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2 VACANT PROPERTY REVIEW COMMITTEE

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4

5 Room 401, Caucus Room
6 Philadelphia, Pennsylvania
7 Tuesday, August 11, 2015
8 11:03 a.m.

7

8 PRESENT:

9 SUSIE JARMON, OHCD
10 MANUELLA COSTA, PHDC
11 JEREMY GRADWOHL, COUNCIL PRESIDENT'S OFFICE
12 LINDA MEDLEY, LAW DEPARTMENT
13 ANDREW FRISHKOFF, LISC
14 LISA WALKER, REVENUE DEPARTMENT
15 AMANDA DAVIS, PIDC
16 LYNISIE SOLOMON, PUBLIC PROPERTY
17 JAMETTA JOHNSON, PLANNING COMMISSION
18 MELVIS DUNBAR, RDA

14

15

16 ALSO PRESENT:

17 KEVIN CARROLL, COUNCILMAN O'BRIEN'S OFFICE

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1 - - -

2 MS. JARMON: Morning. Again, I'm sorry
3 for the delay. My name is Susie Jarmon. We
4 are going to get this, hopefully, rush right
5 through this agenda so we can get out of
6 here. I am going to take some things that
7 are on here out of order.

8 I have, we did an ad hoc for
9 Philadelphia Housing Authority for some
10 properties that they needed, some
11 restrictions lifted off the deeds. Linda
12 Medley will also speak on their request.

13 MS. MEDLEY: So if you recall, there was
14 an email that was sent out requesting the
15 approval for PHA to have a ground revision
16 because one of the conditions of the deed
17 was that specifically it says: "Neither
18 expose for rental nor lease the hereinabove
19 described premises or any portion thereof at
20 any time during the five-year period
21 commencing from the date hereof, without the
22 prior written approval of the Vacant

- 23 Property Review Committee of the City of
- 24 Philadelphia, which approval shall not be

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1 unreasonably withheld."

2 The Committee did vote and approve
3 allowing PHA to rent or lease the property
4 for -- actually, this is going to be 99
5 years. And for those who are not familiar,
6 these properties are part of the Choice
7 Neighborhood actually called Blumberg
8 Sharswood Choice Neighborhoods Initiative
9 Project. And they were given a planning
10 grant from HUD to develop this area.

11 So, the City is actually participating
12 in that project through, I believe, some
13 funding and some other things. What we need
14 to do with regard to this, I just need to --
15 we need to ratify this on the record that
16 the Vacant Property Review Committee is in
17 agreement with allowing PHA to lease the
18 property.

19 If we can take a vote.

20 MS. JARMON: I also wanted to make a
21 note that Melvis Dunbar who was here for an
22 hour left her proxy here with us, so I need

23 a recommendation from the Committee.

24 MR. FRISHKOFF: So moved.

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1 MS. JOHNSON: Second the motion.

2 MS. JARMON: All in favor?

3 - - -

4 (Chorus of Ayes)

5 - - -

6 MS. MEDLEY: Any opposed?

7 (No response.)

8 MS. MEDLEY: In addition, they need

9 to -- the property was transferred

10 September 24. We are coming up on the year

11 of date of that transfer. And they have not

12 begun to -- they are still in the process of

13 getting the funding. I believe they are

14 going to closing next week to get the

15 funding to begin to break ground on the

16 property.

17 So, they are requesting an extension.

18 You know, we are only allowed to give them

19 six months at a time extension. They are

20 requesting six month extension to develop

21 the property. So, I ask that there be a

22 motion to extend the development on time.

23 MR. FRISHKOFF: Motion to extend six
24 months.

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1 MS. WALKER: Second.

2 MS. JARMON: All in favor?

3 - - -

4 (Chorus of Ayes)

5 - - -

6 MS. JARMON: We only have a short time
7 because we want to get these people out of
8 here. So can we kind of rush this along.

9 MS. MEDLEY: Just one more thing. In
10 connection with that project, they have
11 asked -- the lender has asked for
12 subordination agreement by the City in favor
13 of the limited partnership which is called
14 Blumberg Apartments Phase One, LP and Wells
15 Fargo Bank -- and Wells Fargo Affordable
16 Housing Community Corporation.

17 This is pretty much standard in the
18 projects. They are just asking that the
19 City subordinate its interest in the
20 property to the bank first.

21 I would ask there be a motion that the
22 City enter into subordination.

23 MR. FRISHKOFF: Motion to recommend that
24 the City enter into subordination.

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1 MS. COSTA: Second.

