

Vacant Property Review Committee
July 11, 2017

VACANT PROPERTY REVIEW COMMITTEE

Room 401, Caucus Room
Philadelphia, Pennsylvania
Tuesday, July 11, 2017
10:04 a.m.

PRESENT:

SUSIE JARMON, OHCD
JEREMY GRADWOHL, COUNCIL PRESIDENT'S OFFICE
WILLIAM NEWCOMB, ESQ., RDA
DEB CUNNINGHAM, PUBLIC PROPERTY
LINDA MEDLEY, LAW DEPARTMENT
LISA WALKER, REVENUE DEPARTMENT
GARRETT O'DWYER, PACDC
MELISSA LONG, DHCD
MEREDITH TREGO, COMMERCE
CAROLYN PLACKE, LISC
LOWELL THOMAS, PHDC
JAMETTA JOHNSON, PLANNING COMMISSION

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2 CHAIRMAN JARMON: Good morning.

3 My name is Susie Jarmon. We are going
4 to get started with the agenda.

5 Are there any attorneys in the room?

6 (No response.)

7 CHAIRMAN JARMON: Okay. We are going to
8 start with page 2. The first address, 2251
9 Palethorp, 2253 Palethorp Mildred Hernandez?

10 (No applicant present.)

11 CHAIRMAN JARMON: We are going to table
12 this until next month.

13 174 Manheim, Wanda Walker?

14 (No applicant present.)

15 CHAIRMAN JARMON: Tabled till next
16 month.

17 3413 Kensington Avenue, Chung Minh.

18 Can you come up to the podium?

19 (Applicant approaches podium.)

20 CHAIRMAN JARMON: State your name for
21 the record.

22 MR. HUYNH: My name is Chung Huynh.

23 CHAIRMAN JARMON: You are here to
24 purchase 3413 Kensington Avenue?

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1 MR. HUYNH: You know what, yes. Because
2 on the side, the drug dealer and a lot of
3 bad people, they try to put the trash inside
4 and they bother me a lot. I call the cops.
5 The cops say because they belong to OCD, and
6 the cops cannot kick them out.

7 I try to lock it. They still get
8 inside. But I try to get it to take care
9 the empty space.

10 CHAIRMAN JARMON: Your address at 3411,
11 what is that?

12 MR. HUYNH: My business. My building.

13 CHAIRMAN JARMON: What is your business?

14 MR. HUYNH: 3411 Kensington Avenue.
15 That is hair salon.

16 CHAIRMAN JARMON: Got you.

17 Are there any questions from the
18 Committee?

19 MR. O'DWYER: Your proposal is to just
20 fence it, and have it as a side yard? Or
21 are you planning to use it for some purpose?

22 MR. HUYNH: Just try to clean up the
23 yard. That's all.

24 CHAIRMAN JARMON: Try to clean the yard

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1 up and fence it.

2 MR. HUYNH: I call the cop every day.
3 They came inside and pull the needles, make
4 me -- cops say they cannot do anything.

5 CHAIRMAN JARMON: Okay. All right.

6 MR. THOMAS: Will you use it for
7 parking?

8 MR. HUYNH: No.

9 CHAIRMAN JARMON: Any further questions?

10 MR. O'DWYER: Move that we sell the
11 agreed upon value.

12 MR. GRADWOHL: Second.

13 CHAIRMAN JARMON: All in favor?

14 (Ayes.)

15 CHAIRMAN JARMON: We will be in touch.
16 Thank you.

17 MR. HUYNH: Have a good day.

18 CHAIRMAN JARMON: 1429 and 1433 South
19 49th Street, Mary Cox.

20 (Applicant approaches podium.)

21 MS. COX: Hello. I'm Mary Cox. Thanks
22 for taking the time to meet with me. I am
23 interested in purchasing 1429 and 1433 South
24 49th Street to extend my garden. They're

1 directly across the street from my house.

2 And I brought up -- I'm not sure if you guys
3 care, but I brought plans for what I would
4 do there and also pictures of my existing
5 garden along with some things that I grow.

6 CHAIRMAN JARMON: Okay. All right. You
7 can hand it to me if you have them.

8 You are already using these lots as
9 gardens?

10 MS. COX: No. Right now they are just
11 across the street from my house.

12 CHAIRMAN JARMON: Okay. Do you have a
13 garden somewhere there already?

14 MS. COX: Yeah. I have a garden in my
15 back yard, but it's not big enough to do
16 everything I want to do. Also, I kind of
17 want to keep some of the green space in the
18 neighborhood. I will show photos of my
19 existing garden.

20 CHAIRMAN JARMON: Are there any further
21 questions?

22 MS. JOHNSON: I see that 1431 is also
23 City owned. Is that --

24 MS. COX: Yeah. I was trying to acquire

1 that one, but they said that there's
2 something with the deed. I prefer to have
3 1433 and 1431, too, that are combining.

4 CHAIRMAN JARMON: Yeah. I think it's
5 some kind of conflict with the deed that we
6 are looking into.

7 MS. JOHNSON: So, you would get the two
8 other lots and not the one in the middle of
9 it? How are you going to --

10 MS. COX: I made two different plans.
11 Like, I am not quite sure what they are
12 going to appraise for and what I'm able to
13 do. So preferably, I am most interested in
14 1433. And then if 1431 comes open, like, I
15 would like to have two adjoining ones. But
16 just because there is not two together that
17 are available right now.

18 CHAIRMAN JARMON: This is your backyard?

19 MS. COX: Yeah.

20 CHAIRMAN JARMON: It's nice.

21 MS. COX: I've also got honeybees. And
22 a lot of the stuff that I plant will be
23 perennials. They will come back every year
24 and be native pollinators for all the bees

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1 and bugs and stuff around.

