

Vacant Property Review Committee
February 14, 2017

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VACANT PROPERTY REVIEW COMMITTEE

Caucus Room, City Hall
Philadelphia, Pennsylvania
Tuesday, February 14, 2017
10:20 a.m.

PRESENT:

SUSIE JARMON, OHCD, CHAIRWOMAN
DAIANA RAMOS, OHCD
LINDA MEDLEY, Law Department
JEREMY GRADWOHL, Council President
Clarke's Office
ANDREW FRISHKOFF, LISC
DAMARIS WALKER, Law Department
LOWELL THOMAS, PHDC
MEREDITH TREGO, Commerce Department
LISA WALKER, Revenue Department
AMANDA DAVIS, PIDC
ALAN UREK, Public Property
FREDERICK PURNELL, SR., Office of
Planning and Development
JAMETTA JOHNSON, Planning Commission
MELVIS DUNBAR, RDA

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2 CHAIRWOMAN JARMON: Good
3 morning. My name is Susie Jarmon. We're
4 about to get started.

5 Are there any attorneys in the
6 room?

7 (Hands raised.)

8 CHAIRWOMAN JARMON: What
9 address are you here for?

10 MR. STEVEN KARPO: 622 Master
11 Street. I'd like to hold that for a
12 moment until my brother comes.

13 CHAIRWOMAN JARMON: Okay.

14 MR. STEVEN KARPO: Thank you.

15 CHAIRWOMAN JARMON: You're here
16 for?

17 MR. MASTERS: 2239 and 2241
18 North 30th.

19 CHAIRWOMAN JARMON: This is on
20 Page 5, and this was a property that we
21 transferred out with a self-amortizing
22 mortgage against the title.

23 You want to go up to the
24 podium.

25 (Witnesses approached podium.)

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2 CHAIRWOMAN JARMON: Annette

3 Thompson?

4 MS. THOMPSON: Yes.

5 CHAIRWOMAN JARMON: State your
6 name for the record.

7 MR. MASTERS: Good morning,
8 members of the Committee. My name is
9 Steve Masters with the law firm of
10 JustLaws.

11 CHAIRWOMAN JARMON: And your
12 name?

13 MS. THOMPSON: Hi. My name is
14 Annette Thompson.

15 CHAIRWOMAN JARMON: Can you
16 just let the Committee know what you're
17 here for?

18 MR. MASTERS: Absolutely.
19 Sometime ago the Thompsons were before
20 this Committee and were granted ownership
21 over two parcels that are right next to
22 their house. They were vacant lots at
23 2239 and 2241 North 30th Street. Their
24 home is at 2243 North 30th Street.

25 We're here today because the

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2 Thompsons would like to build an addition
3 onto their home that's going to extend
4 into those two parcels and we'd like to
5 consolidate all three parcels into one,
6 but according to the purchase-money
7 mortgage that was issued to them, it
8 appears that that act of consolidating
9 the three parcels into one might be a
10 trigger of a prohibited act. So we're
11 here before the Committee to get your
12 approval that they could consolidate the
13 three parcels into one to build their
14 extension and still comply with all the
15 terms of the grant that you gave them.
16 And Ms. Thompson can describe it, if
17 you'd like, what they're thinking about
18 for the extension.

19 CHAIRWOMAN JARMON: Yes.

20 MS. THOMPSON: What we are
21 thinking about is, like he said, just add
22 to my property. I'm at 2243, and we just
23 want to like extend it, make it larger,
24 the bedroom larger, the bathroom larger,
25 and actually -- many of you may not know,

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2 I have a disability child, and I want to
3 make him like a little mini home where he
4 could stay and we can look after him on
5 that part. So it's basically just
6 extending our rooms and making his own
7 room inclusive for him. That's basically
8 what we want to do.

9 MS. DUNBAR: I'm not exactly
10 sure of the legalities in it, but the
11 self-amortizing mortgage, if it was to
12 stay in place, because you're
13 consolidating, you may have that
14 self-amortizing mortgage extended to your
15 property at 43. If you're going to
16 consolidate, you're going to have one
17 address.

18 MR. MASTERS: Right.

19 MS. DUNBAR: So that
20 self-amortizing mortgage could be applied
21 to 43, 41, and 39.

22 MR. MASTERS: That would make
23 sense, because it would be no longer
24 separate parcels.

25 MS. DUNBAR: That's correct.

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2 MR. MASTERS: Well, they're
3 intending to stay there a long time,
4 which is why they're building more onto
5 their home. So I don't think that would
6 be an issue, because we already have --
7 this transaction was done last year or
8 actually two years ago, in August of
9 2015. So we have about eight more years.

10 MS. DUNBAR: Okay. I mean, as
11 long it's clear. I just want to put it
12 out there that that is a strong
13 possibility.

14 MR. WALKER: Just to piggyback
15 on that point, the conditions from the
16 deed for the side yard, they will remain
17 in place. And so like if at any time
18 they are violated, it is possible that
19 the other properties, they would then be
20 subject to the same terms and conditions
21 for the next seven or eight years. So
22 just be mindful of that, and certainly
23 you want to keep in mind that those
24 continue. Like those conditions will not
25 be extinguished just because the

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2 properties are merged.

3 MS. DUNBAR: Right.

4 MR. MASTERS: Yes. We're not
5 asking you to extinguish them. We're
6 simply asking you to authorize --

7 MR. WALKER: I just wanted to
8 clarify for the Committee that the
9 conditions will remain in place.

10 MR. FRISHKOFF: So question:
11 This Committee would make a
12 recommendation that we so move and then
13 would the Law Department then work with
14 the property owner to make sure that this
15 is recorded correctly, the consolidation?

16 MR. WALKER: Yes.

17 CHAIRWOMAN JARMON: They would
18 have to, yes.

19 MR. FRISHKOFF: Okay.

20 CHAIRWOMAN JARMON: And this is
21 the first time we've had this type of
22 request.

23 MR. THOMAS: Have you done your
24 research to make sure that what it is
25 specifically that you're planning to do

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2 is allowable under the code and that you
3 won't have problems getting permits? We
4 don't want to have you consolidate this
5 and then not be able to do what you want
6 to do at the end.

7 MR. MASTERS: Yes. We're just
8 extending onto an existing home and we're
9 going to do it within the code parameters
10 for the setbacks and the height, so that
11 is -- there's no zoning issue. So
12 there's nothing that would be --
13 obviously the regular building permits
14 and the contractors would have to be
15 doing everything correct.

16 MR. THOMAS: And do you have
17 financing? And if the conditions, the
18 self-amortizing loan, was put onto all
19 three properties combined, would that
20 create any issues with financing that you
21 haven't considered yet?

22 MR. MASTERS: Do you have the
23 money right now to do the addition or are
24 you going to take a mortgage out?

25 MS. THOMPSON: We're probably

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2 going to take a mortgage out, but it's
3 down the road. It's not -- it probably
4 won't be for another two or three years,
5 but we collecting everything together,
6 yes.

7 MR. MASTERS: I mean, this
8 mortgage is for \$15,000, so I don't -- I
9 believe that the property is quite a bit
10 more valuable than that, so I don't think
11 that that would hamper the Thompsons'
12 ability to secure the adequate financing.

13 MR. THOMAS: Okay.

14 CHAIRWOMAN JARMON: Can I get a
15 recommendation?

16 MR. FRISHKOFF: So moved.

17 (Duly seconded.)

18 CHAIRWOMAN JARMON: All in
19 favor?

20 (Aye.)

21 CHAIRWOMAN JARMON: Thank you.

22 MR. MASTERS: Thank you very
23 much.

24 CHAIRWOMAN JARMON: You're
25 welcome.

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2 Other attorneys?

3 (Hands raised.)

4 CHAIRWOMAN JARMON: The address
5 you're here for?

6 MR. UPIN: 1234 5th Street.

7 CHAIRWOMAN JARMON: You want to
8 come up.

9 MR. THOMAS: It's also on Page
10 5.

11 CHAIRWOMAN JARMON: It's on
12 Page 5.

13 (Witnesses approached podium.)

14 MR. UPIN: Good morning,
15 members of the Committee. Joshua Upin,
16 Spector Gadon and Rosen, and I have Chris
17 Somers, who is one of the co-owners of
18 the property here.

19 We are just seeking a release
20 from the deed restrictions to permit for
21 the sale of the real estate. It was
22 purchased as a vacant lot, and Mr. Somers
23 has since erected new construction,
24 three-unit, multi-family dwelling, and
25 like to sell the property to someone to

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2 manage it as a rental facility.

3 CHAIRWOMAN JARMON: And you
4 want to state your name for the record.

5 MR. SOMERS: Sure. Good
6 morning. Thank you for your service.

7 I'm Chris Somers, as Josh said, co-owner
8 of 1234 North 5th Street. The property
9 is currently under agreement of sale.
10 The CO from the City of Philadelphia has
11 been in for a few weeks, so that's why
12 I'm here today, to seek that release for
13 the deed restriction with Josh. So thank
14 you.

15 CHAIRWOMAN JARMON: Any
16 questions from the Committee?

17 (No response.)

18 CHAIRWOMAN JARMON:
19 Recommendation?

20 MR. THOMAS: Move to grant the
21 certificate of completion.

22 (Duly seconded.)

23 CHAIRWOMAN JARMON: All in
24 favor?

25 (Aye.)

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2 CHAIRWOMAN JARMON: Thank you.

3 (Thank you.)

4 (Witness approached podium.)

5 MR. QUAID: I was here for 5414

6 Summer.

7 CHAIRWOMAN JARMON: For Summer.

8 Page 6, 5414 Summer, 5416 Summer, 5446

9 Summer, and 5460 Summer.

10 Can you just explain to the

11 Committee why you're requesting the

12 release. And give your name.

13 MR. QUAID: Robert Quaid,

14 corporate counsel for Haddington

15 Partners, L.P.

16 These properties were conveyed

17 to Philadelphians Concerned About Housing

18 back in '95, '96. That's ACHIEVEability.

19 And Philadelphians Concerned About

20 Housing conveyed the properties to

21 Haddington Partners, L.P., which is a Low

22 Income Housing Tax Credit partnership,

23 back in 1996. The properties are row

24 homes. They've been operating as Low

25 Income Housing Tax Credit properties for

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2 20 years, and now we are just looking to
3 clear up the reverter conditions on the
4 deed by getting recommendation from this
5 Committee for a certificate of compliance
6 for these row home properties that have
7 been in operation for 20 years.

8 They were rehabbed in
9 accordance with all codes and the land
10 use planning, and there's been no sale of
11 the property for 20 years, and when they
12 were sold, they were for a dollar back in
13 '96.

14 CHAIRWOMAN JARMON: Are there
15 any questions from the Committee?

16 (No response.)

17 CHAIRWOMAN JARMON:
18 Recommendation?

19 MR. FRISHKOFF: Motion to
20 approve.

21 (Duly seconded.)

22 CHAIRWOMAN JARMON: All in
23 favor?

24 (Aye.)

25 CHAIRWOMAN JARMON: Thank you.

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2 (Witness approached podium.)

3 CHAIRWOMAN JARMON: And you're
4 here for?

5 MR. PERRY: 1224 Alter Street.

6 CHAIRWOMAN JARMON: Page 5.

7 State your name for the record.

8 MR. PERRY: Roger Perry. I'm
9 an attorney for the owner, who apologizes
10 for not being here. He was traveling out
11 of the country, Mr. Dai. David Dai is
12 the owner of the property.

13 This is a vacant lot in South
14 Philadelphia. It's currently under an
15 agreement of sale. Mr. Dai had
16 previously received approved construction
17 plans for a single-family house of three
18 stories on the property. Because it's
19 under an agreement, he did not want to
20 postpone the meeting with you today, so
21 he asked me to come on his behalf.

22 This is a request to remove the
23 reservation rights clause so that he can
24 sell the property free and clear and
25 allow the construction of a single-family

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2 home on what is now a vacant lot at this
3 property.

4 CHAIRWOMAN JARMON: So
5 initially he was to develop on this lot?

6 MR. PERRY: Yes. He
7 originally -- he bought the lot in 2011.
8 In 2012, he did plans that were
9 ultimately approved and actually a permit
10 was issued for the construction. At that
11 point in time, he had family matters
12 where he was involved in adoption and so
13 forth for his family. He was traveling
14 out of the country and was not able to
15 supervise the work. So at this point,
16 he's decided to sell the property, and
17 they requested the right to sell the
18 property without the reservations, and it
19 would be in conjunction with the plans to
20 put up a single-family house.

