

Vacant Property Review Committee
May 8, 2018

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VACANT PROPERTY REVIEW COMMITTEE

Caucus Room, City Hall
Philadelphia, Pennsylvania
Tuesday, May 8, 2018
10:12 a.m.

PRESENT:

SUSIE JARMON, OHCD, CHAIRWOMAN

STEVE R. BERTIL, Commercial Law Unit

DEB CUNNINGHAM, Public Property

MARK DODDS, Housing and Community Development

ARIELLE HARRIS, L&I

KEVIN HUNTER, Commerce

JAMETTA JOHNSON, Planning Commission

STEVE NOVOTNY, PHDC

GARRETT O'DWYER, PADC

LARRY PADILLA, PRA

CAROLYN PLACKE, LISC

LISA WALKER, Revenue Department

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2 CHAIRWOMAN JARMON: My name is Susie
3 Jarmon. We're going to get started. Are there any
4 attorneys in the room?

5 (Hands raised.)

6 CHAIRWOMAN JARMON: You want to come
7 up? What address are you here for?

8 Can we go to page four? There are a
9 couple items I want to delete off this agenda.
10 1908 rear North Croskey Street. Can we delete that
11 from the Land Bank section? The 2000 North
12 Woodstock, the address should be 2006 North
13 Woodstock Street for New Jerusalem. Page three the
14 applicant withdrew their interest in the urban
15 garden on 2408 North Third Street, Natasha Pagan.
16 Page six, 616 West Norris Street, we're going to
17 delete this item. Page eight, the address is 1932
18 North 23rd Street, Viola Harriston. And final,
19 1427 North Franklin Street, I'd like to delete that
20 item. That's on page eight, 1427 North Franklin.

21 The address that you're here for?

22 MS. CAUTILLI: It's for 2157 North
23 Corlies Street.

24 CHAIRWOMAN JARMON: Can you state your

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1 name for the record.

2 MS. CAUTILLI: Yes. Margaret A.

3 Savego Cautilli, attorney for Joanne Lomax and for
4 the Estate of Allen Lomax, deceased.

5 CHAIRWOMAN JARMON: And this item is on
6 page eight. Are there any questions from the
7 Committee?

8 MS. CUNNINGHAM: I'm sorry, what was
9 the address?

10 CHAIRWOMAN JARMON: 2157 North Corlies.
11 It's a property that was transferred to PHDC and
12 then they transferred it out to an applicant.

13 Any questions from the Committee?

14 (No response.)

15 CHAIRWOMAN JARMON: Recommendation?
16 Can I get a recommendation, please?

17 MS. JOHNSON: Recommend that we issue a
18 certificate completion.

19 MR. HUNTER: Second.

20 CHAIRWOMAN JARMON: All in favor?

21 (Aye.)

22 CHAIRWOMAN JARMON: Any opposed?

23 (No response.)

24 CHAIRWOMAN JARMON: Thank you. We'll

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1 be in touch.

2 Want to come up? Good morning. Can
3 you state your name for the record.

4 MR. SLAVIN: Richard Slavin,
5 S-l-a-v-i-n.

6 CHAIRWOMAN JARMON: You're here for --

7 MR. SLAVIN: 3222-58 H Street, page
8 five.

9 CHAIRWOMAN JARMON: You're here for
10 Esperanza?

11 MR. SLAVIN: Yes.

12 CHAIRWOMAN JARMON: This is on page
13 five. And in their letter they're asking for a
14 release of the mortgage and also a subordination
15 agreement. There's a self-amortizing mortgage
16 placed against the title.

17 MS. JOHNSON: So they want an
18 extension?

19 MR. SLAVIN: If I may clarify. We're
20 asking for four things. I also want to recognize
21 my client from Esperanza, Juan Perez, and the
22 director of Esperanza, Susan Post. We're asking
23 for first, in connection with New Market Tax Credit
24 financing we will need to transfer the property

1 into a wholly-owned subsidiary of Esperanza that
2 would be called Esperanza Health Center Support
3 Corporation, which has already been incorporated.
4 Second, we're asking for an extension of time for
5 completion of the project. Third, we are asking
6 that our phase one of our project which is a
7 parking garage to serve the nearby community health
8 center at 861 East Allegheny Avenue, that
9 completion of that parking garage would receive a
10 certificate of completion. And fourth, as you
11 said, Ms. Jarmon, is the subordination agreement
12 with our New Market Tax Credit lenders.

13 MS. JOHNSON: The parking garage is not
14 on the agenda, right?

15 CHAIRWOMAN JARMON: You said something
16 about a parking garage?

17 MR. SLAVIN: Yes, part of the lot --
18 this lot is 27,000 square feet. Part of it would
19 be used for a parking garage that would serve the
20 building at 861 East Allegheny Avenue which is
21 being renovated into a community health center.
22 And then the other part of the lot would be used as
23 a community wellness and gathering center.

24 CHAIRWOMAN JARMON: Any questions from

1 the Committee?

2 MS. CUNNINGHAM: Just so I'm clear,
3 you're asking for an extension, a subordination and
4 to --

5 MR. SLAVIN: Transfer to a subsidiary.

6 MS. CUNNINGHAM: To change the
7 reversionary rights so that the lender would be
8 noticed before we revert it, if we were to ever
9 revert?

10 MR. SLAVIN: Yes.

11 MS. CUNNINGHAM: Just one thing. There
12 was an 18-month extension requested. We can only
13 do six months at a time. So you would have to come
14 back in six months and then request another six
15 months.

16 MS. JOHNSON: And you want title
17 transfer to the name of the not-for-profit?

18 MR. SLAVIN: Yes.

19 MS. JOHNSON: But now, is the parking
20 lot under the same address as this property?

21 MR. SLAVIN: Yes. This is the property
22 where there would be a parking lot and a community
23 center.

24 MS. JOHNSON: So have you had it

1 subdivided into a separate parcel?

2 MR. SLAVIN: Right now it's not.

3 MS. JOHNSON: So how could we give you
4 a certificate of completion? Because it's part of
5 the same -- you were asking for a certificate of
6 completion for the parking lot.

7 MR. SLAVIN: Phase one is the parking
8 garage to serve the community medical center, and
9 then phase two on the same lot would be that
10 community wellness gathering center.

11 MS. JOHNSON: So you're saying the
12 parking lot is completed?

13 MR. SLAVIN: We are closing on
14 financing August on New Markets Tax Credit
15 financing so the construction would begin on the
16 parking garage.

17 MS. JOHNSON: But we wouldn't issue a
18 certificate of completion until it's completed.

19 MR. SLAVIN: Of course. We're just
20 looking for clarification that we could tell our
21 New Markets Tax Credit lenders that that
22 certificate would be granted upon completion of the
23 parking lot.

24 MS. CUNNINGHAM: So you're asking that

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1 the certificate -- that the phase one satisfies
2 our --

3 MR. SLAVIN: Correct. Yes.

4 MS. CUNNINGHAM: -- requirements?

5 MS. JOHNSON: But would it have to be
6 subdivided as a separate parcel because --

7 MS. CUNNINGHAM: Possibly. I don't
8 know that we can answer that question yet.

9 MS. JOHNSON: That would be an issue.

10 CHAIRWOMAN JARMON: Yeah, they would
11 have to do that on their own as far as the
12 subdivision.

13 My question is you guys are asking for
14 the release and a subordination agreement. So we
15 have this -- I think it's a \$110,000
16 self-amortizing mortgage against the title?

17 MR. SLAVIN: Yes.

18 CHAIRWOMAN JARMON: Or are we here just
19 asking for an extension?

20 MS. JOHNSON: Just an extension. They
21 don't want to release it. They want an extension
22 and to transfer title to the new entity, the
23 not-for-profit and to subordinate the mortgage too.
24 Right? That's correct?

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1 MR. SLAVIN: We don't need a release.

2 CHAIRWOMAN JARMON: You don't want a
3 release. You just want an extension --

4 MR. SLAVIN: We want an extension.

5 CHAIRWOMAN JARMON: -- a letter for you
6 to take for tax credits.

7 MR. SLAVIN: Yeah. We're trying to
8 satisfy what we believe our New Markets Tax Credit
9 lender is going to need. There's an allocation
10 coming from Washington D.C. in August. So we're
11 hoping to get preliminary feedback. We're happy to
12 come back to this Committee if necessary next month
13 or in July. Just want to make sure that we can
14 bring it to our New Markets Tax Credit lender.

15 MR. HUNTER: I have a question about
16 the subordination agreement. It seemed like in the
17 letter that they sent the City there wasn't a
18 lender lined up for the tax credits. So who is the
19 City subordinating to -- like we have another on
20 the agenda that they have a lender, but I'm kind of
21 concerned that there isn't a lender.

22 MR. SLAVIN: We have a commitment from
23 PNC Bank to do the market tax credit financing.

24 CHAIRWOMAN JARMON: What we're here to

1 do is to approve the six month extension and to
2 approve the transfer to the new established entity,
3 correct?

4 MR. SLAVIN: Correct.

5 CHAIRWOMAN JARMON: Can I get a
6 recommendation?

7 MS. CUNNINGHAM: Just one quick
8 question. Do you have a term sheet from your
9 lender yet?

10 MR. SLAVIN: We have a very complicated
11 organizational chart because of all the different
12 entities involved. We could probably get something
13 that looks like a term sheet and come back.

