

Vacant Property Review Committee
April 10, 2018

VACANT PROPERTY REVIEW COMMITTEE

Room 402, Caucus Room
Philadelphia, Pennsylvania
Tuesday, April 10, 2018
10:10 a.m.

PRESENT:

SUSIE JARMON, OHCD - CHAIRWOMAN
GARRETT O'DWYER, PACDC
DEB CUNNINGHAM, PUBLIC PROPERTY
LINDA MEDLEY, LAW DEPARTMENT
MICHAEL KOONCE, COUNCIL PRESIDENT'S OFFICE
STEVE NOVOTNY, PHDC
LISA WALKER, REVENUE DEPARTMENT
MARK DODDS, OHCD
CAROLYN PLACKE, LISC
JAMETTA JOHNSON, PLANNING COMMISSION
ARIELLE HARRIS, L&I

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2 CHAIRMAN JARMON: Good morning. This is
3 the Vacant Property Review Committee. My name
4 is Susie Jarmon. We are going to get started.

5 Are there any attorneys in the room?

6 (Hands raised.)

7 CHAIRMAN JARMON: You are here for what
8 address, sir?

9 MR. KLEIN: 1830 North Natrona.

10 CHAIRMAN JARMON: You can come up to the
11 podium. That's on page four.

12 (Applicant approached podium.)

13 MR. KLEIN: Good morning, everyone. My
14 name is Jarrod Klein. Here for the owner of
15 1830 North Natrona. The property is the estate
16 of Maria Puckett? Couldn't be here today.

17 In 1999, the RDA conveyed the property
18 to Marie for use as a side yard. And the
19 property had with it the typical deed
20 restriction and reverter language. She fully
21 complied with the intent of the restrictions.
22 They cleaned the yard and used it. It was a
23 garden.

24 There are some photos that I have if you

1 want to see them. But the one I will hand up
2 here is you can see they have cleaned the yard.
3 They have a table and chairs out. They were
4 using it. It was side yard since they got it
5 and continuously since that time.

6 As I mentioned, Logan Tower Investments
7 has agreement to purchase the lot from the
8 estate. We are here today to ask -- have it
9 comply with all the deed restrictions, that the
10 Committee grant to remove them from the chain of
11 title so clear title can pass.

12 CHAIRMAN JARMON: I'm not sure. Several
13 people had emailed me on this address. And I
14 said that you didn't have to attend the meeting
15 because we are trying to make the meetings a
16 little shorter or quicker. Because this was a
17 side yard, and when we transferred title, it was
18 fenced and clean, so they were in compliance.

19 Can I get -- anyone have any questions?

20 (No questions asked.)

21 CHAIRMAN JARMON: Recommendation?

22 MR. KOONCE: Motion to approve.

23 MS. HARRIS: Second.

24 CHAIRMAN JARMON: All in favor?

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1 (Ayes.)

2 MR. KLEIN: Thank you very much.

3 CHAIRMAN JARMON: Thank you, sir.

4 Oh, any opposed?

5 (No response.)

6 CHAIRMAN JARMON: I wanted to table an
7 item on the Agenda on page 5: 1910, 14, 20, 22
8 and 24 East York Street, Marshall Ventures.

9 This item will be tabled.

10 Going to go back to page 2, 2301-07
11 Ridge Avenue.

12 (No response from applicant.)

13 CHAIRMAN JARMON: Going to table this
14 item.

15 MR. KOONCE: Going to table Ridge?

16 CHAIRMAN JARMON: Yeah. Do you want to
17 speak about it? Because we have all the
18 documentation, or you need them here?

19 MR. KOONCE: No. I am okay with the
20 documentation. I just would like to -- is there
21 a way we can not transfer this until they get
22 their financing in place?

23 CHAIRMAN JARMON: Sure.

24 MR. KOONCE: Then I would suggest you

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1 move forward.

2 CHAIRMAN JARMON: Okay.

3 Your recommendation is.

4 MR. KOONCE: Motion to approve subject
5 to disposition until they have their plans and
6 financing in place.

7 MR. NOVOTNY: Second.

8 CHAIRMAN JARMON: All in favor?

9 (Ayes.)

10 CHAIRMAN JARMON: Any opposed?

11 (No response.)

12 CHAIRMAN JARMON: Thank you.

13 Next item, 125 Moore Street?

14 (No applicant response.)

15 CHAIRMAN JARMON: Going to table this
16 item.

17 Next item is side yard, 2925 Howard
18 Street.

19 MS. CUNNINGHAM: 2923 is on the docket
20 for sheriff sale, her primary.

21 MR. KOONCE: I looked into it -- it was.

22 CHAIRMAN JARMON: We got a clearance on
23 it, so.

24 MS. CUNNINGHAM: Maybe she cleared it up

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1 since then.

2 CHAIRMAN JARMON: She had had a problem
3 with them. She went back.

4 MS. CUNNINGHAM: She should try to get
5 them to put something on the docket that
6 satisfies it, so it doesn't look on the docket
7 like there is a lien.

