

Vacant Property Review Committee  
June 14, 2016

VACANT PROPERTY REVIEW COMMITTEE

Room 401, Caucus Room  
Philadelphia, Pennsylvania  
Tuesday, June 14, 2016  
10:07 a.m.

PRESENT:

SUSIE JARMON, OHCD  
MANUELLA COSTA, PHDC  
JEREMY GRADWOHL, COUNCIL PRESIDENT'S OFFICE  
LINDA MEDLEY, LAW DEPARTMENT  
ANDREW FRISHKOFF, LISC  
GARRETT O'DWYER, PACDC  
LISA WALKER, REVENUE DEPARTMENT  
AMANDA DAVIS, PIDC  
FRED PURNELL, OHC  
JAMETTA JOHNSON, PLANNING COMMISSION  
KEVIN HUNTER, COMMERCE

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1 - - -

2 MS. JARMON: Good morning. My name is  
3 Susie Jarmon. We are about to get started.

4 I'd like to add an addendum to the  
5 agenda. 152 to 58 Laurel Street and 935 to  
6 937 Hancock Street.

7 Can I get a motion?

8 MR. O'DWYER: So moved.

9 (Duly seconded.)

10 MS. JARMON: All in favor?

11 (Ayes.)

12 MS. JARMON: Thank you. Also, I just  
13 have two corrections on the agenda. Page 3  
14 we have 4629 Tackawanna Street. The address  
15 should be 4620 Tackawanna. And on page 4,  
16 2100 to 2102 East Cumberland Street should  
17 be R&L Investments. And the third item we  
18 would like to table per the Councilman's  
19 office, 1638 to 40 Ridge Avenue.

20 Can I get a motion.

21 MR. GRADWOHL: So moved.

22 MS. COSTA: Second.

23 MS. JARMON: All in favor?

24 (Ayes.)

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1 MS. JARMON: Thank you.

2 First item on the Agenda is 2013 South  
3 8th Street, United Community Southeast  
4 Philadelphia.

5 Good morning.

6 (Applicant approaches podium.)

7 MR. CARNEY: Good morning.

8 MS. JARMON: State your name for the  
9 record.

10 MR. CARNEY: Francis Carney. Executive  
11 Director for United Community Southeast  
12 Philadelphia.

13 MS. JARMON: You are here to purchase  
14 2013 South 8th Street?

15 MR. CARNEY: We would like to take  
16 ownership of that property. We own 2011 and  
17 2015. We have actually been using that  
18 space for more than the last 15 years for  
19 community purposes.

20 On 2011 and 2015, there are actually  
21 some fruit trees that are planted there. We  
22 have used that area with picnic tables for  
23 community events, et cetera. And so, that's  
24 why we would like to acquire that property

1 at this time.

2 MS. JARMON: Right. Just a note for the  
3 record, years ago United Communities had  
4 entry authorization. We had tried to  
5 contact you guys. And I think after that, I  
6 mean, I didn't get a response. I think  
7 because someone else is the director or  
8 became the director. So, we never got a  
9 response from your --

10 MR. CARNEY: I do apologize about that.  
11 I am aware that at one point we did have  
12 right of entry, which is why, as I said,  
13 we've been using it over the last 15 years.

14 MR. O'DWYER: Is this to be transferred  
15 for nominal value?

16 MS. JARMON: They are a nonprofit. And  
17 initially, the entry authorization was for  
18 the nonprofit group.

19 MR. O'DWYER: This is --

20 MS. JARMON: It's actually -- they  
21 didn't respond. I revoked the entry  
22 authorization. However, you know, if I get  
23 the recommendation from the Committee, we  
24 can grandfather them because they had

1 changed directors of the program. That's  
2 why they didn't get in contact with me.

3 If I can get recommendation?

4 MR. O'DWYER: I recommend we transfer at  
5 nominal value.

6 MS. COSTA: Second.

7 MS. JARMON: All in favor?

8 (Ayes)

9 MS. JARMON: Thank you. We going to  
10 transfer.

11 MR. CARNEY: Thank you very much.

12 MS. JARMON: You're welcome.

13 MR. CARNEY: I can go now?

14 MS. JARMON: Yes.

15 The next items are 1118 North 4th Street  
16 and 1017 North Leithgow Street, Neighborhood  
17 Gardens Trust, Gregory.

18 (Applicant approaches podium.)

19 Good morning.

20 MR. DUFFY: Good morning. My name is  
21 Gregory Duffy, attorney for Neighborhood  
22 Garden Trust, a nonprofit corporation. With  
23 me is Jenna Greenberg, the Executive  
24 Director of NGT. We are here to request the

1 acquisition or the conveyance at nominal  
2 value of the lots known as 1118 North 4th  
3 Street which is also partially known as 1017  
4 North Leithgow Street.

5 They are immediately adjacent to two  
6 lots which this commission or committee  
7 previously approved for conveyance to NGT.  
8 And collectively, all form the Spooky  
9 Garden, which is a neighborhood community  
10 garden which was formed several decades ago.  
11 It used to be a dumping ground.

12 Neighborhood residents pulled together  
13 and cleaned it up and established basically  
14 a wonderful community space which serves as  
15 a neighborhood backyard for residents. A  
16 place for growing herbs, flowers, gardens.  
17 And of course, pursuant to their name, they  
18 have a tremendously, fabulous and successful  
19 Halloween event which I believe last year  
20 alone had 1,600 members of the City come to  
21 attend and enjoy it.

22 We are looking again for the conveyance,  
23 the approval of the conveyance.

24 Additionally, for the parcel to NGT so we

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1 can preserve this garden for future members  
2 and children of this City.

3 MS. JARMON: Just a note for the record,  
4 there will be a green space restriction in  
5 the deed when we transfer title.

6 MR. DUFFY: That's correct. Perfectly  
7 acceptable for us.

8 MS. JARMON: Can I get a recommendation?

9 MR. HUNTER: Quick question. For the  
10 deed restrictions, is there a reversionary  
11 clause to the City if they move to sell it  
12 for some sort of development?

13 MS. JARMON: Yes. There is going to be  
14 a restriction that they cannot sell.

15 MR. HUNTER: But let's say they move to  
16 sell it?

17 MS. JARMON: They would have to come  
18 back before the committee.

19 MR. HUNTER: Thank you.

20 MS. JARMON: You're welcome.

21 MR. O'DWYER: Is the deed restriction  
22 for five years?

23 MS. JARMON: Not really sure how long.  
24 I know that the green space will be a

1 restriction.

2 MR. GRADWOHL: How long was the one for  
3 1116; do you know? When I wrote the support  
4 letter, I was under the impression it was  
5 same green space restriction.

6 MS. JARMON: Right. It was in that one,  
7 also.

8 MR. GRADWOHL: That one is not gone to  
9 settlement?

10 MS. JARMON: No. It hasn't gone to  
11 settlement.

12 MR. GRADWOHL: Is the term of the deed  
13 restriction determined by this committee or?

14 MS. JARMON: It's just that that --

15 MS. MEDLEY: I think it's probably  
16 whatever -- the same. I just don't know  
17 because.

18 MS. JARMON: It's just that it's for  
19 green space only.

20 MR. DUFFY: If I may, just for  
21 everyone's edification and well being, NGT  
22 is a land trust which is dedicated to  
23 preserving land as open space and community  
24 gardens for their lives.



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1 MR. PURNELL: I just want to make sure I  
2 heard you correctly. This is all you do?

3 MR. DUFFY: Yes.

4 MR. PURNELL: Want to put the  
5 restrictive covenants and the reverters, you  
6 are going to do the garden and you will  
7 continue through that?

8 MR. DUFFY: We are not a housing  
9 company.

10 MS. JARMON: Right. And they have been  
11 getting lots from us for years.

12 MR. O'DWYER: I move that we transfer  
13 for nominal value.

14 MR. GRADWOHL: Second.

15 MS. JARMON: All in favor?

16 (Ayes.)

17 MR. DUFFY: Thank you.

18 MS. JARMON: I'm sorry, but I didn't ask  
19 if there were attorneys in the office, I  
20 mean, in the room. No attorneys? Okay.

21 Can you come up please.

22 (Applicant approaches podium.)

23 You're here for what address?

24 ATTORNEY: 1400 North Redfield.

1 - - -

2 (At this time, a discussion was held off  
3 the record.)