14 MS. CUNNINGHAM: We would need
15 something like that for the subordination
16 agreement.

17 MR. SLAVIN: Yeah. And we're happy --

18 CHAIRWOMAN JARMON: But they're not
19 asking for that right now.

20 MS. CUNNINGHAM: You don't want that
21 yet.

22 MR. SLAVIN: We're happy to come back.
23 It seems like there's some -- the Committee is
24 amenable to the subordination agreement. We just

1 need more detail. We're happy to come back and
2 talk that through.

3 CHAIRWOMAN JARMON: Can I get a
4 recommendation? Their request is to transfer title
5 to the new established entity and asking for a six
6 month extension.

7 MS. PLACKE: Madam Chair, I would like
8 to recuse myself, Carolyn Placke, from the list.

9 CHAIRWOMAN JARMON: Okay.
10 Recommendation?

11 MS. CUNNINGHAM: Move that we grant the
12 six month extension and allow them to transfer
13 title to the nonprofit entity.

14 MR. O'DWYER: Second.

15 CHAIRWOMAN JARMON: All in favor?
16 (Aye.)

17 CHAIRWOMAN JARMON: Okay.

18 MR. SLAVIN: The triggering condition
19 for the certificate of completion, the parking lot,
20 do you need to vote on that as well? That if the
21 parking garage was built, that that would receive a
22 certificate of completion, or do we have to just
23 come back on that?

24 CHAIRWOMAN JARMON: Yeah, you would

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1 have to come back once that's completed, what
2 you're working on. Once it's completed then you
3 come back for the certificate.

4 MR. SLAVIN: Okay. That's great.
5 Thank you.

6 MS. CUNNINGHAM: You just want
7 clarification on whether that would satisfy it? I
8 think there needs to be a little bit more
9 discussion on that and we'll let you know.

10 MR. SLAVIN: We'll likely come back
11 anyway in connection with the subordination.

12 CHAIRWOMAN JARMON: Just let me know.

13 MR. SLAVIN: Thank you.

14 CHAIRWOMAN JARMON: You're welcome.
15 Thank you.

16 Good morning.

17 MS. GRIFFIN: Good morning. My name is
18 Imani Griffin. I'm here on behalf -- I was asked
19 to appear for 2013 North Lambert Street, but 2006
20 North Woodstock is also on the agenda.

21 CHAIRWOMAN JARMON: So this is on page
22 three for New Jerusalem for urban garden agreement,
23 2003 North Lambert, 2013 North Lambert, 2002 North
24 Woodstock and 2004 North Woodstock. And then we

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1 also -- yeah. We also have a property which is
2 being transferred from Land Bank to them, which is
3 2006 North Woodstock on page four.

4 Can I get a recommendation or are there
5 any questions for --

6 MR. HUNTER: I have a question about --
7 is there a reason that four of these are going
8 through -- are these transfers of title or are
9 they --

10 CHAIRWOMAN JARMON: They're transfers
11 of title to the gardening group.

12 Any further questions?

13 MR. O'DWYER: The agenda says that
14 there's an Attachment-F, but when you go there,
15 there's nothing there.

16 CHAIRWOMAN JARMON: For which one?

17 MR. O'DWYER: For the North Lambert
18 Street --

19 CHAIRWOMAN JARMON: Yeah, there's no
20 attachment. You can disregard that because they
21 didn't send me anything but e-mails. It's just for
22 urban garden agreements.

23 MS. CUNNINGHAM: Is there a title
24 transfer or not?

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1 CHAIRWOMAN JARMON: There's a title
2 transfer, yes. From the City on the -- one is on
3 page three and then from Land Bank on the other
4 one, 2006.

5 MS. GRIFFIN: If I may interject, we're
6 asking for a transfer of title for all the lots.

7 CHAIRWOMAN JARMON: Yes.

8 MS. JOHNSON: And they're all for
9 gardens?

10 MS. GRIFFIN: Right. They're using
11 them for gardens.

12 CHAIRWOMAN JARMON: And they have been
13 maintaining these lots for years.

14 MS. GRIFFIN: Correct.

15 CHAIRWOMAN JARMON: Yeah.

16 MS. CUNNINGHAM: Are they currently in
17 use as gardens?

18 MS. GRIFFIN: Yes. It's the center as
19 a whole is an addiction recovery treatment center
20 and so a lot of the lots -- most of them are used
21 as gardens, but they also have recreation space for
22 the residents who are recovering from addiction.

23 MS. CUNNINGHAM: We don't have any
24 photos?

1 MS. GRIFFIN: I have pictures with me.
2 Actually was not aware of this proceeding until
3 Thursday and so I was a little confused as to
4 exactly what was needed. But I put together a
5 binder with some photos and some information, if
6 anybody wants to see them.

7 CHAIRWOMAN JARMON: We normally don't
8 attach photos for urban garden agreements, but they
9 can look at your photos if they want to look at
10 them.

11 MS. CUNNINGHAM: It's a transfer of
12 title, right?

13 CHAIRWOMAN JARMON: As urban garden
14 agreements. It's going to be a restriction in the
15 deed that they only use it for gardens.

16 MR. HUNTER: Just to clarify, the City
17 is not going to own these parcels anymore? Typical
18 urban garden --

19 CHAIRWOMAN JARMON: No, we will not own
20 the parcels.

21 MR. PADILLA: Is that a permanent
22 restriction?

23 CHAIRWOMAN JARMON: Yes. Any further
24 questions?

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1 MR. O'DWYER: Is there another property
2 that we are voting on and which page is that?

3 CHAIRWOMAN JARMON: Right. That is
4 2006 North Woodstock, page four.

5 MR. O'DWYER: On the agenda it says
6 2000.

7 CHAIRWOMAN JARMON: Yeah, I made a
8 change when I spoke earlier. The address is 2006
9 North Woodstock.

10 MR. O'DWYER: Okay.

11 CHAIRWOMAN JARMON: One is coming out
12 of Land Bank and the others are coming from the
13 City's inventory.

14 Any further questions? Recommendation?
15 Can I get a recommendation?

16 MS. JOHNSON: Recommend that we
17 transfer title to New Jerusalem for the urban
18 garden agreement, that the property will be
19 restricted for urban garden use.

20 MS. CUNNINGHAM: Second.

21 CHAIRWOMAN JARMON: All in favor?

22 (Ayes.)

23 CHAIRWOMAN JARMON: Any opposed?

24 (No response.)

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1 CHAIRWOMAN JARMON: Thank you.

2 MS. GRIFFIN: Thank you. Just for my
3 records, can I just one more time get which
4 addresses because, again, I didn't know anything
5 about this except for 2013 North Lambert.

6 CHAIRWOMAN JARMON: You want to know
7 the addresses?

8 MS. GRIFFIN: Yes, ma'am.

9 CHAIRWOMAN JARMON: 2003 North Lambert,
10 2013 North Lambert, 2002 North Woodstock, 2004
11 Woodstock, and then the property that's coming out
12 of Land Bank is 2006 Woodstock.

13 MS. GRIFFIN: Thank you so much.

14 CHAIRWOMAN JARMON: You're welcome.
15 Have a good day.

16 Any other --

17 MS. MISSIMER: Katherine Missimer,
18 M-i-s-s-i-m-e-r. We're here on two matters. The
19 first is 2015 Tulip Street, matter A.

20 CHAIRWOMAN JARMON: Page four. The
21 bottom. I attached some pictures. The original
22 pictures the lot was full of debris. I'm not sure
23 if you guys are going to approve the pictures that
24 I attached. It didn't look much better.

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1 MS. MISSIMER: We did send an updated
2 picture that it had been cleaned and construction
3 started yesterday. So for foundation excavation.

4 CHAIRWOMAN JARMON: There's two lots
5 there, right, 2015 and 17?

6 MS. MISSIMER: Correct.

7 CHAIRWOMAN JARMON: So they're about to
8 build --

9 MS. MISSIMER: Two single family homes.

10 CHAIRWOMAN JARMON: Okay.

11 MS. MISSIMER: The issue arose that
12 there was constructed under the original owner and
13 no certificate of completion was ever sought.

14 CHAIRWOMAN JARMON: Right. And now
15 it's a lot.

16 MS. MISSIMER: Correct.

17 CHAIRWOMAN JARMON: Questions?

18 MS. CUNNINGHAM: It's still kind of a
19 mess.

20 CHAIRWOMAN JARMON: She said they're
21 doing --

22 MS. MISSIMER: We started construction
23 yesterday for foundation excavation. So we're
24 actually digging out the lot.

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1 MS. CUNNINGHAM: Okay.

2 CHAIRWOMAN JARMON: Okay. So this was
3 originally transferred as a single family dwelling
4 and then it was demolished. So now they're trying
5 to build on both the lot that they received -- that
6 they own and this house. So they're building two
7 single family dwellings.

8 MS. MISSIMER: Correct. One on each
9 lot.

10 CHAIRWOMAN JARMON: Any questions from
11 the Committee? Recommendation?

12 MR. O'DWYER: Issue certificate of
13 completion.

14 CHAIRWOMAN JARMON: All in favor?
15 (Ayes.)

16 CHAIRWOMAN JARMON: And you're also
17 here for --

18 MS. MISSIMER: 17th Street, matter B.

19 CHAIRWOMAN JARMON: On page seven.

20 MS. MISSIMER: Through 29.

21 CHAIRWOMAN JARMON: They were here a
22 few months ago and we asked them to produce zoning
23 permits and they sent them to the -- they're in the
24 attachments that I passed around.

