

Vacant Property Review Board
January 10, 2017

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VACANT PROPERTY REVIEW COMMITTEE

Caucus Room, City Hall
Philadelphia, Pennsylvania
Tuesday, January 10, 2017
10:15 a.m.

PRESENT:

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

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CHAIRWOMAN JARMON: Good morning. The Vacant Property Review Committee is now in session. My name is Susie Jarmon.

Are there any attorneys in the room?

(Hands raised.)

CHAIRWOMAN JARMON: You want to come up. Go up to the podium there, sir.

(Witnesses approached podium.)

CHAIRWOMAN JARMON: And what address are you here for?

MR. McGARRITY: 1539 South Cleveland.

MR. THOMAS: That's on Page 4.

CHAIRWOMAN JARMON: That's on Page 4.

Could you state your name for the record.

MR. McGARRITY: My name is James McGarrity. I represent the administrator, Edward Jenkins Jr., the estate of Edward Jenkins Sr.

CHAIRWOMAN JARMON: And can you

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2 state your name for the record, sir.

3 MR. JENKINS: Edward Jenkins
4 Jr.

5 CHAIRWOMAN JARMON: And you're
6 here requesting a release on the property
7 at 1539 South Cleveland Street?

8 MR. MCGARRITY: Yes. His
9 parents own 1541. They were both in
10 their mid 90's and passed away in 2016.
11 He does have an agreement of sale that's
12 contingent on selling both properties.
13 Settlement was just held up until we get
14 the release when it turned up on the
15 title report.

16 I have the administration
17 letters and death certificates for both
18 parties.

19 CHAIRWOMAN JARMON: You can get
20 those to me so we'll have it.

21 Are there any questions from
22 the Committee?

23 (No response.)

24 CHAIRWOMAN JARMON: This was
25 issued as a side yard back in 1986.

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2 MR. THOMAS: It does look from
3 the picture like there's some debris from
4 a plaster wall that's falling off and
5 some other stuff in the space. Can you
6 guys have that cleaned out to receive the
7 release?

8 MR. MCGARRITY: Yes. And it's
9 part of the settlement too for the
10 transfer.

11 CHAIRWOMAN JARMON: So you're
12 going to have to have this debris cleaned
13 up before we can prepare the release. So
14 once that's done, you can contact me and
15 let me know that it's done and we'll have
16 it inspected.

17 MR. MCGARRITY: Okay.
18 He said the picture shows
19 debris.

20 CHAIRWOMAN JARMON: Debris on
21 the side here.

22 MS. DUNBAR: The wall is
23 crumbling.

24 MR. JENKINS: Yeah, yeah, yeah.

25 CHAIRWOMAN JARMON: Okay. Are

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2 there any questions?

3 (No response.)

4 CHAIRWOMAN JARMON: Can I get a
5 recommendation?

6 MR. THOMAS: I move that we
7 offer the release contingent upon
8 photographic evidence that the condition
9 is -- the lot had been cleaned up.

10 (Duly seconded.)

11 CHAIRWOMAN JARMON: All in
12 favor?

13 (Aye.)

14 CHAIRWOMAN JARMON: Thank you.
15 We'll be in touch.

16 MR. MCGARRITY: Thank you.

17 CHAIRWOMAN JARMON: Any other
18 attorneys?

19 (Hands raised.)

20 CHAIRWOMAN JARMON: What
21 address are you here for, Judy? Are you
22 here for the 12 --

23 MR. KWAIT: Yes.

24 CHAIRWOMAN JARMON: Okay. You
25 want to come up?

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2 (Witness approached podium.)

3 CHAIRWOMAN JARMON: This was a
4 property that was transferred to Habitat
5 and then Habitat transferred to 1260
6 Housing Development Corporation, 4245
7 Stiles Street.

8 MR. KWAIT: 4245 West Stiles
9 Street. Robert Kwait on behalf of 1260
10 Housing Development Corporation.

11 This is a vacant lot that we
12 acquired from Habitat in 2004, I believe,
13 and I think Habitat acquired it back in
14 '98 from the Redevelopment Authority.
15 We've been maintaining it as a vacant
16 lot. We have an agreement of sale,
17 \$5,000 contingent upon a release of the
18 reverter, which appeared in the title.
19 And it's about a 12 by 50 foot lot, and
20 we've kept it as open space, but we can't
21 do anything with it, so...

22 CHAIRWOMAN JARMON: Are there
23 any questions from the Committee?

24 (No response.)

25 CHAIRWOMAN JARMON:

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2 Recommendation?

3 MS. DUNBAR: Motion to release
4 or provide the certificate of completion.

5 (Duly seconded.)

6 CHAIRWOMAN JARMON: All in
7 favor?

8 (Aye.)

9 CHAIRWOMAN JARMON: Thank you.

10 MR. KWAIT: Thank you.

11 CHAIRWOMAN JARMON: We're going
12 to get started on Page 2. We have three
13 side yards - 2442 North Corlies, 3035
14 North 8th Street, and 2628 North Douglas
15 Street. Can I get a recommendation?

16 (No response.)

17 CHAIRWOMAN JARMON: Can I get a
18 recommendation?

19 MR. FRISHKOFF: Motion to
20 transfer for no consideration.

21 (Duly seconded.)