4 - - -

5 MS. JARMON: Next items are 3340 North  
6 17th Street -- 16th Street, Allegheny Tioga  
7 Development, Anthony Miles. Again, the  
8 addresses are 3340 North 16th, 3342 North  
9 16th, 3346 North 16th, 3320 North 17th, 3327  
10 North 17th, 3331 North 17th, 3342 North  
11 17th, 3344 North 17th, 3346 North 17th, 3412  
12 North 17th Street, and 3314 North 17th  
13 Street.

14 (Applicant approaches podium.)

15 Can you state your name for the record?

16 MR. MILES: Anthony Miles.

17 MS. JARMON: You are here to purchase  
18 these properties?

19 MR. MILES: That is correct.

20 MS. JARMON: Your proposal.

21 MR. MILES: Our proposal is to purchase  
22 the properties at fair market value, and to  
23 development those properties into either  
24 rental units or condominiums.

1 MR. GRADWOHL: Do you know the number of  
2 units you are planning to develop?

3 MR. MILES: It's -- this is -- this  
4 purchase is part of a master plan for that  
5 area. We own the other parcels in the area  
6 now. But for these particular lots, we are  
7 looking at somewhere in the neighborhood of  
8 24 -- either 24 rentals or 24 condominiums.

9 MR. GRADWOHL: Do you have your  
10 financing in place for the project.

11 MR. MILES: We do. We do have finance.

12 MR. GRADWOHL: Okay. Can you give a  
13 little bit more information about like --

14 MR. MILES: Well, primarily our bank  
15 that we use for financing is East River. We  
16 currently have with them \$4 million in  
17 construction right now in Francisville. We  
18 are one of the first developers in  
19 Francisville to build on Ridge Avenue. You  
20 know our track record. You have seen our  
21 product.

22 MR. O'DWYER: What's your timeline for  
23 developing?

24 MR. MILES: Our timeline for development

1 is we are looking at early part of the  
2 spring 2017.

3 MR. GRADWOHL: That's when will be  
4 complete?

5 MR. MILES: No. When we start. We  
6 still have to go through the process of  
7 acquiring the property, zoning, construction  
8 drawings. And I think we have a -- Michael  
9 can bring up -- conceptual rendering of what  
10 we're proposing.

11 MS. JARMON: You had a question?

12 MR. PURNELL: Yeah. This isn't student  
13 housing?

14 MR. MILES: No.

15 MR. PURNELL: You said market rate  
16 rental or --

17 MR. MILES: We met with the community  
18 organization who voted to approve the  
19 purchase of these properties. And they  
20 specifically told us in this area they are  
21 looking at market rate rentals, market rate  
22 condominiums and senior housing.

23 MR. HUNTER: What's the price of selling  
24 these?

1 MS. JARMON: We don't have the prices  
2 because we are still waiting for the LAMA  
3 system to be revamped. Once we get the  
4 prices, Mr. Miles will get a letter with the  
5 price.

6 MR. HUNTER: It will be at the LAMA  
7 value for each?

8 MS. JARMON: It will be the LAMA value.  
9 The reason why we are not doing appraisal is  
10 because they are the only applicants for  
11 these properties. We had no other  
12 applicants.

13 MR. HUNTER: The other thing was the  
14 zoning for those lots is for single family  
15 attached homes. Just be aware if you are  
16 doing or attempting to do any multi-family,  
17 that's going to require a variance from the  
18 Zoning Board.

19 MR. MILES: We are fully aware of that.

20 MS. JARMON: Any further questions?  
21 Recommendation?

22 MS. COSTA: Recommend to sell it at the  
23 LAMA value all the properties to Allegheny  
24 Tioga Developments LP.

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1 MS. JARMON: Can I get a second.

2 MS. WALKER: Second.

3 MS. JARMON: All in favor?

4 (Ayes.)

5 MS. JARMON: We will be in touch.

6 The next items are side yards for  
7 individuals. Can I get a recommendation?

8 MR. GRADWOHL: Move that we transfer  
9 side yards for their consideration.

10 MR. O'DWYER: Second.

11 MS. JARMON: All in favor?

12 (Ayes.)

13 MS. JARMON: The next are Urban Garden  
14 Agreements which I can accept.

15 The next item is 2100 to 02 East  
16 Cumberland Street, R&L Investments.

17 (Applicant approaches podium.)

18 Good morning.

19 MR. LUX: Good morning.

20 MS. JARMON: You're here asking for an  
21 extension. Can you just let the committee  
22 know what your situation is?

23 MR. LUX: Certainly. Christopher Lux.  
24 I am one of the partners at R&L Investment.

1 The company is currently inactive for all  
2 intents and purposes. We started the  
3 company in 2004. We purchased these lots in  
4 2005 with the intent of developing them. We  
5 had a tough year in 2005. Following that,  
6 given the way real estate went, we started  
7 to scale things back quite a bit. We did  
8 not fulfill our requirement of developing  
9 these things within the deed restrictions.  
10 And are requesting an extension from now  
11 until the end of 2016 to put together a  
12 viable development plan.

13 MR. GRADWOHL: The extension is to put  
14 together a plan to develop.

15 MR. LUX: Put together a plan to develop  
16 to bring back to you to get your approval to  
17 develop them according to that plan.

18 MR. HUNTER: Can you explain what you  
19 mean by the company's inactive? Is this --  
20 there is no current development that you  
21 guys are undertaking?

22 MR. LUX: There is not any current  
23 development. We operate the company pretty  
24 actively for four years. After that, I went

1 back and got myself a regular job. We got a  
2 few pieces of real estate that I sold.  
3 Pretty much liquified tools and trucks and  
4 things of that sort. This is the only piece  
5 of property we haven't done anything with.  
6 It's our only --

7 MR. HUNTER: I mean, you had this  
8 property for over a decade. And this is a  
9 relatively hot real estate market right now.  
10 I can understand why you might want to move  
11 to develop it at this point in time. But  
12 really, you have had ten years to do it. I  
13 am not sure why we would want to extend the  
14 time and not revert it back to the City.

15 MR. LUX: I mean, if it has to revert  
16 back to the City, if you think that's the  
17 best option, we are not going to jump in  
18 front of you with a bunch of lawyers. We  
19 have had that time to do it. It was not a  
20 time in which we were actively pursuing any  
21 development.

22 It took some time to sell off the other  
23 things that we had to kind of tone down and  
24 deal with legal issues, get ourselves back



1 in perspective careers. We have these  
2 pieces of property. You are totally correct  
3 they are in a good area. So to us, it makes  
4 sense to develop them. I think it's the  
5 quickest way for the City to see revenue as  
6 a result of it. It's completely in your  
7 hands.

8 MR. HUNTER: I mean, I just say that I  
9 don't have the deed restriction in front of  
10 me. I am sure that it said something about  
11 you had five years to develop it.

12 MR. GRADWOHL: Yeah. Six years.

13 MR. HUNTER: And frankly, I think we  
14 would probably get this sold pretty quickly.  
15 If I can make a motion?

16 MR. PURNELL: Have you made any  
17 improvements to the property? What's the  
18 state of the property right now?

19 MR. LUX: It's cleared. It's fenced in.  
20 And we have somebody go there on a monthly  
21 basis to keep it clean. We have paid all  
22 the taxes and water bills. We have stayed  
23 on top, and we haven't just let them sit  
24 there. And again, we would like the

1 opportunity to develop them as folks have  
2 taken care of them for a decade. If you  
3 guys give us six months to put together a  
4 plan, we'll do that.

5 MR. GRADWOHL: It's not very reassuring  
6 to hear that you are taking six months to  
7 put together a plan, right? I mean, there  
8 are any number people that could pull  
9 permits within those six months.

10 MR. LUX: Sure.

11 MR. GRADWOHL: Since the beginning of  
12 2011, there have been 42 new construction  
13 permits pulled within a half mile of 2100  
14 East Cumberland Street. Would you consider  
15 amending your request to within six months  
16 beginning to start construction? Is that  
17 something that you --

18 MR. LUX: I think that's reasonable.  
19 But the only reason I came to you guys today  
20 with just that basic request because I don't  
21 want to do anything wrong. I realize we are  
22 in violation of deed restrictions. My goal  
23 of coming here is to get in front of you  
24 guys, say that we've been doing the right

1 thing and we want to do the right thing  
2 although we did not satisfy the initial  
3 restriction. We took care of the places.  
4 You guys got your tax bills, water revenue  
5 bills. It's clean. There's not trash piled  
6 up on it. We have not thought about what  
7 the plan is going to be yet.