21 CHAIRWOMAN JARMON: Any
22 questions from the Committee?

23 MS. DUNBAR: Considering the
24 fact that the original plans was to
25 develop and your client failed to do so,

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2 I'm requesting that the Committee hold
3 this for further review, primarily
4 because now for whatever reason he failed
5 to develop and now he's planning to sell
6 it for an amount substantially more than
7 what he paid. I would think that it
8 requires further review.

9 MR. PERRY: Okay. And
10 depending on what the review is, Mr. Dai
11 has indicated that if the buyer does not
12 want to buy the house obviously with the
13 reservation as an issue, Mr. Dai would go
14 ahead and be able to supervise the
15 construction at this point in time. So
16 that would be an alternative plan if
17 indeed they felt that the sale was not
18 appropriate. He did buy this for a value
19 at the time. It was purchased for the
20 value.

21 MS. JOHNSON: So it's a vacant
22 lot.

23 MR. PURNELL: Why has nothing
24 happened in six years?

25 MR. PERRY: I'm sorry?

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2 MR. PURNELL: There doesn't
3 appear to have been any activity for the
4 past six years.

5 MR. PERRY: That's correct.
6 Well, there's a series involving his job
7 and travel and then he was involved in
8 two out-of-country adoptions and so
9 forth. He just did not feel that he was
10 going to be able to supervise the
11 construction and so forth at that time.
12 So if somebody -- obviously the market
13 has improved since 2011 and somebody came
14 and made him an offer, and it would be
15 subject to -- he's already submitted
16 plans and gotten the plans for a
17 single-family house. It would be a
18 single-family house on that vacant lot.

19 That particular block is
20 somewhat of an issue because there hasn't
21 been a lot of activity on the block.
22 It's a dead end cul-de-sac block in South
23 Philadelphia, commercial properties and
24 so forth, several vacant lots and, you
25 know, time either that Mr. Dai or

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2 somebody else would buy a house there.

3 CHAIRWOMAN JARMON: Are there
4 any further questions or recommendations?

5 MR. PURNELL: I'm going to
6 concur with Ms. Dunbar. I think the
7 Committee needs to take a closer look at
8 this. The agreement of sale is for
9 \$115,000 on a lot that was originally
10 purchased for \$22,000. There's been no
11 activity for five years. This may be one
12 that we want to consider acting on our
13 reverter.

14 CHAIRWOMAN JARMON: Did you
15 hear what he said?

16 MR. PERRY: Yeah. They want to
17 take it under advisement still?

18 CHAIRWOMAN JARMON: Right.

19 MR. PURNELL: Yes. We're going
20 to hold this -- we're going to --

21 MR. PERRY: I understand.

22 MR. PURNELL: I'd like to make
23 a motion that this item be held for
24 further review by the Committee, with the
25 understanding that it may be a candidate

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2 where the City will act on its reverter
3 based on lack of activity for five years.

4 MR. PERRY: I understand.

5 (Duly seconded.)

6 CHAIRWOMAN JARMON: All in
7 favor?

8 (Aye.)

9 CHAIRWOMAN JARMON: All right.
10 We'll be back in touch.

11 MR. PERRY: If they want any
12 additional documents, they have my
13 information and I can provide those.

14 CHAIRWOMAN JARMON: Okay.
15 Thank you.

16 MR. PERRY: Thank you very
17 much.

18 CHAIRWOMAN JARMON: On Page 6,
19 2018 North 16th Street, Habitat for
20 Humanity.

21 (Witnesses approached podium.)

22 MS. BERKMAN: Good morning.
23 I'm Judy Berkman from Regional Housing
24 Legal Services. I'm here on behalf of
25 Habitat for Humanity Philadelphia, Inc.

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2 I'm going to pass out a few
3 copies of pictures. There's a few
4 packages that include pictures of a
5 development of eight houses, front and
6 back, the budget that Habitat incurred
7 the cost for the houses, and the
8 certificate of occupancy issued by L&I.

9 This property, 2018 North 16th
10 Street, was acquired about a year ago in
11 March 2016 as part of a development
12 Habitat calls Diamond Park. This part of
13 the development is eight houses in a row.
14 The picture you'll see is -- the house in
15 question is one of the tan -- on the
16 front, the tan one on the left and sort
17 of the middle of the picture.

18 We provided a copy of the
19 certificate of occupancy to Ms. Jarmon
20 and --

21 CHAIRWOMAN JARMON: We have it.

22 MS. BERKMAN: -- Ms. Linda
23 Medley.

24 Because the house was sold a
25 week ago, because it was already

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2 scheduled and everything was planned for
3 the dedication that Habitat holds, so we
4 got sort of a comfort letter issued by
5 Linda Medley that it was okay to sell.

6 I would like to say the sale
7 price is 160,000. Their budget to
8 date -- and they have a few more costs
9 that come in. Their out-of-pocket budget
10 is 156,795.47, so just a couple thousand
11 below the sale price. And we
12 respectfully request -- I have Frank
13 Monaghan here, Executive Director of
14 Habitat, if you have any questions, but
15 we respectfully request release of the
16 VPRC restrictions on this property.

17 CHAIRWOMAN JARMON: Are there
18 any questions from the Committee?

19 MR. THOMAS: Move that we grant
20 the certificate of completion.

21 (Duly seconded.)

22 CHAIRWOMAN JARMON: All in
23 favor?

24 (Aye.)

25 CHAIRWOMAN JARMON: Thank you.

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2 (Thank you.)

3 CHAIRWOMAN JARMON: Any other
4 attorneys?

5 (Hands raised.)

6 CHAIRWOMAN JARMON: You can
7 come up. You've been waiting. And the
8 address you're here for?

9 (Witnesses approached podium.)

10 MR. STEVEN KARPO: 622 Master
11 Street.

12 CHAIRWOMAN JARMON: Master
13 Street, okay.

14 This applicant, we settled the
15 properties on Master Street, 624 and 626
16 Master Street, sent out a letter. The
17 applicant requested an extension.

18 Can you just explain to the
19 Committee the reason why you haven't
20 started?

21 I'm sorry. Page 4, the bottom
22 of Page 4.

23 State your name for the record.

24 MR. MARK KARPO: Good morning.

25 My name is Mark Karpo and this is my

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2 brother, Steven Karpo. I live at 1336
3 North Marshall, the adjacent property.

4 CHAIRWOMAN JARMON: Can you
5 just explain to the Committee why you
6 haven't started the development on these
7 two lots.

8 MR. MARK KARPO: It's still a
9 little rough on that corner and --

10 MS. DUNBAR: Can you speak up.

11 MR. MARK KARPO: It's still a
12 little rough on that corner, so we're --
13 things are happening right now. It will
14 be easier moving forward I think at this
15 point.

16 We have a bombed-out house. It
17 was lit on fire last year sitting there.
18 So it's still just things happen on that
19 corner, so I'm just doing a little bit at
20 a time.

21 CHAIRWOMAN JARMON: I think you
22 were trying to acquire a property that
23 was owned by PHA, I think?

24 MR. MARK KARPO: Yes. I have
25 been in communication with PHA for the

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2 past year. They decided -- and this
3 property, the corner property, 622, it's
4 in between my home and the other two lots
5 I own, and they decided that there's no
6 reason I shouldn't -- I mean, I shouldn't
7 get -- they said that I could purchase or
8 however it goes through, and they asked
9 me to contact City Councilman.

10 CHAIRWOMAN JARMON: So you
11 contacted the City Councilman?

12 MR. MARK KARPO: Yeah. They
13 had no need for it. And I wanted to --
14 do you want to say what I wanted to do at
15 this point?

16 CHAIRWOMAN JARMON: Well, I
17 thought you were developing on it.

18 MR. MARK KARPO: Yeah. I'd
19 like to put a community room there, have
20 that whole lot become potentially the
21 West Kensington Neighborhood Association,
22 Ludlow, is my want moving forward, using
23 that entire lot for that purpose for the
24 community.

25 CHAIRWOMAN JARMON: Not to

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2 develop?

3 MR. MARK KARPO: Not to
4 develop. To have, you know, a -- 3,000
5 square feet is what I've envisioned for
6 this community room, you know, but, no,
7 not as homes.

8 CHAIRWOMAN JARMON: The
9 community room you're going to build on
10 the lot or you're going to build a
11 construction?

12 MR. MARK KARPO: Yeah. I've
13 been in contact with the South Kensington
14 Association Neighborhoods, which is one
15 block over, the East Kensington. I spoke
16 to other neighborhood associations, and
17 they're giving me guidance moving
18 forward, but this is all new and they
19 said it seemed like a perfect thing in
20 their eyes, that they would support it.
21 So the head of South Kensington
22 Association said that she would fully
23 support me as necessary.

24 MR. THOMAS: So when do you
25 expect to see some progress beginning to

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2 be made on whatever it is you end up
3 doing?

4 MR. MARK KARPO: Over the next
5 12 months I see -- because there'll be
6 obviously things that I don't understand
7 as far as bringing the property to a
8 single property. It's three properties
9 right now, and it will become one for the
10 purpose of this community room.

11 MS. DUNBAR: So do you have any
12 written correspondence to say all that
13 you've just said in terms of those who
14 would support?

15 MR. MARK KARPO: Yeah.

16 MS. DUNBAR: Do you have some
17 plans that you developed or something
18 conceptual that you would be able to
19 provide to us to support your request?

20 MR. MARK KARPO: I have support
21 for exactly what I told you and no more.
22 So the communication, the design, the
23 thoughts, the leaders of the
24 associations, I do have correspondence
25 with them. I mean, at a future date or

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2 after this hearing, if you need me to
3 supply those, I could. And with PHA
4 also.

5 CHAIRWOMAN JARMON: Okay.

6 MR. MARK KARPO: I don't know
7 if this is a factor, but --

8 MS. DUNBAR: But you're not
9 looking for a 12-month extension. We're
10 not going to provide that.

11 MR. MARK KARPO: I'm not
12 looking for any specific extension. I
13 was just asking questions.

14 MS. DUNBAR: What, do you need
15 a week?

16 MR. MARK KARPO: What's that?

17 MS. DUNBAR: You need a week?

18 MR. MARK KARPO: A week to
19 develop the property?

20 MS. DUNBAR: I'm just teasing
21 you.

22 MR. THOMAS: We can only
23 provide up to a six-month extension, but
24 at that time, we'd really like you to
25 give, if you can -- you already

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2 started something -- come back with some
3 real concrete plans, ideas, with
4 community benefits idea with some
5 concrete community support, some more
6 information.

7 MR. MARK KARPO: All right. So
8 the guidance I was given -- I don't know
9 how that works here as far as getting
10 support around that -- was to get the
11 lots combined to do this in order to move
12 forward. So I don't know if I'm making
13 that request here that -- duly noted that
14 they would become one parcel as opposed
15 to three individual parcels moving
16 forward.

17 CHAIRWOMAN JARMON: You mean
18 along with the PHA-owned property?

19 MR. MARK KARPO: Yeah.

20 CHAIRWOMAN JARMON: Well, you
21 have to acquire that.

22 MR. MARK KARPO: Combine with
23 the two properties I do own to make one
24 parcel for this community center as
25 opposed to just a little tiny community

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2 center.

3 MS. DUNBAR: Well, you would
4 have to wait until you have consent from
5 PHA, first of all.

6 MR. MARK KARPO: I have consent
7 from PHA.

8 MS. DUNBAR: Well, you have to
9 wait until you have consent. Then you
10 would purchase the property. You'd have
11 to have ownership of all three properties
12 to consolidate.

13 MR. MARK KARPO: I understand.
14 I've been told that.

15 MS. DUNBAR: Okay.

16 MR. MARK KARPO: I'm here to
17 get support around that and get clear
18 with that, and I was told this would be
19 the first.

20 CHAIRWOMAN JARMON: So do you
21 think that they're going to transfer
22 title to you within six months?

23 MR. MARK KARPO: PHA was ready
24 to do it immediately.

25 CHAIRWOMAN JARMON: Okay.

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2 MR. MARK KARPO: I've been
3 working with them for a year. They're
4 ready.

