

Vacant Property Review Committee
March 8, 2016

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VACANT PROPERTY REVIEW COMMITTEE

Room 401, Caucus Room
Philadelphia, Pennsylvania
Tuesday, March 8, 2016
10:13 a.m.

PRESENT:

SUSIE JARMON, OHCD
MANUELLA COSTA, PHDC
JEREMY GRADWOHL, COUNCIL PRESIDENT'S OFFICE
CHARLANE DANIEL, REVENUE
GARRETT O'DWYER, PACDC
AMANDA DAVIS, PIDC
LYNSIE SOLOMON, PUBLIC PROPERTY
JAMETTA JOHNSON, PLANNING COMMISSION
MELVIS DUNBAR, RDA
KEVIN HUNTER, COMMERCE

ALSO PRESENT:

PAULA ADAMS, COUNCILWOMAN BLACKWELL'S OFFICE

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2 MS. JARMON: Good morning. My name is
3 Susie Jarmon, the Chairwoman of the
4 Committee. We are going to get started.
5 When your name is called, you can come up to
6 the podium and the Committee will ask you
7 questions.

8 The first address on the agenda is 3024
9 North 4th Street, Jamie Lopez?

10 (No response.)

11 I think this is the third time this has
12 been on the agenda. I'm going to delete
13 this.

14 The next time is 545 North Vodges,
15 Yasmeen Lambert?

16 (Applicant approaches podium.)

17 MS. LAMBERT: Good morning.

18 MS. JARMON: Good morning. Can you
19 state your name for the record?

20 MS. LAMBERT: Yasmeen Lambert.

21 MS. JARMON: You are here to purchase
22 the 545 North Vodges.

23 MS. LAMBERT: Yes.

24 MS. JARMON: What is your proposal?

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1 MS. LAMBERT: I would like to live in
2 the property.

3 MS. JARMON: Going to rehab it and live
4 in it?

5 MS. LAMBERT: Yes, ma'am.

6 MS. JARMON: Any questions from the
7 committee?

8 MR. GRADWOHL: Do you have a time frame
9 by which you will rehab it?

10 MS. LAMBERT: Well, within a year.

11 MR. GRADWOHL: Okay.

12 MS. JARMON: Any further questions?

13 (No further questions.)

14 Recommendation of the committee?

15 MS. DUNBAR: Motion.

16 MR. O'DWYER: Second.

17 MS. JARMON: All in favor?

18 - - -

19 (Chorus of Ayes)

20 - - -

21 MS. JARMON: Thank you. We will be in
22 touch.

23 MS. LAMBERT: Thank you.

24 MS. JARMON: You're welcome.

1 The next item is 1554 South Dover
2 Street, Job with the Cape May IRA, LLC.

3 (Applicant approaches podium.)

4 MR. ITZKAWITZ: Good morning.

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

7 MR. ITZKAWITZ: Job Itzkawitz,
8 I-t-z-k-a-w-i-t-z.

9 MS. JARMON: You are here to purchase
10 the property on Dover Street?

11 MR. ITZKAWITZ: Yes, ma'am.

12 MS. JARMON: Can you let the Committee
13 know what your proposal is?

14 MR. ITZKAWITZ: Sure. I own the
15 property immediately adjacent at 1552 South
16 Dover as a rental. I would use this as a
17 side yard for that.

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

20 (No questions.)

21 Recommendation?

22 MS. DUNBAR: Motion to sell at the
23 established price.

24 MR. O'DWYER: Second.

1 MS. JARMON: All in favor?

2 - - -

3 (Chorus of Ayes)

4 - - -

5 MS. JARMON: Thank you.

6 MR. ITZKAWITZ: Thank you.

7 MS. JARMON: The next items are side
8 yards. Three side yards. The first one is
9 2008 Wilder, 2513 Mascher and the third one
10 is 2312 North 25th Street.