2 CHAIRMAN JARMON: That looks nice.

3 MR. O'DWYER: 1431 is owned by the City?

4 CHAIRMAN JARMON: It's a conflict with
5 the deed. We have to check into it.

6 MS. JOHNSON: She is not adjacent to
7 these anyway.

8 CHAIRMAN JARMON: No. She's across the
9 street.

10 MS. JOHNSON: She is purchasing them.

11 CHAIRMAN JARMON: Yes. She wants to
12 purchase.

13 MS. JOHNSON: Because they are not
14 adjacent, she just wants one or the other.

15 CHAIRMAN JARMON: She said I think if we
16 can get the 1431 straight, then you wanted
17 the two of them?

18 MS. COX: Yeah. I would like 1431, as
19 well, instead of 1429. But I just went
20 ahead and did the -- I did what was
21 available.

22 MR. O'DWYER: Would you prefer if we
23 acted on 1433, and then waited on 14 -- to
24 see whether 1431 comes up so you can get

1 them adjacent? If we have them two, then
2 you are going to --

3 MS. COX: I would be interested in that.
4 The only thing I'm worried about is I talked
5 to someone, and they said that 1431 might go
6 up for auction and I might not be able to
7 get it in auction. And still like -- so the
8 plans that I have in 14 -- I would like to
9 grow a lot of fruit trees, too.

10 For 1429, I would have fruit trees.
11 1433, I would have more vegetables and then
12 different types of herbs. And then I also
13 have brought some of the herbs and stuff
14 that I grow in my garden. I think there's
15 like seven different types in here if anyone
16 wants to smell any or see any.

17 MS. JOHNSON: If someone else purchases
18 1431, is that going to impact your --

19 MS. COX: The way I designed it, you
20 know, the lots aren't very big. They are
21 only like 900-square feet. If there is a
22 house in between them, it would interfere a
23 little bit just because of, like, the light.
24 If someone keeps it as a lot, it wouldn't

1 interfere as much. But I did kind of have
2 them separated. Like, this one is -- 1429
3 would be, like, trees and stuff. So it
4 wouldn't really interfere with my garden of
5 vegetables. But I would, again, prefer to
6 have them together.

7 If you guys want to act just on 1433
8 now, I can come back for 1429 and 1431.

9 MR. O'DWYER: I feel --

10 CHAIRMAN JARMON: Let's do that because
11 the 1431, Diana just told me that even
12 though the BRT states that it's City owned,
13 we were unable to locate a deed that was
14 recorded into City ownership. So, that's
15 going to be a problem.

16 So, we can just act on the 1431.

17 MR. O'DWYER: Then, we can just table
18 the 1429 so she doesn't have to go through
19 the process again?

20 CHAIRMAN JARMON: Yea.

21 MR. O'DWYER: If that doesn't work out
22 in your favor, you are already in line for
23 1429.

24 MS. COX: I appreciate that. I also

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1 have, like, a several year plan or a plan
2 for the next couple years.

3 CHAIRMAN JARMON: Thank you.

4 MR. THOMAS: Madam Chair?

5 MS. COX: I will leave the plants. They
6 are like little clippings.

7 MR. THOMAS: Can we give -- under the
8 side yards, can we give both of them or --

9 CHAIRMAN JARMON: They are not side
10 yards. They are across the street.

11 MR. THOMAS: Got it.

12 MS. COX: There is one attached to my
13 house, but it's not City owned.

14 MR. O'DWYER: I move that that we grant
15 sale of 1433 South 49th Street for the
16 agreed upon price, and table 1429 South 49th
17 Street pending the resolution of 1431 South
18 49th Street.

19 MS. TREGO: Second.

20 CHAIRMAN JARMON: All in favor?

21 (Ayes.)

22 CHAIRMAN JARMON: Thank you.

23 MS. COX: Thank you so much. I really
24 appreciate it.

1 MS. LONG: Happy growing.

2 CHAIRMAN JARMON: The next items are
3 side yards. The addresses are 812 South
4 Allison Street, 139 and a half Apsley
5 Street, 1007 North 43rd Street, 1327 South
6 54th Street, 34 East Collom, 3243 North
7 Gransback. These properties are all
8 adjacent to the applicants.

9 Can I get a recommendation?

10 MR. O'DWYER: Motion to transfer side
11 yards.

12 MR. GRADWOHL: Second.

13 CHAIRMAN JARMON: All in favor?

14 (Ayes.)

15 CHAIRMAN JARMON: Thank you.

16 The next items are Urban Gardens, which
17 I can accept. Are there any questions?

18 MR. GRADWOHL: Do you have the
19 information about 3101-25 North 28th Street?

20 CHAIRMAN JARMON: Any information like?

21 MR. GRADWOHL: From the applicant about
22 what they were proposing?

23 CHAIRMAN JARMON: They were using it for
24 a garden for a while. This is probably like

1 the third or fourth referral, the side of
2 it.

3 MR. GRADWOHL: Okay. It's just a
4 portion.

5 CHAIRMAN JARMON: Yeah.

6 MS. DIANA: He stated he wanted them to
7 fence it up because they were dumping a lot
8 of cars. He just wants to keep it safe and
9 fence the whole thing up.

10 MR. GRADWOHL: Okay.

11 MS. DIANA: A side of it as a garden.

12 MR. GRADWOHL: Okay. It will be fenced.

13 CHAIRMAN JARMON: Yeah. We are not
14 transferring title.

15 MS. JOHNSON: It's like a huge lot.

16 MR. GRADWOHL: Yeah, that's why I was
17 confused. Sounds good.

18 CHAIRMAN JARMON: Can I get a
19 recommendation -- I accepted them. Sorry.

20 The next items are two lots on Lancaster
21 Avenue, Shuler Memorial Boxing Gym. These
22 lots were on the agenda a couple months ago
23 for the group to purchase. I had received a
24 call from PRA Tracy Henson.

1 (Sound System goes off.)

2 CHAIRMAN JARMON: PRA asked if we could
3 reconsider them getting this as a nonprofit
4 open space for -- are you using that as a
5 garden?

6 (Applicant approaches podium.)