5 MS. DUNBAR: It doesn't happen
6 just like that, let me just tell you for
7 the record.

8 MR. MARK KARPO: I've been
9 dealing for a year with somebody down
10 there who is in this process. We looked
11 at it approximately a year ago. He
12 thought it could have been conveyed 30
13 days nine months to a year ago, but about
14 a month ago --

15 MS. DUNBAR: Do you have
16 paperwork?

17 MR. MARK KARPO: I have e-mails
18 that went back and forth.

19 MS. DUNBAR: No, no. Do you
20 have paperwork from PHA that says you
21 requested acquisition of the property,
22 this is where they are in the process?
23 Because that's generally what they do.
24 They're not authorized to just say here
25 you are.

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2 MR. MARK KARPO: I understand.

3 And they just asked me to speak to my
4 local Councilman, and my local Councilman
5 thought it was a bad idea. So that's why
6 I'm here.

7 MS. DUNBAR: Well, I think --

8 MR. MARK KARPO: Or the first
9 time I spoke -- is there Jeremy in the
10 room, just so I can bring a face --

11 MS. DUNBAR: He's right there.

12 MR. MARK KARPO: So I spoke to
13 Jeremy and I received something back
14 saying there was a better idea for the
15 lot, but when I did communicate with
16 Jeremy about the community center, he
17 thought, you know, bring the idea on at
18 that point. And then Redevelopment, I
19 discussed with them. They also
20 encouraged me to bring it forward. And
21 then I spoke to neighborhood
22 associations. So everyone is encouraging
23 me to move forward with this process, but
24 the first thing I was told I needed to do
25 was to make a single parcel so we could

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2 make a nice place for somewhere --

3 CHAIRWOMAN JARMON: Not to cut
4 you off. The first thing you need to do
5 is acquire that lot that's owned by PHA.

6 MR. MARK KARPO: Correct. Can
7 I get clarity with that today here or do
8 I have --

9 MS. DUNBAR: No.

10 CHAIRWOMAN JARMON: We don't
11 own it. Philadelphia Housing Authority
12 owns it.

13 MR. MARK KARPO: They've
14 already given -- Jeremy, you're in
15 communication. Can you speak to this?

16 MR. GRADWOHL: Sure.

17 MR. MARK KARPO: I mean, we
18 have shared e-mails.

19 MR. GRADWOHL: So I spoke with
20 the applicant about his proposal in
21 relation to the Housing Authority. I
22 can't speak to the availability of the
23 property of the Housing Authority, but
24 I'd be willing to redo your proposal if
25 you want to set a time in the week to

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2 correspond about it separately and we can
3 discuss the local community support.

4 With that in mind, I don't
5 think it would be unreasonable to grant a
6 six-month extension per VPRC rules, at
7 which point we can have the conversation
8 six months from now and there'll be more
9 clarity.

10 MR. MARK KARPO: Okay.

11 MR. GRADWOHL: So I move to
12 grant the six-month extension.

13 (Duly seconded.)

14 CHAIRWOMAN JARMON: All in
15 favor?

16 (Aye.)

17 CHAIRWOMAN JARMON: Thank you.

18 MR. MARK KARPO: Thank you.

19 MS. DUNBAR: You're welcome.

20 (Witness approached podium.)

21 CHAIRWOMAN JARMON: Hi. Can
22 you state your name for the record.

23 MR. LEONE: Yes. Good morning.

24 I'm Miguel Leone and I represent
25 Beautiful Morningstar. They're the

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2 owners of 1229 North Lawrence Street and
3 1231 North Lawrence Street.

4 CHAIRWOMAN JARMON: These
5 properties aren't on this agenda.

6 MR. LEONE: No?

7 CHAIRWOMAN JARMON: No. And I
8 spoke to someone regarding this. I think
9 your request was that we revert title
10 from the Morningstar community group or
11 whatever their name is, who no longer
12 exists.

13 MR. LEONE: No. We still
14 exist. I'm a member of the Board. We're
15 in existence. We have meetings.

16 CHAIRWOMAN JARMON: Then the
17 person I talked to said that you guys
18 were no longer in existence.

19 MR. LEONE: I can't explain
20 what --

21 CHAIRWOMAN JARMON: This isn't
22 on the agenda. The last I spoke to
23 someone, I explained to them that there
24 was no way that we can take a property
25 back from a group that was no longer in

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2 existence and now you're here.

3 MR. LEONE: Yes. I am an
4 attorney.

5 CHAIRWOMAN JARMON: So we can't
6 have this here at this meeting. So I'll
7 give you my card and you can e-mail me
8 and then we'll talk about that.

9 So is your request to transfer
10 the properties to the City and then to
11 that group?

12 MR. LEONE: No. My request was
13 to have a release of the reverter clause,
14 because we intend to donate the property
15 to an individual. We're not going to
16 make any money off the property.

17 CHAIRWOMAN JARMON: Okay.

18 MR. LEONE: But we intend to
19 donate the property.

20 CHAIRWOMAN JARMON: All right.
21 So we'll have a conversation about this
22 after this meeting and then I'll put it
23 on next month's agenda, because I never
24 got this request.

25 MR. LEONE: Thank you.

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2 CHAIRWOMAN JARMON: Let me give
3 you my card.

4 Any other attorneys in the
5 room?

6 (Witness approached podium.)

7 MR. ESPADA: 2219 and 2221
8 North Orianna Street.

9 CHAIRWOMAN JARMON: We're on
10 Page 6, the bottom, 2219 North Orianna
11 and 2221 North Orianna.

12 MR. ESPADA: My name is Juan
13 Espada. I'm the owner and I'm looking
14 for a release.

15 CHAIRWOMAN JARMON: You're the
16 current owner?

17 MR. ESPADA: Yes.

18 MS. DUNBAR: When did you
19 purchase it?

20 MR. ESPADA: Last year.

21 MS. DUNBAR: Are you an
22 attorney as well? Is that what you were
23 saying?

24 MR. ESPADA: No.

25 MS. DUNBAR: You're not an

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2 attorney?

3 MR. ESPADA: No.

4 MS. DUNBAR: Well, then your
5 request is out of order.

6 CHAIRWOMAN JARMON: You have to
7 wait your turn.

8 MR. ESPADA: I got to wait?

9 CHAIRWOMAN JARMON: Yes.

10 MS. DUNBAR: Yes. You
11 misunderstood the question.

12 CHAIRWOMAN JARMON: Are you an
13 attorney? You said yes.

14 MS. DUNBAR: He's an owner.

15 CHAIRWOMAN JARMON: Okay.

16 Sorry.

17 We're going to get started from
18 Page 1 -- or Page 2.

19 Before I get started, I'd like
20 to table an item on Page 4 for workforce
21 housing. The Councilman's office has
22 asked that we table this item.

23 MR. THOMAS: Is that in A?

24 CHAIRWOMAN JARMON: The
25 addresses are 627 to 29 North 11th, 632

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2 North 11th, 634 North 11th, 640 North
3 11th, 1019 and 1021 Wallace, 1110 to 14
4 Wallace Street. They will be tabled
5 until further notice.

6 The first address that I have
7 is 1611 to 41 Ruan Street, Ted.

8 (Witnesses approached podium.)

9 CHAIRWOMAN JARMON: Good
10 morning. Can you state your name for the
11 record.

12 MR. WASERMAN: Good morning.
13 My name is Ted Waserman. Happy
14 Valentine's Day.

15 MS. DUNBAR: Same to you.

16 CHAIRWOMAN JARMON: Can you
17 just let the Committee know what your
18 proposal is, even though we have it here
19 in writing.

20 MR. WASERMAN: Sure. I'm
21 proposing to develop 44 one-bedroom
22 apartments with washer and dryers at
23 1611-41 Ruan Street under the PHFA Low
24 Income Housing Tax Credit Program.

25 CHAIRWOMAN JARMON: So you have

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2 applied for loans or grants with these,
3 it looks like the City of Philadelphia
4 and PHFA?

5 MR. WASERMAN: I have applied
6 to the City last week. The PHFA
7 application goes in in September.

8 MR. GRADWOHL: Is this a
9 request for site control or for the
10 transfer of ownership?

11 MR. WASERMAN: Well, primarily
12 site control, but really both.

13 MR. GRADWOHL: Okay.

14 MR. THOMAS: So you haven't
15 received tax credits from PHFA yet?

16 MR. WASERMAN: No. I haven't
17 applied yet. In September.

18 MR. THOMAS: And so are you
19 looking to -- I guess to Jeremy's
20 question, you're not looking to acquire
21 the property then; you're just looking
22 for control?

23 MR. WASERMAN: I'm looking to
24 acquire the property and gain control so
25 that I have the necessary information in

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2 place for PHFA to make the application.

3 MR. THOMAS: So in the
4 Councilwoman's letter, she supports it at
5 fair market if you don't get the tax
6 credits, but then at a nominal value if
7 you get PHFA financing. So are we
8 waiting then until you get PHFA financing
9 because you're looking to get it for
10 nominal value or are you willing to pay
11 fair market value?

12 MR. DEL VALLE: Good morning,
13 Committee members and Chairwoman Jarmon.
14 My name is Andre Del Valle, the
15 Legislative Aide for Councilwoman
16 Sanchez.

17 The Councilwoman supported this
18 acquisition first at fair market value,
19 but since he has to apply for the tax
20 credit, he needs the site control letter.
21 So we put in the letter if he doesn't get
22 the tax credit, then it would be for fair
23 market value, but if he does get the tax
24 credit, that it would be a nominal value.

25 MR. GRADWOHL: I say that if he

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2 doesn't get the credit allocation, then
3 we can obviously hear his case for a fair
4 market value position at that time. So
5 at this time, I move that we grant site
6 control to the applicant so he can pursue
7 the Low Income Housing Tax Credit
8 application.

9 (Duly seconded.)

10 CHAIRWOMAN JARMON: All in
11 favor?

12 (Aye.)

13 CHAIRWOMAN JARMON: Thank you.

14 MR. PURNELL: Madam Chair, just
15 for the record, these gentlemen have met
16 with the City Planning department and
17 they have submitted some documents that
18 have been reviewed, so they are in the
19 process. This may seem a little out of
20 order, but they are actively engaged in
21 the process and do have support of the
22 City Planning department.

23 CHAIRWOMAN JARMON: Thank you.

24 The next item is 1923 South 6th
25 Street, Vincent Delmastro.

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2 (Witness approached podium.)

3 CHAIRWOMAN JARMON: Good

4 morning.

5 Mr. Delmastro won the bid with
6 the auction that RDA had.

7 Can you just let the Committee
8 know what your proposal is.

9 MR. DELMASTRO: I'm going to
10 build a three-story single-family home.

11 MS. JOHNSON: And you're aware
12 that you'll need a zoning variance?

13 MR. DELMASTRO: Yes.

14 CHAIRWOMAN JARMON: Any further
15 questions?

16 MR. PURNELL: Motion to
17 approve.

18 (Duly seconded.)

19 CHAIRWOMAN JARMON: All in
20 favor?

21 (Aye.)

22 MR. DELMASTRO: Thank you.

23 CHAIRWOMAN JARMON: You're
24 welcome.

25 5804 Hazel Avenue, Gary Levin.

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2 (Witness approached podium.)

3 MR. LEVIN: Yes. Good morning.

4 CHAIRWOMAN JARMON: Good

5 morning.

6 MR. LEVIN: I'm Gary Levin.

7 We're simply here to request ownership of
8 5804 Hazel Avenue. Our plan is to
9 rebuild this property, which is
10 dilapidated. I have -- I do have a few
11 pictures, which I would be more than
12 happy to pass around. The back wall is
13 falling apart. The roof is gone. And
14 that's about the only property on that
15 block that's dilapidated.

16 CHAIRWOMAN JARMON: And you've
17 done a lot of development in that area.

18 MR. LEVIN: Yeah. So our
19 proposal is to rebuild it.

20 MS. JOHNSON: You own the
21 adjacent property, adjacent house?

22 MR. LEVIN: We do not. We did.

23 MS. DUNBAR: You don't own
24 5802?

25 MR. LEVIN: We do not. 5802 we

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2 rehabbed and it was recently sold.