1 MS. MISSIMER: Correct. And the
2 examiner actually just issued our zoning permit
3 this morning. So we had the zoning decision, we
4 went through the hearing and we got the approval
5 this morning.

6 MR. HUNTER: What item is this?

7 CHAIRWOMAN JARMON: This on page seven.
8 1323, 25, 27 and 29 North 17th Street.

9 MS. MISSIMER: Correct.

10 CHAIRWOMAN JARMON: And then you just
11 recently did a subdivision -- I mean a
12 consolidation.

13 MS. MISSIMER: So now it's one lot.
14 And then in order to get our zoning approval we had
15 to complete the consolidation process with the
16 Office of Property Assessment first. So that's all
17 been done and zoning approval was issued this
18 morning.

19 MS. CUNNINGHAM: Has this actually been
20 recorded?

21 MS. MISSIMER: The deed of
22 consolidation? Yes.

23 CHAIRWOMAN JARMON: What they're asking
24 for is a release, but in the release it has the

1 additional year for them to do the development and
2 to return back to us for the completed release.

3 MR. O'DWYER: Wait, what? We're
4 issuing it like contingent upon them finishing --

5 CHAIRWOMAN JARMON: Right. Because
6 they have to come back once they have done the
7 development. If it's before a year then they can
8 come back and get their certificate of completion.
9 So the release is just giving them -- we're saying
10 that it's okay for them to continue their
11 development. And then once they have done it they
12 come back to us for the complete certificate of
13 completion.

14 MR. O'DWYER: What's the advantage of
15 that over an extension?

16 CHAIRWOMAN JARMON: Because they're not
17 -- well, they are the owners. It's a release that
18 Linda prepares and it's something that they have
19 recorded and in the release it says they have to
20 come back before us in another year. But if they
21 come back before the year, we'll do the certificate
22 sooner. So it's just a document that they need to
23 state that it's okay for them to do the
24 development.

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1 MS. JOHNSON: And is that to get
2 financing?

3 CHAIRWOMAN JARMON: To get financing.

4 MS. MISSIMER: Construction financing.
5 Right now we run the risk of a reverter in the
6 event that we don't receive this release.

7 CHAIRWOMAN JARMON: Right.

8 MR. HUNTER: Just to clarify, a
9 reverter would still be in --

10 CHAIRWOMAN JARMON: It's still going to
11 be in there until they come back and we do the
12 complete certificate of completion.

13 MS. MISSIMER: But for lender signoff
14 we need documentation.

15 CHAIRWOMAN JARMON: Right.

16 MR. DODDS: What's currently happening
17 on this lot?

18 MS. MISSIMER: Currently nothing.
19 They're vacant.

20 MR. DODDS: Looks like there's a
21 parking lot.

22 MS. MISSIMER: When we originally came
23 one of the neighbors was illegally parking on a
24 portion of our lots.

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1 MR. DODDS: There's multiple vehicles.

2 MS. MISSIMER: We since removed them.
3 We have now consolidated the lots and cleaned them
4 up and now we're going to start construction.

5 CHAIRWOMAN JARMON: So have those
6 vehicles been removed?

7 MS. MISSIMER: Yes.

8 CHAIRWOMAN JARMON: When were they
9 removed?

10 MS. MISSIMER: When we were here last
11 in March we had pictures of them removed.

12 CHAIRWOMAN JARMON: Because we just --

13 MS. CUNNINGHAM: Pictures were taken in
14 November.

15 CHAIRWOMAN JARMON: I'll get some
16 updated pictures.

17 MS. MISSIMER: Okay. No problem.

18 CHAIRWOMAN JARMON: Any further
19 questions?

20 (No response.)

21 CHAIRWOMAN JARMON: Recommendation?

22 MR. O'DWYER: I move that we grant the
23 certificate of completion contingent upon the
24 applicant's completing construction within the next

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1 year and returning to this body to demonstrate
2 that.

3 MR. HUNTER: Second.

4 CHAIRWOMAN JARMON: All in favor?

5 (Aye.)

6 CHAIRWOMAN JARMON: Any opposed?

7 (No response.)

8 CHAIRWOMAN JARMON: Thank you.

9 MS. MISSIMER: Thank you. Is there a
10 way to get documentation that the Tulip Street was
11 released?

12 CHAIRWOMAN JARMON: Yeah. I can give
13 you something later on this afternoon.

14 MS. MISSIMER: Great. Thanks so much.

15 CHAIRWOMAN JARMON: You're welcome.
16 Anymore attorneys? Okay.

17 We're going to go to page two. The
18 first item is 125 Moore Street, Tracy Lewandowsky.
19 The applicant was here a few months ago. At the
20 time we didn't have an appraisal. They're trying
21 to receive this lot as a rear yard to their
22 property. The appraisal came back at \$168,000. So
23 I think what their request is that we place a
24 30-year mortgage against this lot because of how

1 high this appraisal came back. But it's up to the
2 Committee. They have been using -- how long had
3 you been in your property?

4 MS. LEWANDOWSKI: 30 years. But I
5 started this about five years ago and the appraisal
6 was a lot less than that. I mean, I know that I
7 was supposed to get it -- I don't understand the
8 difference between a side yard or anything else. I
9 just thought that when I first started this five
10 years ago that I would get the Curb Philly thing.
11 That I could have it as my own and not have a
12 mortgage on it. But I didn't understand anything
13 and I can't get any help. I called and I don't get
14 any help. I missed last month's meeting because I
15 never was told about it. We have had it for 30
16 years. I have a three story tree on there that's
17 grown from this big. That's how long I have had it
18 for. And I have had people try to take it from me,
19 sent me letters saying that, you know, they're
20 going to take -- it's leased from the City. It's
21 split up now. It used to be one and it used to be
22 with a ballpark and they told me they wanted it --
23 I leased it off of them and they told me they
24 wanted it back because they were going to put trash

1 on it and I just never left. So now that it's
2 split up, it's like a triangle and the ballpark is
3 across the way. So I just -- I mean, all this -- I
4 have people always telling me that they're going to
5 buy it, stuff like that. But I have had it for so
6 many years that I just thought that it would be as
7 part of my house.

8 CHAIRWOMAN JARMON: Unfortunately
9 because of this appraisal coming back so high
10 they're not going to give it to you as a rear yard.
11 They'll place a mortgage against the title, but
12 they're not going to transfer title to you.

13 MS. LEWANDOWSKI: But I have had three
14 appraisals already.

15 MS. CUNNINGHAM: Do you understand that
16 the mortgage would be a self-amortizing mortgage?
17 So you wouldn't have to pay it. It would just --
18 it would reduce by 10 percent per year -- or no,
19 I'm sorry, it's not. It's a 30 year. It would
20 reduce by a certain amount per year and unless you
21 try to sell the lot -- if you wanted to sell it,
22 then you would have to pay the mortgage. So
23 basically it's our security that you're not just
24 going to flip this property.

1 MS. LEWANDOWSKI: Right. Now, my thing
2 is -- I mean, that's great. But what about if I
3 wanted to -- I mean, make it part of my house to
4 build --

5 MS. CUNNINGHAM: You would still have
6 to pay that mortgage should you sell your house.

7 MS. LEWANDOWSKI: So I would have to
8 pay the mortgage on the appraisal now or the
9 appraisal when I first started?

10 CHAIRWOMAN JARMON: The appraisal now.

11 MS. LEWANDOWSKI: Why is that?

12 MR. PADILLA: I wanted clarity on your
13 question. When you said part of your house, is it
14 to extend your house?

15 MS. LEWANDOWSKI: Yeah. I mean, I have
16 no plans of this right now. But yes, that's what I
17 was thinking of.

18 MS. JOHNSON: So should you build on it
19 and then it gets appraised for a higher but you
20 would be locked into whatever.

21 MS. LEWANDOWSKI: Okay. So even though
22 I tried all this time to get it --

23 CHAIRWOMAN JARMON: Well, it only came
24 through my agency last year. That's when I got

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1 notified regarding this. But I think you have been
2 in contact with other city agencies.

3 MS. LEWANDOWSKI: Yes.

4 CHAIRWOMAN JARMON: Not my department.

5 MS. LEWANDOWSKI: Right. That's where
6 I was told to go.

7 CHAIRWOMAN JARMON: I just wanted to
8 make that clear. Okay. So the truth of the matter
9 is the only way they can transfer it under this
10 disposition policy is to place a mortgage against
11 the title, unfortunately.

12 MS. LEWANDOWSKI: Okay. That's fine.

13 CHAIRWOMAN JARMON: But you don't have
14 to pay the mortgage.

15 MS. LEWANDOWSKI: Okay. That's fine.

16 CHAIRWOMAN JARMON: Unless you sell it.
17 Can I get a recommendation?

18 MS. LEWANDOWSKI: So what happens? Can
19 you explain now like what happens now? I'll get
20 paperwork and --

21 CHAIRWOMAN JARMON: Yeah. You'll be
22 notified. It's a process. We have to put it
23 through City Council, then through the
24 Redevelopment Authority board, then we prepare the

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1 deed, send it to the Law Department. So it's going
2 to take a couple months for the process.