2 MS. JARMON: All in favor?

3 - - -

4 (Chorus of Ayes)

5 - - -

6 MS. JARMON: Thank you.

7 MS. MEDLEY: Thank you.

8 MS. JARMON: I am going to take the

9 agenda out of order. I want -- I have

10 individuals that were at the Redevelopment

11 Authority for an auction on June the 12th.

12 I just need you guys, once I call your name,

13 come up to the podium and just let us know

14 what your proposal is and then you can

15 leave.

16 The first address 1807 East Oakdale,

17 1808 East Oakdale, 1812 East Oakdale and

18 1810 East Lehigh, Metroploy, LLC.

19 (No response.)

20 No?

21 Going to table until next month.

22 2443 Jasper, 1948 East Harold Street,

23 Universal Building and Construction.

24 (No response.)

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1 Table.
2 2641 Kensington, 1932 Cumberland, Hiep
3 Pham and Dung Tran.

4 (Applicants approach podium.)

5 MS. JARMON: Just speak your name and
6 let us know what your proposal is for these
7 two lots.

8 MR. TRAN: My name is Dung Tran. Me and
9 my partners we come here at the moment. We
10 don't have any plan for this lot. But in
11 the future, we want to build house off the
12 lots.

13 MS. JARMON: One second. She want to
14 make her proxy. Go ahead, Melvis.

15 (Ms. Dunbar speaks via telephone.)

16 MS. DUNBAR: I make a motion for my
17 proxy vote for all items in place of anyone
18 not making that motion.

19 MS. JARMON: Thank you. Okay, thanks.

20 Sorry to cut you off, sir.

21 MR. TRAN: We don't have any plan for
22 these lots yet, but we would like to build

23 houses on these lots some time in the
24 future.

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1 MS. JARMON: What's the future? Because
2 I know that the Councilman want these lots
3 developed, like, within a year.

4 MR. TRAN: We have required information
5 before we bid on these lots. These lots is
6 owned by the City of Philadelphia which at
7 this moment doesn't require any immediate
8 plan.

9 MS. JARMON: Well, we are the City of
10 Philadelphia. And the Councilman wants
11 these lots that were on this auction to be
12 developed within a year.

13 So, you're saying that you are not going
14 to develop in a year?

15 MR. TRAN: Like I said, the information
16 that we got before we meet from the last was
17 that if the lots owned by the PHA, that
18 requires proposal plan right after you
19 bought it. But if it's owned by the PUB,
20 which is the Philadelphia --

21 MS. JARMON: Which is us.

22 MR. TRAN: Yes.

23 MS. JARMON: City of Philadelphia, yes.

24 MR. TRAN: There is no immediate

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1 proposal to be provided.

2 MS. JARMON: I'm not really sure who
3 told you that, but we can take a vote to
4 approve you purchasing these. But I need to
5 send an email to the Councilman.

6 MR. TRAN: That is the information
7 provided with the information in the auction
8 listing. And that's what we got.

9 MS. JARMON: Okay. What's the
10 recommendation of the Committee or are there
11 any questions?

12 MS. MEDLEY: It seems like there's some
13 confusion as to what happens. Perhaps you
14 should table this until the potential buyer
15 gets clarification on what they need to do
16 and are going to do with the property before
17 the Committee votes.

18 MS. JARMON: We are going to table this
19 until next month and invite you back next
20 month. In the meanwhile, I'm going to send
21 an email to the Councilman to clarify, you
22 know, exactly what he wants individuals to

- 23 do with these lots that they are acquiring
- 24 from the City.

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1 MR. TRAN: Like I said, the information
2 that I got from the auction package is that
3 only the property owned by the department
4 that required immediate plan to build. If
5 it's owned by the -- then there is no
6 immediate plan required.

7 MS. JARMON: I think you got wrong
8 information, but we will get back in touch
9 with you.

10 MS. MEDLEY: What also might be helpful
11 regardless what information he got, he needs
12 to be able to explain what his intentions,
13 what he wants to do with the property.

14 MS. JARMON: We are going to table it
15 until next month.

16 MS. MEDLEY: Sure. When he comes back.

17 MS. JARMON: When you come back, you
18 need to have a plan on what you're
19 development is going to be for these two
20 lots.

21 MR. TRAN: Are you going -- you don't
22 need a plan for these lots.

23 MS. MEDLEY: No. He needs a plan.

24 MS. JARMON: Yeah. You need a plan.

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1 MR. TRAN: I need a plan?

2 MS. JARMON: Yes. We're not going to
3 just transfer lots to you and they just sit.
4 You have to have a development plan. The
5 Redevelopment Authority nor the PHDC can
6 speak on the City's requirements.

7 So our requirements are, which will be a
8 restriction in the deed, that you develop
9 within a year. If you don't develop in a
10 year, you have to come back to us and let us
11 know why you haven't developed and give us
12 some -- whether you're waiting for zoning or
13 whatever the situation is. I'm going to
14 invite you back next month after I speak to
15 the Councilman and I will actually give you
16 a phone call, okay?

