  
17 everyone.

18 CHAIRWOMAN JARMON: Your name  
19 for the record.

20 MR. BOLSTAD: Brandon Bolstad.

21 CHAIRWOMAN JARMON: And you're  
22 here to purchase 1249 North Hope Street?

23 MR. BOLSTAD: Yes, ma'am.

24 CHAIRWOMAN JARMON: To use as a  
25 rear yard?

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2 MR. BOLSTAD: Correct.

3 CHAIRWOMAN JARMON: Any  
4 questions from the Committee?

5 MS. JONES: Now, at your  
6 current address, you only have this one  
7 unit?

8 MR. BOLSTAD: Correct.

9 MS. JONES: Is this a condo or  
10 is it an apartment?

11 MR. BOLSTAD: It's a duplex  
12 unit. Yes, ma'am.

13 MS. JONES: But you own the  
14 full property?

15 MR. BOLSTAD: No. My wife and  
16 I own the upper unit. Our downstairs  
17 neighbors have kind of their own little  
18 outdoor patio space. We don't have such  
19 a thing. The adjacent lot would work  
20 perfectly for that.

21 MS. JONES: I see. Thank you.

22 MR. BOLSTAD: Of course.

23 CHAIRWOMAN JARMON:

24 Recommendation?

25 MS. BULLOCK: I recommend we

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2 sell at the LAMA value.

3 (Duly seconded.)

4 CHAIRWOMAN JARMON: All in

5 favor?

6 (Aye.)

7 CHAIRWOMAN JARMON: Okay.

8 We'll be in touch.

9 MR. BOLSTAD: Thank you so  
10 much.

11 CHAIRWOMAN JARMON: 2932  
12 Wharton Street, Mr. Lai.

13 (Witness approached witness  
14 table.)

15 CHAIRWOMAN JARMON: Good  
16 morning.

17 MR. LAI: Good morning, ma'am.

18 CHAIRWOMAN JARMON: Can you  
19 state your name for the record. Your  
20 name.

21 MR. LAI: My name is Dau Lai.

22 CHAIRWOMAN JARMON: And you're  
23 here to purchase 2932 Wharton Street?

24 MR. LAI: Yes, ma'am.

25 CHAIRWOMAN JARMON: To use as a



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2 garden?

3 MR. LAI: Yes.

4 CHAIRWOMAN JARMON: Any

5 questions from the Committee?

6 MS. DUNBAR: Who owns 2934?

7 CHAIRWOMAN JARMON: 2934, the

8 property adjacent to your property that

9 you occupy, do you know who owns that?

10 MR. LAI: Some Asian people own

11 it.

12 CHAIRWOMAN JARMON: Say again.

13 MR. LAI: The Asian people,

14 some Vietnamese guy own it.

15 CHAIRWOMAN JARMON: Does he

16 live around here?

17 MR. LAI: No.

18 CHAIRWOMAN JARMON: Okay. The

19 34 is a lot adjacent to you?

20 MR. LAI: Yeah, right next

21 door.

22 CHAIRWOMAN JARMON: Are you

23 trying to pursue that also, the 34?

24 MR. LAI: 34, somebody sale for

25 the -- sale for the Vietnamese guy not

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2 long ago. Somebody own it.

3 CHAIRWOMAN JARMON: Somebody  
4 purchased it?

5 MR. LAI: Yeah, somebody  
6 purchase.

7 CHAIRWOMAN JARMON: Do you know  
8 what their plans are? Are they going to  
9 build there at 34?

10 MR. LAI: I don't know.

11 CHAIRWOMAN JARMON: Are you  
12 willing to pay the LAMA value for this  
13 lot?

14 MR. LAI: How much is that?

15 CHAIRWOMAN JARMON: \$9,064.

16 MR. LAI: For the 19 --

17 CHAIRWOMAN JARMON: For the  
18 2932 Wharton.

19 MR. LAI: 2932?

20 CHAIRWOMAN JARMON: Yes, the  
21 one that you're here for.

22 MR. LAI: How much?

23 CHAIRWOMAN JARMON: \$9,064.

24 MR. LAI: So one time pay for  
25 it?

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2 CHAIRWOMAN JARMON: Yes, one  
3 time.

4 MR. LAI: I don't know.

5 CHAIRWOMAN JARMON: I already  
6 spoke to you about this also.

7 MR. LAI: Okay.

8 CHAIRWOMAN JARMON: So are you  
9 interested in purchasing?

10 MR. LAI: No.

11 CHAIRWOMAN JARMON: Okay.  
12 Thank you.

13 MR. LAI: Thank you, ma'am.

14 CHAIRWOMAN JARMON: Have a good  
15 day.

16 3708 Haverford Avenue, Ricardo  
17 Young.