3 MS. LEWANDOWSKI: So no one can take it
4 back?

5 CHAIRWOMAN JARMON: No.

6 MS. LEWANDOWSKI: Thank you.

7 MS. CUNNINGHAM: I move we sell the
8 property at the appraised value and place a
9 self-amortizing 30-year mortgage on the property.

10 MR. O'DWYER: Second.

11 CHAIRWOMAN JARMON: All in favor?

12 (Ayes.)

13 MS. LEWANDOWSKI: Thank you.

14 CHAIRWOMAN JARMON: Thank you. Have a
15 good day.

16 1100 North 42nd street, George Davis.

17 State your name for the record.

18 MR. DAVIS: It's George Davis.

19 CHAIRWOMAN JARMON: Can you let the
20 Committee know what your plans are with this 1100
21 North 42nd Street?

22 MR. DAVIS: Correct.

23 CHAIRWOMAN JARMON: What are your
24 plans?

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1 MR. DAVIS: My plan is actually to
2 build on the lot in the near future.

3 CHAIRWOMAN JARMON: You're going to
4 build?

5 MR. DAVIS: Yes. Correct.

6 CHAIRWOMAN JARMON: What are you going
7 to build?

8 MR. DAVIS: We're doing like luxury
9 duplexes in the area. That's the game plan.

10 CHAIRWOMAN JARMON: Duplex?

11 MR. DAVIS: Correct.

12 MS. JOHNSON: And you own the adjacent
13 vacant lot?

14 MR. DAVIS: Correct. The adjacent lot
15 and the house. I used to play there when it was
16 actually like a little playground.

17 CHAIRWOMAN JARMON: So you own 1102?

18 MR. DAVIS: Correct.

19 CHAIRWOMAN JARMON: And you said a
20 house as well?

21 MR. DAVIS: Yeah, 1104.

22 CHAIRWOMAN JARMON: Okay.

23 MS. CUNNINGHAM: You purchased 1102 in
24 2015?

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1 MR. DAVIS: Correct.

2 MS. CUNNINGHAM: Subject to the tax and
3 water liens, but those have not yet been paid?

4 MR. DAVIS: Correct.

5 MS. CUNNINGHAM: They have to be paid
6 before we can sell you another property.

7 MR. DAVIS: That's correct. What
8 happened was there was an issue, there's back taxes
9 from U.S. Bank or something like that, trust that
10 came up. Apparently that didn't come up when I
11 initially bought it. So I'm in talks with the
12 title agency who gave me title insurance because
13 not everybody --

14 MS. CUNNINGHAM: Actually you signed a
15 tax information -- I'm sorry, the tax transfer
16 affidavit that you took the property subject to
17 those back taxes.

18 MR. DAVIS: No. No. I agree with you.

19 CHAIRWOMAN JARMON: He went to the
20 Revenue Department last week and got a clearance.

21 So do you have an agreement with them?

22 MR. DAVIS: I'm working on that right
23 now, the agreement.

24 CHAIRWOMAN JARMON: Because he got a

1 clearance once I pulled it up. But we'll check on
2 it.

3 MR. DAVIS: That's fine. Thank you.

4 MS. HARRIS: How many units are you
5 intending to build?

6 MR. DAVIS: My goal is only to do
7 duplexes, mainly because it makes more sense for a
8 family to be able to live on one level and rent the
9 other level out. I grew up in the area so to
10 change the area -- because the houses are so big.
11 I think triplexes will be too much for like
12 parking. So duplexes would make sense from a
13 luxury standpoint.

14 MR. HUNTER: Does Planning know what
15 it's zoned now?

16 MS. JOHNSON: It's RSA-5.

17 MR. HUNTER: Under the zoning you can
18 do a single family home. You would need a variance
19 from the Zoning Board if you want to do anymore
20 than a single home on each lot.

21 MR. DAVIS: Correct. They recently
22 changed the zoning in the area. I'm already in
23 communication with the local Centennial group
24 organization. I spoke with them a couple times

1 over the last year.

2 MR. HUNTER: Something to be aware of.

3 MR. DAVIS: Thank you.

4 MS. JOHNSON: So you have to go to ZBA
5 for a variance.

6 MS. CUNNINGHAM: What kind of timeframe
7 are you thinking?

8 MR. DAVIS: Over the course of like
9 five years because I would like to acquire more to
10 help change the area much better instead of piecing
11 it one at a time.

12 MS. CUNNINGHAM: For this particular
13 lot what kind of a timeframe before construction?

14 MR. DAVIS: Oh, about five years.

15 CHAIRWOMAN JARMON: Five years before
16 you get started?

17 MR. DAVIS: Well, to develop it because
18 I'm in the process of buying other land in the
19 area. So I would like to do them all at the same
20 time.

21 MS. CUNNINGHAM: Our deeds have a one
22 year completion restriction. So you would have to
23 have a certificate of occupancy within a year.

24 MR. DAVIS: I would have to have what?

1 MS. CUNNINGHAM: A certificate of
2 occupancy for the building within a year.

3 MR. DAVIS: Okay. Within a year. So I
4 would have to have it built within a year?

5 MS. CUNNINGHAM: You would have to have
6 it done within a year. Is that possible?

7 MR. DAVIS: Based off of how the zoning
8 and the construction, I don't think that's
9 possible. I don't think that would be reasonable
10 because of how the lot is structured because it's
11 right next to the bridge.

12 MR. HUNTER: If the City transfers this
13 to you and you don't have it completed within the
14 year, in the restriction the City can take back
15 title. So you need to be aware of that I think
16 before you decide if you want to move forward with
17 this.

18 MR. DAVIS: Gotcha. So how about I do
19 it as a lot, a rear yard next to the other lot?
20 Because I wasn't aware of that.

21 MR. HUNTER: Say that one more time.

22 MR. DAVIS: Since I owned the lot next
23 door, so can I use that as a side yard to that lot?

24 CHAIRWOMAN JARMON: Well, we normally

1 give side yards to individuals that own properties.

2 So is the 1104 a house or a lot?

3 MR. DAVIS: 1104 is a house.

4 CHAIRWOMAN JARMON: And it's occupied?

5 MR. DAVIS: Not yet. It's under
6 construction right now.

7 MR. HUNTER: This is two adjacent lots
8 and it transferred as a side yard. There's a
9 restriction on it staying a side yard. So I'm not
10 sure --

11 MR. DAVIS: I mean, can I come back
12 to --

13 CHAIRWOMAN JARMON: You can come back.

14 MR. DAVIS: And ask for approval?

15 CHAIRWOMAN JARMON: Yeah, you can come
16 back at a later date because it seems like it's
17 going to take you a while.

18 MR. DAVIS: I can purchase the land.
19 When I do decide to build I can ask for approval to
20 do that? Is that possible?

21 MS. JOHNSON: Extension?

22 MR. DAVIS: I mean because the main
23 reason I asked, like I said, in the last like 25
24 years I lived over there, me and my brother, we

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1 used to take care of that before the City decided
2 to take it. And you all just left it there before
3 when it was a playground. And my parents tried to
4 buy it and for whatever reason they couldn't build
5 it and for some reason ended up selling it to a
6 random person. So this is like a 30-year process.

7 CHAIRWOMAN JARMON: So why don't you
8 finish developing 1104, then come back to us.

9 MR. DAVIS: Okay.

10 CHAIRWOMAN JARMON: And then you could
11 possibly get it because now that's occupied, you
12 own the adjacent property and you can get the one
13 on the corner.

14 MS. CUNNINGHAM: Just so we're clear,
15 11 -- the parcel he's looking for is 1100.

16 MR. DAVIS: Correct.

17 CHAIRWOMAN JARMON: I know.

18 MS. CUNNINGHAM: It's not next to 1104.

19 CHAIRWOMAN JARMON: He owns 1102 and he
20 owns 1104.

21 MS. CUNNINGHAM: But that's a vacant
22 lot as well, right?

23 CHAIRWOMAN JARMON: I'm sorry?

24 MS. CUNNINGHAM: 1102 is a vacant lot

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1 as well?

2 CHAIRWOMAN JARMON: Right. So he owns
3 the two lots there and he has the house at 1104.

4 Once you develop that and it's occupied
5 then we'll come back and try to entertain your
6 request. Okay?

7 MR. DAVIS: But normally if I wanted to
8 build it has to be done within the year?

9 CHAIRWOMAN JARMON: Yeah. Under the
10 deed restriction it has to be done in a year. If
11 it isn't done in a year you can request extensions.
12 And as long as you are doing work within those six
13 months when you come back before us then you can
14 get additional extensions. So we're going to table
15 this right now and then you come, let me know when
16 you're ready to come back.

17 MR. DAVIS: Thank you.

18 CHAIRWOMAN JARMON: You're welcome.

19 37 East Somerset. Good morning.

20 MR. DEL VALLE: Good morning,
21 Chairwoman Jarmon and members of the Committee. My
22 name is Andre Del Valle, legislative assistant for
23 Councilwoman Sanchez here on behalf of Wilfredo
24 Rodriguez for 37 East Somerset which the

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1 Councilwoman has issued support for a side yard.

2 CHAIRWOMAN JARMON: Yeah. It wasn't
3 directly behind his house, so that's why we have
4 him here and he agreed to purchase the lot in the
5 rear of his property.