11 Can I get a recommendation.

12 MR. GRADWOHL: Motion to transfer with
13 no consideration.

14 MR. O'DWYER: Second.

15 MS. JARMON: All in favor?

16 - - -

17 (Chorus of Ayes)

18 - - -

19 MS. JARMON: The next two items are
20 Urban Garden Agreements which I can accept:
21 2553 Kern Street, 6870 to 88 Cedar Park
22 Avenue.

23 The next item is four lots on Lancaster
24 Avenue that the applicant has asked for a

1 name change: 4234 Lancaster Avenue, 4236
2 Lancaster, 4238 and 4240 Lancaster Avenue.
3 We originally had it in the Islamic Cultural
4 Preservation and Information Council. They
5 would like the name to be Islamic Cultural
6 Preservation and -- that's not correct.

7 Let me just hold up on this one. I'm
8 going to come back to this address.

9 MS. DUNBAR: Can you just say to the
10 name, and then you will give us the name
11 subject to something?

12 MS. JARMON: Yeah. This is for a name
13 change. And then I will come back with the
14 name in a few minutes. They put the same
15 name on the agenda.

16 The next items are Certificate of
17 Completions. 3821 Mt. Vernon Street, Mary
18 Taylor. This was transferred as a side
19 yard.

20 (Applicant approaches podium.)

21 Can you state your name for the record?

22 MS. JOHNSON: Sheila Johnson.

23 MS. JARMON: And you are?

24 MS. JOHNSON: Mary Taylor's daughter.

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1 MS. JARMON: Okay. You are here to ask
2 for release on the property on Mt. Vernon
3 Street?

4 MS. JOHNSON: Yes.

5 MS. JARMON: To sell it.

6 MS. JOHNSON: Yes.

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

9 MS. SOLOMON: The lot needs to be
10 cleaned.

11 MS. JARMON: The lot needs to be
12 cleaned. Have you seen it recently?

13 MS. JOHNSON: It was cleaned. I
14 guess -- it has been cleaned. My mom used
15 to keep the lot up for 24 years. It's a
16 stump right there where we cut the tree
17 down. But other than that, the lot was
18 cleaned.

19 MS. JARMON: Yeah. I think these are --

20 MS. DUNBAR: The pictures says it's
21 clean. Is this an old picture?

22 MS. SOLOMON: Need a new one.

23 MS. JARMON: The picture was done
24 February 23.

1 MS. JAMETTA JOHNSON: I don't have a
2 picture.

3 MS. JARMON: Okay. I'm just wondering,
4 is these tree stumps or something here in
5 the ground?

6 MS. JOHNSON: Yeah.

7 MS. JARMON: Okay. She's saying they
8 are tree stumps in the ground right there on
9 the side.

10 MS. SOLOMON: Okay.

11 MS. DUNBAR: Not debris.

12 MS. JOHNSON: No.

13 MS. JARMON: Okay. Thank you.

14 MS. DUNBAR: I do have a question.

15 Are you authorized to complete this
16 transaction for Mary Taylor?

17 MS. JOHNSON: Yeah. My mom died three
18 days from now a year. And I'm her power --
19 I'm the executor.

20 MS. DUNBAR: Okay. All right. No
21 problem.

22 MS. JARMON: The recommendation of the
23 Committee?

24 MS. DUNBAR: Motion to issue the

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1 certificate of completion.

2 MR. GRADWOHL: Second.

3 MS. JARMON: All in favor?

4 - - -

5 (Chorus of Ayes)

6 - - -

7 MS. JARMON: Thank you.

8 3861 Melon Street, Sheila Hand. You
9 represent this, also.

10 MS. JOHNSON: That's me, too. I'm
11 Johnson now. We changed it over.

12 MS. JARMON: Okay. Sheila Hand is --

13 MS. JOHNSON: I'm Sheila Hand. Now I'm
14 Sheila Johnson. I remarried.

15 MS. JARMON: Okay. All right. Can you
16 state your name for the record, sir?

17 MR. JOHNSON: Herley Johnson.

18 MS. JARMON: You are here asking for
19 release on this property, also?

20 MR. JOHNSON: Yes, ma'am.

21 MS. JARMON: This was transferred as a
22 side yard to Sheila Hand here.

23 Any questions from the Committee?

24 (No questions.)