8 I'd like to come back to you guys with a  
9 good thorough plan, find a good developer  
10 and partner with to do it. If you want me  
11 to do it in 90 days, I'm happy to do it.

12 MR. PURNELL: You can have development  
13 plans including financing in 90 days?

14 MR. LUX: That's correct.

15 MR. HUNTER: I don't know. Highly  
16 doubtful of getting the project pretty much  
17 ready to go in six months if they don't have  
18 anything right now. I mean, if you came  
19 today with construction documents or  
20 something, maybe I could see that happening.  
21 But --

22 MR. LUX: I mean, it's not difficult to  
23 put together basic construction documents.  
24 If you want, you can have a rendering.

1 MR. HUNTER: Permit process, approval  
2 process depending on what you are trying to  
3 do. We don't actually know what you're  
4 trying to do can take a very long time, more  
5 than six months to get through that.

6 MR. LUX: Well, the zoning is our  
7 tenant. So, they are approved for  
8 residential, mixed use residential.

9 MR. HUNTER: Actually, it's RM1. It's  
10 not mixed use. It's just residential.

11 MR. LUX: Mixed use residential.

12 MR. HUNTER: No. Just multi-family.  
13 Sorry.

14 MR. LUX: That's what it says on the  
15 City website the R10.

16 MR. HUNTER: R10 --

17 MR. LUX: I didn't come here to argue  
18 with you guys. If you give me 90 days, I  
19 will come back with something. If you  
20 don't, I will take the lots back. I'm not  
21 trying to get in the way. Just we took care  
22 of them for ten years. We would like to do  
23 something. If you want to let us do  
24 something, that's great. If not, that's

1 fine, too.

2 MR. GRADWOHL: So, I move that we grant  
3 a 90-day extension to R&L Investments for  
4 the development of the 2100-2102 East  
5 Cumberland Street, but not for development  
6 plan, for actual new construction permits to  
7 be pulled.

8 MR. LUX: Okay. I'll get to work on it.

9 MR. PURNELL: Second.

10 MR. HUNTER: Can I make a counter  
11 motion? I move that we don't extend the  
12 time period on this.

13 MR. GRADWOHL: I had a motion and a  
14 second.

15 MS. JARMON: I'm sorry.

16 MR. GRADWOHL: My motion is for 90 days  
17 where they would actually pull permits for  
18 those 90 days.

19 MR. HUNTER: So after -- just to be  
20 clear. After the 90 days, the extension  
21 would be --

22 MS. JARMON: We will bring them back  
23 here.

24 MR. HUNTER: Okay. Fair enough.

1 MR. O'DWYER: They will come back here.

2 MR. HUNTER: Okay.

3 MR. PURNELL: It sounds unreasonable.  
4 It's his timing. He's offering 90 days. We  
5 waited ten years. I have faith in you for  
6 the next 90 days.

7 MR. LUX: Thank you for 90.

8 MS. JARMON: All in favor?

9 (Ayes.)

10 MS. JARMON: I'll be in touch. Good  
11 luck.

12 1609 Thompson Street.

13 (Applicant approaches podium.)

14 Good morning.

15 MR. MURRAY: Good morning.

16 MS. JARMON: Mr. Murray is here. He  
17 just recently settled on this lot and then  
18 requested another developer's name be added  
19 to the deed; is that correct?

20 MR. MURRAY: Yeah. We actually have  
21 another entity. I do have the tax clearance  
22 for the entity. It's called Fasten  
23 Construction.

24 MS. JARMON: In your name?

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1 MR. MURRAY: Yes. I am going to be  
2 acting GC on the project. He's providing  
3 the financing. And that's our partnership.

4 MS. JOHNSON: Which property are we  
5 talking about?

6 MS. JARMON: 1609 Thompson Street.

7 MR. MURRAY: And we also have 1611  
8 Thompson Street, but that was privately  
9 purchased.

10 MS. JARMON: This is his group here.

11 MR. MURRAY: This is Fasten  
12 Construction. That's the tax plans.

13 MS. JARMON: This is the name you want  
14 added to your deed?

15 MR. MURRAY: Right.

16 MS. JARMON: Which you know you are  
17 going to do to have to do that.

18 MR. MURRAY: We are going to use the  
19 title company to do it. But that's the new  
20 entity name we wanted to use. That way it's  
21 pertaining to both of us.

22 MS. JARMON: Both of your names are on  
23 this?

24 MR. MURRAY: Exactly.

1 MS. JARMON: Okay. Can I get a  
2 recommendation.

3 MR. FRISHKOFF: So moved to change the  
4 name to the new joint venture.

5 MS. JARMON: To Fasten Construction  
6 Incorp.

7 MR. O'DWYER: Second.

8 MS. JARMON: All in favor?

9 (Ayes.)

10 MS. JARMON: Okay.

11 Now we have certificates, releases. The  
12 first address 5351 Irving Street, Bowman  
13 Cyrus Maurice.

14 (Applicant approaches podium.)

15 Good morning. Can you state your name  
16 for the record?

17 MR. BOWMAN: Cyrus Bowman.

18 MR. HUDSON: Good morning, David Hudson.

19 MS. JARMON: Are you going to purchase  
20 the property from --

21 MR. HUDSON: No, ma'am. I'm  
22 representing both potential buyer and  
23 potential seller.

24 MS. JARMON: Okay.



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1 MR. HUDSON: Yes.

2 MS. JOHNSON: What's the terms? This  
3 was sold with a restriction to develop --  
4 redevelopment.

5 MS. JARMON: Yeah. Should have been a  
6 year -- this is a single family dwelling,  
7 correct?

8 MR. HUDSON: Yes, it is.

9 MR. O'DWYER: Is the home habitable?

10 MR. HUDSON: I'm sorry?

11 MS. JARMON: Is it rehabbed.

12 MR. O'DWYER: Is it habitable? Can  
13 people live there?

14 MR. HUDSON: Not at this current time,  
15 no.

16 MS. JARMON: Mr. Bowman didn't get a  
17 chance to rehab the property. Is that what  
18 it is?

19 MR. BOWMAN: That's correct. I just  
20 cleaned it out.

21 MR. GRADWOHL: You purchased it in 2014  
22 for \$8,580. I see agreement of sale for  
23 \$31,000. We made to believe that the delta  
24 is the amount of work that you put in to

1 clean the property?

2 MR. BOWMAN: No. I put about 2,000 in  
3 to clean the property. It was just filled  
4 with a lot of stuff. And I just hired some  
5 people to clean the house out. And then I  
6 was getting ready to rehab and just decided  
7 to sell it.

8 MR. HUNTER: So just to be clear, the  
9 restriction on your property says that you  
10 can't sell it. You have to rehab it first.  
11 This might be -- if approved to release, if  
12 you can, frankly, there is kind of a  
13 windfall here for not meeting restrictions  
14 of the deed.

15 MR. HUDSON: What we are asking for is  
16 to be a transfer for the deed and keep the  
17 same restrictions on there to the new  
18 potential buyer.

19 MR. HUNTER: Right. But you bought it  
20 from the City for \$8,500. You're selling it  
21 for \$31,000. There is a difference there  
22 that doesn't seem to make sense to me.

23 MR. GRADWOHL: Do you have the capacity  
24 to rehab it in full?

1 MR. BOWMAN: Do I have the capacity to  
2 do it? At this time, yes, I do. But since  
3 I had a buyer, I decided to go ahead and  
4 with his recommendation go ahead and sell  
5 it.

6 MR. O'DWYER: Is the seller aware the  
7 deed restriction would transfer with the  
8 property and that he would be responsible  
9 for fulfilling it and that the City could  
10 take action against them if they are not?

11 MR. HUDSON: The buyer is aware, the  
12 potential buyer is aware. Their ultimate  
13 goal is to complete rehab within the next  
14 six months if permission is given.