22 CHAIRWOMAN JARMON: All in
23 favor?

24 (Aye.)

25 CHAIRWOMAN JARMON: Thank you.

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2 The next items are urban garden
3 agreements that can be accepted.

4 The next items are properties
5 that are being sold by the Land Bank.

6 The first group, Raza Homes, LLC, are
7 changing the name. They were on the
8 agenda last month. So they want the name
9 changed. They're changing the name from
10 Raza Properties to Raza Home, LLC. The
11 addresses are 1307 North Newkirk, 2715
12 West Cabot, 1437 North Dover Street.

13 MS. DUNBAR: Motion to
14 authorize the name change.

15 (Duly seconded.)

16 CHAIRWOMAN JARMON: All in
17 favor?

18 (Aye.)

19 CHAIRWOMAN JARMON: The next
20 item is for a side yard, 2440 North
21 Waterloo Street, Milianie Boyer Melendez.
22 Can I get a recommendation?

23 MR. GRADWOHL: Move to
24 transfer.

25 (Duly seconded.)

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2 CHAIRWOMAN JARMON: All in
3 favor?

4 (Aye.)

5 CHAIRWOMAN JARMON: The next
6 item is 2208 Mascher Street, Iris Santa,
7 as a side yard. Can I get a
8 recommendation?

9 MS. DUNBAR: Motion to
10 transfer.

11 (Duly seconded.)

12 CHAIRWOMAN JARMON: All in
13 favor?

14 (Aye.)

15 CHAIRWOMAN JARMON: The next
16 item we want to table because we didn't
17 get the name of the new entity from the
18 Redevelopment Authority. So we're going
19 to table this until February.

20 The next are three lots that
21 the applicant is asking for a name
22 change. She was here last month.
23 Originally she was given a six-month
24 extension. Now she's here asking that it
25 be transferred to an LLC, if I'm not

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2 mistaken.

3 Can you come up to the podium,
4 Stephanie Green.

5 (Witnesses approached podium.)

6 CHAIRWOMAN JARMON: These
7 properties were sold to Stephanie Green
8 for \$10,000 for all three, and she
9 originally wanted to sell, but I'm not
10 really sure what the request is today.

11 Can you just state your name
12 and let the Committee know what you're
13 here for.

14 MS. GREEN: Good morning. My
15 name is Stephanie Green. I would like to
16 take this time and I really appreciate
17 your attention in helping me through this
18 process as a first-timer.

19 I'm sure you have questions
20 about -- I'm sorry. I'm sure you have
21 questions. I'm going to do my best to
22 address them. If it's all right, I would
23 like to -- if it's all right, I would
24 like to answer any remaining questions
25 after you heard from both me and my

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2 partner, Vince, if that's okay.

3 When I was here last month, I
4 proposed an outright sale of the lots to
5 V2 Properties. Since then I reconsidered
6 and decided to joint venture with V2
7 Properties, an idea in which you
8 indicated you would be open to approving.

9 In addition to that, there are
10 two main reasons for my decision. One, I
11 think it would be best for the
12 neighborhood, and I'll be able to be
13 leveraged with Vince and experience to
14 build this home in a better and a faster
15 manner.

16 Two, I'm going to benefit by
17 learning as I walk through this process
18 with a more experienced teammate.

19 We already formalized a
20 partnership in the form of 2019 East
21 Huntingdon Street, LLC. So the first
22 steps we'll need to take is to transfer
23 the properties from my name to an LLC.
24 This distributes everything fairly and
25 protects us from liability.

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2 My new partner, Vince, is here
3 to speak about our next steps, but before
4 I turn the podium over to him, I'd just
5 like to add that I am no stranger to the
6 South Philly and Point Breeze area. I
7 grew up directly around the corner from
8 the 2200 block of Wilder Street, and I'm
9 extremely excited and proud to be a part
10 of this renewal.

11 Thank you again, and here's
12 Vince to describe the rest of our plans,
13 including our schedule and how else we
14 will need your cooperation in going
15 forward.

16 MR. VINEY: So my name is Vince
17 Viney with V2 properties.

18 So our goal really is to
19 partner with Stephanie. We created an
20 LLC, and we're going to be developing
21 these three properties. We've built
22 probably almost 300 homes in the Center
23 City area over the past seven years. So
24 we thought that we could help Stephanie a
25 lot by keeping her involved and keeping

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2 her on as a partner. So we'll
3 aggressively, as we do, move through the
4 construction process and get these
5 buildings built as quickly as possible so
6 that we can -- that street, we already
7 actually owned a property on our own on
8 that block, and then with the three that
9 we'll be partner with Stephanie, we'll be
10 putting four new construction homes on
11 that block. So we think we can vastly
12 improve the block pretty quickly.

13 The last piece is that as we
14 have with other situations in the past,
15 when we work on these development
16 opportunities, we need to bring banks
17 into the picture for construction
18 funding. The problem is that the banks
19 are not -- they're not comfortable
20 financing the properties unless they have
21 a release in place, because the bank is
22 not willing -- you can't ensure the title
23 with the RDA release. So we'll also need
24 your help in releasing the RDA right of
25 reverter so that we can gain our

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2 construction funding and build the
3 properties out.