6 MR. DEL VALLE: That's correct.

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

9 MR. DODDS: Is there currently a
10 vehicle on the lot?

11 MR. DEL VALLE: He said that the area
12 is a crime and drug-filled area so the car is his
13 on the lot. But he said he can take it out from
14 the lot to take it out.

15 CHAIRWOMAN JARMON: It's just an
16 abandoned car? Is he using it?

17 MR. DEL VALLE: Yeah, it's a
18 functioning vehicle.

19 CHAIRWOMAN JARMON: And it's in the
20 rear? Like all of the properties -- that whole
21 block is lots, right, in the rear?

22 MR. DEL VALLE: Yes.

23 CHAIRWOMAN JARMON: Okay. We ordered
24 an appraisal, so I'm waiting for an appraisal to

1 come back on this also.

2 Can I get a recommendation?

3 MR. PADILLA: Question. This would be
4 a purchase based on the appraised price?

5 CHAIRWOMAN JARMON: Yes. Any further
6 questions?

7 MS. CUNNINGHAM: He's going to keep it
8 as an open space? Not planning on building on it
9 or anything?

10 MR. DEL VALLE: No. His intended use
11 is as a yard with the removal of the vehicle.

12 MS. CUNNINGHAM: I move we sell the
13 property to him at fair market value -- or
14 appraised value.

15 MR. O'DWYER: Second.

16 CHAIRWOMAN JARMON: All in favor?

17 (Ayes.)

18 CHAIRWOMAN JARMON: Next items are side
19 yards, four side yards. 4222 Otter, 2774 Martha,
20 1831 North Bailey, 3008 North 9th Street.

21 Can I get a recommendation?

22 MS. CUNNINGHAM: I just have a quick
23 question. On Otter Street, she has a childcare
24 license for that. Is that like she's I guess

1 running it out of her house? Does that change
2 anything?

3 CHAIRWOMAN JARMON: She still owns and
4 occupies the property.

5 MS. CUNNINGHAM: Yeah. I just didn't
6 know if there was anything else because it's kind
7 of, I don't know -- she's using it --

8 MS. HARRIS: I mean, if she uses the
9 yard for the daycare then she would have to expand
10 or consolidate the lots probably to get a license
11 for --

12 MS. CUNNINGHAM: All right.

13 MS. HARRIS: That would be my guess.
14 Because if she's operating child care activities
15 out of that lot then she would need a license --

16 MR. PADILLA: There would be insurance
17 restrictions too.

18 CHAIRWOMAN JARMON: Can I get a
19 recommendation?

20 MR. NOVOTNY: All the applicants have
21 recent tax clearance?

22 CHAIRWOMAN JARMON: Yes, every property
23 on here has a clearance.

24 Can I get a recommendation?

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1 MS. CUNNINGHAM: Move that we transfer
2 all of that section as side yards to the respective
3 applicant.

4 MR. NOVOTNY: Second.

5 CHAIRWOMAN JARMON: All in favor?

6 (Ayes.)

7 CHAIRWOMAN JARMON: The next items are
8 urban gardens. If there's no questions these can
9 be accepted. Recommendation?

10 MS. JOHNSON: Is that the one that was
11 withdrawn?

12 CHAIRWOMAN JARMON: Yeah, they own the
13 church next to it.

14 MS. JOHNSON: Did you withdraw that?

15 CHAIRWOMAN JARMON: No, the one I took
16 off was 2408 North 3rd Street.

17 MS. CUNNINGHAM: This is 1329 South
18 21st Street.

19 MS. JOHNSON: Oh, D. I thought you
20 said B. Okay.

21 MR. HUNTER: I just was curious if
22 they're doing urban garden because they own the
23 title to --

24 CHAIRWOMAN JARMON: Yeah. Because they

1 couldn't afford to purchase it. So they said they
2 would maintain it and use it as a garden. Because
3 we have an appraisal back a couple years ago and
4 they couldn't afford to purchase it. So they have
5 been maintaining it. The next items are on page
6 four -- we accept it.

7 Can I get a recommendation on the urban
8 gardens?

9 MR. O'DWYER: Recommend that we accept
10 the urban gardens.

11 MS. CUNNINGHAM: Second.

12 CHAIRWOMAN JARMON: All in favor?

13 (Ayes.)

14 CHAIRWOMAN JARMON: Any opposed?

15 (No response.)

16 CHAIRWOMAN JARMON: The next items on
17 page four, properties being transferred from the
18 Land Bank to the applicants. Can I get a
19 recommendation?

20 MS. HARRIS: I would just like to add
21 that for item F, 1248-52 South 23rd there was an
22 unsafe violation on the property from last year and
23 it doesn't appear to be closed.

24 CHAIRWOMAN JARMON: And that's against

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1 the Land Bank?

2 MS. HARRIS: Yeah.

3 MS. JOHNSON: And I just wanted to
4 state that D, 1238 North 15th, if they're doing
5 ground for commercial they will need a variance.

6 CHAIRWOMAN JARMON: Okay. Thank you.
7 Can I get a recommendation?

8 MS. HARRIS: I just have a question.
9 Would the new owner then abate the unsafe or make
10 safe or can we, you know, request that they -- the
11 only permits they can get to build are make safe or
12 demolish? I'm just not sure what the plans are.

13 CHAIRWOMAN JARMON: Yeah. Okay. I'll
14 find out from the Land Bank department what their
15 proposal is.

16 MS. HARRIS: Thank you.

17 CHAIRWOMAN JARMON: Any further
18 questions? Recommendation?

19 MS. CUNNINGHAM: Move that we transfer
20 the Land Bank properties.

21 MR. HUNTER: Second.

22 CHAIRWOMAN JARMON: All in favor?

23 (Ayes.)

24 CHAIRWOMAN JARMON: Any opposed?

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1 MR. NOVOTNY: Abstain.

2 CHAIRWOMAN JARMON: Next item, page
3 five. 2110-12 East Arizona Street. This property
4 was transferred as a side yard. The applicants own
5 2114 East Arizona. I didn't invite them here
6 because it's been so long. When they received
7 title the lot was fenced and clean.

8 Can I get a recommendation?

9 MS. JOHNSON: Recommend that we issue a
10 certificate of completion.

11 MR. NOVOTNY: Second.

12 CHAIRWOMAN JARMON: All in favor?

13 (Ayes.)

14 CHAIRWOMAN JARMON: Next item, 253 and
15 255 South 60th Street. 20th Century Sports. These
16 were transferred as commercial properties and the
17 applicant wants to sell. We have the attached
18 pictures. They've been transferred since 1981. I
19 think it was other applicants. No, they may have
20 been the only applicant.

21 Can I get a recommendation?

22 MS. CUNNINGHAM: Move to issue the
23 certificate of completion.

24 MR. NOVOTNY: Second.

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1 CHAIRWOMAN JARMON: All in favor?

2 (Ayes.)

3 CHAIRWOMAN JARMON: 5632 Bloyd Street.

4 This was also transferred as a side yard in 1996.

5 Can I get a recommendation?

6 MS. CUNNINGHAM: I move that we issue a
7 certificate of completion contingent upon cleaning
8 up the lot.

9 CHAIRWOMAN JARMON: Yes. I sent them
10 an e-mail regarding that.

11 MR. HUNTER: Second.

12 CHAIRWOMAN JARMON: All in favor?

13 (Ayes.)

14 CHAIRWOMAN JARMON: Any opposed?

15 (No response.)

16 CHAIRWOMAN JARMON: 1417 North
17 Hollywood Street. This property was transferred
18 back in 1995 as a single family dwelling.

19 Can I get a recommendation?

20 MR. O'DWYER: Move that we issue the
21 certificate of completion.

22 MR. NOVOTNY: Second.

23 CHAIRWOMAN JARMON: All in favor?

24 (Ayes.)

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1 CHAIRWOMAN JARMON: Any opposed?

2 (No response.)

3 CHAIRWOMAN JARMON: The next item, 1206
4 North Taylor Street was transferred as a side yard
5 in 1999.

6 Can I get a recommendation?

7 MR. DODDS: I move that we issue the
8 certificate of completion based on the vehicle
9 being removed from the lot.

10 MR. O'DWYER: I would also just add
11 that it get cleaned as well. It looks like beyond
12 the vehicles there's some other --

13 CHAIRWOMAN JARMON: I have a picture at
14 -- I attached a picture where they removed the
15 vehicle. There's another -- yeah. Do you see it?
16 I'll e-mail it to you guys. But they did remove
17 the vehicle off of this lot and cleaned it.

18 MS. CUNNINGHAM: Is it clean too?

19 CHAIRWOMAN JARMON: And cleaned it.
20 I'll send you a picture.

21 MS. CUNNINGHAM: Okay.

22 CHAIRWOMAN JARMON: Next item, 6225 --
23 I'm sorry.

24 MS. CUNNINGHAM: We didn't vote.

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1 CHAIRWOMAN JARMON: Okay. Can I get a
2 recommendation?

3 MR. O'DWYER: Do you want to make a
4 recommendation again?

5 MR. DODDS: Yeah. Do I make the
6 recommendation based on us seeing the photograph?

7 CHAIRWOMAN JARMON: That the lot be
8 cleaned.

9 MR. DODDS: Move that we issue the
10 certificate of completion based on evidence showing
11 that the lot has been cleaned and the vehicle has
12 been removed.