15 MR. GRADWOHL: Do you know what the  
16 restrictions were that were on the deed?

17 MS. JARMON: Just to develop in the  
18 year, just the two because it was after  
19 2008.

20 MR. PURNELL: They don't have any income  
21 restrictions?

22 MS. JARMON: No.

23 MR. GRADWOHL: 15 percent.

24 MS. MEDLEY: Just A and B.

1 MS. JARMON: Right. I think we can  
2 transfer the title with the restrictions  
3 following the new owner.

4 MS. MEDLEY: That's an option.

5 MR. FRISHKOFF: The committee has  
6 questions about the price.

7 MS. JOHNSON: You are essentially  
8 flipping the property. You acquired it and  
9 flipping and you didn't meet the terms of  
10 the --

11 MS. JARMON: Can't hear you.

12 MS. JOHNSON: Essentially a flip. You  
13 purchased it, didn't do the terms of the  
14 restriction. Now you're selling it at a  
15 profit, so.

16 MR. PURNELL: In two years.

17 MR. GRADWOHL: Right. I mean, when you  
18 purchased the property, I guess you made the  
19 City believe that you were capable of  
20 rehabbing the property. Was there something  
21 that come up?

22 MR. BOWMAN: At that time, I did have  
23 the finance but got into a financial  
24 situation. I do really have the finances

1 now, but because some paperwork was signed  
2 before I recognized the restrictions, I  
3 obligated to sell it to this individual.

4 MR. FRISHKOFF: Normally, the committee  
5 would consider an extension of time for you  
6 to complete the requirement of the deed  
7 restriction, complete the renovation and  
8 then sell the property. I think that would  
9 be something we would normally consider.  
10 Just needed more time to complete the  
11 renovations.

12 MR. GRADWOHL: What we are saying, we  
13 are not in love with the deal you have right  
14 now.

15 MR. BOWMAN: Excuse me?

16 MR. GRADWOHL: We don't like that you're  
17 selling it without having completed the --

18 MR. BOWMAN: I understand. Yeah. I  
19 understand that. I guess what we're asking  
20 for is one of the restrictions that were on  
21 me, that the buyer is aware of the  
22 restrictions. And he's aware to get the  
23 property rehabbed in six months.

24 MR. HUNTER: We're issuing the

1 certificate of completion which means there  
2 isn't --

3 MS. MEDLEY: No. What we can do is,  
4 other cases is give him a consent to sale, a  
5 document. And they will transfer the  
6 conditions that are on his deed to the new  
7 buyer so that person could have a year to do  
8 it. That's an option. But the other option  
9 is to not consent and whatever happens with  
10 that.

11 MR. HUNTER: I personally like the idea  
12 of extending the time to rehab.

13 MS. MEDLEY: It doesn't seem that he's  
14 interested in doing that. The option would  
15 be either to consent to the sale and  
16 transfer the conditions or not to consent to  
17 the sale.

18 MS. JOHNSON: Does the City -- it will  
19 come back to the City and we can sell it for  
20 31,000.

21 MS. MEDLEY: I guess that is an option.  
22 I don't know if that's what the City wants  
23 to do.

24 MS. JOHNSON: I mean, it's been -- it's

1 a reasonable time period that we can revert  
2 it.

3 MS. MEDLEY: Yes.

4 MR. HUDSON: If I may, I believe -- and  
5 please correct me, Mr. Bowman. His original  
6 intent -- Mr. Bowman, correct me if I'm  
7 wrong, original intent was to get a property  
8 up and running because of his location,  
9 distance and some other personal things that  
10 were going on, that's why he wasn't able to  
11 do it in the time allotted.

12 MR. GRADWOHL: What is the settlement  
13 date for the current agreement of sale?

14 MR. HUDSON: It was supposed to go to  
15 settle maybe a month or two ago. But at the  
16 last minute, title notice that there was a  
17 deed restriction on there. Therefore, we  
18 needed a certificate of sale.

19 MR. GRADWOHL: Is there a new one?

20 MR. HUDSON: I'm sorry?

21 MR. GRADWOHL: Is there a new date?

22 MR. HUDSON: All the paperwork is in  
23 order 48 hours after we receive the  
24 certificate.

1 MR. GRADWOHL: Would be my preference  
2 to -- I'd like to table this for a month.  
3 I'm not moving that, but I'd like to have  
4 more time to review this proposal. I guess  
5 if I -- some agreeing voices, I move we  
6 table this until July at VPRC Agenda for us  
7 to have further discussion as to what can be  
8 done with the use of this property.

9 MR. HUNTER: I'll second that.

10 MS. JARMON: All in favor?

11 (Ayes.)

12 MS. JARMON: We are going to table this  
13 until July. This is the recommendation of  
14 the committee. I think July 12 is the next  
15 meeting. They are going to have discussions  
16 about it, and I will be in touch with you.

17 MR. BOWMAN: Thank you.

18 MS. JARMON: The next item is 1845 East  
19 Oakdale Street, Steven LaBarge.

20 (Applicant approaches podium.)

21 MR. CUSTOVE: Good morning. My name is  
22 Gary Custove. I represent the estate of Mr.  
23 LaBarge, the deceased. He died  
24 September 10, 2015 in the State of Florida.



1 His son Steven LaBarge is the personal  
2 representative. And we seek to sell this  
3 property which has a reversionary clause in  
4 the deed. Apparently, Mr. LaBarge Sr. when  
5 he purchased it, did not comply within the  
6 requirement that it be developed within a  
7 year. Just a vacant lot.

8 But we found a buyer who is willing to  
9 do that. We have an agreement of sale for  
10 \$30,000. However, the title company won't  
11 issue title insurance without a release for  
12 this reversionary clause that provides the  
13 City can take it back upon 30 days notice.

14 We are requesting that the authority to  
15 agree that this sale will go through. And  
16 then the buyer will develop it.

17 MS. JARMON: He received this as a side  
18 yard?

19 MR. CUSTOVE: Couldn't hear you.

20 MS. JARMON: Did he get it as a side  
21 yard, Mr. LaBarge? Was it a side yard to  
22 his property?

23 MR. CUSTOVE: As far as I understand,  
24 it's only the vacant lot. I don't know what

1 you mean by that.

2 MR. HUNTER: The deed said for a dollar.

3 MR. PURNELL: Does he own the adjacent  
4 property to this?

5 MR. CUSTOVE: To my knowledge, he does  
6 not. No.

7 MS. JARMON: Okay. All right. Any  
8 questions from the committee?

9 MR. O'DWYER: What was on the original  
10 deed?

11 MS. JARMON: It was transferred for a  
12 dollar, so it had to be fenced and cleaned  
13 at that time.

14 MR. O'DWYER: Was then --

15 MS. JARMON: Right. Was just a five  
16 year restriction.

17 MR. FRISHKOFF: Requirements been  
18 fulfilled?

19 MS. JARMON: Yes.

20 MR. O'DWYER: I move we release the  
21 restrictions.

22 MR. PURNELL: Second.

23 MS. JARMON: All in favor?

24 (Ayes.)

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1 MS. JARMON: Thank you.

2 MR. CUSTOVE: Thank you very much.

3 MS. JARMON: 1531 Dorrance, Kumas Homes.

4 (Applicant approaches podium.)

5 Good morning.

6 MR. KUMAS: Frank Kumas from Kumas  
7 Homes. I purchased the property on 1521  
8 South Dorrance Street a year ago. The  
9 property has been developed. It's under  
10 contract. We have other COE. We were  
11 asking you department to release. If you  
12 want to see the -- it's here.

13 MS. JARMON: I have a copy of it, of the  
14 certificate.

15 MR. O'DWYER: It's in the --

16 MS. JARMON: Yeah. Can I get a  
17 recommendation?

18 MS. COSTA: I recommend that we release  
19 the reverter to Mr. Kumas.

20 MR. O'DWYER: Second.

21 MS. JARMON: All in favor?

22 (Ayes.)

23 MS. JARMON: Thank you.

24 1139 North Orianna, Wanda. I have a

1 note here that they weren't going to be able  
2 to attend the meeting. They received the  
3 lot back in 2003 as a side yard. It was  
4 maintained and kept clean.

5 Can I get a recommendation?

6 MS. JOHNSON: For 1139?

7 MS. JARMON: Talking about 1139 North  
8 Orianna.

9 MS. JOHNSON: Okay. It was developed  
10 into a house.

11 MS. JARMON: It's now developed.

12 MR. O'DWYER: It was a vacant lot that  
13 was supposed to be cleaned, and now it's  
14 been developed into a house?

15 MS. JARMON: Now it's been developed. I  
16 think it was transferred to someone else.

17 MR. O'DWYER: The development  
18 requirements have been met?

19 MS. JARMON: Yes.

20 MR. O'DWYER: Move we release the  
21 restrictions.

22 MR. GRADWOHL: Second.

23 MS. JARMON: All in favor?

24 (Ayes.)