7 MR. CUSTUS: We use it for playground
8 for the gym.

9 CHAIRMAN JARMON: It's like a play area.

10 MR. CUSTUS: Yes.

11 CHAIRMAN JARMON: But I think RDA owned
12 a couple lots there, also. And they are
13 trying to transfer title.

14 MR. O'DWYER: It's currently being used
15 as a play area.

16 MR. CUSTUS: Yes.

17 MS. JOHNSON: But there is a lot in
18 between that's --

19 CHAIRMAN JARMON: That's owned by RDA.

20 MS. JOHNSON: They are going to develop
21 that?

22 CHAIRMAN JARMON: No. They are going to
23 keep it all the same. Just that RDA wants
24 to transfer it all at the same time to them.

1 MR. O'DWYER: So, the issue is the RDA
2 owned the property doesn't have to come to
3 the VPRC?

4 CHAIRMAN JARMON: No. Transfer it.
5 Any further questions?

6 MR. O'DWYER: Plan for these is that --

7 CHAIRMAN JARMON: It's just a play area,
8 a playground that he is using for the --

9 MR. CUSTUS: For the gym and the daycare
10 and for the community.

11 MR. O'DWYER: It's a continuation of an
12 existing use, not proposed new use?

13 CHAIRMAN JARMON: Right. It's a
14 continued use that they have been using for
15 years.

16 MR. O'DWYER: Okay. I move that we --

17 MS. MEDLEY: Are they a nonprofit?

18 CHAIRMAN JARMON: They are a nonprofit.

19 MS. MEDLEY: Okay.

20 CHAIRMAN JARMON: We have their papers.

21 MS. LONG: Would we have the dee
22 restriction, the use restriction for that
23 particular use?

24 MS. MEDLEY: If the Committee -- that's

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1 what they want. Then that could be --

2 MS. LONG: I am sure that would be
3 redeveloper dream for the other use, right?

4 CHAIRMAN JARMON: I'm not sure if -- if
5 they are going to --

6 MS. MEDLEY: They are using it.
7 Probably wouldn't have one. They are using
8 it for open space or playground.

9 CHAIRMAN JARMON: Right.

10 MS. MEDLEY: If the Committee wants to
11 put a deed restriction in there, then --

12 MS. LONG: So it's at use. If there is
13 a change, they will come back. Yup.

14 CHAIRMAN JARMON: So, they continue to
15 use it as they are. If they change the
16 proposal --

17 MS. LONG: Exactly. Just make mention.

18 CHAIRMAN JARMON: They may put a deed
19 restriction in there. Just in case you
20 decide to change it from what it is, you
21 would have to come back before this
22 Committee.

23 MR. CUSTUS: Okay. No problem.

24 CHAIRMAN JARMON: Can I get a

1 recommendation?

2 MR. O'DWYER: Proposal is to transfer
3 nominal?

4 MS. MEDLEY: That is what the request
5 was.

6 CHAIRMAN JARMON: Yeah. I think that is
7 what the request was from RDA at nominal.

8 MR. O'DWYER: Then I propose that or I
9 move that we transfer at nominal with the
10 restriction governing existing use.

11 MR. GRADWOHL: I'm sorry. Can you --
12 can you amend your motion to be specific
13 about what the existing use will be?

14 MR. O'DWYER: Sure. I move that we
15 transfer at nominal value with a deed
16 restriction that mandates the continuation
17 of the use of the property as a playground
18 adjacent to the facility.

19 MR. GRADWOHL: Second.

20 CHAIRMAN JARMON: All in favor?

21 (Ayes.)

22 CHAIRMAN JARMON: Thank you.

23 MR. CUSTUS: Thank you.

24 CHAIRMAN JARMON: You're welcome.

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1 I have two properties that are being
2 transferred from the Land Bank Program, 2933
3 West Diamond Street and 2944 Marston Street.

4 Can I get a recommendation?

5 MR. GRADWOHL: I move to approve both
6 sales.

7 MR. O'DWYER: Second.

8 CHAIRMAN JARMON: All in favor?

9 (Ayes.)

10 CHAIRMAN JARMON: Next items are
11 Certificate of Completions.

12 1820 Ingersoll Street? Not here? Table
13 it.

14 2810 Wharton Street? Ramon Fernandez?
15 Still no?

16 3316 Gransback? Come up to the podium,
17 please.

18 (Applicant approaches podium.)

19 CHAIRMAN JARMON: State your name for
20 the record.

21 MR. SHOUS: Alos Shous.

22 CHAIRMAN JARMON: You are here asking
23 for the restrictions to be lifted on the
24 deed 3316 Gransback? Are you the current

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1 owner?

2 MR. SHOUS: Yes. For the last ten
3 years.

4 CHAIRMAN JARMON: Any questions from the
5 Committee?

6 MR. SHOUS: Not me.

7 CHAIRMAN JARMON: I am talking to them.
8 I am asking them if they have any questions.
9 Recommendations?

10 MR. SHOUS: Let me just tell the
11 Committee this land goes back to 1979. I
12 bought the house in 2007. All of a sudden
13 now I want to sell it, it popped up.

14 CHAIRMAN JARMON: We are aware of that.

15 MR. SHOUS: All those years I made three
16 renovations total.

17 CHAIRMAN JARMON: Can I get a
18 recommendation?

19 MR. O'DWYER: I move we issue a
20 certificate of completion.

21 MR. THOMAS: Second.

22 CHAIRMAN JARMON: All in favor?

23 (Ayes.)

24 CHAIRMAN JARMON: Thank you. We will be

1 in touch.

2 1931 East Cumberland Street.

3 (Applicant approaches podium.)

4 MS. VARELA: Good morning. My name is
5 Barb Varela. I am here on behalf of NK CDC.

6 CHAIRMAN JARMON: This was on the agenda
7 a couple months ago. Fred asked me to order
8 an appraisal on this lot. The appraisal
9 came back at \$98,000, just so that the
10 Committee is aware of that. They are trying
11 to -- you are still trying to sell?