18 (No response.)

19 CHAIRWOMAN JARMON: We want to  
20 table this until next month. We'll hold  
21 up on this just in case he shows up.

22 6045 Market Street, Mr. Van.

23 (Witness approached witness  
24 table.)

25 MR. VAN: Good morning.

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2 CHAIRWOMAN JARMON: Good  
3 morning. Can you state your name for the  
4 record.

5 MR. VAN: My name is Mao Khai  
6 Van.

7 CHAIRWOMAN JARMON: And you're  
8 here to purchase 6045 Market Street?

9 MR. VAN: Yes.

10 CHAIRWOMAN JARMON: The LAMA  
11 price is \$6,322.

12 MR. VAN: Yes.

13 CHAIRWOMAN JARMON: And you're  
14 going to use it as a side yard, along  
15 with the other two lots you own?

16 MR. VAN: Yes, because right  
17 now the water, every time raining, my two  
18 building, other side, the basement wall  
19 is now wet how I fix it. So I would like  
20 to buy it and take care of both side  
21 building.

22 CHAIRWOMAN JARMON: Now, the  
23 6043 and 47, are they lots or buildings?

24 MR. VAN: Lot, just an empty  
25 lot.

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2 CHAIRWOMAN JARMON: Both of  
3 them are? Okay.

4 MR. O'DWYER: And 6045 is a  
5 lot?

6 MR. VAN: It's an empty lot.

7 MR. O'DWYER: 43 is --

8 MR. VAN: 43 is my building.  
9 And 47, 49, I was there a long time.

10 CHAIRWOMAN JARMON:  
11 Recommendation?

12 MS. DUNBAR: Motion to sell at  
13 the LAMA value.

14 (Duly seconded.)

15 CHAIRWOMAN JARMON: All in  
16 favor?

17 (Aye.)

18 CHAIRWOMAN JARMON: We'll be in  
19 touch.

20 MR. VAN: Thank you.

21 CHAIRWOMAN JARMON: You're  
22 welcome.

23 2826 North Darien Street,  
24 Maldonado.

25 MS. MALDONADO: Yes.

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2 (Witness approached witness  
3 table.)

4 CHAIRWOMAN JARMON: Good  
5 morning.

6 MS. MALDONADO: Good morning.

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

9 MS. MALDONADO: Marisol  
10 Maldonado.

11 CHAIRWOMAN JARMON: And you're  
12 here to purchase 2826 North Darien  
13 Street?

14 MS. MALDONADO: Yes, ma'am.

15 CHAIRWOMAN JARMON: At the LAMA  
16 price of \$3,380?

17 MS. MALDONADO: Yes.

18 CHAIRWOMAN JARMON: She owns  
19 the property on -- the lots on both sides  
20 of this lot and it's in the rear of her  
21 property.

22 MS. DUNBAR: Motion to sell at  
23 the LAMA value.

24 (Duly seconded.)

25 CHAIRWOMAN JARMON: All in

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2 favor?

3 (Aye.)

4 CHAIRWOMAN JARMON: Thank you.

5 We'll be in touch.

6 MS. MALDONADO: Thank you.

7 CHAIRWOMAN JARMON: You're

8 welcome.

9 I want to go back to Page 2,  
10 6137 Spruce Street, Ms. Cade.

11 (Witnesses approached witness  
12 table.)

13 CHAIRWOMAN JARMON: Good  
14 morning. Can you state your name for the  
15 record.

16 MS. CADE: Good morning. My  
17 name is Khalilah Cade.

18 CHAIRWOMAN JARMON: And you're  
19 here to purchase 6137 Spruce Street?

20 MS. CADE: Yes.

21 CHAIRWOMAN JARMON: To rehab  
22 and occupy?

23 MS. CADE: Yes, I am.

24 CHAIRWOMAN JARMON: Any  
25 questions from the Committee?

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2 MS. DUNBAR: Do you currently  
3 own 4939 Pine Street?

4 MS. CADE: No.

5 CHAIRWOMAN JARMON: And you're  
6 willing to pay the LAMA price of \$6,843?

7 MS. CADE: Yes, I am.

8 MS. DUNBAR: Do you have the  
9 capacity to do the rehabilitation?

10 MS. CADE: Yes.

11 MS. BULLOCK: I recommend we  
12 sell at the LAMA value.

13 (Duly seconded.)