4 CHAIRWOMAN JARMON: Are there
5 any questions from the Committee?

6 MR. PURNELL: Yes.

7 MS. MEDLEY: First of all,
8 you're still within the six-month
9 extension. I'm not sure why you're
10 saying that the banks won't give you
11 funding with the release in the deed,
12 because we do that all the time. On the
13 rare occasions where that is a major
14 issue, and that's usually with way bigger
15 development deals, we do a subordination
16 agreement. So that's a non-issue.

17 And I guess I'll let the
18 Committee discuss what they want to do
19 about the six-month extension versus --
20 but the release, just to be clear, the
21 release is a non-issue.

22 MR. VINEY: So in the past when
23 I've been here on my own, I've had banks
24 that have written a letter to the
25 Committee stating that without the

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2 release they're -- because they're not
3 willing to take the exception to the
4 title of having the RDA right of
5 reverter. So they've required that we
6 had it removed before -- they won't fund
7 the loan. I mean, I've had this happen
8 at least three or four other times. In
9 other occasions we have moved forward in
10 that direction. It's been my experience.
11 I mean, maybe other banks do something
12 different, but the ones I partner with
13 are not comfortable with --

14 MS. MEDLEY: Well, perhaps that
15 is the case, because I myself have done a
16 number of subordination agreements but,
17 again, I guess they're on bigger deals.
18 But in this case specifically, I know
19 that given the length of time that's
20 already expired, this Committee is not
21 going to be able to grant a release. So
22 that's a non -- that's just not going to
23 happen.

24 MR. VINEY: So just to clarify,
25 you're saying there's another way to go

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2 at this where there's the Committee, you
3 issue a subordination to the bank? See,
4 I'm unfamiliar. In the past we've done a
5 release, so this would educate me.

6 MS. MEDLEY: That is an option
7 if that's something the Committee wants
8 to consider. I'm not saying it's going
9 to happen. I'm just saying that is an
10 option. That is a way that other -- that
11 has been dealt with other situations, and
12 that will be a non-issue.

13 MR. VINEY: So we're really
14 here to ask for an extension and -- we're
15 here to ask for an extension and we're
16 asking that the Committee approve the
17 partnership of the new LLC.

18 MS. MEDLEY: As I understand
19 it, you're currently -- well, Ms. Green
20 is currently under an extension that
21 hasn't expired. I believe that's due to
22 expire in March. So that would be the
23 time that the Committee would consider an
24 additional extension.

25 MR. PURNELL: If I'm not

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2 mistaken, you were here in December, and
3 what the Committee at that time had
4 advised you, that if you were able to
5 come forward with a development plan that
6 had a reasonable timeframe that we can --

7 MR. VINEY: We have that.

8 MR. PURNELL: -- review and act
9 upon, then we would possibly consider
10 moving forward. But I don't hear any of
11 that.

12 MR. VINEY: We have that.
13 We'll hand that out. We have prepared
14 that for you today.

15 MR. PURNELL: To the Chair.

16 (Paperwork handed to Chairwoman
17 Jarmon.)

18 MR. PURNELL: And just for the
19 record, it would have been nice to have
20 gotten this, since you were here last
21 month, in advance of the meeting. So I'm
22 not trying to steer the Committee in any
23 direction, but most of us -- all of us
24 will be seeing this for the first time.

25 MR. VINEY: I'm sorry about

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2 that. I didn't realize we should have
3 submitted that in advance. My apologies.

4 MS. MEDLEY: Just so we're
5 clear for the Committee, what exactly is
6 your request today?

7 MR. VINEY: Our request today
8 is that the Committee -- we want to work
9 in good faith for Stephanie. I guess
10 from my perspective, I don't want to
11 create this partnership, only to have the
12 possibility that in six months when we
13 have three new construction homes that
14 are 80 percent complete, to have the
15 Committee not at that point be
16 comfortable releasing the RDA right of
17 revert. That would be a concern. If the
18 Committee is comfortable with our
19 approach, and that this is an approach
20 that we believe the Committee would
21 support. So you can see where I'm coming
22 from. So if we got --

23 MS. MEDLEY: I think I hear
24 your point, but just to be clear, the
25 release won't be ready until the property

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2 is developed. So it wouldn't -- 80
3 percent wouldn't happen.

4 But I just want to be clear so
5 the Committee knows what they're
6 considering. So Ms. Green today is
7 requesting?

8 MS. GREEN: To have the
9 properties transferred over into an LLC.

10 MS. MEDLEY: Okay.

11 MR. THOMAS: I was just going
12 to say, if I understand correctly, your
13 concern is that you would have the
14 properties 80 percent complete and then
15 the Committee would execute reversionary
16 interest at that point and take the
17 properties back even though they were
18 nearly done?

19 MS. VINEY: Right. My concern
20 is that we transfer these properties into
21 the new LLC, of which Stephanie and I are
22 partners of, and we continue and progress
23 through new construction development and
24 then we come back in the March meeting or
25 the February meeting and the Committee

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2 isn't comfortable potentially granting
3 the removal of the right of revert.

4 MR. THOMAS: Like Ms. Medley
5 said, we would only do that when the
6 property is completed, but we've never --
7 if a property is nearly done, we've never
8 executed reversionary interest to take it
9 back. There would be no reason to do
10 that, if that allays your concern at all.