17 MR. TRAN: Okay. Thank you.

18 MS. JARMON: You're welcome.

19 2245 East William Street, Carlos
20 Gonzalez.

21 (Applicant approaches podium.)

22 MR. GONZALEZ: How y'all doing?

23 MS. JARMON: Good morning.

24 MR. GONZALEZ: Name is Carlos Gonzalez.

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1 MS. JARMON: And your proposal for this
2 lot?

3 MR. GONZALEZ: I was keeping it as a
4 side yard. I didn't know we had to develop
5 on it.

6 MS. JARMON: Well, it depends on what
7 the situation is. I know that they didn't
8 own the properties adjacent.

9 MR. GONZALEZ: That neighbor.

10 MS. JARMON: Right. I know there are
11 properties adjacent.

12 The recommendation of the committee?

13 MS. JOHNSON: Make a motion that the
14 property be sold.

15 MR. FRISHKOFF: Second.

16 MS. JARMON: He already received several
17 lots from us adjacent to his property. And
18 this is one that is next to it, also.

19 MS. MEDLEY: He understands what a side
20 yard --

21 MS. JARMON: Right. He doesn't have to
22 develop.

23 MR. FRISHKOFF: Second.

24 MS. JARMON: All in favor?

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1 - - -

2 (Chorus of Ayes)

3 - - -

4 MR. GONZALEZ: Thank you, guys.

5 MS. JARMON: 2767 Coral Street, James
6 Mayberry.

7 (Applicant approaches podium.)

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

10 MR. MAYBERRY: James Mayberry.

11 MS. JARMON: Your proposal for the 2767
12 Coral Street?

13 MR. MAYBERRY: The property in question
14 is a vacant lot. It's not attached to any
15 other structures. There are also vacant
16 lots next to it. I own the building
17 directly across the street that the Mummers
18 are presently in. And I thought the lot
19 would make a nice place to put a picnic
20 bench and lunch area when we're not busy
21 doing Mummers.

22 MS. JOHNSON: I have this 2667 Coral

23 Street. Is this --

24 MS. JARMON: 2767 Coral.

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1 MS. JOHNSON: Okay. Coral.

2 MS. JARMON: Any questions from the
3 Committee? Recommendation?

4 MS. COSTA: Motion to approve.

5 MR. FRISHKOFF: Second.

6 MS. JARMON: All in favor?

7 - - -

8 (Chorus of Ayes)

9 - - -

10 MS. JARMON: Thank you.

11 MR. MAYBERRY: Thank you.

12 MS. JARMON: 2329 South Marshall Street,
13 Mr. Chen.

14 (Applicant approaches podium.)

15 MR. CHEN: Morning.

16 MS. JARMON: State your name for the
17 record.

18 MR. CHEN: Xue Xian Chen. We bought
19 2329 South Marshall Street. The plan is to
20 build a home, and it should be finished
21 within a year. We had the contractor
22 estimate for the plans and the lawyer will

- 23 make the plan. Pretty much is three
24 bedroom, one and a half bathrooms.

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1 Downstairs is living room, kitchen. And
2 upstairs has middle bathroom and each side
3 has two bedrooms.

4 MS. JARMON: He's going to develop in a
5 year.

6 MR. FRISHKOFF: Motion to approve.

7 MS. COSTA: Second.

8 MS. JARMON: All in favor?

9 - - -

10 (Chorus of Ayes)

11 - - -

12 MR. CHEN: Thank you.

13 MS. JARMON: 623 Mercy Street, Mohamed.

14 (Applicant approaches podium.)

15 MR. EL-LAISY: Mohamed El-laisy.

16 MS. JARMON: Your proposal is for this
17 lot?

18 MR. EL-LAISY: To develop into a house.

19 MS. JARMON: Develop into a single
20 family?

21 MR. EL-LAISY: Yes.

22 MS. JARMON: Any questions from the

23 Committee?

24 MR. FRISHKOFF: Motion to approve.

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1 MS. JOHNSON: Second.

2 MS. JARMON: All in favor?

3 - - -

4 (Chorus of Ayes)

5 - - -

6 MS. JARMON: Thank you.

7 MR. EL-LAISY: Thank you.

8 MS. JARMON: 1922 East Oakdale, 1922

9 East Harold Street, PHB Investment, Michael

10 Smith.

11 (Applicant approaches podium.)

12 MS. JARMON: Good morning.

13 MR. SMITH: Morning. How are you? Good

14 afternoon everybody. My name is Michael

15 Smith. This is Joe Comers. We are doing

16 new construction. Two single family, two

17 bedroom, two and a half. Anywhere from nine

18 to twelve months based on the estimate.