14 CHAIRWOMAN JARMON: All in  
15 favor?

16 (Aye.)

17 CHAIRWOMAN JARMON: We'll be in  
18 touch with you.

19 MS. CADE: Thank you.

20 CHAIRWOMAN JARMON: We tabled  
21 Preston Street. The next address is 3249  
22 Reese Street.

23 (No response.)

24 CHAIRWOMAN JARMON: We'll hold  
25 until the end just in case they show up.



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2 2058 East Susquehanna Avenue,

3 Don Lendenon.

4 (Witness approached witness

5 table.)

6 CHAIRWOMAN JARMON: Good

7 morning.

8 MR. CLENDENON: Good morning.

9 How are you?

10 CHAIRWOMAN JARMON: Could you

11 state your name for the record.

12 MR. CLENDENON: My name is Don

13 Clendenon.

14 CHAIRWOMAN JARMON:

15 Mr. Clendenon won the competitive bid at

16 the Redevelopment Authority with the

17 price of \$80,800.

18 MR. CLENDENON: Yes.

19 CHAIRWOMAN JARMON: And your

20 proposal is to put a property there?

21 MR. CLENDENON: Yes, ma'am.

22 MS. DUNBAR: What type of

23 property, sir?

24 MR. CLENDENON: A single-family

25 home.

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2 MS. DUNBAR: For sale?

3 MR. CLENDENON: Yes.

4 MS. DUNBAR: You guess?

5 MR. CLENDENON: No. I said

6 yes.

7 MS. DUNBAR: Oh, okay.

8 CHAIRWOMAN JARMON: Any further  
9 questions from the Committee?

10 MS. BULLOCK: Do you have  
11 experience with development?

12 MR. CLENDENON: Yes, ma'am.

13 MS. BULLOCK: I recommend we  
14 sell at the bid price.

15 (Duly seconded.)

16 CHAIRWOMAN JARMON: All in  
17 favor?

18 (Aye.)

19 CHAIRWOMAN JARMON: I'll be in  
20 touch.

21 MR. CLENDENON: Thank you very  
22 much.

23 CHAIRWOMAN JARMON: 2427  
24 Frankford Avenue, Mike Tomasetti. Good  
25 morning.

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2 (Witness approached witness  
3 table.)

4 MR. TOMASETTI: Good morning.

5 CHAIRWOMAN JARMON: Your name  
6 for the record.

7 MR. TOMASETTI: Michael  
8 Tomasetti.

9 CHAIRWOMAN JARMON: And this is  
10 another property Mr. Tomasetti won at a  
11 competitive bid process. The property  
12 sold for \$50,000.

13 And your proposal for the lot  
14 is to build?

15 MR. TOMASETTI: Correct;  
16 commercial, mixed use.

17 CHAIRWOMAN JARMON: Commercial.

18 MS. DUNBAR: For sale?

19 MR. TOMASETTI: To hold.

20 MS. JOHNSON: So ground floor  
21 commercial?

22 MR. TOMASETTI: Yes.

23 MS. DUNBAR: Motion to sell at  
24 the competitive bid price.

25 (Duly seconded.)

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2 CHAIRWOMAN JARMON: All in  
3 favor?

4 (Aye.)

5 CHAIRWOMAN JARMON: Thank you.

6 MR. TOMASETTI: Thank you.

7 Have a good day.

8 CHAIRWOMAN JARMON: You're  
9 welcome.

10 4532 North Colorado Street.

11 I'm going to delete this item from the  
12 agenda. This is the third month that  
13 this has been on here and Ms. McCall  
14 hasn't showed. She'll call after the  
15 meeting is over and ask to be  
16 rescheduled, and we're going to delete  
17 this item from the agenda.

18 Next, 3813 Pennsgrove, Debra  
19 Holmes.

20 (Witness approached witness  
21 table.)

22 CHAIRWOMAN JARMON: Good  
23 morning.

24 MS. HOLMES: Good morning.

25 CHAIRWOMAN JARMON: Your name

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2 for the record.