11 But I do have some questions
12 surrounding the timeline here. The
13 permitting, you have 1/10 to 2/21, but
14 I'm a little unclear. Have you guys
15 actually formalized the LLC or is that
16 still -- are you waiting -- is the
17 formalization of the LLC contingent upon
18 the decision of this Committee?

19 MS. VINEY: That's correct.

20 MR. THOMAS: How long does that
21 take and then how long would you begin
22 getting permits?

23 MS. VINEY: Thank you for the
24 question. So, yeah, to answer your
25 question, yes. We have not formalized

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2 the LLC yet. We were waiting for the
3 direction of the -- approval of the
4 Committee. Once the Committee does so,
5 actually Steph and I are planning to go
6 right from here to a notary to actually
7 execute that agreement and then begin the
8 process of submitting for building
9 permits.

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

12 MR. GRADWOHL: So the point at
13 issue is the name change, right?

14 MR. FRISHKOFF: Well, I think
15 it's the name change, but I also think
16 it's resetting the clock. Putting aside
17 that we're still within the extension
18 period, I think the request is an
19 extension that reflects this timeline
20 with also the new entity.

21 MS. VINEY: I would agree.
22 Thank you.

23 MR. THOMAS: We can't do that.

24 MR. GRADWOHL: We can't grant
25 the extension right now, though, until

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2 it's up.

3 MR. FRISHKOFF: I say we
4 probably can, because once it's a new
5 entity, the extension is moot. Once it's
6 a new entity, we're starting from
7 scratch.

8 MS. MEDLEY: No.

9 MS. DUNBAR: No, that's not
10 true.

11 MS. MEDLEY: Not necessarily.

12 MR. FRISHKOFF: Well, we could.
13 I mean, there's no reason why it
14 couldn't.

15 MS. DUNBAR: So can we --

16 MS. MEDLEY: If the Committee
17 wanted to do that, I guess that would be
18 something that the Committee can discuss,
19 but to me it doesn't make sense given --
20 specifically it doesn't make sense, but
21 given the circumstances of this case, why
22 not wait until the end of the current
23 extension.

24 MR. FRISHKOFF: I'm just not
25 sure what we are looking for at the end

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2 of the current extension.

3 MS. MEDLEY: Movement.

4 MR. FRISHKOFF: Are we looking
5 at basically that excavation and
6 foundation work has begun based on the
7 timeline? That's a little bit odd. I
8 mean, we want the property done, so why
9 not make an extension that --

10 MS. JOHNSON: The extension
11 doesn't in any way impact their ability
12 to move forward with it. If they have to
13 come back, they'll just come back and let
14 us see the progress that they've made at
15 that point.

16 MR. FRISHKOFF: But why would
17 we give --

18 MS. JOHNSON: Because there's
19 been some complications with this
20 specific disposition that we want to
21 monitor and ensure that it is moving
22 forward. I think that that gives us
23 cause for concern. I think it's
24 perfectly reasonable that we should see
25 when this extension ends in March that we

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2 can be given an update. At that point we
3 would issue another extension. There's
4 no reason -- that doesn't stop the
5 progress of their development.

6 MS. VINEY: Madam Chair?

7 MS. DUNBAR: What I think that
8 we could say is that you don't
9 necessarily have to come back in March,
10 but you would demonstrate that you have
11 formalized the new LLC, that you have
12 gotten your permits and you've shown some
13 progress. So you could submit in writing
14 the request, along with your
15 documentation, to show that you've made
16 that progress and you're requesting an
17 extension. So that way, you don't have
18 to come back in, but it would be
19 presented to the Committee that you have
20 demonstrated all those steps and progress
21 is being made. We will not unreasonably
22 withhold any type of request as long
23 you're showing progress.

24 MS. VINEY: Okay. That would
25 be great. And I just -- my only last

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2 concern is that would the bank want to
3 see that an extension is in place to
4 cover the timeline of the project? Just
5 because the bank is going to be funding
6 this project and they're going to want to
7 know that the Committee is on board with
8 the actions that we're taking.

9 This is new territory for me,
10 because in the past we've had releases.

11 MS. MEDLEY: If the bank
12 requests a letter from the City saying
13 what the current status of it is, we
14 could get that to you.

15 MS. VINEY: Great. Thank you.

16 CHAIRWOMAN JARMON: Can I get a
17 recommendation?

18 MS. DUNBAR: So --

19 MR. GRADWOHL: I had a
20 question.

21 CHAIRWOMAN JARMON: Sorry.

22 MR. GRADWOHL: With the new
23 LLC, 2019 East Huntingdon Street, LLC, so
24 this will be a nominal transfer from
25 Stephanie Green to that LLC, correct?

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2 MS. VINEY: Correct.

3 MR. GRADWOHL: But that LLC has
4 not been formed yet?

5 MS. VINEY: The LLC already is
6 formed. That's why the address is
7 unusual. It was an LLC I've used for
8 another project. So it is already formed
9 and active.

10 MR. GRADWOHL: Okay. So in
11 that case, could you speak to what extent
12 of the value of the property Ms. Green is
13 holding on to in this process?

14 MS. VINEY: Ms. Green will hold
15 on to 50 percent of the value of the
16 property.

17 MR. GRADWOHL: 50 percent?

18 MS. VINEY: Yes.

19 MR. GRADWOHL: Okay.

20 CHAIRWOMAN JARMON: Can I get a
21 recommendation?

22 MS. DUNBAR: So I'd like to
23 make a recommendation that we authorize
24 the name change as requested, the 2019 --

25 MS. VINEY: East Huntingdon

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2 Street.