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1 MS. JARMON: Next, 3244 North 15th  
2 Street and 3246 North 15th Street.

3 (Applicant approaches podium.)

4 Good morning. Can you state your name?

5 MS. RUSSELL: My name is Georgeann  
6 Russell.

7 MS. JARMON: You now own both of the  
8 properties, right?

9 MS. RUSSELL: Yes.

10 MS. JARMON: All right. I think we  
11 transferred the one to you, and then you got  
12 the other from the other lady next door.

13 MS. RUSSELL: I got it from my mother.

14 MS. JARMON: Okay. You are now  
15 requesting to sell?

16 MS. RUSSELL: Yes.

17 MS. JARMON: Any questions from the  
18 committee?

19 MR. O'DWYER: The home is habitable?

20 MS. RUSSELL: Yes.

21 MR. O'DWYER: Everything is in good  
22 repair on the inside?

23 MS. RUSSELL: Yes.

24 MR. O'DWYER: I move that we release the

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1 restrictions on 3244 North 15th Street and  
2 3246 North 15th Street.

3 MR. GRADWOHL: Second.

4 MS. JARMON: All in favor?

5 (Ayes.)

6 MS. JARMON: Thank you. We will be in  
7 touch.

8 MS. RUSSELL: All right. Thank you.

9 MS. JARMON: You're welcome.

10 5833 Upland, William Snow.

11 MR. SNOW: Here.

12 (Applicant approaches podium.)

13 MS. JARMON: Good morning. Can you  
14 state your name for the record?

15 MR. SNOW: William Snow.

16 MS. JARMON: You received this lot as a  
17 side yard to your property?

18 MR. SNOW: Correct.

19 MS. JARMON: Now you are requesting to  
20 sell the lot along with your house?

21 MR. SNOW: Yes. Actually, I've give it  
22 to them.

23 MS. JARMON: You've given?

24 MR. SNOW: Yes. Can I do that?

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1 MS. JARMON: You're giving to --

2 MR. SNOW: I'm selling my house with the  
3 lot.

4 MS. JARMON: Oh, okay. Okay. All  
5 right. You just want the restrictions  
6 lifted from the property that we gave you,  
7 the side yard?

8 MR. SNOW: Correct.

9 MR. O'DWYER: That restriction was just  
10 to keep it clean and groomed?

11 MS. JARMON: Yes.

12 MR. O'DWYER: I move that we release the  
13 restrictions.

14 MR. FRISHKOFF: Second.

15 MS. JARMON: All in favor?

16 (Ayes.)

17 MS. JARMON: Thank you.

18 MR. SNOW: Thank you.

19 MS. JARMON: You're welcome.

20 The next item is 2853 North Howard  
21 Street. I'm not sure if the person is here  
22 because they came from across the country  
23 last month and was in the wrong room. The  
24 property, we have a picture of the area was

1 rehab. It was given to the individual as a  
2 single family developing, and he now wants  
3 to sell it for \$10,000.

4 Can I get a recommendation?

5 MR. GRADWOHL: I move that we grant the  
6 certificate of completion.

7 MR. PURNELL: Second.

8 MS. JARMON: All in favor?

9 (Ayes.)

10 MS. JARMON: Next item, 2500 Federal  
11 Street, Thomas Nguyen.

12 (Applicant approaches podium.)

13 We transferred this property as a side  
14 yard. However, he has had the lot  
15 subdivided. And is trying to sell a portion  
16 to an individual. He purchased the lot from  
17 us. And he want to sell a portion. And I  
18 think it's now known as 2501 Manton Street,  
19 correct.

20 MR. NGUYEN: Yes ma'am.

21 MS. JARMON: He wants to sell a portion  
22 of the lot. He has the subdivision done and  
23 everything on this lot. And he wants to  
24 sell it for \$5,500?



1 MS. JOHNSON: Did you incorporate your  
2 portion of the lot into your property with  
3 us?

4 MR. NGUYEN: Yes.

5 MS. JOHNSON: The other person is the  
6 other adjacent owner?

7 MR. NGUYEN: Right.

8 MR. GRADWOHL: He paid fair market  
9 value?

10 MS. JARMON: Yeah.

11 MR. HUNTER: Just to clarify, was this a  
12 side yard transfer? Because when I looked  
13 it up, it was like 13,000.

14 MS. JARMON: He purchased it.

15 MR. GRADWOHL: Adjacent to his property.

16 MR. O'DWYER: This is subdivided to  
17 another two adjacent homeowners could each  
18 use a portion of it?

19 MS. JARMON: Yes.

20 MR. O'DWYER: Basically, selling the  
21 other portion.

22 MS. JARMON: To the other person.

23 MR. HUNTER: The other issue is this is  
24 zoned for industrial, so it's going to need

1 a variance from the Zoning Board. Have you  
2 started that process?

3 MS. JARMON: It's zoned industrial?

4 MS. JOHNSON: Yeah. 25th Street.

5 MS. JARMON: You would have to get some  
6 type of zoning change.

7 MR. NGUYEN: Right. Exactly.

8 MS. JARMON: You aware of that?

9 MR. NGUYEN: Yes.

10 MS. JARMON: Can I get a recommendation  
11 or did I already get one?

12 MR. GRADWOHL: I move that we grant the  
13 certificate of completion.

14 MS. COSTA: Second.

15 MS. JARMON: All in favor?

16 (Ayes.)

17 MS. JARMON: Thank you.

18 The next item, 1817 North Natrona  
19 Street, Henry Hinton.

20 MR. HINTON: Present.

21 (Applicant approaches podium.)

22 MS. JARMON: Can you state your name for  
23 the record?

24 MR. HINTON: Yes. Henry T. Hinton,

1 H-i-n-t-o-n.

2 MS. JARMON: And you're here requesting  
3 a release.

4 MR. HINTON: Yes. I'm requesting a  
5 release. All requirements of the deed were  
6 fulfilled over 25 years ago. And I would  
7 like to be released from the restrictions.

8 MR. O'DWYER: What were the requirements  
9 of the deed?

10 MS. JARMON: I think it's a single  
11 family dwelling. Is it a single family  
12 dwelling?

13 MR. HINTON: It was a single family  
14 requirement that that property would be  
15 occupied and rehabilitated, not offered for  
16 sale or rental.

17 MS. JARMON: Right. It was a gift  
18 property.

19 MR. HINTON: For five years, which is  
20 stated in two sections on the deed.

21 MR. O'DWYER: Okay.

22 MR. GRADWOHL: The property is currently  
23 habitable?

24 MR. HINTON: The property is habitable.

1 I didn't know that the restrictions did not  
2 become removed. Although, the deed says  
3 five years, the title company required it to  
4 be released because I'm in process of  
5 selling it to my daughter.

6 MR. O'DWYER: I move that we release  
7 restrictions on the property.

8 MR. FRISHKOFF: Second.

9 MS. JARMON: All in favor?

10 (Ayes.)

11 MR. HINTON: Thank you very much.

12 MS. JARMON: You're welcome.

13 1746 Wylie.

14 Von --

15 (Applicant approaches podium.)

16 State your name for the record.

17 MR. CONWAY: Yes. My name is Collin  
18 Conway. I'm a licensed Realtor. This is my  
19 dad. He's Philip Conway, the owner of  
20 Woodlock Investments. We purchased the  
21 property a few years ago in 2014 for  
22 \$145,000. We built a three unit  
23 multi-family. We sold two of the units.  
24 And then now we're selling the last unit.

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1 The title -- on the title it was pulled  
2 there was a reverter revision. And we  
3 request to have that removed.

4 I do have the CO unit, complete cert and  
5 picture of it.

6 MS. JARMON: Can I get a copy of that?

7 MR. CONWAY: Sure thing.

8 MS. JARMON: Thank you. Thanks so much.

9 Any questions from the committee?

10 Recommendation?

11 MS. COSTA: Recommend that we remove the  
12 reverter for 1746 Wylie Street.

13 MR. FRISHKOFF: Second.

14 MS. JARMON: All in favor?

15 (Ayes.)