3 MS. HOLMES: My name is Debra  
4 Holmes. I own and operate Creative Kids  
5 Family Child Care.

6 CHAIRWOMAN JARMON: Are you  
7 willing to purchase this lot at the LAMA  
8 value of \$11,945?

9 MS. HOLMES: Oh, no. I didn't  
10 know it was that much.

11 CHAIRWOMAN JARMON: I'm sorry?

12 MS. HOLMES: No. I didn't know  
13 it was that much.

14 MS. DUNBAR: How much did you  
15 think it was? You said you didn't know  
16 it was that much?

17 MS. HOLMES: No. I didn't know  
18 how the City go about calculating that.

19 CHAIRWOMAN JARMON: If I  
20 recall, I told you what the price was.  
21 Normally I do tell people what it is.

22 MS. HOLMES: No. I never spoke  
23 to you about the price. I never knew the  
24 price.

25 CHAIRWOMAN JARMON: Okay. All

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2 right. Are you willing to pay the  
3 \$11,945? That's the price that was  
4 established by a model with the City.  
5 That's the price.

6 MS. HOLMES: Okay. No, I'm  
7 not.

8 CHAIRWOMAN JARMON: Okay.

9 MS. HOLMES: Thank you.

10 CHAIRWOMAN JARMON: Thank you.  
11 The next items are side  
12 yards/rear yards for owners.

13 MS. DUNBAR: If there are no  
14 exceptions, I would make a motion that  
15 these properties be transferred as side  
16 yards to the respective adjacent property  
17 owners.

18 (Duly seconded.)

19 CHAIRWOMAN JARMON: All in  
20 favor?

21 (Aye.)

22 CHAIRWOMAN JARMON: Thank you.

23 Next item, 1318 North 18th  
24 Street. This is a property that -- we  
25 had several properties on a couple months

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2 ago to be transferred to PHDC for Secure  
3 Holdings and this one was left out. We'd  
4 like to add this to that package for  
5 PHDC.

6 MS. DUNBAR: Motion to transfer  
7 to PHDC for ultimate transfer to Secure  
8 Holdings.

9 (Duly seconded.)

10 CHAIRWOMAN JARMON: All in  
11 favor?

12 (Aye.)

13 CHAIRWOMAN JARMON: Thank you.

14 MR. THOMAS: Recuse.

15 CHAIRWOMAN JARMON: The next  
16 items are urban garden agreements that I  
17 can accept for the program, issue urban  
18 garden agreements.

19 Did your client come yet?

20 MR. PUSTIZZI: Still in  
21 traffic.

22 CHAIRWOMAN JARMON: All right.  
23 Now we have certificate of completion.  
24 2218 Amber Street, Ms. Lebron, Lydia.

25 (No response.)

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2 CHAIRWOMAN JARMON: I'm going  
3 to table 2213 Amber Street -- I'm sorry;  
4 2218.

5 The next items are 1436, 38,  
6 and 1442 Frankford Avenue. These are  
7 properties that were transferred from  
8 PAID to Murray Levin and Leona Levin back  
9 in 1989. Is anyone here for...

10 (Witness approached witness  
11 table.)

12 CHAIRWOMAN JARMON: And then  
13 they in turn sold it to another entity.

14 You're the group that they sold  
15 it to?

16 MR. SACKSTEDER: Yes. Good  
17 morning.

18 CHAIRWOMAN JARMON: Your name  
19 for the record.

20 MR. SACKSTEDER: My name is  
21 Andrew Sacksteder.

22 CHAIRWOMAN JARMON: And the  
23 name of your group?

24 MR. SACKSTEDER: I'm the  
25 President of Arc Properties, LLC.



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2 MS. BULLOCK: Andrew, when did  
3 you purchase these properties?

4 MR. SACKSTEDER: In 2005.

5 CHAIRWOMAN JARMON: And he's  
6 asking for release of the restrictions.

7 MS. DUNBAR: What was he  
8 required to do?

9 MR. SACKSTEDER: That's a good  
10 question. We actually, when the  
11 properties were transferred to us, were  
12 unaware of the restrictions. We've since  
13 sold these properties, but in endeavoring  
14 to clear the title, we found out from  
15 Phil Brandt of PIDC/PAID who handled the  
16 transaction that the requirement was  
17 simply to clear the properties of --  
18 demolish the homes, plant grass and  
19 trees. I do have photographs from 2007,  
20 which are the oldest that I could find,  
21 showing that the lots are in grass and  
22 trees and the buildings were cleared. I  
23 can provide those if you'd like.

24 MS. DUNBAR: Did you have a  
25 title company when you purchased?

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2 MR. SACKSTEDER: I beg your  
3 pardon?