13 MR. O'DWYER: Second.

14 CHAIRWOMAN JARMON: All in favor?

15 (Ayes.)

16 CHAIRWOMAN JARMON: Any opposed?

17 (No response.)

18 CHAIRWOMAN JARMON: The next item, 6225
19 Ludlow, Philadelphia Suburban Development.

20 MS. JOHNSON: This was just sold.

21 CHAIRWOMAN JARMON: Yeah, I told him to
22 come here because I knew you guys would have
23 questions and we also took a picture of the house
24 that's vacant.

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1 MS. JOHNSON: Right. They've never
2 done anything.

3 CHAIRWOMAN JARMON: Right. So I'm
4 going to table this item.

5 1629 West Susquehanna. This was
6 transferred back in 2002 as a side yard. Can I get
7 a recommendation?

8 MR. NOVOTNY: Motion to issue the
9 certificate of completion.

10 MS. CUNNINGHAM: Motion to issue the
11 certificate of completion and contingent upon
12 cleaning the lot.

13 CHAIRWOMAN JARMON: Yeah. I e-mailed
14 them also.

15 MR. O'DWYER: I second that motion.

16 CHAIRWOMAN JARMON: All in favor?

17 (Ayes.)

18 CHAIRWOMAN JARMON: Any opposed?

19 (No response.)

20 CHAIRWOMAN JARMON: Thank you.

21 2453 North Hancock, Manuel Marzan.

22 This was transferred in 1982.

23 MR. PADILLA: This lot looks like it's
24 occupied by trailers and trucks.

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1 MS. CUNNINGHAM: Are they not here?

2 CHAIRWOMAN JARMON: No, they're not
3 here. I can table this.

4 MS. JOHNSON: And he's selling it,
5 right?

6 CHAIRWOMAN JARMON: Yeah. I'll table
7 this item.

8 Next item, 1124 South Divinity. We
9 attached a picture there. Oh, yeah, I told them
10 they need to -- go back to Hancock. They need to
11 remove all this junk on there. But anyway.

12 1124 South Divinity. This was
13 transferred as a side yard in 1998. Can I get a
14 recommendation?

15 MR. O'DWYER: I move that we issue the
16 certificate of completion.

17 MS. CUNNINGHAM: Second.

18 CHAIRWOMAN JARMON: All in favor?

19 (Ayes.)

20 CHAIRWOMAN JARMON: Any opposed?

21 (No response.)

22 CHAIRWOMAN JARMON: Next item, 4581
23 Ditman. That's another one because they never
24 responded back to me when I told them they need to

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1 clean this mess. We're going to table this item.

2 MS. CUNNINGHAM: Yeah.

3 MR. PADILLA: Yes.

4 CHAIRWOMAN JARMON: Next item, 1910,
5 1420, 22 and 24 East York Street, Marshall
6 Ventures. He's not here?

7 MS. CUNNINGHAM: He wasn't here last
8 time either, right?

9 CHAIRWOMAN JARMON: Yes, he was. And
10 he wanted to spend the afternoon with us telling us
11 what's going on. He sat down and folded his leg.
12 I said oh, no, we're not going to be here that
13 long. So I'm going to table this.

14 2122 North 17th Street, Templeton
15 Properties.

16 MR. ROMANO: We're actually the buyer
17 that's under contract. I think he sent you a note.
18 Jonathan Weiss.

19 CHAIRWOMAN JARMON: The reason we
20 brought you guys back was -- you're the purchasers?

21 MR. ROMANO: Yeah.

22 CHAIRWOMAN JARMON: They kind of wanted
23 to know what exactly you guys were going to do with
24 this lot because we had transferred to Templeton

1 and they hadn't developed. So can you just explain
2 to the Committee what your proposal is?

3 MR. ROMANO: Sure. The plan is to
4 build a duplex with nine beds for student housing.

5 CHAIRWOMAN JARMON: And you started
6 developing on it?

7 MR. ROMANO: No. We have not closed
8 yet because it showed up --

9 CHAIRWOMAN JARMON: Okay. So your lot
10 is in the middle here.

11 MR. PADILLA: So there are existing
12 plans right now?

13 MR. ROMANO: Yeah, we have plans from,
14 you know, some of the previous stuff that we have
15 done in town but --

16 MR. PADILLA: But not specific to this
17 lot?

18 MR. ROMANO: Yeah, we do. We e-mailed
19 them over as well.

20 MS. HARRIS: When do you anticipate
21 starting construction?

22 MR. ROMANO: It should take about three
23 months to get permits and then about six months
24 construction period. So nine months overall.

1 MR. DODDS: Your plan is to transfer
2 the properties or keep them and rent them?

3 MR. ROMANO: Up in the air at this
4 point. I mean, sometimes we keep them and
5 sometimes we sell them.

6 MS. CUNNINGHAM: So the last time
7 Templeton came, right?

8 CHAIRWOMAN JARMON: Yeah.

9 MS. CUNNINGHAM: Didn't we ask that
10 they would ask their buyer to accept the
11 restrictions in their deed?

12 CHAIRWOMAN JARMON: Yes.

13 MS. CUNNINGHAM: Are you willing to do
14 that?

15 MR. ROMANO: I was not aware of that
16 basically what you guys require, correct, is to
17 construct within 12 months? Yeah, we're willing to
18 take that on.

19 CHAIRWOMAN JARMON: Can I get a
20 recommendation?

21 MR. HUNTER: I have a quick question.
22 What's the zoning?

23 MR. ROMANO: RM-1.

24 MR. HUNTER: RM-1. Thank you.

1 CHAIRWOMAN JARMON: Any further
2 questions?

3 MS. CUNNINGHAM: Are we actually
4 issuing a release or are we just authorizing a
5 transfer?

6 CHAIRWOMAN JARMON: Authorizing a
7 transfer, but then they have to come back once they
8 have done the development. Yeah, the same as the
9 one earlier.

10 MS. CUNNINGHAM: Okay.

11 MR. ROMANO: Do you know what type of
12 paperwork would that be? Because one of the
13 reasons why we weren't able to --

14 CHAIRWOMAN JARMON: Yeah, that
15 restriction is going to be out, the one that's in
16 the original deed. What happens, it will be a
17 restriction to you guys that you have to complete
18 the work in a year.

19 MR. ROMANO: Okay.

20 CHAIRWOMAN JARMON: So it's giving you
21 permission to get your financing or whatever it is
22 you need.

23 MR. ROMAN: Okay. Great.

24 CHAIRWOMAN JARMON: Can I get a

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1 recommendation?

2 MR. O'DWYER: I move that we allow the
3 property transfer of 2122 North 17th Street and
4 include the one-year building restriction language
5 in the deed.

6 MS. CUNNINGHAM: Second.

7 MR. O'DWYER: One year building
8 requirement. Sorry.

9 MS. CUNNINGHAM: Second.

10 CHAIRWOMAN JARMON: All in favor?

11 (Ayes.)

12 CHAIRWOMAN JARMON: Any opposed?

13 (No response.)

14 CHAIRWOMAN JARMON: Thank you.

15 MR. ROMANO: Thank you.

16 CHAIRWOMAN JARMON: You're welcome.

17 The next item, two lots that were
18 transferred in 2010 and '11. The applicant was
19 using them as a garden. She's not selling. She
20 just wants the restriction lifted off those two
21 deeds. She purchased these two properties back
22 then.

23 MS. JOHNSON: I recommend that we issue
24 a certificate of completion.

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1 MR. O'DWYER: Second.

2 CHAIRWOMAN JARMON: All in favor?

3 (Ayes.)

4 CHAIRWOMAN JARMON: Any opposed?

5 (No response.)

6 CHAIRWOMAN JARMON: 2551 North

7 Leithgow. This was transferred as a side yard in
8 2005.

9 Can I get a recommendation?

10 MS. CUNNINGHAM: Recommendation

11 certificate of -- sorry, move we issue a
12 certificate of completion.

13 MR. NOVOTNY: Second.

14 CHAIRWOMAN JARMON: All in favor?

15 (Ayes.)

16 CHAIRWOMAN JARMON: Any opposed?

17 (No response.)

18 CHAIRWOMAN JARMON: The next item, 2103

19 Cross Street. This was transferred as a side yard
20 in 2005.

21 Can I get a recommendation?

22 MR. O'DWYER: That they issue a
23 certificate of completion.

24 MS. CUNNINGHAM: Second.

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1 CHAIRWOMAN JARMON: All in favor?

2 (Ayes.)

3 CHAIRWOMAN JARMON: Any opposed?

4 (No response.)

5 CHAIRWOMAN JARMON: 1524 Catherine

6 Street. This is right now being developed.

7 They're purchasing it. So the approval would be

8 contingent upon us receiving the certificate of

9 occupancy. They actually started to build.

10 Can I get a recommendation?

11 MS. CUNNINGHAM: We issue a certificate

12 of completion contingent upon a certificate of

13 occupancy.

14 MR. O'DWYER: Second.

15 CHAIRWOMAN JARMON: All in favor?

16 (Ayes.)

17 CHAIRWOMAN JARMON: Any opposed?

18 (No response.)