3 CHAIRWOMAN JARMON: Oh, okay.

4 MR. LEVIN: We have support of
5 the neighbors. We've spoken with most of
6 them.

7 MR. GRADWOHL: What is your
8 anticipated timeline for completion?

9 MR. LEVIN: Depending on when
10 or if we were approved, about six months.
11 I mean, if we can use the joists, we
12 would be grateful, but I don't know that
13 we can. I mean, it's infested. It's
14 bad.

15 CHAIRWOMAN JARMON: Any further
16 questions?

17 MS. DUNBAR: Motion.

18 (Duly seconded.)

19 CHAIRWOMAN JARMON: All in
20 favor?

21 (Aye.)

22 CHAIRWOMAN JARMON: Thank you.

23 MR. LEVIN: Thank you.

24 CHAIRWOMAN JARMON: 5504
25 Baltimore Avenue.

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2 (Witness approached podium.)

3 MS. EMMUNGIL-KARAKULAK: Good
4 morning.

5 CHAIRWOMAN JARMON: Hi. Can
6 you let the Committee know what your
7 proposal is for that lot?

8 MS. EMMUNGIL-KARAKULAK: We
9 have --

10 CHAIRWOMAN JARMON: And give
11 your name for the record. I'm sorry.

12 MS. EMMUNGIL-KARAKULAK: My
13 name is Perihan Emmungil-Karakulak. And
14 we bought this property on 836 South
15 55th, which is attached to this property.

16 CHAIRWOMAN JARMON: And what's
17 the address of the property that you
18 purchased?

19 MS. EMMUNGIL-KARAKULAK: That
20 we purchased?

21 CHAIRWOMAN JARMON: Yes.

22 MS. EMMUNGIL-KARAKULAK: 836
23 South 55th, which is attached to 5504.
24 Let me -- both the property, they told us
25 that part of it belongs to the building,

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2 so --

3 CHAIRWOMAN JARMON: Can you
4 speak up just a little bit.

5 MS. EMMUNGIL-KARAKULAK: I'm
6 just a little bit sick.

7 When we bought this small
8 property building, we were told that part
9 of that 5504 Baltimore Avenue belongs to
10 the building. So we thought it was our
11 backyard. So when we hired the survey
12 company, we realize that actually we have
13 no backyard and no yard, nothing. So
14 that's why we want to buy it.

15 MS. DUNBAR: So you want to use
16 it as a side yard or a rear yard?

17 MS. EMMUNGIL-KARAKULAK:
18 Backyard, side yard.

19 MS. DUNBAR: A rear yard?

20 MR. GRADWOHL: I'm sorry. What
21 specific improvements, if any, are you
22 planning for this property?

23 MS. EMMUNGIL-KARAKULAK: We
24 want -- like right now the neighborhood
25 is using that as like -- they can put

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2 their trash in it. It's not in good
3 shape. We just want to have it clean and
4 nice.

5 MR. GRADWOHL: So do you plan
6 to erect a fence?

7 MS. EMMUNGIL-KARAKULAK: I
8 guess.

9 MS. JOHNSON: It's a
10 commercial.

11 CHAIRWOMAN JARMON: It's a
12 commercial property, the 55th Street.

13 MS. EMMUNGIL-KARAKULAK: It's
14 both commercial and residence.

15 CHAIRWOMAN JARMON: She would
16 have to purchase it.

17 MR. GRADWOHL: And what is the
18 use of 836 South 55th Street?

19 MS. EMMUNGIL-KARAKULAK: Right
20 now it's just my husband uses that as
21 garage. Garage.

22 CHAIRWOMAN JARMON: As a
23 garage?

24 MS. EMMUNGIL-KARAKULAK: Yes.

25 MR. GRADWOHL: But it is

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2 currently occupied?

3 MS. EMMUNGIL-KARAKULAK: Excuse
4 me?

5 MR. GRADWOHL: It's not a
6 vacant building. It's not a --

7 MS. EMMUNGIL-KARAKULAK: No,
8 it's not.

9 CHAIRWOMAN JARMON: Occupied
10 garage. She's interested in purchasing
11 this lot.

12 Any further questions?

13 MS. JOHNSON: It's on a
14 commercial strip on Baltimore Avenue.
15 It's a large lot at 1,600 square feet.
16 It should be developed. It's not
17 appropriate as an open space for a side
18 yard. From a planning perspective,
19 that's not the highest and best use of
20 that property.

21 CHAIRWOMAN JARMON: Did you
22 hear what she said?

23 MS. EMMUNGIL-KARAKULAK: I
24 understand.

25 CHAIRWOMAN JARMON: Because

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2 it's on a commercial strip and it's over
3 1,600 square feet, that they don't
4 recommend that we approve this as a rear
5 yard to your garage. They recommend that
6 it be a lot to be developed on.

7 MS. EMMUNGIL-KARAKULAK: My
8 husband is in the food business. He has
9 food trucks, so he may turn it into a
10 small cafe, but like we're going to
11 decide after this is --

12 CHAIRWOMAN JARMON: Well, once
13 you make that decision, then you can come
14 back from this Committee to request this
15 lot.

16 MS. DUNBAR: With some plans.
17 I mean, you need to have more than --

18 MS. EMMUNGIL-KARAKULAK: But
19 either way, that building is like
20 worthless without any backyard, any yard.
21 It's just attached.

22 MS. JOHNSON: You're saying
23 that your property is worthless?

24 MS. EMMUNGIL-KARAKULAK:
25 Without any backyard.

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2 MS. JOHNSON: But you already
3 own your property.

4 MS. EMMUNGIL-KARAKULAK: But we
5 were thinking --

6 MS. DUNBAR: They thought they
7 had a backyard.

8 MS. EMMUNGIL-KARAKULAK: It's
9 attached.

10 MS. JOHNSON: But that's -- I
11 mean, there's nothing you can do with
12 this.

13 MS. DUNBAR: We understand what
14 it is that you're saying, but what we're
15 saying today is we can't honor your
16 request to sell the property to you for
17 the use that you just described. If at
18 some point in the future you all develop
19 some plans, and it doesn't have to be
20 where you expend a lot of money, but you
21 have to come back with something that's
22 going to be acceptable to the Committee.
23 Primarily because the property is located
24 on a commercial corridor, the use that
25 you described is not the highest and best

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2 use, as was mentioned by the Planning
3 Commission.

4 MR. GRADWOHL: If I may, can I
5 throw an idea out there?

6 If what you're interested in is
7 the portion of the City-owned parcel that
8 is immediately behind your property?

9 MS. EMMUNGIL-KARAKULAK: Yes.

10 MR. GRADWOHL: Would you be
11 interested in purchasing a subdivided
12 portion of your property and leaving the
13 remaining property that faces Baltimore
14 Avenue?

15 MS. EMMUNGIL-KARAKULAK: I
16 will.

17 MR. GRADWOHL: Counsel, is that
18 something that can be done, or
19 Chairwoman?

20 CHAIRWOMAN JARMON: To
21 subdivide?

22 MR. GRADWOHL: To sell a --

23 CHAIRWOMAN JARMON: To
24 subdivide and they would have to pay for
25 it. I know initially we talked about

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2 subdivisions and the cost.

3 MS. JOHNSON: I mean, we
4 generally don't support -- I mean, it
5 would have to be subject to review. I
6 don't know that we would -- it's not a
7 cost --

8 MS. EMMUNGIL-KARAKULAK: I wish
9 I brought the picture. It just -- I
10 don't know how to describe it.

11 MR. FRISHKOFF: I have a
12 different question. It looks to me like
13 at least part of this lot, somebody is
14 maintaining it as not just green space
15 but landscaped green space. There's
16 benches for sitting and there's clearly
17 planting. Do you know who has been
18 maintaining it?

19 MS. EMMUNGIL-KARAKULAK: No, I
20 don't.

21 MR. FRISHKOFF: I guess I would
22 also like to know, because the owners of
23 the adjacent parcels, probably
24 understand -- because I think Jeremy's
25 proposal may be a good one, but I would

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2 like to know more about the adjacent
3 parcel.

4 MR. GRADWOHL: So for necessary
5 context, the lot is irregularly shaped.
6 There is a portion that -- it's kind of
7 hard for me to describe exactly how
8 irregularly shaped it is.

9 I move that we table this to
10 consider the possibility of subdividing a
11 portion that is immediately adjacent to
12 your property, if you're willing to give
13 us some extra time.

14 MS. EMMUNGIL-KARAKULAK: Yes.

15 MR. GRADWOHL: Okay.

16 MS. DUNBAR: Can you also
17 request that the property be placed on
18 hold so that it wouldn't be provided to
19 anybody else, like it wouldn't be made
20 available to anybody else until such time
21 a decision is made?

22 CHAIRWOMAN JARMON: Yes.

23 MR. PURNELL: Another statement
24 for the record, I think what she
25 described also sounds to me like a

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2 possible business expansion.

3 So when you come back, you
4 really need to bring forth your plan for
5 the additional land that you want to
6 acquire.

7 MS. EMMUNGIL-KARAKULAK: Okay.

8 MR. PURNELL: Because they
9 don't live there. So it's not going to
10 qualify as a side yard.

11 MS. EMMUNGIL-KARAKULAK: Okay.

12 CHAIRWOMAN JARMON: Any further
13 questions?

14 (No response.)

15 CHAIRWOMAN JARMON:

16 Recommendation?

17 MR. GRADWOHL: I had a motion.

18 (Duly seconded.)

19 CHAIRWOMAN JARMON: All in
20 favor?

21 (Aye.)

22 CHAIRWOMAN JARMON: Okay.

23 We're going to table and we'll be back in
24 contact with you.

25 MS. DUNBAR: As long as my

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2 statement is added to Jeremy's motion.
3 What I said was that the property also be
4 held so that it wouldn't be made
5 available to the public.

6 CHAIRWOMAN JARMON: Yes.

7 MS. DUNBAR: Okay.

8 CHAIRWOMAN JARMON: Thank you.
9 We'll be back in touch.

10 MS. EMMUNGIL-KARAKULAK: Thank
11 you.

12 MR. GRADWOHL: For clarity, to
13 renew the motion, I move that we table
14 this item to explore the feasibility of a
15 subdivision of the lot in the portion of
16 5504 Baltimore Avenue that's immediately
17 adjacent to this.

18 MS. JOHNSON: So are you going
19 to do that?

20 MR. GRADWOHL: And I accept
21 Ms. Dunbar's amendment to my motion.

22 MS. DUNBAR: Yes, which is,
23 again, to just say that the property
24 would be placed on hold and not available
25 for anybody in the public until such time

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2 that the review is completed.

3 MR. THOMAS: And I second all
4 of it again.

5 CHAIRWOMAN JARMON: All in
6 favor?

7 (Aye.)

8 CHAIRWOMAN JARMON: Thank you.

9 6225 Ludlow, Philadelphia

10 Suburban Development Corp.

11 (Witness approached podium.)

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

15 MR. PERUTO: Good morning. My
16 name is John Peruto.

17 CHAIRWOMAN JARMON: And you're
18 here to acquire 6225 Ludlow Street?

19 MR. PERUTO: Yes.

20 CHAIRWOMAN JARMON: For a
21 business expansion. And what is the
22 business?

23 MR. PERUTO: We're commercial
24 developers. We're developing a project a
25 few doors down on Ludlow Street, but the

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2 address is 6223 Market Street. We also
3 own next door to the subject property,
4 6227, as well as property behind facing
5 Market Street, 6222. We'd like to use
6 this parcel for expansion of parking.

7 CHAIRWOMAN JARMON: Are there
8 any questions from the Committee?

9 MR. UREK: I couldn't hear.
10 Expansion of what? Parking?

11 MR. PERUTO: Parking for the
12 commercial project down the block.

13 CHAIRWOMAN JARMON: Any further
14 questions?

15 MS. DUNBAR: How close is the
16 6232 Market Street to the 6225 Ludlow?

17 MR. PERUTO: It's three doors
18 down. The back of the building touches
19 Ludlow Street.

20 MS. JOHNSON: So that's what I
21 was confused. This is a single lot
22 between -- it's on a residential block.

23 MR. PERUTO: Yes.

24 MS. JOHNSON: So how would you
25 use this for parking? It doesn't seem

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2 appropriate.

3 MR. PERUTO: We own the lot
4 next door, 6227, as well as the lots
5 touching Market Street behind the subject
6 property, which will be our combined
7 parking lot for the project.