8 CHAIRMAN JARMON: We will contact her.
9 Can I get a recommendation?

10 MR. KOONCE: Motion to approve subject
11 to we have a cert -- we've already looked and
12 said it was no tax?

13 CHAIRMAN JARMON: Yes.

14 MR. KOONCE: Motion to approve.

15 MR. NOVOTNY: Second.

16 CHAIRMAN JARMON: All in favor?

17 (Ayes.)

18 CHAIRMAN JARMON: Any opposed?

19 (No response.)

20 CHAIRMAN JARMON: The next item, I have
21 one garden which I can accept, 4822 Hazel
22 Avenue.

23 The next item is a request for a
24 subordination agreement.

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1 (Applicant approached podium.)

2 CHAIRMAN JARMON: This property was on
3 the Agenda, was it last month or month before?
4 And we just needed to bring the applicant back
5 to get the approval from the Committee. He's
6 asking for a subordination agreement. We
7 received the letter from the bank approving it.

8 Any questions?

9 MR. KOONCE: No.

10 CHAIRMAN JARMON: Recommendation?

11 MR. KOONCE: Motion to approve.

12 MR. NOVOTNY: Second.

13 CHAIRMAN JARMON: All in favor?

14 (Ayes.)

15 CHAIRMAN JARMON: I didn't even ask you
16 to speak. Do you want to speak or say your
17 name? Can you say for the record?

18 MR. CHRIS: Sure. Chris Vickly.

19 Thank you.

20 CHAIRMAN JARMON: You're welcome.

21 The next items are three properties to
22 be transferred from the Land Bank Program.

23 Can I get a recommendation?

24 MS. JOHNSON: I just have a comment on

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1 the Emerald Street property. The use is not as
2 of right, so they will need a variance. And the
3 community planner is not supportive of the use.
4 I mean, that doesn't stop the sale.

5 CHAIRMAN JARMON: Okay. We will make a
6 note of it. I think we received emails from
7 you, also.

8 MS. JOHNSON: Yeah. Yeah.

9 CHAIRMAN JARMON: Can I get a
10 recommendation?

11 MR. KOONCE: Motion to approve subject
12 to the applicant receiving variance, which means
13 we are also going to have to give the applicant
14 a letter to seek a variance.

15 We can do that?

16 MS. MEDLEY: Yes, we can. I don't
17 know -- it's under the Land Bank.

18 CHAIRMAN JARMON: That would be under
19 Land Bank.

20 MR. KOONCE: But it's in City ownership
21 now.

22 CHAIRMAN JARMON: No. Land Bank owns
23 it, not us.

24 Recommendation?

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1 MR. KOONCE: Motion to approve?

2 MS. PLACKE: Second.

3 CHAIRMAN JARMON: All in favor?

4 (Ayes.)

5 CHAIRMAN JARMON: Any opposed?

6 (No response.)

7 MR. NOVOTNY: Abstained.

8 CHAIRMAN JARMON: Thank you.

9 MR. KOONCE: I will talk to Angel and
10 the Land Bank Board so we have to approve it and
11 make sure of it.

12 CHAIRMAN JARMON: Thank you.

13 Next items are releases, 910 to 12
14 Girard Avenue. This property was transferred as
15 a parking lot back in 1999. We have the request
16 attached. They are selling this along with
17 several other properties.

18 Can I get a recommendation?

19 Recommendation?

20 MS. CUNNINGHAM: Motion to give them the
21 certificate of completion.

22 MR. KOONCE: Second.

23 CHAIRMAN JARMON: All in favor?

24 (Ayes.)

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1 CHAIRMAN JARMON: Thank you.

2 2114 Latona Street. This property was
3 transferred to PHDC's program back in 1987. Was
4 a single family dwelling.

5 Can I get a recommendation?

6 MR. KOONCE: Motion to approve.

7 MR. NOVOTNY: Second.

8 CHAIRMAN JARMON: All in favor?

9 (Ayes.)

10 CHAIRMAN JARMON: Any opposed?

11 (No response.)

12 CHAIRMAN JARMON: Next item, 2365-67
13 East York Street. Was transferred out in 1990
14 as a side yard to the applicant's property.
15 Title has changed hands several times.

16 Can I get a recommendation? The
17 attachments are here.

18 MR. KOONCE: Motion to approve.

19 MR. NOVOTNY: Second.

20 CHAIRMAN JARMON: All in favor?

21 (Ayes.)

22 CHAIRMAN JARMON: Any opposed?

23 (No response.)

24 CHAIRMAN JARMON: Next items, 3918

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1 Wallace Street. Again, this was transferred as
2 a single family dwelling. Property was rehabbed
3 at the time of us transferring title. Since
4 then, title has changed twice.

5 Can I get a recommendation?

6 MS. JOHNSON: It's now a vacant lot.

7 CHAIRMAN JARMON: Yeah. It has been
8 demolished.

9 Recommendation?

10 MR. KOONCE: Motion to approve.

11 MR. NOVOTNY: Second.

12 CHAIRMAN JARMON: All in favor?

13 (Ayes.)