19 MS. JARMON: Any questions from the

20 Committee?

21 MR. FRISHKOFF: Motion to approve.

22 MS. JOHNSON: I second.

23 MS. JARMON: All in favor?

24 - - -

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1 (Chorus of Ayes)

2 - - -

3 MS. JARMON: Thank you.

4 MR. SMITH: Thank you very much.

5 MS. JARMON: You're welcome.

6 2118 East Auburn, Cari Schemm.

7 (No response.)

8 Tabled. Till next month.

9 Going to go back to the second page of
10 the agenda.

11 3121 Wendle Street, Gustavo?

12 (No response.)

13 Tabled till next month.

14 2547 Corlies Street, Brenda Langley.

15 Ms. Langley owns the adjacent property at

16 2549 Corlies.

17 (Applicant approaches podium.)

18 MS. JARMON: Good morning.

19 MS. LANGLEY: Morning. Everybody, my

20 proposal is to purchase that lot because it

21 does sit right next door to my property.

22 And for the longest before the City even had

23 this lot, we've been maintaining it and
24 keeping it up.

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1 MS. JARMON: Any questions from the
2 Committee? Recommendation?

3 MR. FRISHKOFF: Motion to approve.

4 MS. JOHNSON: I second.

5 MS. JARMON: All in favor?

6 - - -

7 (Chorus of Ayes)

8 - - -

9 MS. JARMON: Thank you.

10 407 West Norris Street, Sami Kurdina.

11 407 West Norris?

12 (No response.)

13 Tabled till next month.

14 We have side yards, four side yards.

15 Can I get a recommendation from the

16 Committee?

17 MR. FRISHKOFF: Motion to approve.

18 MR. GRADWOHL: Second.

19 MS. JARMON: All in favor?

20 - - -

21 (Chorus of Ayes)

22 - - -

23 MS. JARMON: The Urban Garden

24 Agreements, I can accept.

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1 We're going to get into the --

2 201 East Tioga Street, Urban Hope

3 Training Center.

4 (Applicant approaches podium.)

5 MS. JARMON: Good morning.

6 MR. HOLT: Jason Holt. I'm the director

7 with Urban Hope. We own the building

8 adjacent to that. It's a church and

9 community center. It's a vacant property.

10 We are going to turn into outdoor recreation

11 area and overnight parking for the

12 community.

13 MS. JARMON: You are interested in

14 purchasing this lot?

15 MR. HOLT: Yes. That's where we need to

16 go with it. We tried to get it donated

17 about ten years ago.

18 MS. JARMON: I remember.

19 MS. JOHNSON: You know you will need

20 zoning variance?

21 MR. HOLT: What's that?

22 MS. JOHNSON: You will need a zoning

23 variance for your use.

24 MR. HOLT: Yes. I believe they changed

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1 that.

2 MS. JOHNSON: Also, you have to apply to
3 Streets.

4 MR. HOLT: Yes.

5 MS. JARMON: Any further questions?
6 Recommendations?

7 MR. FRISHKOFF: Motion to approve.

8 MS. COSTA: Second.

9 MS. JARMON: All in favor?

10 - - -

11 (Chorus of Ayes)

12 - - -

13 MS. JARMON: Thank you, Mr. Holt.

14 Francisville Neighborhood Development
15 Corp.

16 (Applicant approaches podium.)

17 MS. JARMON: Good morning.

18 MS. GILES: Penelope Giles, 1708 Ridge
19 Avenue, Philadelphia, PA 19130.

20 Francisville Neighborhood Development
21 Corporation. I'm the Executive Director of
22 that. So, I put together just a one page --

- 23 I'm sorry. I didn't have time to get it to
24 the office to make copies. I can email it

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1 to Susie.

2 MS. JARMON: I'm Susie, yes.

3 MS. GILES: Nice to put a face with the
4 name. Okay.

5 So, I'm here regarding properties at 858
6 Field Streets, 854 Field Street, 860 Field
7 Street, 856 Field Street, 866 Field Street
8 and 868 Field Street. So, good morning to
9 the Committee Members. I'm here today to
10 request the properties listed above be
11 deeded to the Francisville Neighborhood
12 Corporation at nominal consideration.

13 The properties are located just north of
14 Ridge Avenue where we have properties 1628,
15 30, 32 and 1640 and 42 Ridge Avenue which we
16 plan to develop into a marketplace complex
17 as per our comprehensive neighborhood plan.

18 The development of the Francisville
19 marketplace is phase two of our overall
20 economic stimulus plan for our commercial
21 corridor along Ridge Avenue.