4 MS. DUNBAR: Did you have a  
5 title company when you purchased the  
6 property?

7 MR. SACKSTEDER: Yes, I did.

8 MS. DUNBAR: And they didn't  
9 pick up?

10 MR. SACKSTEDER: No, they  
11 didn't. These particular portions of the  
12 deed were the fourth and fifth pages of  
13 the deed, which I didn't see until we  
14 actually went to sale. I'm not sure --  
15 the title company claims that they just  
16 wrote over them as being expired, and  
17 Phil Brandt's e-mail, which I have a copy  
18 of, seems to indicate that they would  
19 have expired, though I don't know that  
20 anybody is comfortable with that, which  
21 is why we're trying to get this  
22 straightened out now.

23 CHAIRWOMAN JARMON: Right.

24 MR. O'DWYER: So do you own the  
25 properties right now or are you in the

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2 process of selling them or have you  
3 already sold them?

4 MR. SACKSTEDER: We have closed  
5 on sale of the properties. I'm doing due  
6 diligence for my purchaser to finally  
7 clear the titles.

8 MS. JONES: Do you know what  
9 they're going to do with the lots?

10 MR. SACKSTEDER: Yes. They're  
11 planning a commercial, residential,  
12 mixed-use development.

13 MS. BULLOCK: The original  
14 terms of the deed was to just clear the  
15 land.

16 CHAIRWOMAN JARMON: Right.  
17 That's it.

18 MS. SOLOMON: Is there any of  
19 the land that's clean? Is there any way  
20 to just get the graffiti covered over?  
21 It appears that there's like graffiti in  
22 the back lots.

23 MS. DUNBAR: That's theirs.

24 MS. BULLOCK: The graffiti, is  
25 it on another property?

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2 MS. SOLOMON: It looks like  
3 it's on the back. From the pictures it's  
4 hard to tell.

5 MR. SACKSTEDER: Yeah. The  
6 fence at the back of the property is on  
7 the west side of an alleyway, which is --  
8 there's the back lot of our properties,  
9 then an alleyway, then the fence of the  
10 adjacent homes.

11 MS. SOLOMON: I think --

12 MS. DUNBAR: If they're going  
13 to build on it, aren't they going to  
14 demolish whatever might be there?

15 MR. SACKSTEDER: The lots are  
16 clear.

17 CHAIRWOMAN JARMON: It's clear.  
18 They're just lots.

19 MS. BULLOCK: That's somebody  
20 else's building.

21 MS. SOLOMON: Oh, okay. Then  
22 never mind. I was just making sure.

23 MR. SACKSTEDER: Those are the  
24 yard fences of the houses on Jefferson  
25 Street.

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2 MS. SOLOMON: Okay.

3 MR. THOMAS: Excuse me, sir.

4 Are you asking for authorization for a  
5 certificate of occupancy for property  
6 that you don't own?

7 MR. SACKSTEDER: No; a  
8 certificate of compliance or completion  
9 for property that I now no longer own,  
10 yes.

11 MS. DUNBAR: But you're asking  
12 on behalf of the person that you sold it  
13 to?

14 MR. SACKSTEDER: I am.

15 MS. DUNBAR: In order to make  
16 sure that the title is clear?

17 MR. SACKSTEDER: Correct. Yes,  
18 I agree it's a little unusual. We chose  
19 not to postpone the closing for this  
20 hearing. The title company was willing  
21 to write over the deed restriction, as  
22 it's the same title company the second  
23 time. So they wrote over the first time.  
24 They wrote over it the second time. But  
25 the purchase attorney would prefer to

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2 have the certificate.

3 MR. THOMAS: Do you have  
4 anything in writing authorizing you to  
5 make this request?

6 MR. SACKSTEDER: I can provide  
7 a copy of the sales requirement. I don't  
8 have it with me, but, yes, I have a copy  
9 of the title clearing sales requirement  
10 that requires me to come do this.

11 MR. THOMAS: No, but I'm saying  
12 you're making this request on behalf of  
13 the current owner. Do you have any  
14 authorization from the current owner to  
15 make this request?

16 MR. SACKSTEDER: Yes.

17 MR. THOMAS: Or could you  
18 provide --

19 MR. SACKSTEDER: Yes, and I can  
20 provide that as a matter of record. Yes,  
21 I do. I don't have it with me, but I'll  
22 provide it as a record.

23 CHAIRWOMAN JARMON: The  
24 recommendation of the Committee?

25 MS. DUNBAR: Well, since this

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2 is in fact similar to many of the cases  
3 that we have approved before and even for  
4 the newest owner, I would recommend that  
5 we provide the certificate of completion.

6 (Duly seconded.)

7 CHAIRWOMAN JARMON: All in  
8 favor?

9 (Aye.)