1 Recommendation?

2 MS. DUNBAR: Motion to release.

3 MR. O'DWYER: Second.

4 MS. JARMON: All in favor?

5 - - -

6 (Chorus of Ayes)

7 - - -

8 MS. JARMON: Thank you.

9 1927 West Diamond Street, Montgomery and
10 Willis Development, Incorp. Someone here
11 representing? No?

12 Again, 1927 West Diamond street? Going
13 to table this item.

14 1230 North 27th Street, Deborah Anne
15 Hennie. This property was also transferred
16 as a side yard back in 2005.

17 (Applicant approaches podium.)

18 Hi. Can you state your name for the
19 record?

20 MS. HENNIE: Deborah Hennie.

21 MS. JARMON: You are here asking for
22 release?

23 MS. HENNIE: Yes.

24 MS. JARMON: To sell this property on

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1 27th Street?

2 MS. HENNIE: That's correct.

3 MS. JARMON: Any questions from the
4 Committee?

5 (No questions.)

6 Recommendations?

7 MR. GRADWOHL: Motion to grant
8 certificate of completion.

9 MS. COSTA: Second.

10 MS. JARMON: All in favor?

11 - - -

12 (Chorus of Ayes)

13 - - -

14 MS. JARMON: Thank you.

15 MS. HENNIE: Thank you.

16 MS. JARMON: The next item is 602 McKean
17 Street, Berger Group. This property was
18 transferred back in 1983. The applicant is
19 in the process of selling it. I just got
20 updated pictures where it looks like it's
21 full of debris. However, those are tree
22 stumps same as the other property. But
23 there are tree stumps all throughout the
24 lot.

1 MS. DUNBAR: It says it's sold on
2 February 17. It just went to settlement.

3 MS. JARMON: Recently, right. The new
4 owner needed the release.

5 MS. DUNBAR: Okay.

6 MR. O'DWYER: This picture is not the
7 most updated picture? You have more up to
8 date or the one included in the agenda.

9 MS. JARMON: I just handed one out that
10 is in color. It's probably the same because
11 the tree stumps are still there.

12 Any questions from the Committee?

13 (No questions.)

14 Recommendation?

15 MS. DUNBAR: Motion to issue the
16 certificate of completion.

17 MS. COSTA: Second.

18 MS. JARMON: All in favor?

19 - - -

20 (Chorus of Ayes)

21 - - -

22 MS. JARMON: Can we go back to the 1927
23 Diamond Street, I think we have a picture
24 for this property. This property was

1 recently acquired by another applicant which
2 is the V2 Property, LLC. They purchased it
3 at sheriff sale. They are asking for a
4 release because this restriction was on the
5 deed since 1989. I don't want to have to
6 bring it back. We have a picture. The lot
7 is cleaned.

8 Can I get a recommendation?

9 MS. DUNBAR: Motion.

10 MR. GRADWOHL: Second.

11 MS. JARMON: All in favor?

12 - - -

13 (Chorus of Ayes)

14 - - -

15 MS. JARMON: Thank you.

16 Can we go back to page 3, the Lancaster
17 Avenue property. The name that they're
18 asking to be transferred is ICPI New Africa
19 Center CDC.

20 Can I get a recommendation?

21 MR. O'DWYER: Recommendation to allow
22 the name change.

23 MR. GRADWOHL: Second.

24 MS. JARMON: All in favor?

1 - - -

2 (Chorus of Ayes)

3 - - -

4 MS. JARMON: Thank you.

5 I would like for the addendum to be
6 added to the agenda today.

7 Can I get a recommendation?

8 MS. DUNBAR: Motion.

9 MR. O'DWYER: Second.

10 MS. JARMON: All in favor?

11 - - -

12 (Chorus of Ayes)

13 - - -

14 MS. JARMON: The first item on here is
15 1615 West Poplar Street, North Philadelphia
16 Health Systems? No? I'm going to table
17 this.