12 MS. VARELA: We have an agreement of
13 sale for that lot for \$70,000.

14 CHAIRMAN JARMON: For 70,000?

15 MS. JOHNSON: This was -- originally,
16 the terms of the sale to purchase this was
17 for open space just for garden?

18 CHAIRMAN JARMON: I'm not -- I think
19 they were supposed to develop years ago back
20 in '09.

21 MS. VARELA: NK CDC acquired the lot
22 back in 2007, a couple of other lots along
23 with it. And the idea at the time was to do
24 scattered site housing for affordable

1 housing. When there was a community
2 outreach meeting done, the community was not
3 in favor of the affordable housing at that
4 time in that neighborhood. So, NK CDC did
5 not proceed with that project.

6 MS. JOHNSON: So, you didn't meet the
7 terms of the original restrictions. Now you
8 are trying to sell it. And what's it being
9 sold for? What's going to happen?

10 MS. VARELA: NK CDC is working on the
11 projects for Civic House Phase II. I don't
12 know if you're familiar with the original
13 one. That one is over in Somerset. On
14 Somerset and Kensington. That is a 51-unit
15 affordable housing development.

16 We are finishing that up, and we are
17 moving on to Phase II. That is going to be
18 about 35 units of affordable housing also
19 right behind it. We would like to take the
20 proceeds of the sale of this land to use for
21 predevelopment costs in that project.

22 MS. JOHNSON: We don't know what the
23 plans are for this particular lot is what I
24 was asking?

1 MS. VARELA: I apologize. Yes. So,
2 there is a company called New Enterprise who
3 is purchasing that lot who is going to
4 develop it.

5 MR. O'DWYER: The gentleman who is
6 developing came before this Committee, I
7 believe it was, last month over a different
8 property and spoke about his work on that
9 block. And said that the acquisition of
10 this property was what was holding up the
11 other.

12 MS. JOHNSON: We are selling it -- if we
13 are selling it, the value came appraised for
14 98,000 and you're selling it for 70. The
15 question is, do we -- we don't get any share
16 of the proceeds from the sale.

17 MR. GRADWOHL: As I understand it, you
18 had had some communication with Sean
19 McMonagle at Councilman Squilla's Office in
20 reference to the sale in which you discussed
21 the possibility of entering into some kind
22 of agreement to use the sale proceeds for
23 predevelopment funds.

24 MS. VARELA: Yes.

1 MR. GRADWOHL: For that, too. So
2 essentially, what they would be doing is
3 they would be signing a written agreement
4 with the Department of Housing and Community
5 Development that would indicate how the sale
6 proceeds would go to fund that, too.

7 Can I ask a question about what you said
8 before? You said there was -- when you
9 proposed affordable housing to the
10 community, there was community opposition.

11 MS. VARELA: Yes.

12 MR. GRADWOHL: So now that affordable
13 housing is going a few blocks --

14 MS. VARELA: Is going into the adjacent
15 neighborhood.

16 MR. GRADWOHL: Okay.

17 MS. JOHNSON: But the plan for this is
18 market rate housing.

19 MR. O'DWYER: This property is being
20 sold to a private developer to be developed
21 at market rate housing with no restrictions.
22 And then, yeah, then the proceeds will be
23 used to fund other active affordable housing
24 developments in that community.

1 MS. LONG: Sounds like a specific one
2 that would be -- I am yelling so everyone
3 can hear -- Phase II, right? We would craft
4 the agreement --

5 MS. JOHNSON: Technically --

6 MS. LONG: -- that outlines the use of
7 those proceeds, that you agree to use those
8 proceeds for another affordable housing
9 development.

10 MS. VARELA: Correct.

11 MR. GRADWOHL: What is the time frame
12 for Phase II?

13 MS. VARELA: We have already started the
14 varment portion of it. So, our plan is to
15 go and apply for tax credits not this
16 September, next September after the
17 environmental is done. We already have
18 schematics for it. So, we are moving
19 forward.

20 MR. GRADWOHL: Okay.

21 CHAIRMAN JARMON: Can I get a
22 recommendation?

23 MR. O'DWYER: I move that we agree to
24 release the deed restriction on 1931 East

1 Cumberland Street contingent upon an MOU
2 between NK CDC and the Division of Housing
3 and Community Development directing the
4 proceeds from the sale to be used for Phase
5 II of --

6 MS. MEDLEY: Can you amend that to
7 not --

8 MR. O'DWYER: Sorry. Written -- just
9 amend that to say written agreement.

10 MR. GRADWOHL: I second.

11 CHAIRMAN JARMON: All in favor.

12 (Ayes.)

13 CHAIRMAN JARMON: 2620 Emerald Street?

14 No show?

15 2149 East Albert Street?

16 (Applicant approaches podium.)

17 MR. LAYCHOCK: Good morning. My name is
18 John Laychock.

19 CHAIRMAN JARMON: Good morning.

20 And you are here asking for the
21 restriction to be lifted on the deed.
22 However, you don't have a buyer for the
23 property.

24 MR. LAYCHOCK: That's correct.

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1 CHAIRMAN JARMON: And you received this
2 as a rear yard to your property?

3 MR. LAYCHOCK: It's across the street
4 from my rear yard, yes.

5 MR. GRADWOHL: Was this a fair market
6 value transfer?

7 CHAIRMAN JARMON: Yeah.

8 MS. JOHNSON: It was a fair market
9 transfer with a restriction.

10 MR. GRADWOHL: It was likely the one
11 year restriction that they bring it to terms
12 with that use.

13 CHAIRMAN JARMON: Yeah. It wasn't to
14 develop.

15 MR. O'DWYER: There were no conditions
16 on the sale for them to meet, just
17 restrictions?

18 CHAIRMAN JARMON: Right.

19 MR. GRADWOHL: I move that we grant the
20 release.

21 MR. O'DWYER: Second.

22 CHAIRMAN JARMON: All in favor?

23 (Ayes.)