19 CHAIRWOMAN JARMON: Next item, 3448

20 North Carlisle Street. This was transferred as a

21 single family dwelling and it was occupied at the

22 time of transfer back in '83. But since then it

23 looks like it's vacant and they're selling it.

24 MS. HARRIS: It's also unsafe.

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1 CHAIRWOMAN JARMON: Yeah, I think the
2 person that's buying it is aware of that.

3 Can I get a recommendation?

4 MR. O'DWYER: Move that we issue the
5 certificate of completion.

6 MR. NOVOTNY: Second.

7 CHAIRWOMAN JARMON: All in favor?

8 (Ayes.)

9 CHAIRWOMAN JARMON: Any opposed?

10 (No response.)

11 CHAIRWOMAN JARMON: Next item, 1208
12 North 24th Street. This was transferred as a side
13 yard in 2005. Maybe it needs to be mowed.

14 Can I get a recommendation?

15 MS. JOHNSON: Recommend that we issue a
16 certificate of completion.

17 MR. O'DWYER: Second.

18 CHAIRWOMAN JARMON: All in favor?

19 (Ayes.)

20 CHAIRWOMAN JARMON: Contingent upon it
21 being cleaned. Any opposed?

22 (No response.)

23 CHAIRWOMAN JARMON: Next item, 1617
24 South 53rd Street. Property was transferred as a

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1 single family dwelling in 1987.

2 Can I get a recommendation?

3 Recommendation?

4 MR. O'DWYER: Move that we issue the
5 certificate of completion.

6 MR. NOVOTNY: Second.

7 CHAIRWOMAN JARMON: All in favor?
8 (Ayes.)

9 CHAIRWOMAN JARMON: Thank you.

10 1932 North 23rd Street. This was --

11 MS. CUNNINGHAM: This was deleted,
12 right?

13 CHAIRWOMAN JARMON: No. I changed the
14 address. It's 1932 North 23rd Street. This was
15 transferred under the old 1202 program and title
16 has changed several times since 1989.

17 Can I get a recommendation?

18 MS. CUNNINGHAM: Move to issue the
19 certificate of completion.

20 MR. O'DWYER: Second.

21 CHAIRWOMAN JARMON: All in favor?
22 (Ayes.)

23 CHAIRWOMAN JARMON: Any opposed?
24 (No response.)

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1 CHAIRWOMAN JARMON: The next two items,
2 3014 and 3016 West Cabot. They were transferred as
3 lots but they have now since been developed and I
4 have the certificate of occupancy. Should be
5 attached.

6 MR. O'DWYER: I move that we issue the
7 certificate of completion.

8 MR. HUNTER: Second.

9 CHAIRWOMAN JARMON: All in favor?

10 (Ayes.)

11 CHAIRWOMAN JARMON: Any opposed?

12 (No response.)

13 CHAIRWOMAN JARMON: Next item, 815
14 North 41st Street. This was transferred as a side
15 yard in 1986.

16 MR. O'DWYER: There's no photographs
17 here, but --

18 MS. CUNNINGHAM: Yeah, there is.

19 MS. JOHNSON: There is. It needs to be
20 cleaned.

21 CHAIRWOMAN JARMON: Can I get a
22 recommendation?

23 MS. CUNNINGHAM: Move to issue the
24 certificate of completion contingent upon bringing

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1 in a backhoe and cleaning.

2 CHAIRWOMAN JARMON: Let me see your
3 picture.

4 MS. CUNNINGHAM: It's pretty bad.

5 CHAIRWOMAN JARMON: Recommendation?
6 You made the recommendation. Can I get a second?

7 MR. NOVOTNY: Second.

8 CHAIRWOMAN JARMON: All in favor?

9 (Ayes.)

10 CHAIRWOMAN JARMON: Thank you. Next
11 item, 1908 Hagert. This was transferred as a side
12 yard.

13 MS. CUNNINGHAM: Are they in the middle
14 of construction?

15 CHAIRWOMAN JARMON: That's what it
16 looks like. They're not here, right?

17 MR. O'DWYER: I don't necessarily see
18 any harm in doing a certificate of completion
19 contingent upon them giving --

20 CHAIRWOMAN JARMON: Yeah, I need to
21 table this.

22 MR. O'DWYER: Want to table it?

23 CHAIRWOMAN JARMON: Yeah, I want to
24 table it. I'll table it. If I hear from them I'll

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1 put it back on. Thank you.

2 1612 North Sydenham. This was
3 transferred as a side yard and has since been
4 developed.

5 Can I get a recommendation?

6 MS. CUNNINGHAM: Move to issue the
7 certificate of completion.

8 MR. NOVOTNY: Second.

9 CHAIRWOMAN JARMON: All in favor?

10 (Ayes.)

11 MR. O'DWYER: These have a certificate
12 of occupancy?

13 CHAIRWOMAN JARMON: They have been
14 done. Like they're occupied, so it's been a while.

15 MR. O'DWYER: Okay.

16 CHAIRWOMAN JARMON: So I'm not sure if
17 they have them now.

18 MS. CUNNINGHAM: Development was part
19 of the original plan. And these have been up since
20 for four or five years now.

21 CHAIRWOMAN JARMON: And it's two of
22 them. So it's the 1612 and the 14 here on the
23 agenda.

24 Can I get a recommendation?

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1 MR. NOVOTNY: Move to issue the
2 certificate of completion.

3 MS. CUNNINGHAM: Second.

4 CHAIRWOMAN JARMON: All in favor?
5 (Ayes.)

6 CHAIRWOMAN JARMON: Thank you.

7 The last item -- it's not last because
8 I have an addendum. 2545 North Front Street.
9 They're developing on that, so they said they would
10 be done soon. So I said we would put it on
11 contingent upon receiving a certificate of
12 occupancy for both of these lots.

13 MS. CUNNINGHAM: Move we issue the
14 certificate of completion contingent upon receiving
15 a certificate of occupancy.

16 MR. O'DWYER: Second.

17 CHAIRWOMAN JARMON: All in favor?
18 (Ayes.)

19 CHAIRWOMAN JARMON: I have two items
20 that were added on as an addendum. 1704 Ingersoll
21 for a certificate of completion. This was a
22 last-minute item that --

23 MR. HUNTER: It's just for
24 subordination of the City's interest on that one?

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1 That's what it looks like in the letter.

2 CHAIRWOMAN JARMON: Yeah, it is. Yeah,
3 this is for a subordination agreement. I'll wait
4 until you guys get finished reading.

5 (Pause.)

6 Any questions? It looks like they're
7 requesting a subordination agreement because
8 they're getting a million dollars from the bank.

9 Can I get a recommendation?

10 MR. O'DWYER: Move that we authorize
11 the subordination agreement for 1704 Ingersoll
12 Street.

13 MS. CUNNINGHAM: Second.

14 CHAIRWOMAN JARMON: All in favor?

15 (Ayes.)

16 CHAIRWOMAN JARMON: The last item,
17 Project HOME just wanted to receive a site control
18 letter. So we placed this on the agenda just for
19 site control. Our intention is to transfer it to
20 them once they have financing.

21 MS. JOHNSON: Is this the 17th Street?

22 CHAIRWOMAN JARMON: Boston. On the
23 agenda.

24 MR. HUNTER: Are there any attachments

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1 with --

2 CHAIRWOMAN JARMON: No, I have no
3 attachments. I just was asked to place this on for
4 the site control letter. Not for transfer, just
5 for them to get a letter.

6 MR. O'DWYER: I move that we grant site
7 control to Project Home for 1333 Boston Street,
8 1334 Boston Street, 1335 Boston Street, 2414 Park
9 Avenue and 2420 Park Avenue.

10 MS. CUNNINGHAM: Second.

11 COUNCILWOMAN JARMON: All in favor?
12 (Ayes.)

13 CHAIRWOMAN JARMON: Any opposed?
14 (No response.)

15 CHAIRWOMAN JARMON: I'd like to add
16 April 10, 2018 minutes to the agenda.

17 MR. O'DWYER: Motion to add minutes.

18 MS. CUNNINGHAM: Second.

19 CHAIRWOMAN JARMON: All in favor?
20 (Ayes.)

21 CHAIRWOMAN JARMON: Thank you. Have a
22 good day.

23 (Hearing concluded 11:13 a.m.)

24 - - -

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

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

SUSAN A. HURREY, R.P.R.

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MEMORANDUM

City of Philadelphia

Date: May 8, 2018

To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE

From: Susie D. Jarmon  **Chairwoman – Vacant Property Review Committee**

**Subject: AGENDA FOR THE MAY 8, 2018 MEETING OF THE VACANT
PROPERTY REVIEW COMMITTEE**

TIME: 10:00 AM

LOCATION: City Council

**Caucus Room, 4th Floor
City Hall**

The properties being presented for the Committee Members' recommendations at the subject meeting are listed on the following pages by address, census tract, property "type" and suggested program/reuse. Where possible, applicants of record are likewise identified.

The Committee Members will be requested, after appropriate consideration, to recommend acquisition and/or disposition by the City of appropriate public agency, pursuant to the terms and conditions of Chapter 16-400 of the Philadelphia Code.