18 AUDIENCE MEMBER: Is there a way we can
19 see the addendum online or --

20 MS. JARMON: No. It has to be posted
21 online. We just did this today. Several
22 releases that individuals were asking for.

23 AUDIENCE MEMBER: I was just curious. I
24 will just listen. That's fine. Thank you.

1 MS. JARMON: I had asked this applicant
2 for the agreement of sale and also the
3 letter asking the permission to sell which I
4 had not received. I am going to table this
5 item until April.

6 Can I get a recommendation?

7 MS. DUNBAR: Motion.

8 MR. GRADWOHL: Second.

9 MS. JARMON: All in favor?

10 - - -

11 (Chorus of Ayes)

12 - - -

13 MS. JARMON: The next item is 1329 South
14 Myrtlewood Street. The current owner -- I'm
15 not really sure who is the current owner. I
16 looked at the deed this morning. It had
17 been transferred several times, but the
18 owner that we transferred it to was Joseph
19 Davis.

20 (Applicant approaches podium.)

21 Your name is?

22 MR. HELLER: Gregory Heller.

23 MS. JARMON: You currently own it? You
24 purchased it.

1 MR. HELLER: In 2011.

2 MS. JARMON: Okay. You're here to --
3 are you here to sell the property?

4 MR. HELLER: Yes. It's under agreement
5 of sale.

6 MS. JARMON: I understand that you are
7 going to be Executive Director at the
8 Redevelopment Authority?

9 MR. HELLER: Yes, ma'am.

10 MS. JARMON: Starting tomorrow?

11 MR. HELLER: I will be appointed
12 tomorrow. I start on April 4.

13 MS. JARMON: Okay. Just wanted to make
14 that for the record.

15 Can I get any questions? Do I have any
16 questions, anybody have any questions for
17 Myrtlewood Street?

18 (No questions.)

19 Recommendation.

20 MR. GRADWOHL: Motion to grant the
21 certificate of completion.

22 MR. O'DWYER: Second.

23 MS. JARMON: All in favor?

24 - - -

1 (Chorus of Ayes)

2 - - -

3 MS. JARMON: Thank you.

4 2311 Bodine, 2313 Bodine and 2321

5 Bodine. Jerry New is the current --

6 MR. ROSENTHAL: I'm Lee Rosenthal, the
7 real estate broker. Linden Real Estate. I
8 represent Jerry New who lives in Florida.

9 MS. JARMON: Okay. He is here
10 representing the owner. The owner lives in
11 Florida.

12 You are here to request a release for
13 the applicant?

14 MR. ROSENTHAL: Yes.

15 MS. JARMON: He's in the process of
16 selling.

17 MR. ROSENTHAL: It's in the process of
18 selling. We are trying to settle this week.

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

21 MS. JAMETTA JOHNSON: What was the
22 original terms? It was a large parcel, sold
23 and never developed.

24 MS. JARMON: Did he ever develop these

1 lots.

2 MR. ROSENTHAL: No. They are very small
3 lots. It's a peculiar block. There are six
4 lots there that are just under 14 feet wide
5 each. And Mr. New owns the first two lots
6 and the fifth lot. And someone else owns
7 the second, third and sixth lot. It's kind
8 of -- it's a split situation.

9 MS. JAMETTA JOHNSON: Now it's being
10 sold for \$450,000.

11 MR. ROSENTHAL: No. The building in
12 front is being sold. 2300 American Street
13 is being sold for \$450,000. These lots are
14 included in the sale. The building is being
15 sold. Is almost 23,000 square feet.