8 MS. JOHNSON: But your property
9 is in a commercial zone. You own the
10 property at 6232 Market?

11 MR. PERUTO: Correct.

12 MS. JOHNSON: And this property
13 is actually on a hill the way it is, so
14 you slope down, right?

15 MR. PERUTO: Yeah. We're
16 farther down towards Cobbs Creek Parkway.

17 MS. JOHNSON: So this is
18 between two residential houses. I'm not
19 quite sure how you would use it on a
20 residentially zoned block to put parking.

21 MR. PERUTO: We own the house
22 next door, 6227.

23 MS. JOHNSON: So what are you
24 going to do with the house?

25 MR. PERUTO: It's dilapidated.

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2 It's falling down. We're going to
3 demolish it.

4 MS. JOHNSON: And put a parking
5 lot in the middle of a row house block?

6 MR. PERUTO: Well, it will be
7 an expansion once we acquire the other
8 homes next door.

9 MS. JOHNSON: Because there is
10 a portion of the block on the other side
11 of the house that is completely vacant.
12 Do you all own that land?

13 MR. PERUTO: No.

14 MS. JOHNSON: It doesn't make
15 the most sense to me. I didn't see
16 how -- you would need a variance, and it
17 didn't make sense to expand a business
18 onto a commercially zoned row house
19 block, residentially zoned. Your
20 property on Market Street is commercial,
21 but this is a residential.

22 MS. DUNBAR: And he also owns
23 27.

24 MS. JOHNSON: Right. It's a
25 house.

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2 MS. DUNBAR: Dilapidated.

3 MS. JOHNSON: Well,
4 nonetheless.

5 CHAIRWOMAN JARMON:
6 Recommendation from the Committee?

7 (No response.)

8 CHAIRWOMAN JARMON:
9 Recommendation?

10 MR. PURNELL: There's some
11 confusion as to whether his intended use
12 is allowable. He clearly would need a
13 variance.

14 MS. JOHNSON: I'd like to table
15 it to let the planners look at this. I
16 don't think it's an appropriate use of
17 the site.

18 CHAIRWOMAN JARMON: Okay. So
19 your recommendation is to table until you
20 have --

21 MS. JOHNSON: Further review.

22 CHAIRWOMAN JARMON: -- further
23 review with the planners?

24 MS. JOHNSON: Yes. I want to
25 look at the Planning Commission from a

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2 zoning perspective as well as the land
3 use, both the land use and zoning. We're
4 in the midst of actually starting the
5 West Philadelphia Plan. This is within
6 that area, so I'm concerned that this is
7 not really in keeping with our long-term
8 plans for the area, but I would like time
9 to look at that further.

10 MR. THOMAS: So the motion is
11 to table?

12 MS. JOHNSON: Yes.

13 MR. THOMAS: I second.

14 CHAIRWOMAN JARMON: All in
15 favor?

16 (Aye.)

17 CHAIRWOMAN JARMON: So the
18 motion -- the recommendation is to table
19 this until the Planning Commission looks
20 into this further as far as what your
21 plans are for it and what the area --
22 what is acceptable for the area.

23 MR. PERUTO: We have no
24 immediate plans to pave. That would be
25 the long-term intent if we were able to

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2 acquire other property that is adjacent.
3 It's more about control in the short
4 term, to control neighboring property,
5 because we own the property directly
6 behind this that touches Market Street as
7 well. It would connect to our parcel,
8 so --

9 MS. DUNBAR: Well, what do you
10 want, a garden agreement?

11 MR. PERUTO: I'm sorry?

12 MS. DUNBAR: Do you want a
13 garden agreement so that you can keep it
14 clean?

15 MR. PERUTO: We would certainly
16 keep it clean if we were in ownership of
17 the property. There's no immediate plans
18 to pave. That was a long-term plan. We
19 don't own enough to make a parking lot,
20 but it does connect to other property
21 that we own.

22 MS. DUNBAR: Well, right now
23 the motion on the floor is to table it.
24 So it's going to be reviewed as
25 recommended and then somebody will get

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2 back with you, I guess, to let you know
3 if it's okay to come back and present.

4 MR. PERUTO: Understood. Okay.
5 Thank you.

6 CHAIRWOMAN JARMON: The next
7 item is 4104 Broad Street, Flores Rental
8 and Management, LLC.

9 (Witness approached podium.)

10 CHAIRWOMAN JARMON: Hi. Can
11 you state your name for the record.

12 MR. HUARCAYA: William
13 Huarcaya.

14 CHAIRWOMAN JARMON: And you're
15 here to purchase this lot, which is in
16 the middle of the lots that you already
17 own?

18 MR. HUARCAYA: Yes.

19 CHAIRWOMAN JARMON: Any
20 questions from the Committee?

21 MS. JOHNSON: So you'll need a
22 variance for this, you know, to do
23 parking. Is this the Broad Street
24 property?

25 MR. HUARCAYA: Yes.

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2 MS. JOHNSON: It's
3 residentially zoned.

4 MR. HUARCAYA: It's a lot.

5 MS. JOHNSON: It is a vacant
6 lot, but it's not zoned for parking. So
7 you'll need a variance.

8 MR. HUARCAYA: Yes.

9 CHAIRWOMAN JARMON: So all the
10 rest of these are lots that you own?

11 MR. HUARCAYA: Lots, yes.

12 MS. DUNBAR: So you just need
13 to go to Zoning. You have to go to
14 Zoning and find out exactly what you need
15 to do to make that 4104 part of your
16 development as a parking lot. So you
17 probably need to address whatever the
18 other addresses are. You would probably
19 need zoning for those as well.

20 MR. HUARCAYA: Okay.

21 CHAIRWOMAN JARMON:
22 Recommendation?

23 MS. DUNBAR: Motion.

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 MR. HUARCAYA: Thank you.

7 CHAIRWOMAN JARMON: The next
8 items are side yards for adjacent owners.

9 Can I get a recommendation?

10 MS. DUNBAR: Motion.

11 (Duly seconded.)

12 CHAIRWOMAN JARMON: All in
13 favor?

14 (Aye.)

15 CHAIRWOMAN JARMON: Urban
16 garden agreement I can accept, 711 East
17 Hilton Street.

18 3239 North 29th Street.

19 MS. DUNBAR: You skipped some.

20 CHAIRWOMAN JARMON: My pages
21 are all screwed up.

22 We're on Page 4, properties to
23 be sold through the Land Bank program.

24 We tabled the first item, West Poplar
25 Workforce Housing. Next is BMK

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2 Properties, LLC. The address is 138 West
3 Thompson Street.

4 Can I get a recommendation?

5 MS. DUNBAR: Motion --

6 MR. PURNELL: Motion to
7 approve.

8 (Duly seconded.)

9 CHAIRWOMAN JARMON: All in
10 favor?

11 (Aye.)

12 CHAIRWOMAN JARMON: The next
13 item is Red Brick Homes, LLC. This is
14 for a side yard, 616 Emily Street.

15 Can I get a recommendation?

16 MR. THOMAS: It says it's for a
17 rehab on the piece of paper that came in
18 our agenda packet.

19 CHAIRWOMAN JARMON: For the
20 Emily Street?

21 MR. THOMAS: Yeah. 616 Emily.
22 It says proposed development, rehab,
23 120,000 in construction.

24 MS. JOHNSON: It's a vacant
25 lot, right? It's construction of a --

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2 CHAIRWOMAN JARMON: Yeah. This
3 is for rehab. You can take off the side
4 yard. That was an error. The address is
5 616 Emily Street.

6 MS. JOHNSON: It's a vacant
7 lot, isn't it? It's construction of a
8 new house, single family.

9 CHAIRWOMAN JARMON: For
10 development, yes.

11 MR. THOMAS: Well, in the
12 picture is it the vacant lot or is it the
13 house next to the vacant lot?

14 MS. JOHNSON: It's the vacant
15 lot.

16 CHAIRWOMAN JARMON: It's a
17 vacant lot.

18 MR. THOMAS: Okay.

19 MR. GRADWOHL: The issue is the
20 fact sheet says it's a rehab, but staff
21 recommendation is it will be
22 construction.

23 CHAIRWOMAN JARMON: Residential
24 single family. It's going to be
25 development.

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2 MS. DUNBAR: It would be for
3 sale.

4 MR. PURNELL: Move to accept.
5 (Duly seconded.)

6 CHAIRWOMAN JARMON: All in
7 favor?

8 (Aye.)

9 CHAIRWOMAN JARMON: This group
10 has asked for an extension of time. They
11 need an additional six-month extension
12 because they have not gone to court on
13 this issue yet, so they can't do the
14 development. Remember this? This has
15 been a while. I think it's a property
16 that's owned by RDA also next door or
17 something. So can I just get a
18 recommendation on this?

19 MS. DUNBAR: Motion to provide
20 the extension.

21 CHAIRWOMAN JARMON: Thank you.
22 (Duly seconded.)

23 CHAIRWOMAN JARMON: All in
24 favor?

25 (Aye.)

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2 CHAIRWOMAN JARMON: 1243 North
3 Dover Street. Vin Partners, LLC is
4 requesting an extension.

5 (Witness approached podium.)

6 CHAIRWOMAN JARMON: Can you
7 just let the Committee know why you
8 haven't started your development.

9 MS. BRALOW: Yes. Thank you.
10 My name is Lisette Bralow and I'm with
11 Vin Partners.

12 We bought this lot in 2014 with
13 every intention of getting right on it,
14 but it took us 15 months to close the
15 sale and some things happened in between,
16 but we have done some improvements. We
17 took down a tree that was rotting, and
18 then the house that backs on the lot from
19 Newkirk Street, a wall fell down, a big
20 brick wall fell down onto our property,
21 and that was a PHA house. I tried for a
22 couple of months to try and reach someone
23 at PHA, anyone, but not successfully. So
24 we ended up clearing it ourselves.
25 However, since then, we've done the

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2 zoning. We went through the zoning
3 appeal. We had the architect make the
4 plans. We went through obviously the RCO
5 meetings successfully.

6 We're close with the
7 neighborhood. We actually own the house
8 next door. So having received our
9 zoning, we bid the project out to some
10 contractors and we've applied for the
11 permit. L&I wanted some revisions, and
12 so we're in the process of making them.
13 In fact, if the permit comes in today,
14 we'll probably start the project Monday.

15 We're pretty far along, and I
16 apologize that I haven't come before to
17 ask for an extension. We think that it
18 will take six to seven months to complete
19 the project from the day we start. So I
20 would ask for an extension until the
21 early fall.

22 MR. THOMAS: So the maximum
23 extension that we can give is six months.

24 MS. DUNBAR: You may have to
25 come back.

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2 MS. BRALOW: So whatever you
3 can do. If we actually do get the
4 permits this week, we probably will
5 complete it by September.

6 MR. THOMAS: And if not, you
7 just have to come back and show us --

8 MS. BRALOW: We're just waiting
9 for L&I to review the changes that they
10 requested. We've already paid the
11 contractor's down payment. He's ready to
12 roll.

13 MS. DUNBAR: Motion.

14 (Duly seconded.)

15 CHAIRWOMAN JARMON: All in
16 favor?

17 (Aye.)

18 CHAIRWOMAN JARMON: Thank you.

19 MS. BRALOW: Thank you so much.

20 CHAIRWOMAN JARMON: You're
21 welcome.

22 The next address is 3239 North
23 29th Street.

24 (No response.)

25 CHAIRWOMAN JARMON: Request for

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2 a release. This is the property that the
3 Law Department was asking us to do their
4 release so that their client would be
5 able to purchase this property at Sheriff
6 Sale, because this property had our
7 restriction in it. She's asking that we
8 release the property.

9 MS. DUNBAR: The City is
10 requesting?

11 MS. MEDLEY: It was the Law
12 Department from the bank. Isn't the bank
13 foreclosing on that?

14 CHAIRWOMAN JARMON: Right. The
15 bank is foreclosing.

16 MS. DUNBAR: So the bank's law
17 department?

18 MS. MEDLEY: This is the
19 original AWF, Allegheny. They sold it to
20 another person in 2003. So they are
21 foreclosing on that person.

22 MR. THOMAS: The Allegheny West
23 Foundation is foreclosing?

24 MS. MEDLEY: No. The bank is
25 foreclosing on who Allegheny sold it to

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2 in 2003.