10 CHAIRWOMAN JARMON: Thank you.

11 MR. SACKSTEDER: Thank you for  
12 your time.

13 CHAIRWOMAN JARMON: Is your  
14 name Ms. McCall?

15 MS. McCALL: Yes.

16 CHAIRWOMAN JARMON: Okay. 4532  
17 North Colorado Street on Page 5.

18 Ms. McCall.

19 (Witness approached witness  
20 table.)

21 CHAIRWOMAN JARMON: Good  
22 morning.

23 MS. McCALL: Good morning.

24 CHAIRWOMAN JARMON: Can you  
25 state your name for the record.

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2 MS. McCALL: Sylvia McCall.

3 CHAIRWOMAN JARMON: And you're  
4 here to purchase 4532 North Colorado  
5 Street?

6 MS. McCALL: Yes. That's  
7 correct.

8 CHAIRWOMAN JARMON: To use as a  
9 side yard?

10 MS. McCALL: Yes.

11 CHAIRWOMAN JARMON: This  
12 property was on the agenda a few months  
13 ago for her to receive it as a side yard  
14 with the ten-year self-amortizing  
15 mortgage against the title. However,  
16 Ms. McCall said she wanted to outright  
17 purchase it.

18 MS. McCALL: That's correct.

19 MS. BULLOCK: Ms. McCall,  
20 you're willing to pay the LAMA value of  
21 \$1,958?

22 MS. McCALL: Yes, I am.

23 MS. DUNBAR: Motion to sell.

24 (Duly seconded.)

25 CHAIRWOMAN JARMON: All in



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2 favor?

3 (Aye.)

4 CHAIRWOMAN JARMON: Okay.

5 We'll be in touch.

6 MS. McCALL: All right. Thank

7 you.

8 May I say something?

9 CHAIRWOMAN JARMON: Sure.

10 MS. McCALL: I feel that it's  
11 part of me since myself and my family  
12 have maintained it for over 20 years now.  
13 I just wanted to say that. So I feel  
14 very comfortable with it as the  
15 neighbors.

16 CHAIRWOMAN JARMON: Okay.

17 MS. McCALL: Thank you.

18 CHAIRWOMAN JARMON: Have a good  
19 day.

20 MS. McCALL: Have a good day.

21 CHAIRWOMAN JARMON: Do you want  
22 to come up and speak for your client?

23 (Witness approached witness  
24 table.)

25 CHAIRWOMAN JARMON: Good

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2 morning.

3 MR. PUSTIZZI: Good morning.  
4 Jeff Pustizzi on behalf of the applicants  
5 for 1608 Ridge Avenue. Unfortunately, my  
6 clients are still stuck in traffic, so  
7 hopefully I can present their update  
8 here.

9 I'm here on behalf of  
10 Francisville Neighborhood Development  
11 Corporation, along with a private  
12 developer, HOW Properties. A year ago  
13 the Vacant Property Committee approved  
14 the sale of 1608 Ridge Avenue, along  
15 with, I believe there were, six parcels  
16 total to the Francisville -- FNDC, I'll  
17 just call them. At that hearing, FNDC,  
18 along with HOW, presented their proposed  
19 development of the property, which was  
20 going to be a commercial first floor,  
21 mixed use, apartments above. We're now  
22 here because in order to finance this  
23 transaction through Fox Chase Bank, we  
24 need to now deed the property to a joint  
25 venture entity. Originally the property

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2 was deeded directly to FNDC. So that's  
3 one of the reasons we're here.

4 The other reason is that the  
5 original deed contained a few deed  
6 restrictions, one of which was the  
7 construction had to be completed within  
8 one year of the original transaction.  
9 That has not happened. They've spent the  
10 year basically developing a plan for  
11 improving this property. So we've asked  
12 for a waiver of that requirement at this  
13 time or at least an acknowledgment that  
14 it wouldn't be a deed violation.

15 Secondly, there's also a deed  
16 restriction on any leasing of the  
17 property, which is in contradiction with  
18 the plan that was presented since  
19 obviously we'll be releasing the  
20 commercial space to a commercial tenant  
21 and the apartments to residential  
22 tenants.

23 And then, finally, just the  
24 transaction itself transferring the  
25 property from FNDC directly to the joint

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2 venture, we're asking for that approval  
3 here today.

4 If you see -- and I'm not sure  
5 if you have the transcript from last  
6 year's hearing, but all of this was  
7 presented -- the same development plan  
8 was presented at that time.