PROPOSED AGENDA SEQUENCE

- 1. Presentations by Attending Guests (requesting properties)**
- 2. Consideration of the Minutes of previous meetings (corrections received are included herewith)**
- 3. Property Disposition Recommendations**
 - 1. Residential Lots**
 - 2. Residential Side/Rear yard**
 - 3. Urban Garden**
 - 4. Non-Profit Lot**
 - 5. Philadelphia Land Bank**
 - 6. Certificate of Completion**

1. Residential lots for Transfer to Adjacent/abutting Property owners or Developers.

<u>Address</u>	<u>Applicant</u>	<u>City Acquired</u>
A. 125 Moore Street (rear yard)	Anthony & Tracy Ann Lewandowski 126 Priece Street Philadelphia, PA 19148	03/74

The appraisal was \$168,000.00

B. 1100 N. 42 nd Street	George Davis 331 Preston Avenue, Apt. 1404 Voorhees, NJ 08043 Owns: 1102 N. 42 nd Street	03/67
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Attachments-A

C. 37 E. Somerset Street	Wilfredo Rodriguez 36 E. Seltzer Street Philadelphia, PA 191234	04/82
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Proposal: rear yard

**2. Residential Lots For Transfer and Improvements as Side/Rear Yard Areas
(recommended for transfer at "no consideration"):**

<u>Address</u>	<u>Name and Address of Applicant</u>	<u>City Acquired</u>
A. 4222 Otter Street	Kimberly Yvonne Speller 4220 Otter Street Philadelphia, PA 19104	04/78

Attachments- B

B. 2774 Martha Street	Alexander Benazet 2772 Martha Street Philadelphia, PA 19134	08/95
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Attachments-C

<i>C. 1831 N. Bailey Street</i>	<i>James Denver Powell</i> <i>1829 N. Bailey Street</i> <i>Philadelphia, PA 19121</i>	<i>01/84</i>
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Attachments-D

<i>D. 3008 N. 9th Street</i>	<i>Myrna Rolan</i> <i>3010 N. 9th Street</i> <i>Philadelphia, PA 191</i>	<i>05/05</i>
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Attachments-E

3. Vacant Lots for Improvements as Urban Gardens(no title transfer presently intended)

<u>Address</u>	<u>Name of Applicant</u>	<u>City Acquired</u>
<i>A. 2201 N. 16th Street</i>	<i>NCPCDC</i>	<i>12/78</i>
<i>2203 N. 16th Street</i>	<i>c/o Tina Marie Russell</i>	<i>08/98</i>
<i>2205 N. 16th Street</i>		<i>06/78</i>
<i>B. 2408 N. 3rd Street</i>	<i>Natasha Pagan</i>	<i>10/87</i>
<i>C. 2200 Catharine Street</i>	<i>The Friends of</i> <i>2200 Catharine Park</i>	<i>06/75</i>
<i>D. 1329 S. 21st Street</i>	<i>Greater Deliverance Temple</i>	<i>07/08</i>
<i>E. 111 N. Dearborn Street</i>	<i>Darrell L. Carter</i>	<i>11/87</i>
<i>F. 3008 W. Berks Street</i>	<i>Atuwfa Muhammad</i>	<i>12/86</i>
<i>3010 W. Berks Street</i>	<i>" "</i>	<i>03/87</i>
<i>3016 W. Berks Street</i>	<i>" "</i>	<i>01/87</i>

4. <u>Non-Profit Lot</u>	<u>Name of Applicant</u>	<u>City Acquired</u>
<i>A. 2003 N. Lambert Street</i>	<i>New Jerusalem Laura</i>	<i>08/88</i>
<i>2013 N. Lambert Street</i>	<i>2011 W. Norris Street</i>	<i>02/71</i>
<i>2002 N. Woodstock Street</i>	<i>Philadelphia, PA 19121</i>	<i>04/67</i>
<i>2004 N. Woodstock Street</i>		<i>04/67</i>

Attachments-F

5. Philadelphia Land Bank**Name of Applicant***Delete***A. 1908 (rear) N. Croskey Street****V2 Properties, LLC****Attachments-G****B. 10 (rear) Nolan Court****GDC Francisville Associates, LLC****Attachments-H***2006***C. ~~2000~~ N. Woodstock Street****New Jerusalem Laura****Attachments-I****D. 1238 N. 15th Street****Derek Jacobs****Attachments-J****E. 2304-06 Emerald Street****Neighborhood Garden Trust****Attachments-K****F. 1248-52 S. 23rd Street****Lily South 23rd Street, LLC****Attachments-L****G. 2340 N. 19th Street****Carolyn Williams****Attachments-M****6. Certificates of Completion**

The Grantees for the properties identified hereafter have demonstrated Satisfactory Compliance with the Conditions of Title to which they had agreed at settlement, as evidenced by a physical inspection of the premises. Accordingly, it is recommended that the Committee authorize the issuance of Certificates of Completion in recordable form for the following:

Address**Grantee****Settled****A. 2015 Tulip Street****Susan Dunleavy****02/90**

This was transferred as a side yard. The current owner purchased last year and is trying to re-finance along with 2017 Tulip Street.

Attachments-N

B. 2110-12 E. Arizona Street Alice Herrrman 09/90

This was a side yard to their property at 2114 E. Arizona Street.

Attachments-O

C. 3222-58 "H" Street Esperanza Health Center, Inc 07/17

Attachments-P

D. 253 S. 60th Street 20th Century Sports & CSA 09/81
255 S. 60th Street " " " " " 09/81

Attachments-Q

E. 5632 Bloyd Street Alvin & Mattie C. Fennell 09/96

This was a side yard

Attachments-R

F. 1417 N. Hollywood Street Minnie Pittman 03/95

This was transferred under the old 1202-A Program

Attachments-S

G. 1206 N. Taylor Street Shirley McClennan 05/99

Transferred as a side yard

Attachments-T

H. 6225 Ludlow Street Phila. Suburban Development 02/18

Attachments-U

I. 1629 W. Susquehanna Avenue Barbara Brooks 10/02

This was transferred as a side yard

Attachments-V

J. 2453 N Hancock Street Manuel Marzan 03/82

Attachments-W

K. 1124 S. Divinity Street Donald & Lillie Brodie 02/98

This was a side yard

Attachments-X

L. 4581 Ditman Street Luis A. Rivera & Aurora Rivera 03/05

Was transferred as a side yard

Attachments-Y

M. 616 W. Norris Street Allice Collier 03/04

This was a side yard

Attachments-Z

N. 1910 E. York Street Marshall Ventures, LP 01/17

1914 E. York Street " " 01/17

1920 E. York Street " " 01/17

1922 E. York Street " " 01/17

1924 E. York Street " " 01/17

The applicant was supposed to develop

Attachments-AA

O. 2122 N. 17th Street Templeton Properties, III, LP 03/09

The applicant purchased for \$20,000.00. They were supposed to develop.

Attachments-BB

P. 1229 N. Myrtlewood Street Dorrett Mundle 09/10

1247 N. Myrtlewood Street " " 07/11

Both lots were purchased from City to use as garden. She's not Selling.

Attachments-CC

Q. 2551 N. Leithgow Street **Alberto Gonzalez-Nieves** **03/05**

Was transferred as a side yard

Attachments-DD

R. 2103 Cross Street **William & Beatrice Johnson** **04/05**

This was transferred as a side yard

Attachments-EE

S. 1524 Catharine Street **Velma Evans** **09/89**

This was transferred as a side yard. Approval will be contingent upon us receiving the CO

Attachments-FF

T. 3448 N. Carlisle Street **Marion Hawkins** **04/83**

This was transferred as Single Family Dwelling. When the applicant took title the property was in Compliance

Attachments-GG

U. 1208 N. 24th Street **Lawrence & Keress Bowie** **01/05**

This was transferred as a side yard

Attachments-HH

V. 1323 N. 17th Street **Leon Bobby Realty, LLC.** **12/15**

1323 N. 17th Street “ “ “ “ **12/15**

1327 N. 17th Street “ “ “ “ **12/15**

1329 N 17th Street “ “ “ “ **12/15**

This was on the February Agenda

Attachments-II

W. 1617 S. 53rd Street *Ruben Guy, III* *08/87*

This property was transferred as a Single Family Dwelling

Attachments-JJ

X 1932 N. 32nd Street *Viola Hairston* *08/89*

23rd
This was transferred under the old 1202A Program. Title has changed hands several times

Attachments-KK

Y. 3014 W. Cabot Street *Joseph McCargo* *06/00*

3016 W. Cabot Street *Joseph McCargo* *06/00*

The applicant purchased both lots.

Attachments-LL

Delate Z 1427 N. Franklin Street *PHA* *10/06*

Settlement has been scheduled

Attachments-MM

AA. 2157 N. Corlies Street *PHDC* *12/80*

Attachments-NN

BB. 815 N. 41st Street *McKinley & Alice Gordan* *04/86*

This was a side yard

Attachments-OO

CC. 1908 Hagert Street *Henry & Helen Fleckstein* *08/91*

This was a side yard

Attachments-PP

DD. 1612 N. Sydenham Street Essie Williams 12/99

This was transferred as a side yard

Attachments-QQ

EE. 1614 Sydenham Street Essie Williams 04/85

This was a Single Family Dwelling

Attachments-RR

FF. 2545 N. Front Street Elise & Armando Delgado 05/16
2547 N. Front Street “ “ “ “ 05/15

*They purchased for 11,457.00 and sold for \$120,000.00 on
September 19, 2017 to current owner. This approval will be contingent
Upon us receiving the CO.*

Attachments-SS