24 CHAIRMAN JARMON: Thank you.

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1 MR. LAYCHOCK: Thank you.

2 CHAIRMAN JARMON: 2113 East Dakota,
3 Sorenbeck Properties?

4 (Applicant approaches podium.)

5 CHAIRMAN JARMON: Good morning. You
6 have the certificate of occupancy. I think
7 I got that.

8 MR. TOLER: Yes. Obtained. Boris Toler
9 on behalf of BMI Developer, LLC.

10 CHAIRMAN JARMON: This was transferred
11 to you in 2016, and you have developed it.

12 MR. TOLER: Correct.

13 CHAIRMAN JARMON: We have the
14 certificate.

15 MR. O'DWYER: They have certificate of
16 occupancy?

17 CHAIRMAN JARMON: Uh-huh. Any questions
18 from the Committee? Questions?
19 Recommendation.

20 MR. GRADWOHL: Move to grant the
21 release.

22 MS. LONG: Second.

23 CHAIRMAN JARMON: All in favor?

24 (Ayes.)

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1 CHAIRMAN JARMON: Thank you.

2 MR. TOLER: Thank you.

3 CHAIRMAN JARMON: He's scheduled for
4 settlement on the 14th, so we will try to
5 get his release prepared.

6 MR. TOLER: Because the buyer's wife,
7 she's eight months pregnant. They wanted to
8 be in -- to have the baby already. If this
9 maybe like an email, we will wait for the
10 letter.

11 MS. MEDLEY: Just give him a letter. I
12 don't think we will be able to get the
13 release.

14 CHAIRMAN JARMON: I will give you a
15 letter today and then we will --

16 MR. TOLER: Thank you so much.

17 CHAIRMAN JARMON: Okay.

18 1531 South Lindenwood? No? Going to
19 table this.

20 Next item, 1916 Poplar?

21 (Applicant approaches podium.)

22 MR. SUMTER: Good morning.

23 CHAIRMAN JARMON: State your name for
24 the record.

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1 MR. SUMTER: Steve Sumter.

2 CHAIRMAN JARMON: And you are here
3 asking for the restriction to be lifted on a
4 deed property, to be setted back in 1980.

5 MR. SUMTER: Correct.

6 CHAIRMAN JARMON: Are there any
7 questions from the Committee?

8 Recommendation?

9 MR. O'DWYER: What was this transferred
10 as?

11 CHAIRMAN JARMON: It looks like a
12 commercial property at that time. Back then
13 they were giving commercial properties out
14 for a dollar. That was in 1980.

15 MR. O'DWYER: So now it's residential?

16 CHAIRMAN JARMON: No. It looks still
17 commercial. Just now he wants to sell it.

18 MS. LONG: What's happening on the first
19 floor?

20 CHAIRMAN JARMON: What's on the first
21 floor?

22 MR. SUMTER: Apartment.

23 CHAIRMAN JARMON: Apartment?

24 MR. O'DWYER: Being used for residence.

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1 CHAIRMAN JARMON: Yes. Are there any
2 further questions?

3 MR. O'DWYER: I move that we issue the
4 certificate of completion.

5 MS. TREGO: Second.

6 CHAIRMAN JARMON: All in favor?

7 (Ayes.)

8 MR. SUMTER: Can I make the Committee
9 aware we are schedule for settlement at the
10 end of the month.

11 CHAIRMAN JARMON: Okay.

12 MR. SUMTER: Yes, ma'am.

13 CHAIRMAN JARMON: All right.

14 2205 North 19th street.

15 (Applicant approaches podium.)

16 CHAIRMAN JARMON: Good morning.

17 MR. GOODMAN: Good morning.

18 CHAIRMAN JARMON: State your name for
19 the record.

20 MR. GOODMAN: Michael Goodman.

21 CHAIRMAN JARMON: You are here asking
22 for the restriction to be lifted. We
23 transferred this lot to you as a side yard.

24 MR. GOODMAN: Yes.

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1 CHAIRMAN JARMON: Are there any
2 questions from the Committee?

3 MS. JOHNSON: Are there any plans for
4 the site, or is it just being sold?

5 MR. GOODMAN: Not really. Just going to
6 make it a side yard for a garden or
7 something like that.

8 CHAIRMAN JARMON: I think you are
9 selling your house along with it.

10 MR. GOODMAN: Yes.

11 CHAIRMAN JARMON: Okay.

12 Any further questions?

13 MR. GRADWOHL: Will the City be entitled
14 to any of the sale proceeds? Is there still
15 any self-amortizing mortgage back on the
16 property?

17 CHAIRMAN JARMON: No, not in 2008. That
18 started in 2012.

19 MR. GRADWOHL: Okay.
20 Move to grant the release.

21 MS. TREGO: Second.

22 CHAIRMAN JARMON: All in favor?

23 (Ayes.)

24 MR. GOODMAN: Got a question.

1 CHAIRMAN JARMON: Sure.

2 MR. GOODMAN: Y'all going to sent me a
3 letter through mail. Is there any way I can
4 pick it up?

5 CHAIRMAN JARMON: It's a restriction
6 that has to be prepared. It may take a week
7 or two.

8 MR. GOODMAN: Okay.

9 CHAIRMAN JARMON: Is that okay?

10 MR. GOODMAN: Yes.

11 CHAIRMAN JARMON: I know I have your
12 emails back and forth. I will email you and
13 let you know when it's ready for you to pick
14 up.

15 MR. GOODMAN: Thank you very much.

16 CHAIRMAN JARMON: Have a good day.
17 600, 02, 4, 6, 8 Jefferson Street, HACE.

18 (Applicant approaches podium.)

19 CHAIRMAN JARMON: Good morning.

20 MS. GONZALEZ: Good morning. My name is
21 Maria Gonzalez. President of HACE.

22 CHAIRMAN JARMON: You are here asking
23 for restrictions to be lifted on -- did you
24 have agreements for all of these or just a

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1 few?