3 MS. DUNBAR: -- East Huntingdon

4 Street, LLC and to also have it have the

5 extension, subject to the submission of

6 the necessary documentation to prove

7 progress has been made, specifically that

8 the LLC has been formalized and that the

9 permits have been requested and provided.

10 And by March based on this, you're saying

11 excavation and foundation work will have

12 begun.

13 MS. VINEY: Correct.

14 MS. DUNBAR: You're going to

15 submit that documentation to the

16 Chairperson and it will be presented to

17 the Committee at the next meeting,

18 whatever following the date that you

19 submit the information.

20 MR. VINEY: Great.

21 (Duly seconded.)

22 MR. PURNELL: That was a

23 motion?

24 CHAIRWOMAN JARMON: All in

25 favor?

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2 (Aye.)

3 MR. PURNELL: Second by Jeremy.

4 CHAIRWOMAN JARMON: All in

5 favor?

6 (Aye.)

7 MS. VINEY: Thank you.

8 MS. GREEN: Thank you.

9 MS. VINEY: Thank you very

10 much.

11 CHAIRWOMAN JARMON: The next

12 item is 5129 Lancaster Avenue.

13 (Witnesses approached podium.)

14 CHAIRWOMAN JARMON: Hi. Can

15 you state your name for the record.

16 MR. KAHAN: Bill Kahan, and I'm

17 redeveloping the properties at Lancaster

18 Avenue and Merion Avenue with the

19 principal, Phil Miller to my right.

20 These properties that we're

21 referring to this morning were purchased

22 in the 1980s and the 1990s by Phil's

23 father-in-law and they operated New Deal

24 Lumber there until the end of May 2016.

25 Economic conditions and other health

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2 conditions dictated that the property be
3 redeveloped. At this point, we have
4 obtained a lease to redevelop the
5 property for betterment with a high-end
6 retailer, a Rite Aid property. We have a
7 signed 20-year lease.

8 These properties, as I
9 mentioned, were purchased in the late
10 1980s and early 1990s, and the properties
11 were complied with with all of the
12 restrictions for the reverters and used
13 as commercial property. In our title
14 search in going forward with the
15 development, when we found this when we
16 did a lot consolidation of the 24 lots
17 that we have there that comprise the 1.3
18 acres, that this was still on the title.
19 Therefore, what we are requesting this
20 morning is that these be -- these
21 restrictions be released and
22 extinguished.

23 At this point, I'm going to
24 introduce Bill Miller, principal of RCF
25 Inc., and I believe an affidavit was also

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1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17

2 submitted to your office before this
3 saying that the properties were used as
4 commercial properties since the initial
5 purchase.

6 MR. MILLER: Good morning. My
7 name is Philip Miller. I'm President of
8 RCF and also New Deal Lumber Company.
9 New Deal Lumber Company was a
10 Philadelphia corporation since 1935, and
11 we occupied the property at Lancaster and
12 Merion in 1946. I joined the company in
13 1977, and we closed the company in 2016,
14 but along the route, we obtained
15 properties from the City in both 1988 and
16 1999. They had abandoned homes on the
17 properties, which we mortgaged the
18 property and we took down the homes. We
19 fenced and lighted and put down concrete
20 pads and incorporated all the properties
21 into the use of our daily business.
22 Unfortunately due to economic reasons and
23 also health reasons on my behalf, we
24 decided to close the business last year
25 in May and we want to move forward with

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1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17
2 any development of the property. We have
3 a 20-year signed lease with Rite Aid, and
4 today I come to you to ask you to
5 extinguish and release the restrictions
6 on the property so we can move forward
7 with our development.

8 MR. THOMAS: Are all of these
9 properties vacant lots or are some of
10 them part of whatever structure there was
11 for the lumber company?

12 MR. MILLER: They're all
13 incorporated into the structure of the
14 lumber yard.

15 MR. THOMAS: And is that -- so
16 is this -- I don't know if you need to
17 see this, but so is it all like one big
18 giant vacant lot or is it a building?

19 MR. MILLER: No. There are
20 buildings on the lots that have to be
21 demolished.

22 MR. THOMAS: And are there
23 any -- it's just a lot of properties and
24 varying lengths of time that they've been
25 vacant. Are there any outstanding liens

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1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17

2 or violations against these properties?

3 MR. MILLER: No. No. The
4 properties are maintained, and at this
5 point in time, we have people who
6 maintain the property and clean it and it
7 is still lighted. It's insured. There's
8 burglar alarms and sprinkler systems in
9 the empty building. So all the codes are
10 maintained, things up to date.

11 CHAIRWOMAN JARMON: Are there
12 any further questions?

13 (No response.)

14 CHAIRWOMAN JARMON:
15 Recommendation?

16 MR. FRISHKOFF: I make a motion
17 to approve.

18 (Duly seconded.)

19 CHAIRWOMAN JARMON: All in
20 favor?

21 (Aye.)

22 CHAIRWOMAN JARMON: Thank you.

23 MR. MILLER: Thank you very
24 much.

25 CHAIRWOMAN JARMON: You're

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1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17

2 welcome.