22 Phase one currently under construction

23 at 1608 to 12 Ridge Avenue will house on the
24 ground floor and lower level approximately

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1 4,000 square feet total. The Small Seeds
2 vegetarian cafe and enterprise suite is
3 expected to come on line in the spring of
4 2016.

5 Just to talk a little bit about Phase
6 One because it does relate to Phase Two
7 directly. The concept behind Small Seeds is
8 to bring together the ideas of healthy
9 eating and strong communities under one
10 roof. There are four distinct benefits to
11 this project, all of which align with
12 equitable neighborhood development.

13 First, the project will be an excellent
14 retail for the Ridge Avenue Commercial
15 Corridor. Second, the cafe will enhance the
16 quality of resolution upstairs by creating a
17 work space and quick serve food options for
18 tenants. Third, the project will create
19 jobs, construction jobs and it has full and
20 part-time cafe jobs, production job and an
21 opportunity for the entrepreneurs to start
22 and grow businesses.

- 23 Finally, Small Seeds provides mechanism
- 24 to promote best practice of equitable

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1 redevelopment, capturing some of the new
2 expanding power in the neighborhood to
3 benefit long time residents. To this end,
4 Small Seeds will probably --

5 MS. JARMON: Excuse me, Ms. Giles. I
6 don't want to cut you off and what you have,
7 can you send it to me?

8 MS. GILES: Okay.

9 MS. JARMON: Because we have to get
10 these people out of here. They've been
11 sitting for over an hour.

12 MS. GILES: Okay. No problem.

13 MS. JARMON: My question to you, are you
14 getting funding from the City for this
15 project?

16 MS. GILES: There will be a multiple
17 funding sources. The funding actually is in
18 the nominal consideration. That is the
19 investment from the City because that loans
20 lower our development cost significantly and
21 allows us to create a project that creates
22 affordable retail space. This is the

23 mission, and this is what we've been doing
24 over the last three years since we were

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1 gifted the original properties for Phase
2 One.

3 MS. JOHNSON: May I ask, this is going
4 to be for profit though. You are going to
5 sell these houses?

6 MS. GILES: No. The units will be
7 rental units, but it's three -- this
8 particular Phase Two is actually three
9 components. So, the Field Street which I
10 was getting to in the next paragraph would
11 be for our low in and lowing out, some
12 parking behind the marketplace with some
13 residents above and a aquaponics growth
14 center.

15 MS. JOHNSON: Subsidized units?

16 MS. GILES: We will not be seeking
17 subsidies for affordable housing over top of
18 the --

19 MS. JOHNSON: But to get the properties
20 for a nominal fee --

21 MS. JARMON: You have to get funding
22 from the City.

23 MS. GILES: We have done this -- yeah.

24 We already have significant money from the

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1 City already in what we're doing Phase One.

2 Phase One and Phase Two is all together.

3 This -- these properties here on Field

4 Street were always a part of our plan for

5 the marketplace. But because our plan was

6 so aggressive, we were asked not to go after

7 the Field Street properties in the first ask

8 when we were given the first set of

9 properties at nominal. So, we cannot really

10 move forward with what we're planning to do

11 with the marketplace complex until we know

12 whether or not we are going to get the

13 properties on Field Street. That determines

14 everything.

15 And we've -- we are developing our First

16 Phase as we were asked to do and then come

17 back and ask for Field Street properties.

18 That's what we're doing.

19 MR. FRISHKOFF: Can I ask a couple

20 questions. One, the overall project --

21 MS. JARMON: Wait one second.

22 MR. FRISHKOFF: The overall project is

23 including affordable housing?

24 MS. GILES: Yes, it will.

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1 MR. FRISHKOFF: You're able to proceed
2 and complete within a year the properties
3 that are conveyed at nominal?

4 MS. GILES: Yeah. We will be under
5 construction within a year, yes.

6 MR. FRISHKOFF: I would make a motion to
7 approve contingent on verification that the
8 rest of the project is viable and the
9 proposal is affordable.

10 MS. JOHNSON: She is requesting nominal
11 fee on this.

12 MR. FRISHKOFF: Because this is a phase
13 of a larger project which is affordable, so
14 these particular properties don't contain
15 residential units but they are component of
16 the affordable project as a whole.

17 MS. JARMON: We'll probably have to take
18 this before the Real Estate Committee and
19 see what their recommendation is.

20 MR. FRISHKOFF: Can I make to amend the
21 motion to bring this to the Real Estate
22 Committee for their review?

23 MS. JARMON: Yes. We are going to take
24 this before our Real Estate Committee and

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1 see what their review is. And I will get
2 back in touch with you.