3 MS. JOHNSON: Was this to be
4 developed?

5 MS. DUNBAR: No. Allegheny
6 West developed it and sold it to probably
7 a homeowner, who now has defaulted on the
8 loan and the bank is foreclosing.

9 MS. JOHNSON: It's a house?

10 MS. DUNBAR: Yes.

11 MS. MEDLEY: It looks kind of
12 like maybe commercial if you look at the
13 picture.

14 CHAIRWOMAN JARMON: It's a
15 commercial property.

16 MR. THOMAS: Auto dealership it
17 says.

18 CHAIRWOMAN JARMON: It's an
19 auto dealership.

20 MS. DUNBAR: So I'll revise my
21 statement to say the owner is in default.

22 MS. MEDLEY: But it wasn't the
23 owner who the City originally sold it.

24 CHAIRWOMAN JARMON: Can I get a
25 recommendation?

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2 MS. DUNBAR: Motion.

3 (Duly seconded.)

4 CHAIRWOMAN JARMON: All in
5 favor?

6 (Aye.)

7 CHAIRWOMAN JARMON: The next
8 item, 949 to 51 North Lawrence Street.

9 (No response.)

10 CHAIRWOMAN JARMON: This is a
11 property we transferred out in 1981.
12 They're the current owner. They're just
13 asking for permission to sell. We
14 transferred this back in '81 and then we
15 have a new owner who wants permission to
16 sell. It's 949 to 51.

17 MR. THOMAS: The place has been
18 fixed up?

19 CHAIRWOMAN JARMON: Yes.

20 MR. THOMAS: I move that we
21 authorize the certificate of completion.

22 (Duly seconded.)

23 CHAIRWOMAN JARMON: All in
24 favor?

25 (Aye.)

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2 CHAIRWOMAN JARMON: The next
3 item is 2646 North Howard Street.

4 (Witness approached podium.)

5 MS. CURETON: Good morning,
6 everyone.

7 (Good morning.)

8 MS. CURETON: My name is
9 Angelica Cureton. My father purchased
10 his home many years ago, over 30 years,
11 through the Philadelphia Development. So
12 I'm here to ask permission to sell the
13 home after he passed away over a year
14 ago.

15 CHAIRWOMAN JARMON: Any
16 questions from the Committee?

17 (No response.)

18 CHAIRWOMAN JARMON:
19 Recommendation?

20 MS. DUNBAR: Motion to issue
21 the certificate of completion.

22 (Duly seconded.)

23 CHAIRWOMAN JARMON: All in
24 favor?

25 (Aye.)

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2 CHAIRWOMAN JARMON: Thank you.

3 MS. CURETON: Thank you.

4 CHAIRWOMAN JARMON: 2019 East
5 Dauphin Street.

6 (Witnesses approached podium.)

7 MS. GURGOS-ERCOLANO: Hello.

8 CHAIRWOMAN JARMON: State your
9 name for the record.

10 MS. GURGOS-ERCOLANO: I'm Taryn
11 Gurgos-Ercolano. This is Jason Ercolano,
12 my husband.

13 We're just proposing to pay off
14 the amortizing mortgage on our side yard
15 at 2019 East Dauphin Street. We live at
16 2021 East Dauphin Street.

17 CHAIRWOMAN JARMON: Any
18 questions from the Committee?

19 MR. GRADWOHL: I have a
20 question for legal counsel. Because
21 we're only two years into this
22 self-amortizing mortgage, is there a
23 requirement that they -- what are the
24 regulations about paying off a
25 self-amortizing mortgage to the City

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2 early?

3 MS. MEDLEY: There aren't any.
4 There really aren't any.

5 MR. GRADWOHL: Okay.

6 MS. DUNBAR: What's that
7 answer?

8 MR. WALKER: So basically they
9 can pay off the mortgage. Like at this
10 point since they've had it for two years,
11 about \$3,000 or 20 percent is going to
12 come off the price and then they'll be
13 responsible for paying the balance, as
14 well as there may be a recording fee, or
15 is that something that we pay?

16 MS. DUNBAR: No. The person
17 would pay their own recording fees, pay
18 the fees for the satisfaction. I think
19 the issue maybe has to do more with the
20 fact that they purchased it -- if they
21 purchased it for nominal consideration
22 whether or not the restrictions remain if
23 they're paying off the loan.

24 MS. JOHNSON: Because are you
25 planning to sell the lot?

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2 MR. ERCOLANO: No.

3 MS. GURGOS-ERCOLANO: No. We
4 already put around \$5,000 or so into the
5 property, and due to the restrictions on
6 the deed under the amortizing mortgage,
7 we're not really comfortable putting more
8 improvements into the property, just
9 because there's language in here that
10 basically states the City can take it
11 back at a certain time. So we'd really
12 just like to pay off the mortgage and
13 have these restrictions not on our
14 property.

15 MS. JOHNSON: Did you buy it as
16 a side yard?

17 MS. GURGOS-ERCOLANO: Yes.

18 MS. DUNBAR: I'm going to say
19 that the City will not refuse your
20 payment, but to be more specific, it
21 really depends on the anniversary date.
22 So if your anniversary date is February
23 14th and you had --

24 MS. GURGOS-ERCOLANO: It's
25 February 11th, actually.

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2 MS. DUNBAR: Okay. So you
3 passed that. So now it's 20 percent that
4 would be reduced, but it really is based
5 on your anniversary date.

6 MS. GURGOS-ERCOLANO: Okay.

7 MS. DUNBAR: So you can
8 actually submit a request.

9 MS. GURGOS-ERCOLANO: Through
10 Ms. Jarmon?

11 MS. DUNBAR: I don't know.
12 Somebody normally gives it to me.

13 MS. MEDLEY: In this case this
14 is kind of -- they came here. You can
15 just send them a payoff amount.

16 MS. DUNBAR: So I'll talk to
17 you afterwards.

18 MS. GURGOS-ERCOLANO: Okay.

19 MR. ERCOLANO: Thank you.

20 MS. DUNBAR: Normally it
21 doesn't require this type of action. You
22 would just submit a request in writing
23 and then we would go from there. But
24 I'll talk to you in a minute.

25 MR. THOMAS: Do we need to take

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2 any action?

3 MS. MEDLEY: Not really.

4 MS. DUNBAR: Normally you
5 don't.

6 MR. PURNELL: So there's no
7 action required?

8 MS. DUNBAR: There's no action
9 required. It's normally a written
10 request and then you go from there.

11 CHAIRWOMAN JARMON: I think I
12 have -- the written request should be
13 attached to the -- it's with the
14 attachments.

15 MS. DUNBAR: Okay.

16 CHAIRWOMAN JARMON: Okay.

17 MS. DUNBAR: There's no action.

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

20 MS. GURGOS-ERCOLANO: Thank
21 you.

22 MR. ERCOLANO: Thank you.

23 CHAIRWOMAN JARMON: 2525 Manton
24 Street.

25 (No response.)

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2 CHAIRWOMAN JARMON: Brian

3 McKernan?

4 (No response.)

5 CHAIRWOMAN JARMON: We're going

6 to table this until next month.

7 MS. JOHNSON: Which one is

8 that, Susie?

9 CHAIRWOMAN JARMON: This is the

10 2525 Manton Street.

11 MR. PURNELL: May I be excused?

12 You still have a quorum.

13 CHAIRWOMAN JARMON: Yes.

14 (Mr. Purnell left the Caucus

15 Room.)

16 CHAIRWOMAN JARMON: The next

17 item is 2051 and 2053 North 5th Street,

18 Aida Chavez.

19 (Witness approached podium.)

20 MS. CHAVEZ-GARNICA: Good

21 morning.

22 CHAIRWOMAN JARMON: Hi. Can

23 you state your name for the record.

24 MS. CHAVEZ-GARNICA: My name is

25 Aida Chavez-Garnica.

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2 CHAIRWOMAN JARMON: Can you
3 speak up a little bit.

4 MS. CHAVEZ-GARNICA: My name is
5 Aida Chavez-Garnica.

6 MR. THOMAS: Is that mic on?
7 (Microphone turned on.)

8 MS. CHAVEZ-GARNICA: Hi. My
9 name is Aida Chavez-Garnica.

10 CHAIRWOMAN JARMON: And you're
11 here -- you wanted to sell --

12 MS. CHAVEZ-GARNICA: To ask
13 permission for 2551 and 2553. I have
14 those lots for close to 20 years and they
15 had actually make me an offer on them and
16 I wanted to actually sell them.

17 CHAIRWOMAN JARMON: Any
18 questions from the Committee?

19 (No response.)

20 MS. JOHNSON: I make a motion.

21 (Duly seconded.)

22 MR. FRISHKOFF: We've had a
23 motion and a second.

24 CHAIRWOMAN JARMON: All in
25 favor?

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2 (Aye.)

3 MR. THOMAS: What are we
4 motioning for?

5 CHAIRWOMAN JARMON: To approve
6 the release on the 2051 North 5th and
7 2053.

8 MR. THOMAS: The lot looks like
9 it needs to be cleaned out because of the
10 pictures. It looks like --

11 CHAIRWOMAN JARMON: They're
12 saying the lot needs to be cleaned.

13 MS. CHAVEZ-GARNICA: Actually,
14 the City had come there and they had
15 pulled like the trucks in, like big
16 mountains of sand there. So I'm not able
17 to clean that. That's from the City.

18 MR. THOMAS: Who put giant
19 mountains of sand?

20 CHAIRWOMAN JARMON: They put it
21 over the fence?

22 MS. CHAVEZ-GARNICA: I'm sorry.
23 I can't hear you.

24 CHAIRWOMAN JARMON: They put --
25 what did they do?

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2 MS. CHAVEZ-GARNICA: They put
3 sand there, because I guess they opened
4 the gates from there and they just dumped
5 sand, like big mountain of sand there.

6 CHAIRWOMAN JARMON: Who did
7 that?

8 MS. CHAVEZ-GARNICA: The City.
9 They told me it was from the City.

10 CHAIRWOMAN JARMON: The City?

11 MS. CHAVEZ-GARNICA: I'm not
12 sure if it's from the City. Because in
13 order for me to take that out, I would
14 have to get like a big truck, and I don't
15 know where to dump it.

16 MR. GRADWOHL: Do you have any
17 documentation to that effect?

18 MS. CHAVEZ-GARNICA: No. It's
19 just what they told me around there, like
20 the captain from the block. They think
21 it's the City. Because I don't know who
22 it could be.

23 MR. GRADWOHL: As I understand
24 it, the debris being on your property,
25 therefore it would be your

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2 responsibility.

3 MS. CHAVEZ-GARNICA: Yeah, I
4 know that, but when I first got those
5 lots, it was -- the agreement was -- and
6 I remember Susie Jarmon from like 20
7 years ago. She was here at that time.
8 And it was supposed to be like for a
9 community playground, and the captain
10 from the block had the key always there
11 and it was always maintained and cleaned
12 for the kids to actually play there,
13 until this just happened recently where
14 they dumped the sand there. I'm not sure
15 from where, whether it was the City or
16 from where.

17 MR. GRADWOHL: See, the issue
18 is that because the lot is in its current
19 condition as indicated by the photos
20 provided on the agenda, the lot is not in
21 compliance. So we can't issue a
22 certificate of completion with the lot in
23 this state.

24 MS. CHAVEZ-GARNICA: Okay. So
25 how can I know who is the person that

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2 dumped the sand there? Because I can't
3 clean with all the sand being there.
4 Because they was always clean.

5 MR. THOMAS: I don't think that
6 we can really advise on how to rectify
7 the issue with the sand or any of the
8 other debris that seems to be there. We
9 just need you to submit photographic
10 evidence to the Chairwoman once you
11 figure out what you want to do with it,
12 and at that time, we can issue a
13 certificate of completion. And we don't
14 have to have another meeting. So we can
15 make a motion -- or I make a motion to
16 issue a certificate of completion
17 contingent on photographic evidence being
18 sent to the Chairwoman that the lot is
19 appropriately cleaned. And then you'll
20 just have to figure out what it is.

21 MS. CHAVEZ-GARNICA: Okay.

22 (Duly seconded.)

23 MS. MEDLEY: Before the vote on
24 that, what was the original proposed use
25 for it?

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2 CHAIRWOMAN JARMON: Side yard.