2 MS. GONZALEZ: I'm sorry?

3 CHAIRMAN JARMON: Did you have
4 agreements for all?

5 MS. GONZALEZ: For all. For all of
6 them.

7 MS. PLACKE: Two are missing.

8 CHAIRMAN JARMON: Yeah. I have 600, 02,
9 and 8. So two I don't have, 4 and 6.

10 MS. GONZALEZ: Yes.

11 CHAIRMAN JARMON: But you do have
12 agreements?

13 MS. GONZALEZ: Yes.

14 CHAIRMAN JARMON: Can you get them to
15 me?

16 MS. GONZALEZ: Yes.

17 CHAIRMAN JARMON: Okay. Any questions
18 from the Committee?

19 MS. PLACKE: Carolyn Placke, I'm
20 recusing myself.

21 MR. GRADWOHL: Per your -- the letter
22 you provided to the Committee, you are going
23 to be using the sale proceeds from the below
24 five addresses to fund your HACE affordable

1 housing projects?

2 MS. GONZALEZ: Yes.

3 MR. GRADWOHL: That is being applied for
4 this round for City subsidy.

5 MS. GONZALEZ: Yes.

6 MR. GRADWOHL: Would you be willing to
7 sign a written agreement to that effect with
8 the Department of Housing Community
9 Development that specifies how much of the
10 sale proceeds will be and how much will be
11 billed towards the project.

12 MS. GONZALEZ: Yes.

13 MS. JOHNSON: This was sold in 1993, and
14 they've been developed so.

15 MR. GRADWOHL: For a dollar.

16 MS. LONG: Yeah.

17 MR. GRADWOHL: In her letter she had --

18 MS. LONG: It's similar to the other --

19 MS. JOHNSON: It's not similar because
20 they didn't do what they said. They
21 actually built on this.

22 MS. MEDLEY: But it's not affordable
23 housing.

24 MS. LONG: Exactly. They are nonprofit.

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1 MR. GRADWOHL: They are nonprofit.

2 MS. JOHNSON: Okay.

3 MS. LONG: They got it for a dollar.

4 CHAIRMAN JARMON: Any further questions?
5 Recommendation?

6 MR. O'DWYER: I move that we grant
7 release from the reversionary interest for
8 600 to 608 Jefferson Street contingent upon
9 signing a --

10 MR. THOMAS: I have a question. They
11 complied with the restrictions, correct?

12 MS. GONZALEZ: Yes, we did.

13 CHAIRMAN JARMON: Yes.

14 MS. LONG: It's market rate.

15 MR. THOMAS: If they complies with
16 everything why -- what right do we have --
17 I'm asking. What right do we have to impose
18 additional restriction on them? They have
19 complied.

20 MR. GRADWOHL: They were transferred
21 within affordable housing covenant. As I
22 understand, they did not provide affordable
23 housing. Furthermore, they said in their
24 letter that they would be providing the sale

1 of proceeds towards their future tax credit
2 project.

3 MR. THOMAS: That's fine. The question
4 is, did they comply with the program and the
5 restrictions. You're adding on additional
6 restrictions. I'm asking if they complied.

7 MS. MEDLEY: They did not comply.

8 MR. THOMAS: Okay. That's what I'm
9 asking.

10 MS. GONZALEZ: There were no
11 restrictions.

12 MS. MEDLEY: Well, the intent when they
13 got the property as I understand it was they
14 were going to build affordable housing.

15 MR. O'DWYER: Where did you get that
16 from?

17 MS. LONG: They generally were
18 nonprofit.

19 MR. O'DWYER: During that time, it was
20 like land care or certain property as far as
21 a dollar or maintain open space or green
22 space?

23 CHAIRMAN JARMON: No.

24 MS. LONG: DHS.

1 MS. GONZALEZ: If I may, the site, the
2 vacant parcels, five vacant parcels, they
3 were single row homes. They are next to the
4 HACE and the affordable housing development
5 that we built back in the early '90s. So,
6 that property was acquired.

7 I don't know what the intent was at the
8 time because I was not with the
9 organization. And we developed the HACE.
10 We had parking and that area was fenced off
11 and grass there. This has been constant
12 source of blight because we get a lot of
13 short dumping. And the neighbor kept
14 putting his junk cars in our lot.

15 When the community turned around, we
16 figured, you know, we can develop market
17 rate housing. And whatever proceeds we
18 make, we use it to continue to utilize
19 affordable housing agenda.

20 We are nonprofit organization. You
21 know, we -- everything we earn we reinvest
22 it back into the community. As far as why
23 at the time, we did. At the time we fenced
24 it off and it was green. I think it's just

1 that it was one of those small parcels that
2 just fell through the cracks that we didn't
3 come back to get the release.

4 MR. O'DWYER: I think if the agreement
5 is suitable to everybody and using the
6 proceeds to purchase for that in any way.

7 MS. LONG: Yes.

8 MR. O'DWYER: Then I move for the
9 release of the restriction on 600 through
10 608 Jefferson Street. I actually make a
11 note here that the original deed restriction
12 were on 600 through 612 Jefferson Street, so
13 to issue those be released, as well. There
14 was some consolidation.

15 I move that the release for those
16 properties be contingent upon signing a
17 written agreement that the proceeds of sale
18 be used to fund HACE's next housing
19 development.

20 MS. MEDLEY: We are going only --

21 MR. O'DWYER: They're willing to
22 separate properties that were consolidated.
23 It's all the same bits of land, but I don't
24 know whether on --

1 MR. GRADWOHL: They've redrawn the lot
2 lines. It's the same parcel. I'm sorry.
3 Can you amend it to say the written
4 agreement will be with the Department of
5 Housing Community Development.

6 MR. O'DWYER: For the Division of
7 Housing, th written agreement will be with
8 the Division of Housing and Community
9 Development.