3 MS. JOHNSON: Second.

4 MS. JARMON: All in favor?

5 - - -

6 (Chorus of Ayes)

7 - - -

8 MS. GILES: Thank you.

9 - - -

10 (At this time, Members Lysie Solomon and
11 Amanda Davis had to exit the proceedings at
12 11:30 a.m.)

13 - - -

14 MS. JARMON: Unfortunately, we are going
15 to hear everyone that's here for these
16 releases because that's the next thing on
17 the agenda. You won't have to come back.

18 MS. MEDLEY: If there aren't any
19 problems today, you won't have to come back.
20 However, if you have a settlement date
21 within the next 30 days, you need to let us
22 know that now.

23 MS. JARMON: Okay.

24 1421 South 19th Street?

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1 (No response.)

2 Tabled till next month.

3 5816 Norfolk Street, Beverly Dover.

4 (Applicant approaches podium.)

5 MS. JARMON: Good morning. Can you
6 state your name for the record.

7 MR. DOVER: Good morning. My name is
8 Randy Dover. I'm actually here to request
9 permission to sell the property. Property
10 was previously owned by my grandmother who
11 passed away in 2006. My family has done
12 nothing with the property, and there is --
13 there have been taxes accumulating on it.

14 And finally, the State finally gave me
15 possession of the property. But in order to
16 sell it, I would need a release from the RDA
17 in order to do so.

18 MS. JARMON: Any questions?

19 MR. FRISHKOFF: Motion to approve the
20 release.

21 MR. GRADWOHL: Second.

22 MS. JARMON: All in favor?

23

- - -

24

(Chorus of Ayes)

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1 - - -

2 MS. JARMON: Okay. Thank you.

3 MS. MEDLEY: I assume you have a buyer?

4 MR. DOVER: Yes.

5 MS. MEDLEY: When are you going to
6 closing?

7 MR. DOVER: We are supposed to close on
8 the 3rd of August. This came up in the
9 title search, I am clearing that now. We
10 don't have a second date.

11 MS. MEDLEY: Can you get a second date
12 after the second Tuesday in September .

13 MR. DOVER: After the second Tuesday in
14 September?

15 MS. JARMON: Yeah.

16 MR. DOVER: Is that how long it will
17 take?

18 MS. JARMON: We are going to have to
19 bring this back because we don't have enough
20 Committee Members here.

21 MR. DOVER: Would I have to come back
22 here?

23 MS. JARMON: No. No, you won't have to
24 come back.

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1 MS. MEDLEY: You won't if you can
2 schedule it after that.

3 MR. DOVER: That's fine.

4 MS. MEDLEY: Thank you.

5 MS. JARMON: Thank you.

6 2621 South 2nd Street, Margaret
7 Mezzalesta.

8 (No response.)

9 Table until next month.

10 4025 Reno Street, DeBouse Deborah.

11 (Applicant approaches podium.)

12 MS. JARMON: Hello.

13 MR. XU: My name is Hona Xu.

14 MS. JARMON: And you are -- are you the
15 current owner of this property or you are
16 trying to?

17 MR. XU: I'm the owner of the property.

18 MS. JARMON: You own 4025 Reno.

19 MR. XU: Correct. I have the deed here.

20 MS. JARMON: You are trying to sell it?

21 MR. XU: Correct.

22 MS. JARMON: Any questions from the

23 Committee? Recommendation?

24 MS. JOHNSON: I recommend that the

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1 restrictions be removed.

2 MR. FRISHKOFF: Second.

3 MS. JARMON: All in favor?

4 - - -

5 (Chorus of Ayes)

6 - - -

7 MS. MEDLEY: Do you have a closing date?

8 MS. JARMON: Do you have a closing date?

9 MR. XU: What?

10 MS. JARMON: Do you have a scheduled
11 settlement date?

12 MR. XU: Already passed, supposed to be
13 July 31, 2015.

14 MS. JARMON: No. For your -- you're
15 selling this property. Do you have a
16 scheduled settlement date.

17 MR. XU: Yeah. I scheduled -- it's
18 already past eleven days. I have to
19 reschedule with the buyer. Buyer say he can
20 wait.

21 MS. MEDLEY: Can you reschedule after
22 the second Tuesday in September?

23 MS. JARMON: Schedule it after the
24 second Tuesday in September.

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1 MR. XU: September.

2 MS. JARMON: After the second Tuesday.

3 MR. XU: Let me write it down.

4 MS. COSTA: It's the 8th.

5 MS. JARMON: After September the 8th.

6 MS. MEDLEY: At least a week after the
7 8th.

8 MS. JARMON: Okay?

9 MR. XU: Okay. No problem.

10 MS. JARMON: Thank you.

11 MR. XU: Thank you. You have nice day.

12 MS. JARMON: 1708 West Allegheny,
13 Frederick Pennington?

14 (No response.)