9 MS. BULLOCK: What is the  
10 percentage between the two parties and  
11 the joint venture?

12 MR. PUSTIZZI: 51 percent FNDC,  
13 49 percent HOW Properties.

14 MS. BULLOCK: Thank you.

15 MR. PUSTIZZI: We've also  
16 reached out to the RDA for a  
17 subordination agreement of their deed  
18 reverter rights, which I believe is  
19 typical in this situation, which is my  
20 understanding is pending your approval  
21 here today.

22 CHAIRWOMAN JARMON: Any  
23 questions from the Committee?

24 MS. DUNBAR: Has the joint  
25 venture -- it's a joint venture

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2 partnership?

3 MR. PUSTIZZI: Correct.

4 MS. DUNBAR: Has that been

5 named?

6 MR. PUSTIZZI: I believe the

7 name of the entity is FNDC HOW

8 Properties, LP.

9 MS. DUNBAR: Okay. So I'd like

10 to make a motion that we transfer the

11 properties -- that we, I guess, authorize

12 approval to transfer the properties to

13 FNDC HOW Properties and to not waive but

14 to extend the construction completion for

15 one year. I guess it would be from the

16 date of settlement.

17 CHAIRWOMAN JARMON: The date

18 that they transfer to the other entity.

19 MS. DUNBAR: Well, it would be

20 from the date -- yes, the date that they

21 transfer to the other entity, and I'm

22 guessing that would be maybe the same

23 date that you all would go for your

24 construction financing or financing.

25 MR. PUSTIZZI: Correct. We

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2 anticipate as soon as possible, as soon  
3 as we have the subordination agreement  
4 signed by RDA, we'll be at closing. So  
5 it could be within a week.

6 MS. DUNBAR: Okay.

7 (Duly seconded.)

8 CHAIRWOMAN JARMON: All in  
9 favor?

10 MR. PUSTIZZI: Could I also  
11 clarify? So not only the transfer is  
12 being approved to FNDC HOW Properties,  
13 but you're acknowledging that there's  
14 been no waiver -- I'm sorry; that there's  
15 been no breach of the --

16 MS. BULLOCK: We're extending  
17 the one-year requirement.

18 MR. PUSTIZZI: Correct. And  
19 then also the leasing requirement?

20 MS. BULLOCK: So all of those  
21 restrictions would be reactive, and we'll  
22 work with the Law Department to make sure  
23 that those same restrictions are on the  
24 new deed one year and the relief --

25 MS. MEDLEY: Just the two, not

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2 the other one.

3 MR. PUSTIZZI: So relief from  
4 the leasing restriction?

5 MS. BULLOCK: Yes.

6 MR. PUSTIZZI: Great. Thank  
7 you.

8 MS. BULLOCK: So that's  
9 modified as the motion on the table.

10 (Duly seconded.)

11 CHAIRWOMAN JARMON: All in  
12 favor?

13 (Aye.)

14 MR. PUSTIZZI: Thank you very  
15 much.

16 CHAIRWOMAN JARMON: Thank you.

17 MR. PUSTIZZI: Should we reach  
18 out to the Law Department in particular  
19 about the deed restrictions or anyone in  
20 particular?

21 MS. MEDLEY: Yes, me, Linda  
22 Medley. You called me before, so that's  
23 fine. You can call me again.

24 MR. PUSTIZZI: Great. Thank  
25 you.

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2 CHAIRWOMAN JARMON: Felton

3 Hayman, I'm not sure whether he's coming,  
4 but this is a property that we sold to  
5 him in 2013 and he has built a property  
6 on there. All of the work has been done,  
7 and he's asking for a certificate.

8 MS. SOLOMON: Susie, there's no  
9 picture in the packet.

10 CHAIRWOMAN JARMON: I think  
11 the -- oh, I didn't give you a copy.

12 MS. DUNBAR: Motion to provide  
13 the certificate of completion based on  
14 evidence that he has completed  
15 construction.

16 (Duly seconded.)

17 CHAIRWOMAN JARMON: All in  
18 favor?

19 (Aye.)

20 CHAIRWOMAN JARMON: Ricardo  
21 Young -- we're going to table -- I know  
22 we held up on the Haverford Avenue. He  
23 still hasn't showed. So we're going to  
24 table this until September, 3708  
25 Haverford.



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2 Ricardo Young, which is on Page  
3 3, he was here last month. It was three  
4 lots that were approved for him.  
5 However, this one wasn't included and we  
6 would just like to add this to his  
7 proposal to develop, along with the lots  
8 that were in the 3600 of Haverford.