3 MS. MEDLEY: Side yard?

4 CHAIRWOMAN JARMON: She owned
5 the adjacent property.

6 Didn't you own the property
7 adjacent to these two lots?

8 MS. CHAVEZ-GARNICA: I'm sorry?

9 CHAIRWOMAN JARMON: You own the
10 property adjacent?

11 MS. CHAVEZ-GARNICA: Yes; the
12 2051 and 2053.

13 MS. MEDLEY: So the person who
14 is going to buy it, what are they going
15 to do?

16 CHAIRWOMAN JARMON: What is the
17 person that's purchasing it going to do
18 with it?

19 MS. CHAVEZ-GARNICA: Supposedly
20 he's a developer.

21 CHAIRWOMAN JARMON: He's a
22 developer.

23 MR. GRADWOHL: Is there any
24 precedent for having the grantee of a
25 property that's seeking a certificate of

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2 completion be compelled to clean the
3 property?

4 CHAIRWOMAN JARMON: They might
5 want to in order to get it.

6 Do you think the person that's
7 purchasing it will be willing to clean
8 it?

9 MS. CHAVEZ-GARNICA: That's
10 what they told me, that they're going to
11 fence it around once they get and sign
12 the deed. They are going to fence it
13 around and keep it away from everybody
14 else, because there is a whole bunch of
15 lots there. It's not just mine. There's
16 a few of them that they used to use for
17 the playground.

18 MR. THOMAS: Then we'd be
19 issuing the certificate of completion
20 prior to them -- I mean, we wouldn't have
21 any ability to actually hold them.

22 CHAIRWOMAN JARMON: No. I'm
23 saying if they'll do it and let us know
24 that it's done, then we can do the
25 release.

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2 MR. THOMAS: Oh, you're saying
3 do it before.

4 CHAIRWOMAN JARMON: If they're
5 willing to do it.

6 MR. THOMAS: I mean, whoever it
7 can be worked out to figure it out, I
8 think that this Committee, our interest
9 is only that you get the photographic
10 evidence that it's been remediated and
11 then --

12 CHAIRWOMAN JARMON: We can
13 prepare the release.

14 MS. MEDLEY: But I think it's
15 also their duty, because the condition
16 now, if it was supposed to be a side
17 yard, it's not been maintained.

18 CHAIRWOMAN JARMON: So the main
19 thing is it needs to be cleaned. So if
20 there's any way that you can have the lot
21 cleaned, whether it be you or the person
22 who is purchasing the lots from you, and
23 then get back in contact with me letting
24 me know that that has happened, and I'll
25 have my inspector go out to verify.

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2 MS. CHAVEZ-GARNICA: Okay. So
3 would you be sending me a letter or
4 anything?

5 CHAIRWOMAN JARMON: Once you
6 let me know that they have been cleaned,
7 I will have my inspector go out, verify
8 that they're cleaned, then we can prepare
9 the release.

10 MS. CHAVEZ-GARNICA: Okay.
11 Thank you.

12 CHAIRWOMAN JARMON: Can I get a
13 recommendation?

14 MR. THOMAS: Motion.

15 MR. FRISHKOFF: I'll second.

16 CHAIRWOMAN JARMON: All in
17 favor?

18 (Aye.)

19 CHAIRWOMAN JARMON: Thank you.

20 1517 North 27th Street and 1519
21 North 27th.

22 (Witness approached podium.)

23 MS. MARGULIES: Good morning.

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

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2 MS. MARGULIES: Yes. My name
3 is Rena Margulies, M-A-R-G-U-L-I-E-S, and
4 I'm Vice President of Docu-Monument, LLC.

5 CHAIRWOMAN JARMON: You're here
6 for 1517 to 19 27th?

7 MS. MARGULIES: I'm here for
8 1517 and 1519 North 27th.

9 CHAIRWOMAN JARMON: And you
10 are?

11 MS. MARGULIES: I am Rena
12 Margulies, Vice President of
13 Docu-Monument, LLC.

14 MR. THOMAS: You're the one
15 looking to buy the properties?

16 MS. MARGULIES: Correct.

17 MR. THOMAS: You're not the one
18 who owns them with the release?

19 MS. MARGULIES: Right.
20 Although we do have a letter here from
21 Steven Axelrod, who is the other member
22 of Docu-Monument, LLC, who is also
23 representing Charles Henry Rudolph in
24 this transaction, and all the paperwork
25 should be with the Committee.

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2 MS. JOHNSON: So do you
3 currently own -- were the lots already
4 transferred?

5 MS. DUNBAR: Do you own them?

6 MS. MARGULIES: We don't own
7 them. We're looking for a release --

8 CHAIRWOMAN JARMON: No.
9 They're looking to acquire. They're
10 trying to purchase them.

11 Any questions from the
12 Committee?

13 MR. THOMAS: What is on this
14 lot right now?

15 MS. MARGULIES: There's a
16 building and a vacant lot. We're going
17 to rehab the one building and build on
18 the lot.

19 MS. JOHNSON: They're not two
20 vacant lots? There's a building on --

21 MS. MARGULIES: I think there's
22 a building and a lot.

23 MS. JOHNSON: On which one? I
24 thought they were vacant lots.

25 MS. MARGULIES: I think the

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2 17 -- it's on my phone. I think the 17
3 is the lot. I'm not 100 percent sure.

4 CHAIRWOMAN JARMON: I think the
5 1517 and 19 are both lots.

6 MS. MARGULIES: They're both
7 lots?

8 CHAIRWOMAN JARMON: And the
9 inspector couldn't see over that high
10 fence that they have.

11 MS. MARGULIES: Right. There
12 was another property I was here to also
13 talk about.

14 CHAIRWOMAN JARMON: There's
15 another property too, but --

16 MS. MARGULIES: But it's not on
17 the list.

18 CHAIRWOMAN JARMON: Right,
19 because we didn't own that one.

20 MS. MARGULIES: So would that
21 be presented at the next meeting?

22 CHAIRWOMAN JARMON: No. We
23 didn't own the other one. They didn't
24 request -- the other one was owned by
25 someone else. The only two they got from

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2 us are these two.

3 MS. MARGULIES: Oh, that's
4 interesting. Okay.

5 MS. DUNBAR: So do we need to
6 have proof that the lots are cleared
7 since we couldn't see over the fence?

8 MS. MEDLEY: If you would like
9 it.

10 CHAIRWOMAN JARMON: If that's
11 what you want.

12 MS. MEDLEY: If you would like
13 it, if that's the Committee's pleasure.

14 MS. DUNBAR: Can we just say
15 subject to you providing proof that the
16 lots are clear. And if they're not
17 cleared, they need to be cleared prior to
18 the release.

19 (Duly seconded.)

20 CHAIRWOMAN JARMON: All in
21 favor?

22 (Aye.)

23 CHAIRWOMAN JARMON: We really
24 don't know what the lots look like on the
25 other side. Somebody would probably have

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2 to get a ladder and take a picture.

3 MS. MARGULIES: Get a ladder
4 and a pic?

5 CHAIRWOMAN JARMON: And let us
6 see what it looks like.

7 MS. MARGULIES: All right.
8 Thank you.

9 MS. DUNBAR: You said that
10 someone was representing Mr. Rudolph?

11 MS. MARGULIES: We're
12 representing actually the buyer too,
13 yeah. I'm here from Docu-Monument, LLC,
14 but there's also a letter for Rudolph.
15 We're ready to buy, yeah.

16 MS. DUNBAR: I know. So if
17 you're representing, then he should have
18 access to the lot.

19 MS. MARGULIES: Yeah. Somebody
20 is going to have access there.

21 MS. DUNBAR: Okay. Thank you.

22 CHAIRWOMAN JARMON: 2122 and
23 2126 North 2nd Street.

24 (Witness approached podium.)

25 CHAIRWOMAN JARMON: Hi. Can

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2 you state your name for the record.

3 MR. MELL: Jim Mell, II.

4 CHAIRWOMAN JARMON: And you

5 are --

6 MR. MELL: I'm here to get the
7 deed-restricted covenants removed.

8 CHAIRWOMAN JARMON: You're with
9 Alpha United?

10 MR. MELL: Yes, ma'am.

11 CHAIRWOMAN JARMON: Any
12 questions from the Committee? 2122 North
13 2nd and 2126 North 2nd. Any questions
14 from the Committee?

15 MR. THOMAS: Just to be clear,
16 you're not the owner of these properties?

17 MR. MELL: Yes, sir, I am.

18 CHAIRWOMAN JARMON: He's the
19 current owner.

20 Did you just purchase them?

21 MR. MELL: December the 21st.

22 CHAIRWOMAN JARMON: Right.

23 And he just wants the
24 restrictions lifted.

25 MR. THOMAS: So Rosemary Cuba

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2 is the previous owner?

3 CHAIRWOMAN JARMON: Yes.

4 Any questions?

5 MR. GRADWOHL: Move to grant
6 the certificate of completion.

7 (Duly seconded.)

8 CHAIRWOMAN JARMON: All in
9 favor?

10 (Aye.)

11 CHAIRWOMAN JARMON: Thank you.

12 MR. MELL: Thank you for your
13 time.

14 CHAIRWOMAN JARMON: 2219 and
15 2221 North Orianna Street.

16 (Witness approached podium.)

17 CHAIRWOMAN JARMON: Good
18 morning. State your name for the record.

19 MR. ESPADA: Juan Espada.

20 CHAIRWOMAN JARMON: And you're
21 the current owner?

22 MR. ESPADA: Yes.

23 CHAIRWOMAN JARMON: And you're
24 here asking for a release.

25 MS. DUNBAR: When did you

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2 purchase?

3 MR. ESPADA: That was last
4 year, about this same time.

5 CHAIRWOMAN JARMON: Any
6 questions from the Committee?

7 (No response.)

8 CHAIRWOMAN JARMON:
9 Recommendation?

10 MS. DUNBAR: Are these lots and
11 do we have pictures to say that they're
12 cleaned?

13 CHAIRWOMAN JARMON: Yes. It's
14 right here. It's a garage.

15 Is it a garage?

16 MR. ESPADA: Carport.

17 MS. DUNBAR: A carport?

18 MR. ESPADA: Yeah.

19 MS. DUNBAR: Motion to issue
20 the certificate of completion.

21 (Duly seconded.)

22 CHAIRWOMAN JARMON: All in
23 favor?

24 (Aye.)

25 CHAIRWOMAN JARMON: Thank you.

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2 MR. ESPADA: Thank you.

3 CHAIRWOMAN JARMON: 4546

4 Tackawanna.

5 (Witnesses approached podium.)

6 MR. VELEZ: Good morning. My
7 name is Jose Velez. I'm here for 4546
8 Tackawanna Street. I'm here requesting a
9 release form. We are refinancing our
10 house and they're requiring a release
11 form.

12 MS. JOHNSON: And this is a
13 house too?

14 MR. VELEZ: Yes, ma'am.

15 CHAIRWOMAN JARMON: Any
16 questions from the Committee?

17 (No response.)

18 MS. DUNBAR: Motion to provide
19 the certificate of completion.

20 (Duly seconded.)

21 CHAIRWOMAN JARMON: All in
22 favor?

23 (Aye.)

24 CHAIRWOMAN JARMON: Thank you.

25 MS. VELEZ: Happy Valentine's

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2 Day.

3 MS. DUNBAR: Same to you.

4 MR. VELEZ: Happy Valentine's
5 Day, everybody.

6 CHAIRWOMAN JARMON: Thank you.
7 3834 Parrish Street. This is a
8 property that was transferred from the
9 City to PHDC that they're asking for the
10 restriction to be lifted.

11 MR. THOMAS: PHDC is asking for
12 the restriction to be lifted?

13 CHAIRWOMAN JARMON: No. PHDC
14 transferred it to someone, but our
15 restriction was in the deed.

16 MS. JOHNSON: It's a house?

17 CHAIRWOMAN JARMON: It's a
18 house.

19 MR. THOMAS: And it's occupied?

20 CHAIRWOMAN JARMON: Yes.

21 MS. DUNBAR: Motion.

22 (Duly seconded.)

23 CHAIRWOMAN JARMON: All in
24 favor?

25 (Aye.)

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2 CHAIRWOMAN JARMON: Thank you.

3 6048 Cedarhurst Street.

4 (Witness approached podium.)

5 CHAIRWOMAN JARMON: Good

6 morning. Can you state your name for the
7 record.