16 MS. JARMON: Thank you.

17 MR. CONWAY: Thank you.

18 MS. JARMON: 1501 South 53rd Street,  
19 Rosetta Porter.

20 (Applicant approaches podium.)

21 Good morning.

22 MR. ROY: Good morning. My name is Roy  
23 Bannon.

24 MS. JARMON: You are?

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1 MR. ROY: Roy Bannon.

2 MS. JARMON: I know. Are you the  
3 current owner?

4 MR. ROY: I intend on purchasing 1501  
5 South 53rd Street.

6 MS. JARMON: From?

7 MR. ROY: I currently own 1503 South  
8 53rd. They were both owned by Rosetta  
9 Porter who passed, I believe, 2011. The  
10 1501 South 53rd was deeded to her in 1986  
11 with the deed restriction.

12 MS. JARMON: Okay.

13 MR. ROY: I am here to ask for it to be  
14 removed so I can do something with the  
15 property.

16 MS. JOHNSON: It's a side yard to the  
17 house? You purchased the house?

18 MR. ROY: No. I purchased 1503 South  
19 53rd in 2015 as a foreclosure and 1501 South  
20 53rd was not available.

21 MS. JOHNSON: But 1503 is a house?

22 MR. ROY: Correct. And I renovated the  
23 house and turned it into --

24 MS. JOHNSON: The one we are talking

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1 about now is a vacant lot?

2 MR. ROY: Correct. Corner property.

3 MS. JARMON: Can I get a recommendation?

4 MR. GRADWOHL: I move we grant the  
5 certificate of completion.

6 MR. HUNTER: Second.

7 MS. JARMON: All in favor?

8 (Ayes.)

9 MS. JARMON: Thank you.

10 MR. ROY: Thank you.

11 MS. JARMON: 530 Hoffman, Cheryl  
12 Shepherd.

13 (Applicant approaches podium.)

14 Good morning. Can you state your name  
15 for the record?

16 MS. STEEGERS: Beth Zoley Steegers.

17 MS. JARMON: And you are?

18 MS. STEEGERS: I'm here representing the  
19 Development Corp.

20 MS. JARMON: They are the current  
21 owners?

22 MS. STEEGERS: For 530 Hoffman Street,  
23 no. It was -- I have the agreement of sale.  
24 Here you are.

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1 MS. JARMON: Okay. You're with the real  
2 estate?

3 MS. STEEGERS: No. I'm with the  
4 development corp.

5 MS. JARMON: Okay. All right. And you  
6 are -- they that want to purchase this for  
7 \$329,900.

8 MS. JOHNSON: So was a vacant lot, was  
9 developed. And now they're purchasing it  
10 from whoever sold it?

11 MS. JARMON: Yes.

12 MS. STEEGERS: Correct. This actually  
13 is five properties from 528 to 536.

14 MS. JARMON: Right.

15 MS. STEEGERS: Which I guess we are  
16 going to request for all five properties and  
17 release one.

18 MR. O'DWYER: These properties are all  
19 completed?

20 MS. STEEGERS: This one is 530.

21 MR. O'DWYER: Has certificate of  
22 occupancy?

23 MS. STEEGERS: Yes.

24 MS. JARMON: Can I get a copy of it?



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1 MS. STEEGERS: I can have it emailed to  
2 you, yes.

3 MS. JARMON: Any further questions?

4 MR. O'DWYER: I move that we release the  
5 restriction so long as you send a copy of  
6 the certificate of occupancy to Ms. Jarmon.

7 MS. COSTA: Second.

8 MS. JARMON: All in favor?

9 (Ayes.)

10 MS. JARMON: Thank you.

11 2625 Ellsworth Street, Anthony Franklin.

12 (Applicant approaches podium.)

13 Good morning. Can you state your name  
14 for the record?

15 MR. FRANKLIN: My name is Anthony  
16 Franklin.

17 MS. JARMON: You are here asking for a  
18 release on the property at 2625 Ellsworth?

19 MR. FRANKLIN: 2625 Ellsworth. I  
20 purchased the property over 25 years. I  
21 lived in the property 15 years. And I'm  
22 just here to have the restrictions lifted.

23 MS. JOHNSON: The house, which house is  
24 it?

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1 MR. FRANKLIN: 2625.

2 MS. JOHNSON: Does it have the -- which  
3 house is it?(Indicating with photograph)

4 MS. JARMON: Is it the three-story?

5 MR. FRANKLIN: Yes.

6 MS. JARMON: All right. Any further  
7 questions?

8 MR. FRANKLIN: No, ma'am.

9 MS. JARMON: I'm asking the committee.

10 (Laughter)

11 Any further questions from the  
12 committee?

13 MR. O'DWYER: I move that we issue the  
14 certificate of completion.

15 MR. GRADWOHL: Second.

16 MS. JARMON: All in favor?

17 (Ayes.)

18 MS. JARMON: Thank you. We will be in  
19 touch.

20 2026 Webster Street, Dennis Milstein?  
21 No? Going to table this until next month.  
22 They are asking -- been this building ever  
23 since they purchased it back in or they  
24 received it back in '92. And it looks like

1 it was adjacent to their property at 28.  
2 And they are asking for a release of the  
3 restrictions.

4 Can I get recommendation?

5 MR. GRADWOHL: I'm to assume it does  
6 have a certificate of occupancy or it is  
7 livable?

8 MS. JARMON: Yeah. It's already been  
9 done.

10 MR. O'DWYER: They met all the  
11 requirements?

12 MS. JARMON: Yeah.

13 MR. GRADWOHL: I move that we grant  
14 certificate of completion.

15 MS. COSTA: Second.

16 MS. JARMON: All in favor?

17 (Ayes.)

18 MS. JARMON: The next property, 5247  
19 Chestnut Street, Saul Walker.

20 (Applicant approaches podium.)

21 MR. WALKER: Good morning.

22 MS. JARMON: Morning. State your name  
23 for the record.

24 MR. WALKER: Saul Walker.

1 MS. JARMON: You're here requesting a  
2 release on 5247 Chestnut Street?

3 MR. WALKER: Yes, ma'am.

4 MS. JARMON: Are you selling the  
5 property?

6 MR. WALKER: No, ma'am.

7 MR. GRADWOHL: Why do you want the  
8 release?

9 MR. WALKER: Because I was here two,  
10 three weeks ago. And I didn't know you need  
11 releases on your property after you  
12 fulfilled the requirements of it. And I  
13 fulfilled the requirements of it. And in  
14 case I do want to sell it, I don't want to  
15 have a wait a week or a month or whatever it  
16 takes to come back before the committee.

17 MS. JARMON: Yeah. He's had this since  
18 2011.

19 MR. O'DWYER: The original restriction  
20 was just to keep the property maintained?

21 MS. JARMON: Right. It was to occupy.  
22 And it had to be completed when we settled  
23 as we do a compliance inspection.

24 MR. O'DWYER: Property is currently

1 habitable?

2 MR. WALKER: Yes, sir.

3 MR. FRISHKOFF: Move to release.

4 MR. GRADWOHL: Second.

5 MS. JARMON: All in favor?

6 (Ayes.)

7 MR. WALKER: Have a good week.

8 MS. JARMON: Thank you. All right, you  
9 too.

10 2523 South 2nd Street, Robert Kimrey and  
11 Catherine. This was a lot, and now it has  
12 been -- a building has been put on it. It's  
13 developed.

14 Can I get a recommendation?

15 MS. COSTA: Is there a certificate of  
16 completion.

17 MS. JARMON: I probably could get a  
18 certificate from them. This was recently  
19 done.

20 MR. GRADWOHL: I move that we grant the  
21 certificate of completion contingent that  
22 the certificate of occupancy has been  
23 issued.

24 MR. PURNELL: Second.

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1 MS. JARMON: All in favor?

2 (Ayes.)

3 MS. JARMON: Thank you.

4 2334 to 36 Emerald Street, Samy and  
5 Asnat Mena.

6 (Applicant approaches podium.)