9 MS. DUNBAR: I make a motion we  
10 sell it to him at the LAMA value of  
11 \$13,522.

12 (Duly seconded.)

13 CHAIRWOMAN JARMON: All in  
14 favor?

15 (Aye.)

16 CHAIRWOMAN JARMON: Thank you.  
17 These are releases. The next  
18 four releases are releases that Public  
19 Property had prepared, and Linda Medley,  
20 the Law Department, has already signed  
21 off on them. We needed to put it before  
22 the Committee for us to finish the  
23 process of the releases. But they're all  
24 in compliance.

25 MS. DUNBAR: Motion.

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2 (Duly seconded.)

3 CHAIRWOMAN JARMON: All in  
4 favor?

5 (Aye.)

6 CHAIRWOMAN JARMON: David  
7 Champagne.

8 MR. CHAMPAGNE: Yes.

9 (Witness approached witness  
10 table.)

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

14 MR. CHAMPAGNE: David  
15 Champagne.

16 CHAIRWOMAN JARMON: In our  
17 attachments, this is a lot that is owned  
18 by the City, and Mr. Champagne is asking  
19 that the City substitute or swap his  
20 property for this property because it's  
21 in the middle of two properties you own.

22 MR. CHAMPAGNE: Yes. That is  
23 correct.

24 CHAIRWOMAN JARMON: So the 862,  
25 we're going to have that transferred into

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2 City ownership.

3 MR. CHAMPAGNE: Yes.

4 CHAIRWOMAN JARMON: And then  
5 you will get the 872 Field Street.

6 MR. CHAMPAGNE: Yes.

7 CHAIRWOMAN JARMON: To continue  
8 your development.

9 Any questions?

10 MS. JONES: Yes. Is there some  
11 proposed development for this entire  
12 block that you're aware of?

13 MR. CHAMPAGNE: Well, this  
14 transfer or this exchange will allow both  
15 the City and myself to have contiguous  
16 strings of parcel of vacant land.

17 MS. JONES: Yes. I understand  
18 that.

19 MS. BULLOCK: If I can help  
20 you. I'm sorry. So the previous  
21 property that we just heard, the  
22 Francisville project, backs up onto this  
23 Field Street, and my understanding from  
24 Francisville Neighborhood Development  
25 Corporation, if they can have contiguous

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2 City lots together, they would like to  
3 use that for some kind of rear parking or  
4 whatever for their commercial project  
5 that they're doing on Ridge Avenue.

6 MS. JONES: But these three  
7 would not be involved in that?

8 MS. BULLOCK: Right. So these  
9 three will be on the corner and then the  
10 rest will be rear space for the Ridge  
11 Avenue project, and they will have a  
12 contiguous -- they'll be contiguous City  
13 lots so that we can then entertain at a  
14 later date.

15 MS. JONES: Thank you.

16 MS. BULLOCK: And he'll build  
17 three houses on the corner.

18 Is that correct?

19 MR. CHAMPAGNE: That is  
20 correct.

21 MR. O'DWYER: So the City  
22 already owns eight properties and then  
23 862, which he owns, is like in the middle  
24 somewhere.

25 MS. BULLOCK: Right.

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2 CHAIRWOMAN JARMON:

3 Recommendation of the Committee?

4 MS. JONES: Approve the swap,  
5 move to approve the swap.

6 (Duly seconded.)

7 CHAIRWOMAN JARMON: All in  
8 favor?

9 (Aye.)

10 CHAIRWOMAN JARMON: Thank you.

11 MR. CHAMPAGNE: Thank you.

12 CHAIRWOMAN JARMON: And also to  
13 approve the donation to the City.

14 MS. BULLOCK: You approved the  
15 swap.

16 CHAIRWOMAN JARMON: All right.  
17 Thank you.

18 MR. CHAMPAGNE: Thank you.

19 CHAIRWOMAN JARMON: Are you  
20 here for an item, sir?

21 UNIDENTIFIED SPEAKER: Oh, no.

22 CHAIRWOMAN JARMON: Okay. The  
23 meeting is adjourned.

24 (Vacant Property Review  
25 Committee adjourned at 10:50 a.m.)

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CERTIFICATE

I HEREBY CERTIFY that the proceedings, evidence and objections are contained fully and accurately in the stenographic notes taken by me upon the foregoing matter, and that this is a true and correct transcript of same.

-----  
MICHELE L. MURPHY  
RPR-Notary Public

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