10 MR. GRADWOHL: Second.

11 CHAIRMAN JARMON: Question. Are we
12 releasing the 10 and 12, also?

13 MR. O'DWYER: If -- there either is no
14 more 10 and 12 or they are included in the 6
15 through 8. I was just expanding that in the
16 case that there are some --

17 CHAIRMAN JARMON: I will check.

18 MR. O'DWYER: To be inclusive of that
19 possibility.

20 MS. CUNNINGHAM: Do you know the answer
21 to that? Were there actually a deed of
22 consolidation and then a subdivision plan
23 recorded so that the addresses have been
24 changed?

1 MS. GONZALEZ: Uh-huh, yes. We had to
2 get a zoning variance. And we did get the
3 Councilman Clarke's support to go ahead and
4 change the zoning to allow us to build the
5 properties. So, we also presented in front
6 of the community, as well.

7 MR. THOMAS: I think your motion should
8 be for the properties that are listed. If
9 indeed they are consolidated as properties
10 were done, then it's incorporated. If not,
11 whatever problems there are we haven't
12 obligated.

13 MR. O'DWYER: So then can we just
14 restate the motion and not deal with that.

15 So, I move that we issue a release to
16 the City's reversionary interest for the
17 properties 600 to 608 Jefferson Street
18 contingent upon the signing of the written
19 agreement with the Division of Housing and
20 Community Development stipulating the
21 proceeds from the sale of these properties
22 would go to fund HACE's next affordable
23 housing development.

24 MR. GRADWOHL: Second.

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1 CHAIRMAN JARMON: All in favor?

2 (Ayes.)

3 CHAIRMAN JARMON: Thank you.

4 2051 East Letterly Street.

5 (Applicant approaches podium.)

6 CHAIRMAN JARMON: Good morning.

7 MR. PHAGOO: Good morning. Danny

8 Phagoo, representing James Looby for the

9 sale of 2051 East Letterly, vacant lot. And

10 Ms. Jarmon, I know you had mentioned that

11 the lot must be cleaned. I have photos of

12 it being cleaned as of yesterday.

13 CHAIRMAN JARMON: Good.

14 MR. PHAGOO: Here you go.

15 CHAIRMAN JARMON: Thank you.

16 Are there any questions from the

17 Committee?

18 Recommendation?

19 MR. O'DWYER: This was granted as a side

20 yard?

21 CHAIRMAN JARMON: Yes.

22 MR. O'DWYER: And is it going to be

23 cleaned up?

24 CHAIRMAN JARMON: That is what he is

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1 passing around the pictures that it was
2 cleaned yesterday.

3 Recommendation?

4 MR. GRADWOHL: So moved.

5 MS. TREGO: Second.

6 CHAIRMAN JARMON: All in favor?

7 (Ayes.)

8 CHAIRMAN JARMON: 1309 North Randolph?

9 1309 Randolph? Tabled.

10 3533 West Allegheny.

11 (Applicant approaches podium.)

12 CHAIRMAN JARMON: Good morning. State
13 your name for the record.

14 MR. HIGGINS: My name is Patrick
15 Higgins.

16 CHAIRMAN JARMON: You're here asking for
17 the restriction to be lifted off the deed.
18 This property was transferred back in 1995
19 as a side yard.

20 Are there any questions from the
21 Committee.

22 MR. THOMAS: Mr. Higgins, who are you
23 representing?

24 MR. HIGGINS: Corporation with my

1 partner.

2 MR. GRADWOHL: Has the lot been cleaned
3 since the photo?

4 MR. HIGGINS: I didn't hear --

5 MR. GRADWOHL: Has the lot been cleaned
6 since the City's inspectors were out to take
7 the photo?

8 CHAIRMAN JARMON: Has the lot been
9 cleaned since this picture here; do you
10 know?

11 MR. HIGGINS: No.

12 CHAIRMAN JARMON: Can you have it
13 cleaned?

14 MR. HIGGINS: Can we have it cleaned?

15 CHAIRMAN JARMON: Yes.

16 MR. HIGGINS: Sure. Absolutely.

17 CHAIRMAN JARMON: Any questions, further
18 questions?

19 MS. LONG: Who are they selling -- can I
20 ask quickly. What is the intended use after
21 the sale of the property?

22 MR. HIGGINS: We are looking to put
23 apartments on the property.

24 CHAIRMAN JARMON: Any further questions?

1 MS. TREGO: Move to grant the release.

2 MR. O'DWYER: Sorry. To clarify, in
3 this sale of agreement that we are looking
4 at here that was submitted, this is
5 inclusive of four different properties. But
6 you are only looking for release of one of
7 the properties.

8 CHAIRMAN JARMON: Right. That's the
9 only one owned by the City. I was
10 wondering.

11 MR. GRADWOHL: I will second the motion.

12 CHAIRMAN JARMON: All in favor?

13 (Ayes.)

14 CHAIRMAN JARMON: Thank you.

15 Can we go back to page 4, 2810 Wharton
16 Street, Ramon Fernandez.

17 (Applicant approaches podium.)

18 CHAIRMAN JARMON: Good morning. State
19 your name for the record.

20 MR. FERNANDEZ: I sorry. My English --
21 Ramon Fernandez.

22 CHAIRMAN JARMON: Can you help, please,
23 Diana.

24 He is here asking for the restriction to

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1 be lifted on the deed. This property had a
2 self-amortizing mortgage against the title.

3 MS. JOHNSON: Purchased it in 2014.

4 CHAIRMAN JARMON: Yeah. Is he selling
5 his property along with this lot?

6 (Translated to applicant.)

7 MS. DIANA: Just the two lots that he
8 owns.

9 CHAIRMAN JARMON: I think he owns 2812.

10 MR. FERNANDEZ: It's 2810 and 2812.

11 CHAIRMAN JARMON: Questions from the
12 Committee?

13 MR. GRADWOHL: Will the applicant --
14 just to confirm, the applicant, because he
15 has a self-amortizing mortgage, will have to
16 pay back that amount to the City?