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

9 MR. MENA: Good morning. Samy Mena,  
10 owner.

11 MS. MENA: Asnat Mena.

12 MS. JARMON: And you are asking for  
13 release to sell the properties for \$340,000.

14 MR. MENA: Yes. It's two properties and  
15 a lot.

16 MS. MENA: Two units.

17 MR. MENA: Two.

18 MS. JOHNSON: You are selling them with  
19 two other properties you own. There are  
20 four lots being sold?

21 MS. MENA: Five units.

22 MS. JOHNSON: Four or five?

23 MS. MENA: Two properties, yeah.

24 MS. JARMON: It's two properties and

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1 then the lots you received from us?

2 MR. MENA: Correct.

3 MS. JARMON: Okay.

4 MS. JOHNSON: What were the terms of --

5 MS. JARMON: They purchased it.

6 MS. JOHNSON: To be developed?

7 MS. JARMON: For side yards.

8 MR. GRADWOHL: They paid fair market  
9 value.

10 MS. JARMON: I thought it was all four  
11 lots, but it's two houses.

12 MS. MENA: Right.

13 MR. O'DWYER: What we're talking about  
14 here is two properties 34 and 36. These are  
15 vacant lots.

16 MS. JARMON: Yes.

17 MR. O'DWYER: Are they cleaned out? I  
18 can't help but notice --

19 MS. JARMON: The lot is -- they were  
20 maintained. And you were using it as a  
21 garden for a lot of years.

22 MR. MENA: Maintain fences.

23 MS. MENA: We fence.

24 MS. JARMON: Yeah.

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1 MR. MENA: Since 2005.

2 MS. MENA: Since 2005.

3 MS. JARMON: They were getting garden  
4 agreements every year since 2005.

5 MS. JOHNSON: There are houses adjacent  
6 to these?

7 MS. JARMON: Two houses adjacent, yes.

8 MR. HUNTER: From photo, it looks like  
9 the lot -- the side yards are next to each  
10 other not on each side of the house. Is  
11 that -- are they both transfers as side  
12 yards?

13 MS. JARMON: This is one in one deed,  
14 the 2334, the 36 is one deed.

15 MR. HUNTER: There's --

16 MS. JARMON: Then they have two  
17 properties adjacent, 30 and 32.

18 MS. JOHNSON: On both sides.

19 MR. MENA: Yes.

20 MS. JARMON: Right. And then it's 34  
21 and 36 is what you purchased from us.

22 MR. MENA: Correct.

23 MS. JARMON: Correct?

24 MR. MENA: Correct.



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1 MR. HUNTER: There are limitations on  
2 side yard sales.

3 MS. JARMON: Just to maintain it and  
4 keep it clean.

5 MR. GRADWOHL: It wasn't sold as a side  
6 yard. They actually paid fair market value.  
7 I don't think -- they only had to maintain  
8 it.

9 MR. FRISHKOFF: Yeah.

10 MR. GRADWOHL: Is this clean?

11 MS. JARMON: Yes. It's a garden. They  
12 were using it as a garden.

13 MR. GRADWOHL: I wasn't sure because  
14 resolution of the pic. Move we grant  
15 certificate of completion.

16 MR. O'DWYER: Second.

17 MS. JARMON: All in favor?

18 (Ayes.)

19 MR. MENA: Thank you.

20 MS. MENA: Thank you very much.

21 MS. JARMON: 1444 South Taylor Street.

22 MR. LEVIN: Here.

23 (Applicant approaches podium.)

24 MS. JARMON: Good morning. Can you

1 state your name for the record.

2 MR. LEVIN: Good morning. My name is  
3 Larry Levin.

4 MS. JARMON: You're here --

5 MR. LEVIN: I'm here as a real estate  
6 agent for the seller of this lot. We have  
7 an agreement of sale. We discovered in the  
8 course of the title research that there was  
9 reversionary language. And the buyer is  
10 seeking to have it removed. The buyer is on  
11 his way. Whether that's relevant or not,  
12 you can let me know. But --

13 MS. JARMON: What's on his way?

14 MR. LEVIN: The buyer.

15 MS. JARMON: Oh, okay. All right. They  
16 are trying to sell this for?

17 MR. LEVIN: The sale price is --

18 MS. JARMON: 27,000?

19 MR. LEVIN: Yes.

20 MS. JARMON: Any questions from the  
21 committee?

22 MR. O'DWYER: Is the lot cleaned out, or  
23 is it filled. I can't --

24 MR. LEVIN: It was used as a garden and

1 the owner died. Immediately prior to her  
2 death was deeded to the daughter, as well.  
3 They created a joint tenant common with  
4 right of survivorship. And so, the daughter  
5 was out of state. And now sold the house at  
6 which we sold about two weeks ago and now  
7 the lot, as well.

8 MS. JARMON: Is the lot -- does the lot  
9 need to be cleaned? That's what his  
10 question was.

11 MR. LEVIN: It's garden, so it  
12 probably --

13 MS. JARMON: It is a garden?

14 MR. LEVIN: There is probably perennials  
15 and things that have grown since the spring.  
16 But the buyer intention is to clear it and  
17 build a home.

18 MS. JARMON: Okay.

19 MR. GRADWOHL: Move we grant certificate  
20 of completion.

21 MR. FRISHKOFF: Second.

22 MS. JARMON: All in favor?

23 (Ayes.)

24 MS. JARMON: Thank you.

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1 MR. LEVIN: Thank you.

2 MS. JARMON: 2127 Hope Street, Ventura  
3 Caban? I am going to table this until next  
4 month.

5 Next item, 2016 Wilder Street, Gregory  
6 Bingham.

7 MR. GLASS: Max Glass.

8

9 MS. JARMON: Who are you?

10 MR. GLASS: Property owner.

11 MS. JARMON: You own the property now?

12 MR. GLASS: Yes. Max Glass is my name.

13 MS. JARMON: You are here to request?

14 MR. GLASS: Removal of the reversionary  
15 clause.

16 MS. JARMON: I don't have an agreement  
17 of sale. Are you selling?

18 MR. GLASS: No. I own it.

19 MS. JARMON: You just wanted the  
20 restriction lifted.

21 MS. JOHNSON: This lot have trailer or  
22 something on it? Is this lot cleaned? It's  
23 a vacant lot?

24 MR. GLASS: It's a vacant lot.

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1 MS. JOHNSON: Looks like a big container  
2 on it.

3 MS. JARMON: Is it a trailer on it?

4 MR. GLASS: I don't think so. Is that  
5 -- when is that photo from.

6 MR. PURNELL: Last month.

7 MR. GLASS: Then I think the previous  
8 owner may have left that on there. And I  
9 need to --

10 MS. JOHNSON: Clean it up, removed.

11 MS. JARMON: Where do you live? Or you  
12 own --

13 MR. GLASS: Couple blocks away.

14 MR. PURNELL: Are you going to build on  
15 it?

16 MR. GLASS: Yes.

17 MS. JARMON: Oh, okay. It needs to be  
18 cleaned. Also, this trailer, whatever this  
19 is, needs to be removed.

20 MR. GLASS: Is it okay to leave it on  
21 there? He's a nice guy. I can communicate  
22 with him. And I think that I don't need  
23 it -- personally, as the owner, I don't need  
24 it removed until I'm ready.

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1 MS. JOHNSON: We do. It's a blight.  
2 It's a residential zone, so it's a blight to  
3 the neighborhood.

4 MR. GLASS: The trailer, yeah.

5 MR. GRADWOHL: You need to have zoning  
6 approval to be able to store the trailer on  
7 the actual property.

8 MR. GLASS: Okay.

9 MR. GRADWOHL: I'm not certain, but --

10 MS. JOHNSON: Did you say you were  
11 building on this?

12 MR. GLASS: My plan is to build on it.

13 MS. JOHNSON: When do you plan -- you  
14 have to remove it to build.

15 MR. GLASS: Right. That's why I'm not  
16 concerned with it until the time that I have  
17 a scheduled excavation -- it's not really --  
18 it's not --

19 MS. JOHNSON: Is this lot fenced?

20 MR. GLASS: It's not fenced. It's open.

21 MS. JARMON: But it needs to be cleaned.

22 MR. GLASS: Think I -- I have sent a guy  
23 on my team over to clean it recently because  
24 between the time of that photo. And I can

1 send somebody today right away.

2 MS. JARMON: Can you do that and let me  
3 know, and I will send my inspector back out  
4 to verify that?

5 MR. GLASS: Sure.

6 MR. O'DWYER: Move that we issue a  
7 certificate subject to the lot being  
8 cleaned. And if the trailer is still  
9 present, the trailer removed and photographs  
10 confirming such to the Chairman.