3 432 Budd Street.

4 (Witness approached podium.)

5 MR. PAPADOPOULOS: Hello.

6 CHAIRWOMAN JARMON: Good

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

9 MR. PAPADOPOULOS: Alexi
10 Papadopoulos.

11 CHAIRWOMAN JARMON: And you're
12 here to?

13 MR. PAPADOPOULOS: To get a
14 release. I have a letter from the
15 Department of L&I saying that my final
16 inspection was good, and I have an
17 agreement of sale for the property. A
18 friend of mine wants to buy it from me,
19 so it's a friendly deal.

20 CHAIRWOMAN JARMON: Can I get a
21 copy of that letter from L&I when you get
22 a chance?

23 MR. PAPADOPOULOS: Mm-hmm.

24 CHAIRWOMAN JARMON: Okay. The
25 letter states, On 12/15/2016 a final

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1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17
2 inspection was made on the premises. You
3 have passed this inspection. And this is
4 from License and Inspection.

5 Do I have any questions from
6 the Committee?

7 MR. GRADWOHL: Have you
8 received your certificate of occupancy?

9 MR. PAPADOPOULOS: I asked them
10 about that at the L&I office, and they
11 said they don't issue a certificate of
12 occupancy for a single-family dwelling.

13 CHAIRWOMAN JARMON: Any further
14 questions?

15 MR. GRADWOHL: Move -- I'm
16 sorry.

17 CHAIRWOMAN JARMON:
18 Recommendation?

19 MR. GRADWOHL: Move to grant a
20 release.

21 (Duly seconded.)

22 CHAIRWOMAN JARMON: All in
23 favor?

24 (Aye.)

25 CHAIRWOMAN JARMON: Thank you.

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1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17

2 You want this back or you can send me a
3 copy?

4 MR. PAPADOPOULOS: I have a
5 copy.

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

8 MR. PAPADOPOULOS: Thank you.

9 CHAIRWOMAN JARMON: 713 Mercy
10 Street, VC Properties.

11 (Witness approached podium.)

12 CHAIRWOMAN JARMON: Hi. State
13 your name for the record again.

14 MS. VINEY: Yes. Vincent S.
15 Viney, owner of V2 Properties.

16 CHAIRWOMAN JARMON: And you're
17 here requesting a release and you have
18 the certificate of occupancy.

19 MR. VINEY: Yes.

20 CHAIRWOMAN JARMON: Are there
21 any questions from the Committee?

22 (No response.)

23 CHAIRWOMAN JARMON:
24 Recommendation?

25 MR. FRISHKOFF: Motion to

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1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17

2 approve.

3 (Duly seconded.)

4 CHAIRWOMAN JARMON: All in

5 favor?

6 (Aye.)

7 CHAIRWOMAN JARMON: Thank you.

8 MR. VINEY: Have a good day.

9 CHAIRWOMAN JARMON: 2426 East

10 Firth Street.

11 (No response.)

12 CHAIRWOMAN JARMON: We're going

13 to table this until next month, because

14 the lot is full of debris.

15 Vince, you have 2426 Firth

16 also.

17 MS. VINEY: I'm sorry. Firth?

18 I'm sorry. Yes.

19 CHAIRWOMAN JARMON: But it's

20 just a vacant lot that needs to be

21 cleaned. So what's going on with that

22 one?

23 (Witness approached podium.)

24 MS. VINEY: Yes. It's a vacant

25 lot. My question to you was, we're

1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17
2 getting ready to start excavation within
3 the next week and a half. It actually is
4 cleared, but the grass is overgrown. We
5 can cut it certainly, but I didn't know
6 if we're going to be excavating, if it
7 made sense to cut the grass if we're
8 going to be digging it up in a week and a
9 half.

10 MR. THOMAS: Do you have
11 permits to begin excavation?

12 MS. VINEY: We have permits in
13 place, yeah. We actually -- we don't
14 physically have them, but L&I released
15 the building statements and we have to
16 just go pick up the permits. So they're
17 approved. We just haven't picked them up
18 yet.

19 MR. THOMAS: Can you send a
20 copy of the permits to the Chair?

21 MS. VINEY: Sure.

22 CHAIRWOMAN JARMON: Any further
23 questions?

24 MR. VINEY: And the grass may
25 already be cut. If it's cut, you want me

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2 to just send you the pictures?

3 MR. THOMAS: Yeah.

4 MR. VINEY: One or the other,
5 right?

6 MR. THOMAS: Yeah.

7 So I move that we issue the
8 certificate of completion contingent upon
9 either photographic evidence that the lot
10 has been cleaned and the grass is cut or
11 the permits for excavation.

12 (Duly seconded.)

13 CHAIRWOMAN JARMON: All in
14 favor?

15 (Aye.)

16 MS. VINEY: Thank you very
17 much.

18 CHAIRWOMAN JARMON: You're
19 welcome.

20 1236 North 5th Street, Miguel
21 and Gloria Leon.

22 (Witness approached podium.)