16 MS. JAMETTA JOHNSON: What's going to be
17 developed here?

18 MR. ROSENTHAL: It's going to be -- at
19 least for the interim period, it's going to
20 be light industrial.

21 MS. JARMON: I'm sorry. What is it
22 going to be?

23 MR. ROSENTHAL: Light industrial, which
24 it is now.

1 MS. JAMETTA JOHNSON: The plans are
2 underway. Is that something --

3 MR. ROSENTHAL: It's not going to sit at
4 all. Right now the current owner is
5 occupying space in there where he
6 manufactures chairs. And he will be there
7 for a few months. And the new buyer has a
8 tenant for the first floor who is light
9 industrial and distribution. And he's
10 planning on leasing out the whole building.

11 MS. JAMETTA JOHNSON: Thank you.

12 MS. JARMON: Any further questions?

13 (No questions.)

14 Recommendation?

15 MS. DUNBAR: Motion to release.

16 MR. GRADWOHL: Second.

17 MS. JARMON: All in favor?

18 - - -

19 (Chorus of Ayes)

20 - - -

21 MR. ROSENTHAL: One question. When will
22 we be able to do this transfer?

23 MS. JARMON: It's probably going take at
24 least two weeks for us to get the release

1 executed.

2 MR. ROSENTHAL: Okay. Fine.

3 MS. JARMON: And then we will be in
4 touch.

5 MR. ROSENTHAL: Have a good day.

6 MS. JARMON: Yup.

7 214 South 46th Street, Natural Solutions
8 Builders? No? I'm going to table this item
9 because this was a recent transaction. And
10 I guess we are going to have questions from
11 the owner as to why he's selling it. So, we
12 going to table this until next month.

13 Any recommendation?

14 MR. GRADWOHL: Motion to table until
15 April.

16 MS. DUNBAR: Second.

17 - - -

18 (Chorus of Ayes)

19 - - -

20 MS. JARMON: Thank you.

21 The last item on here is a property that
22 has been in our inventory for some time.

23 The two applicants have been occupying the
24 property. Originally the property should

1 have gone to the applicant as a gift
2 property, but for some reason it was held up
3 back in 2005 when the Administration stopped
4 the gift property program.

5 I put this before the Real Estate
6 Committee two weeks ago. And their
7 recommendation was that we place a
8 self-amortizing mortgage against the
9 property for the appraisal price. And the
10 appraisal came back at \$35,000. So, we will
11 be placing mortgage against the title for
12 ten years for \$35,000.

13 Are there any questions from the
14 Committee?

15 MR. O'DWYER: Starting from now, it will
16 be ten years self-amortizing?

17 MS. JARMON: Yes, unfortunately.

18 MS. DUNBAR: Motion to sell. We're
19 selling it, right?

20 MS. JARMON: Yes.

21 MS. DUNBAR: Motion to transfer the
22 property with the previously described
23 self-amortizing rate.

24 MR. O'DWYER: Second.

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1 MS. JARMON: All in favor?

2 - - -

3 (Chorus of Ayes)

4 - - -

5 MS. JARMON: I just like to add the
6 minutes from last month's meeting.

7 AUDIENCE MEMBER: Excuse me, Chairwoman.
8 Is it possible I missed mine. I came in
9 late.

10 MS. JARMON: McKean?

11 AUDIENCE MEMBER: Yes.

12 MS. JARMON: Yeah. We already approved
13 it. You will be contacted once it's
14 executed.

15 AUDIENCE MEMBER: Thank you.

16 MS. JARMON: No problem. Not sure if I
17 finished what I was saying to add the
18 Minutes from last month's meeting,
19 February 9, 2016.

20 MR. O'DWYER: Motion to add the Minutes.

21 MS. DUNBAR: Second.

22 MS. JARMON: All in favor?

23 - - -

24 (Chorus of Ayes)

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MS. JARMON: The meeting is now
adjourned. Have a good day.

(Vacant Property Meeting adjourned at
10:33 a.m.)

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. KJ, RPR
Court Reporter - Notary Public

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