11 MR. GLASS: Great. And I will get the  
12 photograph to your office.

13 MS. JARMON: And trailer removed.

14 MR. GLASS: Uh-huh.

15 MS. JARMON: Thank you.

16 MR. GRADWOHL: Second.

17 MS. JARMON: All in favor?

18 (Ayes.)

19 MS. JARMON: The last item, 2211 Moore  
20 Street.

21 MR. GLASS: Thank you.

22 MS. JARMON: Have a good day.

23 (Applicant approaches podium.)

24 Good morning. Can you state your name

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1 for the record.

2 MR. BRANT: Roosevelt Brant.

3 MS. JARMON: You are here requesting a  
4 release?

5 MR. BRANT: A release. Yes, ma'am.

6 MS. JARMON: Are you selling the  
7 property.

8 MR. BRANT: Yes, ma'am.

9 MR. O'DWYER: Is this initially  
10 transferred as a side yard?

11 MS. JARMON: You received this as a side  
12 yard to your property?

13 MR. BRANT: Say it again?

14 MS. JARMON: Did you get this as a side  
15 yard to your property when you originally  
16 received this lot from the City?

17 MR. BRANT: Did I have a --

18 MS. JARMON: When you originally  
19 received it from the City, the lot --

20 MR. BRANT: Yes.

21 MS. JARMON: -- was it a side yard to  
22 your property?

23 MR. BRANT: No, ma'am.

24 MS. JARMON: You just received it as a



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1 lot?

2 MR. BRANT: Yes, ma'am.

3 MS. JARMON: To maintain and keep it  
4 cleaned?

5 MR. O'DWYER: You weren't required to  
6 build on this, right?

7 MR. BRANT: No.

8 MS. JARMON: Just to fence it and keep  
9 it cleaned.

10 MR. BRANT: Yes.

11 MR. O'DWYER: It appear from this  
12 picture there is some debris in the lot?

13 MR. BRANT: Yes. There was a tire and  
14 someone put some tires on that. I have  
15 since had it removed.

16 MS. JOHNSON: There some kind --

17 MR. BRANT: Had some.

18 MS. JOHNSON: There are some wood beams  
19 or something going across the lot.

20 MR. BRANT: Right here, that's where the  
21 fence is.

22 MS. JARMON: It's a fence?

23 MR. BRANT: Yes, ma'am.

24 MS. JARMON: The tires have been

1 removed?

2 MR. BRANT: Yes.

3 MS. JARMON: Okay. I will my inspector  
4 go back out to verify that.

5 MR. O'DWYER: Similar to what we did in  
6 the last case, I move that we issue the  
7 certificate of completion subject to you  
8 going out, taking -- cleaning up any debris  
9 that is in the lot and removing it. And  
10 then taking photographs and sending them to  
11 the Chairwoman.

12 MR. BRANT: So, I have to come back?

13 MS. JARMON: You don't have to come  
14 back. Well, you saying that it's clean, so  
15 I am going to send my inspector out there  
16 tomorrow. And then we will get the release  
17 prepared.

18 MR. BRANT: Okay. Thank you.

19 MR. GRADWOHL: Second.

20 MS. JARMON: All in favor.

21 (Ayes.)

22 MS. JARMON: Thank you.

23 The final item --

24 MS. CARPENTER: I wasn't on the listed

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1 items.

2 MS. JARMON: What address?

3 MS. CARPENTER: 1628 Federal.

4 MS. JARMON: Did you call my office?

5 MS. CARPENTER: I believe you've been in  
6 touch with Mia Blackman. Is she the one?

7 MS. JARMON: I haven't been in touch  
8 with anyone for that address? For 1628  
9 Federal?

10 MS. CARPENTER: Yes.

11 MS. JARMON: I don't have anything for  
12 that address.

13 MS. CARPENTER: Can I --

14 MS. JARMON: You are going to have to  
15 get in touch with me this afternoon because  
16 it will have to go on July's Agenda.

17 - - -

18 (At this time, a discussion was held off  
19 the record.)

20 - - -

21 MR. MCDONALD: You mentioned 152 to 58.

22 MS. JARMON: I'm getting ready to --  
23 that's the last. You can come up.

24 (Applicant approaches podium.)

1           152 to 58, it's also 935 to 937 Hancock  
2 Street, Timothy E. McDonald. It was an  
3 addendum added.

4           Can you explain to the committee what  
5 you're requesting?

6           MR. MCDONALD: Yes. My name is Timothy  
7 McDonald. And we purchased the property in  
8 2001. And there's is an addendum. There is  
9 rider that says we have to develop it in  
10 conformity with comprehensive land use plan  
11 within a year, which we thought. We did  
12 because we got zoning and building permit  
13 for a -- for a parking lot and outdoor  
14 spaces for the property that we own next  
15 door.

16           But we just discovered going to  
17 settlement for financing on 25 unit project  
18 for the site on Thursday, and we just found  
19 that the title insurance company needs a  
20 release in order for us to do that. We got  
21 the zoning permit. And we are in for  
22 building permits for this 25 unit project  
23 now.

24           MS. JARMON: You never developed it once

1 the City gave you -- or you did?

2 MR. MCDONALD: We thought we developed  
3 it according to what it says, the premises  
4 conformity with the comprehensive land use  
5 plan of the City of Philadelphia that year  
6 as a -- we got the zoning and building  
7 permit for parking lot and use of that space  
8 for the adjacent property. We assumed that  
9 satisfied it.

10 MR. GRADWOHL: On this picture, is this  
11 part of the lot? Is this part of the  
12 property?

13 MR. MCDONALD: On the corner is a  
14 garden.

15 MS. JARMON: Is that Hancock Street  
16 right there where the lot is?

17 MR. MCDONALD: Yes. It's developed and  
18 then behind the garden is the parking area  
19 for the --

20 MR. GRADWOHL: You need this release for  
21 financing because --

22 MR. MCDONALD: Yes.

23 MR. GRADWOHL: Do you know if your  
24 lender would accept subordination agreement

1 just to where the City could executive  
2 position, but you still be able to --

3 MR. MCDONALD: He says he needs a  
4 release. That's all I know.

5 MS. JOHNSON: They purchased it in 2001.  
6 There wasn't a restriction to develop it as  
7 a house or it was just to keep it as a lot.  
8 I mean, is that what you're saying?

9 MR. MCDONALD: I'm saying we developed a  
10 vacant lot into a parking lot and garden  
11 spaces for the apartment building next door.  
12 And so, I never even realized that this was  
13 an issue.

14 MS. JOHNSON: Not knowing what the  
15 original terms of it -- I don't know what  
16 the zoning is on this lot. You sold it to  
17 be developed as a parking lot?

18 MS. JARMON: I think he was initially to  
19 get it as a parking lot, right?

20 MR. MCDONALD: I told the Redevelopment  
21 Authority that that's --

22 MS. JARMON: Right. Now you want to  
23 develop on it.

24 MR. MCDONALD: Now we are developing it.

1 MR. FRISHKOFF: The agreement from 2001  
2 has been fulfilled.

3 MS. JARMON: Yes.

4 MR. FRISHKOFF: Just that. Because  
5 there's no automatic trigger.

6 MS. JOHNSON: You want it released  
7 because don't know what the agreement is.

8 MR. O'DWYER: The original has been  
9 fulfilled?

10 MS. JARMON: Yes.

11 MR. FRISHKOFF: It's just going through  
12 the process to develop on it.

13 MR. GRADWOHL: The agreement included  
14 garden next to it.

15 MS. JARMON: Yes.

16 MR. FRISHKOFF: I move to release.

17 MS. COSTA: Second.

18 MS. JARMON: All in favor?

19 (Ayes.).

20 MR. MCDONALD: Is it possible to get an  
21 order to continue with settlement on  
22 Thursday, is it possible to get a memo of  
23 some sort from your office?

24 MS. JARMON: Yeah.

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1 MR. MCDONALD: Thank you very much.

2 MS. JARMON: No problem.

3 MR. BRANT: Thank you for making this  
4 happen at the last moment.

5 MS. JARMON: The meeting is now  
6 adjourned.

7 (VPRC Meeting adjourned at 11:14 a.m.)

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

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

-----  
ANGELA M. KING, RPR  
Court Reporter - Notary Public

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