15 Tabled -- I think this was one that they
16 wasn't able to attend the meeting and just
17 wanted our -- an approval. I'm looking at
18 the pictures. If Lysie was sitting here,
19 she would say they have to clean it.

20 Can I get a recommendation?

21 MS. COSTA: Recommend that it be
22 approved once it's cleaned.

23 MS. JOHNSON: I second it.

24 MS. JARMON: All in favor?

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1 - - -

2 (Chorus of Ayes)

3 - - -

4 MS. JARMON: Thank you. And they need
5 to schedule after September .

6 2339 North Lawrence Street, Francisco
7 Crespo.

8 MR. BERNSTEIN: Good morning.

9 MS. JARMON: Good morning.

10 (Applicant approaches podium.)

11 MR. BERNSTEIN: My name is Bernstein.
12 I'm the lawyer for Mr. Crespo who is here
13 with me with his wife. My client
14 Mr. Francisco Crespo is requesting approval
15 of the sale of his house at 2339 North
16 Lawrence Street that he bought in 1976 for
17 one dollar. It cost one dollar, rehab.

18 MS. JARMON: Any questions from the
19 Committee?

20 MR. BERNSTEIN: I have some documents if
21 it is necessary. Earlier, I talked to Chair
22 Jarmon. And she told me she does want to

- 23 see the photos of the exterior of the house.
- 24 The house is beautifully remodeled and

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1 refurbished and rehabilitated.

2 Also, I have a certificate --
3 certification statement from L&I that there
4 are no violations on the property. I am
5 submitting for the record.

6 MS. JARMON: Okay. Any questions from
7 the Committee?

8 MR. FRISHKOFF: Motion to approve the
9 release.

10 MS. COSTA: Second.

11 MS. JARMON: All in favor?

12 - - -

13 (Chorus of Ayes)

14 - - -

15 MS. JARMON: Okay.

16 MS. MEDLEY: You have an agreement to
17 sell? Can you schedule --

18 MR. BERNSTEIN: Yes. I have agreement
19 for sale. I submit it on July 17.

20 MR. FRISHKOFF: Can you schedule your
21 settlement date for after September 15?

22 MR. BERNSTEIN: I am going on vacation

23 on August 25. I am coming back in the
24 middle of October. I would like to submit

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1 that deed with the office of the records in
2 the City before my -- before I leave for
3 vacation on August.

4 MS. MEDLEY: You can do that, but you
5 won't get the release if -- if our buyer is
6 okay with that, you will get it. But you
7 will not get the information till
8 September 15. If the buyer is okay with
9 that, then that's fine. You are free to do
10 that. But you are not going to get the
11 release until after the 15th.

12 MR. BERNSTEIN: Okay. Can I submit to
13 you the agreement of the sale again that I
14 already --

15 MS. JARMON: We have it.

16 MR. BERNSTEIN: Do you need anything
17 else?

18 MS. JARMON: No. Thank you.

19 MR. BERNSTEIN: Thank you very much.

20 MS. JARMON: 2629 Federal Street, 2632
21 Federal LLC.

22 No? Tabled till next month.

23 1900, 1902, 1904 and 1906 East York

24 Street, Tram Tin.

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1 (Applicant approaches podium.)

2 MR. TIN: Good afternoon, Council. My
3 name is Tin Tram, and I own the lots of 1900
4 East York Street, 1902, 904, 906. I
5 apologize that I had the buyers already.
6 And I'm here to ask permission of Council
7 for me to sell to those lots.

8 MS. JARMON: You already have a
9 scheduled date?

10 MR. TIN: I already have a schedule.
11 I'm sorry, I didn't know this is the process
12 I got to go through. But I extended the
13 closing date, which is September 15 or
14 before that. So, I'm just asking your
15 permission to see if I can sell those four
16 lots to the new investor. They want to
17 build it up right away.

18 MS. JARMON: You have it scheduled for
19 the 15th?

20 MR. TIN: Yes.

21 MS. JARMON: Our next meeting that we
22 bring this before the Committee is September

23 the 8th. And then we will be able to
24 prepare it. And hopefully, you will have it

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1 by the 15.

2 MR. TIN: Ms. Susie, as long as you gave
3 me permission, I go right ahead. And I
4 already explain the time which is September
5 the 15th so that Council can give me plenty
6 of time to go ahead and do it.