23 MR. LEON: Good morning.

24 CHAIRWOMAN JARMON: Good
25 morning.

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1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17

2 MR. LEON: I'm Miguel Leon. My
3 wife and I, Gloria Leon, own this
4 property since 1991. It's about 25 years
5 now. It was a vacant lot that's adjacent
6 to our home at 502 West Thompson. Over
7 the years we've used it as a garden and
8 at times we had vegetable plants on the
9 garden, and we used it for home purposes.
10 However, our children have grown and
11 moved out. My wife and I are older, and
12 the properties in that area are being
13 purchased and renovated. New homes are
14 being built. And we need to sell the
15 property at this time to pay off
16 obligations that we have, including a
17 guarantee to educational loans.

18 We entered an agreement of
19 sale. The title company sent us a title
20 report, and in it they make reference to
21 the reversion clause that appears in the
22 deed from the Redevelopment Authority to
23 my wife and I. And I spoke with people
24 from the title company. They told me
25 they cannot give clear title to the

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1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17
2 purchaser unless the reversion clause is
3 released. I'm here to request a release
4 of the reversion clause.

5 CHAIRWOMAN JARMON: Okay. Are
6 there any questions from the Committee?

7 (No response.)

8 MR. FRISHKOFF: Motion to
9 approve.

10 (Duly seconded.)

11 CHAIRWOMAN JARMON: All in
12 favor?

13 (Aye.)

14 CHAIRWOMAN JARMON: We'll be in
15 touch.

16 MR. LEON: Thank you.

17 CHAIRWOMAN JARMON: No problem.

18 2117 Cross Street, Katherine
19 Briddell.

20 (Witnesses approached podium.)

21 CHAIRWOMAN JARMON: Good
22 morning.

23 MS. BRIDDELL: Good morning.

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

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1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17

2 MS. BRIDDELL: Katherine

3 Briddell Jackson.

4 CHAIRWOMAN JARMON: And you're
5 here requesting a release. You own the
6 adjacent property?

7 MR. BRIDDELL: Yes.

8 CHAIRWOMAN JARMON: You
9 received this as a side yard --

10 MS. BRIDDELL: Yes.

11 CHAIRWOMAN JARMON: -- back in
12 2001. And you're requesting to sell for
13 147,500?

14 MS. BRIDDELL: Yes.

15 CHAIRWOMAN JARMON: Any
16 questions from the Committee?

17 (No response.)

18 CHAIRWOMAN JARMON:
19 Recommendation?

20 MR. GRADWOHL: The lot appears
21 to have some debris on it. I don't know
22 if the members --

23 MS. BRIDDELL: I sent the
24 picture to --

25 MS. DREER: Hello. My name is

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1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17

2 Yolanda Dreer (ph). I'm her niece.

3 Since then, we were out there.

4 We did take pictures. As you can see,
5 the lot is gated off. I think most of
6 the debris is someone throwing stuff over
7 the fence or just bags flying from the
8 wind. But it has been cleaned since
9 then. We did take pictures, but since
10 then it snowed. We did send -- I did
11 send Ms. Jarmon an e-mail of the picture
12 just when we came in.

13 CHAIRWOMAN JARMON: Oh, okay.

14 MS. DREER: So I did send that
15 to your e-mail, but it has been cleared
16 since then.

17 MR. GRADWOHL: Okay.

18 CHAIRWOMAN JARMON: Okay.

19 MS. DUNBAR: Do you have a
20 picture on your phone?

21 MS. DREER: Yes, I do.

22 CHAIRWOMAN JARMON: Can I get a
23 recommendation?

24 MR. THOMAS: I think she's just
25 going to show the picture.

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1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17

2 MS. DREER: Feel free to pass
3 it around, yes.

4 CHAIRWOMAN JARMON: It just has
5 snow on it now, so that covers up
6 whatever was there.

7 MS. DUNBAR: We're good.

8 Motion to release.

9 (Duly seconded.)

10 CHAIRWOMAN JARMON: All in
11 favor?

12 (Aye.)

13 CHAIRWOMAN JARMON: Thank you.

14 MR. BRIDDELL: Thank you.

15 MS. DREER: Thank you so much.
16 Have a good day.

17 MS. DUNBAR: You too. Thank
18 you.

19 CHAIRWOMAN JARMON: Innova
20 Redevelopment, 1452 South Bouvier, 1411
21 South Colorado, 1523 South Colorado, and
22 1528 South Bouvier.

23 (Witness approached podium.)

24 MR. ALLEGRETTI: Hi. I'm Bud
25 Allegretti with Innova Redevelopment.

1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17
2 Allegretti is spelled
3 A-L-L-E-G-R-E-T-T-I. I'm here to request
4 a certificate of completion and release
5 reverter conditions for these four
6 properties, which are the final four
7 properties of the 15-unit workforce
8 housing development. Two of them are
9 complete and have received certificates
10 of occupancy from L&I and the remaining
11 two will be complete by the end of the
12 month, with all the settlement dates with
13 buyers this month.

14 MR. THOMAS: When are the sale
15 dates of the properties that don't have
16 the certificates of occupancy?

17 MR. ALLEGRETTI: Well, the
18 settlement dates on the certificates of
19 sale are the 31st of this month.

20 MR. THOMAS: And those
21 properties will be done by then?

22 MR. ALLEGRETTI: Yes.

23 MR. THOMAS: And you have
24 certificates of occupancy?

25 MR. ALLEGRETTI: Yes. We have

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1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17

2 the inspection scheduled for next week,
3 beginning of next week.