17 MS. MEDLEY: Yes.

18 MR. O'DWYER: Does he understand that?
19 Does he understand he will have to pay back
20 the amount.

21 CHAIRMAN JARMON: Less than 20 percent
22 what it was.

23 MR. THOMAS: It's been two years. We
24 get 80 percent, don't we.

1 CHAIRMAN JARMON: It's three years. He
2 settled in '14.

3 MR. THOMAS: And how long is the -- is
4 it 15 or 10.

5 CHAIRMAN JARMON: Ten. And it
6 depreciates 10 percent.

7 MR. THOMAS: If it's been a full year.
8 If not, we get 80 percent -- 70 or
9 80 percent, whatever it is.

10 CHAIRMAN JARMON: Does he understand
11 he's going to have to pay.

12 MR. FERNANDEZ: Yes.

13 MS. DIANA: He did understand.

14 CHAIRMAN JARMON: All right. Any
15 further questions?

16 MR. O'DWYER: I think we should make
17 sure there is clarification. Because if he
18 is paying what it says here, if he is paying
19 80 percent that is going to be a higher
20 number, I imagine. How much is he going to
21 have to pay?

22 CHAIRMAN JARMON: We will have to figure
23 that out. I don't have a calculator right
24 here.

1 MS. LONG: As long as he clearly
2 understands that he has to pay the amount to
3 be determined.

4 CHAIRMAN JARMON: Right.

5 MR. GRADWOHL: I move that we grant the
6 release conditional upon receipt of a
7 payment of the remaining balance of the
8 self-amortizing mortgage per the
9 restrictions set in the deed.

10 MS. TREGO: Second.

11 CHAIRMAN JARMON: All in favor?

12 (Ayes.)

13 CHAIRMAN JARMON: Thank you.

14 2717, 19 and 21 North 5th Street.

15 (Applicant approaches podium.)

16 CHAIRMAN JARMON: Good morning.

17 MR. GONZALEZ: Good morning. Arnando
18 Gonzalez.

19 CHAIRMAN JARMON: Which group are you
20 with? Are you with the Taller -- this group
21 here?

22 MR. GONZALEZ: Yes.

23 CHAIRMAN JARMON: Okay. All right.

24 Thank you. We transferred these properties

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1 back in '78 and '90 as side yards. You got
2 them as side yards to maintain them? Got
3 them as yards to maintain?

4 MR. GONZALEZ: Yes. It's -- lots have
5 restriction.

6 MS. JOHNSON: 2721 is a building, right?
7 Is it not?

8 CHAIRMAN JARMON: Twenty-one is the
9 building. Yes. And then the two lots.

10 MR. GONZALEZ: We'd like all
11 restrictions be lifted.

12 CHAIRMAN JARMON: Now you are trying to
13 sell them?

14 MR. GONZALEZ: Yes.

15 CHAIRMAN JARMON: Okay.

16 MR. O'DWYER: 2721 is a home. 2719 and
17 2717 are fenced in yards?

18 CHAIRMAN JARMON: Yes. Are there any
19 questions?

20 Recommendations?

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

23 MS. TREGO: Second.

24 CHAIRMAN JARMON: All in favor?

1 (Ayes.)

2 CHAIRMAN JARMON: Thank you.

3 2115 East Norris Street? 2115 Norris?

4 Going to table.

5 Just want to add the agenda from last
6 month June 13 -- the Minutes from last month
7 June 13, 2017.

8 MR. O'DWYER: Before we recess, I think
9 we have had a number of these properties
10 come up where they -- whether we have two
11 community development corporations today, we
12 have some private owners where they haven't
13 met their restriction or there is some
14 question about their restrictions because
15 they are so old and/or in some cases, it's
16 very clear they had not met them but it's
17 not in the best interest of the City, we are
18 still taking the properties back. We kind
19 of make this ad hoc decisions by the seat of
20 our pants.

21 And I think it's good for the Committee
22 to have some discretion. I would like us to
23 create a kind of subcommittee to figure out
24 some standards for how to deal with these

1 properties so that we have some accountable
2 decision making. What do people think about
3 that?

4 MS. JOHNSON: Yeah. There used to be
5 the Real Estate.

6 CHAIRMAN JARMON: That is what they are
7 talking about us having here after the VPRC.
8 We just haven't gotten --

9 MS. JOHNSON: Yeah. We are not being
10 consistent with what we have done in the
11 past.

12 MR. THOMAS: Can I ask then the young
13 lady sitting over there participating, if
14 they are participating in the subcommittee
15 since it's not really -- it's subcommittee,
16 I think, her position.

17 MR. O'DWYER: Would that be okay with
18 people? Do we have to make a motion on that
19 or can I just send out an email?

20 MS. JOHNSON: I think it would also be
21 helpful if we know the terms of the
22 restrictions before we get here. We go
23 through this when we get here like --

24 CHAIRMAN JARMON: We probably don't know

1 if they are really, really old. We don't
2 have the documentation.

3 MR. GRADWOHL: Do you have access to the
4 Phila.doc system?

5 MS. JOHNSON: I look at that last. I'm
6 saying it would be helpful to know side
7 yards.

8 CHAIRMAN JARMON: That's what I've been
9 putting in here if I know what it is.

10 MS. JOHNSON: Half the time, I can't
11 actually understand what the deed says.
12 Says was to be developed or wasn't to be
13 developed. I didn't know if it was sold as
14 a dollar, that it was implied that it was
15 assumed it was going to be developed for --
16 I mean, that's something we would have no
17 knowledge of.

18 MS. LONG: Yup.

19 MR. O'DWYER: You're correct. I will
20 send out an email to people to see who would
21 be interested in taking part of something
22 like that.

23 CHAIRMAN JARMON: The meeting has been
24 adjourned.

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1 Thank you.

2 (VPRC meeting adjourned at 11:03 a.m.)

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

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

ANGELA M. KING, RPR
Court Reporter - Notary Public

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

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