7 MS. JARMON: Okay.

8 MR. TIN: I thank you so much for that.

9 MS. JARMON: Recommendation of the
10 Committee?

11 MS. JOHNSON: I recommend that the
12 restriction be released.

13 MS. COSTA: Second.

14 MS. JARMON: All in favor?

15 - - -

16 (Chorus of Ayes)

17 - - -

18 MS. JARMON: Okay. Thank you.

19 MR. TIN: Is that a yes?

20 MS. JARMON: Yes.

21 MR. TIN: Thank you.

22 MS. JARMON: You're welcome.

23 Are you guys here for something -- oh,

24 yes. We added a property to the agenda, the

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1 4030 Baring, which is our release. Add that
2 to the agenda. 4030 Baring Street, the
3 applicant is here.

4 (Applicant approaches podium.)

5 MS. WOLF: Name is Wolf. I'm the
6 attorney at the Title VIII. My client is an
7 affiliate of Cross Properties purchased 4030
8 Baring Street. I could not insure it
9 without the exception of the City's right of
10 reversion so -- it's an exception to the
11 title policy. As of the first week in
12 September, we are closing on 4012 through
13 4028 Baring Street. Those lots together
14 with 4030 are going to be consolidated. And
15 40 to 43 unit multiple family dwelling is
16 going to be built. So, I need the right of
17 reversion stricken.

18 MS. JARMON: This is one that just
19 recently settled.

20 - - -

21 (At this time, a discussion was held off
22 the record.)

23

- - -

24

MS. JARMON: They want to sell it along

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1 with others that are adjacent.

2 MS. MEDLEY: Something like the other
3 one. We can't --

4 MS. JARMON: Unfortunately, you are
5 going to have to wait until after September
6 the 8th unless you want to, you know, go
7 ahead and settle and then you get the
8 release after that. But this Committee can
9 approve it.

10 MS. WOLF: The problem with that is I
11 have a lender I have to insure.

12 MS. JARMON: I can't hear you.

13 MS. WOLF: A lender that needs to be
14 insured. I can't insure with your right of
15 reversion.

16 MS. MEDLEY: Right. We are not going to
17 be able to give you the actual release until
18 after September -- after the next meeting.

19 MS. WOLF: They will be in default of
20 the agreement of sale.

21 MS. MEDLEY: If it's that serious, we
22 will have to call people back.

- 23 MS. JARMON: I don't think so. A
- 24 special meeting just for this?

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1 MS. MEDLEY: I don't understand. Why
2 can't they wait? When is your closing date?

3 MS. JARMON: When is your closing date?

4 MS. WOLF: The first week of September.

5 MS. JARMON: Can you push it back a
6 couple? When is it?

7 MS. WOLF: I don't believe that the
8 statutory will be granted. I don't think
9 another extension will be granted.

10 MS. JARMON: Okay. We have a meeting
11 here September the 8th. What we are asking
12 is can you make it a few days after
13 September the 8th so that we can get the
14 release to you?

15 MS. WOLF: I will send you an email.

16 MS. JARMON: You'll send me an email?

17 MS. WOLF: We will see if we can get an
18 extension. I don't know that we can.

19 MS. MEDLEY: See if they can get the
20 extension for any day after the 8th.

21 MS. JARMON: What's the recommendation
22 of the Committee?

23 MS. JOHNSON: Make a motion that this
24 restriction be removed.

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1 MR. FRISHKOFF: Second.

2 MS. JARMON: All in favor?

3 - - -

4 (Chorus of Ayes)

5 - - -

6 MS. WOLF: One question. Can you tell

7 me how long it will take for you to draft?

8 MS. JARMON: After the 8th -- we are

9 going to try to prioritize these that are on

10 this agenda. So we have our lawyer here and

11 Department of Public Properties. So, they

12 will work together to get it done in a few

13 days after the 8th.

14 MS. WOLF: Need to get it on the record.

15 MS. JARMON: What's that?

16 MS. WOLF: It needs to be recorded

17 before I can record any deed.

18 MS. JARMON: You will record it once --

19 MS. MEDLEY: You will get the document

20 and then you can record it.

21 MS. JARMON: Along with your deed.

22 MS. WOLF: Thank you.

23 MS. JARMON: Thank you. Meeting is
24 adjourned.

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1 MS. MEDLEY: Just one thing so the
2 record is clear, all of this request for
3 releases were basically held at the
4 recommendation of the Committee and held
5 under advisement till the next meeting.

6 MS. JARMON: Right.

7 MR. FRISHKOFF: Can we do a single vote
8 for all them at the next meeting?

9 MS. JARMON: We probably can just say
10 the address.

11 MS. MEDLEY: Ask for people in advance
12 to read the notes of testimony so they can
13 just know what it is.

14 MS. JARMON: Okay. Thank you.

15 (At this time, the VPRC adjourned at 11:47
16 a.m.)

17

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CERTIFICATION

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

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