4 MR. THOMAS: And so which of
5 these -- which two are done and have the
6 CO?

7 MR. ALLEGRETTI: 1411 Colorado
8 and 1528 Bouvier are done with CO's.

9 MR. THOMAS: And 1528 Bouvier?

10 MR. ALLEGRETTI: And 1528
11 Bouvier.

12 MR. THOMAS: So I move that for
13 1411 and 1528 -- or 1411 South Colorado
14 and 1528 South Bouvier Street we issue a
15 certificate of completion, and then for
16 1452 South Bouvier Street and 1523 South
17 Colorado Street we issue a certificate of
18 completion contingent upon receiving the
19 certificates of occupancy from you to Ms.
20 Jarmon.

21 MR. ALLEGRETTI: Okay.

22 (Duly seconded.)

23 CHAIRWOMAN JARMON: All in
24 favor?

25 (Aye.)

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1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17

2 CHAIRWOMAN JARMON: Thank you.

3 MR. ALLEGRETTI: Thank you.

4 CHAIRWOMAN JARMON: 2007 North
5 5th Street, Sonia Santiago.

6 (No response.)

7 CHAIRWOMAN JARMON: We're going
8 to table this. The applicant isn't here
9 and there's an old car parked on this
10 lot. We want to table this until next
11 month.

12 MR. THOMAS: The letter says
13 she now resides in Florida. So I don't
14 know if that will be...

15 CHAIRWOMAN JARMON: I'm sorry.
16 So can we get it approved contingent upon
17 this vehicle being removed.

18 MR. THOMAS: Just to clarify,
19 the lot in question is just the one with
20 the car, not the one next to it?

21 CHAIRWOMAN JARMON: Right.
22 Just the one that has the fence around it
23 where the car is.

24 MR. THOMAS: I move that we
25 offer a certificate of completion when

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1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17

2 the applicant shows that the lot is
3 cleared of any debris and old
4 automobiles.

5 (Duly seconded.)

6 CHAIRWOMAN JARMON: All in
7 favor?

8 (Aye.)

9 CHAIRWOMAN JARMON: Thank you.
10 2668 to 70 Coral Street,
11 William Duffy.

12 (No response.)

13 CHAIRWOMAN JARMON: We're going
14 to table this until next month.

15 The next item is 2308 Collins
16 Street, Diane Flanagan.

17 (No response.)

18 CHAIRWOMAN JARMON: All right.
19 We're going to table it until next month.
20 2705 Belgrade.

21 (No response.)

22 CHAIRWOMAN JARMON: We're going
23 to table this Belgrade until next month.
24 They were supposed to send me the letter
25 and the agreement and I never received

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1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17

2 it.

3 6229 Germantown Avenue,

4 Hardimon Property.

5 (No response.)

6 CHAIRWOMAN JARMON: We're going

7 to table.

8 1514 Parrish Street, 1514 to 16

9 Parrish Street, LLC.

10 (Witness approached podium.)

11 CHAIRWOMAN JARMON: Hi.

12 MS. MATZ: Hi, Susie. How are

13 you?

14 CHAIRWOMAN JARMON: Good

15 morning. Can you state your name for the

16 record.

17 MS. MATZ: Karen Matz, M-A-T-Z.

18 I'm with Matz Land Transfer Services,

19 Inc.

20 CHAIRWOMAN JARMON: And you're

21 representing the LLC?

22 MS. MATZ: Yes, the current

23 owner of the property.

24 CHAIRWOMAN JARMON: Are there

25 any questions from the Committee?

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1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17

2 MR. GRADWOHL: This property is
3 new construction?

4 MS. MATZ: That's correct.
5 They just did new construction on it.
6 It's been vacant forever and then finally
7 they did new construction on it. So we
8 have to remove the reverter on their
9 behalf. Their lender is requiring that
10 it be done.

11 MR. GRADWOHL: Okay.

12 MS. MATZ: I'm sorry. My voice
13 is a little -- I have a cold.

14 MR. GRADWOHL: That's fine.

15 Do they have a certificate of
16 occupancy?

17 MS. MATZ: I believe they do.
18 If you require it, I'll certainly ask
19 them of it and get that for you.

20 MR. GRADWOHL: Okay.

21 CHAIRWOMAN JARMON: Okay. Can
22 I get a recommendation?

23 MS. DUNBAR: Motion to -- you
24 want to do it?

25 MR. GRADWOHL: I'll do it.

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1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17

2 Move to grant the certificate
3 of completion contingent upon the receipt
4 of the certificate of occupancy.

5 MS. MATZ: Great. I will get
6 that right away.

7 (Duly seconded.)

8 CHAIRWOMAN JARMON: All in
9 favor?

10 (Aye.)

11 MS. MATZ: Thank you very much.

12 CHAIRWOMAN JARMON: Thank you.

13 I just want to add the minutes
14 from the December 13th, 2016 meeting.

15 MR. FRISHKOFF: Motion to
16 approve the minutes.

17 (Duly seconded.)

18 CHAIRWOMAN JARMON: All in
19 favor?

20 (Aye.)

21 CHAIRWOMAN JARMON: Thank you.

22 The meeting has been adjourned.

23 (Vacant Property Review
24 Committee concluded at 11:00 a.m.)

25 - - -

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CERTIFICATE

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

MICHELE L. MURPHY
RPR-Notary Public

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

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