8 MR. BURTON: Good morning. My
9 name is Malachi Burton, Jr.

10 CHAIRWOMAN JARMON: And you're
11 here requesting a release?

12 MR. BURTON: Yes.

13 CHAIRWOMAN JARMON: The
14 property is 6048 Cedarhurst.

15 MR. BURTON: Yes. I've owned
16 the lot that's parallel with my house and
17 taken care of it for many decades. In
18 late in 2009 it was deeded to me and I
19 still haven't taken care of it, so that
20 we could have block parties and children
21 could play there, and I still maintain it
22 and I would like the restriction removed
23 for sale, please.

24 CHAIRWOMAN JARMON: And you're
25 selling this along with your property?

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2 MR. BURTON: Yes, ma'am.

3 CHAIRWOMAN JARMON: Any
4 questions from the Committee?

5 MR. THOMAS: I move that we
6 offer the certificate of completion.

7 (Duly seconded.)

8 CHAIRWOMAN JARMON: All in
9 favor?

10 (Aye.)

11 CHAIRWOMAN JARMON: Thank you.

12 MR. BURTON: Thank you.

13 CHAIRWOMAN JARMON: The next
14 items are Lancaster Avenue. I had 5129
15 Lancaster on the agenda last month, not
16 realizing that all of these addresses
17 should have been on the agenda. They are
18 proposing to build a Rite Aid on these
19 lots.

20 (Witnesses approached podium.)

21 CHAIRWOMAN JARMON: Can you
22 just state your name for the record.

23 MR. KAHAN: Good morning. My
24 name is Bill Kahan.

25 CHAIRWOMAN JARMON: Just let

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2 the Committee know what's going on with
3 the lots.

4 MR. HARRIS: I'm here to speak
5 for the community. Should I speak first
6 or introduce myself?

7 CHAIRWOMAN JARMON: You're
8 speaking for the community?

9 MR. HARRIS: Yes.

10 CHAIRWOMAN JARMON: Can we
11 listen to him first and then you can
12 speak.

13 MR. HARRIS: Sure.

14 CHAIRWOMAN JARMON: And your
15 name is?

16 MR. HARRIS: I'm Mark Harris.

17 MR. KAHAN: We are
18 co-developing the property listed
19 currently as 5129 to 5153 Lancaster
20 Avenue and 5130 to 5152 Merion Avenue,
21 which consists of approximately 24 lots
22 that have been consolidated. Currently
23 there were 16 lots that had reverters
24 that were purchased from the
25 Redevelopment Authority in the mid 1980s.

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2 They've been used as commercial use.

3 Since then, the New Deal Lumber business

4 has ceased operations as of May 31st of

5 2016. We received a signed lease from

6 Rite Aid the end of December 2016. We

7 have just received last Friday actually

8 architectural drawings and are in the

9 process of completing all of the

10 engineering and other drawings for the

11 neighborhood.

12 We would be more than happy to

13 meet with appropriate people, but the

14 drawings have not been completed. Like I

15 said, we just got the -- received the

16 architectural drawings on Friday for the

17 premises.

18 This premises also is designed

19 for a proposed two driveways of means of

20 ingress and egress on Merion and two on

21 Lancaster Avenue, plus it will have

22 on-site parking for 53 cars. So we are

23 here today to request the balance of the

24 lots from last month to have the

25 reverters removed and extinguished.

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2 MS. JOHNSON: What is RCF?

3 MR. KAHAN: RCF was a
4 corporation that was formed many years
5 ago. All of these lots have been
6 consolidated into -- we have an approved
7 lot consolidation plan from the City of
8 Philadelphia, and RCF was my client's
9 father. He's deceased.

10 MS. JOHNSON: So you own all of
11 these lots?

12 MR. KAHAN: Yes. All of this
13 is within the family's.

14 MS. JOHNSON: There's nothing
15 owned by the church?

16 MR. KAHAN: No, not at all.
17 No. No.

18 CHAIRWOMAN JARMON: Are there
19 any questions from the Committee?

20 MR. HARRIS: Well, I'd like to
21 address it.

22 CHAIRWOMAN JARMON: Can I
23 finish with -- any further questions from
24 the Committee?

25 (No response.)

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2 CHAIRWOMAN JARMON: You can go
3 to the podium.

4 MR. HARRIS: Good morning. I'm
5 Mark Frog Harris, Cathedral Park
6 Community Development Corporation. We
7 are the only community organization that
8 represents Cathedral Park, which is a
9 small section of West Philadelphia
10 bounded on the south by Girard Avenue, on
11 the west by 52nd Street, and on the north
12 side by the Main Line railroad tracks.

13 One of the problems we've had
14 in our community for a long time has been
15 the intersection of 52nd and Lancaster,
16 which is noted for traffic backups in all
17 directions. We formulated plans several
18 years ago for the improvement of this
19 intersection and it was represented to
20 the owners, Mr. Miller, New Deal, several
21 years ago and also recently on January
22 25th. We sent a letter to both
23 Mr. Miller and the Rite Aid Corporation
24 informing them of our concern about their
25 proposed development.

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2 The community has not seen any
3 plans. They've had no communication
4 about this proposed development, except
5 for being aware that there was plans to
6 build a Rite Aid. We would like to be
7 involved.

8 Our specific concern is this:
9 In order to improve this intersection, it
10 is going to be necessary to widen on the
11 north side of Lancaster Avenue east of
12 52nd Street. We should be in front of
13 this property, which means widening the
14 street by an additional traffic lane
15 about 200 feet deep. The reason for the
16 depth is because there is a need for a
17 trolley line there. At the present time,
18 trolley passengers step out into traffic,
19 blocking traffic, endangering their
20 health. And lack of a trolley line is
21 going to be addressed in the future, not
22 too distant, when the new ADA flat-four
23 trolleys are placed into service, which
24 is going to be more constriction of the
25 Lancaster Avenue westbound and east side

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2 of 52nd Street.

3 On the drawings that I passed
4 around, you can see the trolley penciled
5 in there and also the widening of the
6 street, which reflects the current
7 conditions where the New Deal Lumber
8 buildings presently exist. The length of
9 the street wide there is obviously
10 inadequate, and the traffic island that
11 would be -- sorry; trolley line that
12 would be built would be long as depicted.
13 It was made as small as possible
14 considering the physical constrictions.
15 However, the new ADA trolleys are
16 expected to be so many feet long, much
17 longer than the current drawings, which
18 means the traffic island would be much
19 larger, which of course means more room
20 along with -- the street wide will be
21 necessary for traffic to get around.

22 So our concern from the
23 community is, first of all, we'd like to
24 see the plans and know what's going on in
25 our community.

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2 Second of all, we would like to
3 have a commitment from the builders that
4 they will dedicate an additional land --

5 MS. MEDLEY: Excuse me. I just
6 wanted to -- I don't mean to cut you off.
7 However, the matters here today is
8 whether or not the City will release its
9 reversionary interest in the property.
10 What you're talking about would probably
11 be more appropriate for the zoning
12 hearing to express your concerns about
13 the traffic patterns and the proposed use
14 for the land, but today we're just here
15 to release --

16 MS. DUNBAR: They're already
17 privately owned.

18 MR. HARRIS: But this is the
19 only venue that I'm aware of where we can
20 express use of input.

21 MS. DUNBAR: And -- I'm sorry.

22 MS. MEDLEY: It would be --
23 just to be clear, it would be different
24 if we were considering selling the
25 property to Mr. Farbstein.

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2 MR. KAHAN: Kahan.

3 MS. MEDLEY: If that's what we
4 were discussing today, then your
5 concerns -- this would be one of the
6 proper places for you to express your
7 concerns with the proposed use of the
8 land. However, at this point, it's
9 already been sold a long time ago, and
10 right now the only issue today is whether
11 or not the City will release its interest
12 in the property, not in any proposed use
13 that they may have for it.

14 MS. JOHNSON: I would suggest
15 that maybe you follow up with the
16 Planning Commission about the zoning or
17 the --

18 MR. HARRIS: See, the problem
19 is this: The property is and was zoned
20 and used such that no variance was
21 required.

22 MS. MEDLEY: But, again, this
23 is not the proper venue for that.
24 There's nothing that this body can do.

25 MS. JOHNSON: And I'm just

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2 suggesting for your concerns as far as
3 the traffic and the street, that you
4 follow up with the community planner. Go
5 through the Planning Commission, make
6 your concerns known.

7 MR. HARRIS: I have spoken to
8 them and being as no variance was
9 required, they tell me they don't have
10 any leverage to request any such
11 adjustments or changes to the plan.

12 MS. DUNBAR: And, again, for
13 the record, we are saying to you we hear
14 what you're saying, but this is not the
15 proper party. There's nothing we can do
16 but listen to you. So because these
17 properties are privately owned and have
18 been for years, we have no voice. The
19 only thing -- the only decision that's
20 being made here today is whether or not
21 the City would release its interest,
22 primarily because they have owned the
23 property for a number of years and
24 they're just asking that we release our
25 interest or issue a certificate of

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2 completion.

3 MR. HARRIS: Well, that's --

4 MS. DUNBAR: So that's it.

5 MR. HARRIS: If that's the
6 case, then I'm going to have to express
7 an objection and ask for some
8 adjustments, if we can have a meeting.

9 MS. DUNBAR: You have no right,
10 sir. That's what we're saying to you.
11 So, again, there has been a suggestion
12 made to you that you contact the Planning
13 Commission, and if you're not satisfied
14 there, go to the Zoning Board or go to
15 the Councilperson, but what we're saying
16 to you is there's nothing that we can do.

17 MR. HARRIS: I'm very
18 disappointed. I was hoping there would
19 be some assistance here.

20 MS. DUNBAR: We're sorry.

21 CHAIRWOMAN JARMON: So can I
22 get a recommendation on these lots or
23 properties on Lancaster and Merion
24 Avenue.

25 MR. FRISHKOFF: So moved.

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2 (Duly seconded.)

3 CHAIRWOMAN JARMON: All in
4 favor?

5 (Aye.)

6 CHAIRWOMAN JARMON: The next
7 item is 2728 Master Street, Willie
8 Miller.

9 (No response.)

10 CHAIRWOMAN JARMON: Can I get a
11 recommendation on the 2728 Master Street?
12 It's a well-kept lot that the owner is
13 trying to sell.

14 MR. THOMAS: I move that we
15 issue the certificate of completion.

16 (Duly seconded.)

17 CHAIRWOMAN JARMON: All in
18 favor?

19 (Aye.)

20 CHAIRWOMAN JARMON: The next
21 list of certificates of completions are
22 properties that were approved by the
23 Commissioner for us to issue releases.
24 All of these individuals are in
25 compliance.

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2 Can I get a recommendation?

3 MR. GRADWOHL: So moved.

4 (Duly seconded.)

5 CHAIRWOMAN JARMON: All in

6 favor?

7 (Aye.)

8 CHAIRWOMAN JARMON: Thank you.

9 I just want to add the January

10 10th, 2017 minutes to the meeting.

11 Can I get a recommendation?

12 MR. THOMAS: Motion to add the

13 January 2017 minutes to the meeting.

14 (Duly seconded.)

15 CHAIRWOMAN JARMON: All in

16 favor?

17 (Aye.)

18 CHAIRWOMAN JARMON: Thank you.

19 The meeting has been adjourned.

20 I'm sorry. Before we go, Linda

21 asked that we go back to the 2019 Dauphin

22 Street, because we need to approve the

23 release for that one, where the lady

24 wants to pay off the self-amortizing

25 mortgage, which is on Page 6. So we have

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2 to do a release.

3 Can I get a recommendation?

4 MR. FRISHKOFF: So it's a
5 motion to approve payment for the
6 remaining balance of the self-amortizing
7 mortgage?

8 CHAIRWOMAN JARMON: And a
9 release.

10 MR. FRISHKOFF: And to accept
11 the certificate of completion.

12 MS. MEDLEY: So the motion is
13 to issue -- upon payment of satisfaction
14 of the mortgage, that the City will issue
15 a certificate of completion and a
16 release.

17 MR. FRISHKOFF: You made the
18 motion.

19 MR. GRADWOHL: So moved.

20 CHAIRWOMAN JARMON: All in
21 favor?

22 (Aye.)

23 (Vacant Property Review
24 Committee adjourned at 12:00 p.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

(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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