14 CHAIRMAN JARMON: Next item, attached
15 the property -- the picture. Everyone has a
16 copy of the picture for 1312 South Harmony.
17 Also have the certificate of occupancy attached
18 with the attachments.

19 Can I get a recommendation?

20 MS. PLACKE: Motion to approve.

21 MR. KOONCE: Second.

22 CHAIRMAN JARMON: All in favor?

23 (Ayes.)

24 CHAIRMAN JARMON: Any opposed?

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1 (No response.)

2 CHAIRMAN JARMON: Next item, 1315 South
3 Dorrance Street. This was on the Agenda some
4 time ago when we approved them to sell it.

5 You want to come up?

6 (Applicant approached podium.)

7 CHAIRMAN JARMON: How you doing? State
8 your name for the record.

9 MR. SILVER: Hello. My name is Abraham
10 Silver. Address 1304 South 15th Street,
11 Philadelphia 19146. I am managing member of
12 Development Partners. We purchased this lot
13 from Aldorie Pough, who was given this lot by
14 the RDA a few years ago. Had a deed restriction
15 for one year development on it. That deed
16 restriction was subordinated to allow for
17 financing.

18 I am very close to being finished the
19 home, and am requesting a release of that deed
20 restriction to enable me to enter into a
21 contract with the buyer and receive clear title.

22 I brought photographs of the property
23 and its current state, as well as copies of my
24 stamped plans and all of the permits that I

1 received for the building. I can provide that.

2 MS. CUNNINGHAM: You don't have a
3 certificate of occupancy yet?

4 CHAIRMAN JARMON: No. This would be
5 contingent upon -- I think you said you should
6 be getting certificate of occupancy soon?

7 MR. SILVER: Yes. Essentially, I was
8 trying to place this contract under agreement to
9 sell. But the potential buyers will no do so
10 until I have this deed restriction lifted.

11 CHAIRMAN JARMON: You're not going to
12 get the restriction lifted until we see the
13 certificate of occupancy.

14 MR. SILVER: Okay. I must have been
15 confused as to.

16 MR. KOONCE: You can't sell it until you
17 get a certificate of occupancy.

18 MR. SILVER: I understand that. I was
19 just trying to, I guess, fast track the process.
20 Once I did have the certificate of occupancy, I
21 didn't have to wait till the next month --

22 CHAIRMAN JARMON: Right. Yeah. We can
23 do it contingent upon --

24 MR. SILVER: I will send it --

1 understood.

2 CHAIRMAN JARMON: Can I get a
3 recommendation?

4 MS. CUNNINGHAM: Motion to approve
5 contingent upon receipt of a certificate of
6 occupancy.

7 MS. PLACKE: Second.

8 MR. SILVER: I will just email that to
9 you guys?

10 CHAIRMAN JARMON: Yes.

11 All in favor?

12 (Ayes.)

13 CHAIRMAN JARMON: Any opposed?

14 (No response.)

15 CHAIRMAN JARMON: Thank you.

16 920 North 17th Street. And I have
17 letter attached here. We transferred this out.
18 Back in '98. There is a certificate of
19 occupancy here where they just developed the
20 property.

21 Can I get a recommendation?

22 MS. HARRIS: He is here. I don't know
23 if you saw that.

24 (Applicant approached podium.)

1 CHAIRMAN JARMON: Oh, okay. Hi.

2 Can you state your name for the record.

3 MR. YEVTUSHENKO: My name is Alex,
4 Yevtushenko, Y-E-V-T-U-S-H-E-N-K-O.

5 Ms. Jarmon, Committee Members, good
6 morning.

7 CHAIRMAN JARMON: Good morning.

8 MR. YEVTUSHENKO: I am here to request
9 the lifting of the reverter deed clause. I
10 bought this property with an assignment of the
11 bid in 2015 from sheriff sale. I only get the
12 deed done in August of 2016 because the sheriff
13 sale -- the sheriff office lost the paperwork a
14 couple times.

15 We, since then, received all the
16 requirements. We built the property. We
17 already have it under contract. I do have the
18 certificate of occupancy already. We only
19 uncovered that there is a deed restriction at
20 the final days of that actual sale, which is
21 still pending.

22 I have a letter from the title company
23 that I originally bought the property from
24 stating that they simply weren't aware of it;

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1 thus, I wasn't aware of it. I wasn't trying to
2 bypass any rules or regulations. I simply did
3 not know this existed.

4 CHAIRMAN JARMON: Any questions from the
5 Committee?

6 MR. O'DWYER: I move we issue the
7 certificate of completion.

8 MS. HARRIS: Second.

9 CHAIRMAN JARMON: All in favor?

10 (Ayes.)

11 CHAIRMAN JARMON: Thank you.

12 MR. YEVTUSHENKO: Thank you.

13 CHAIRMAN JARMON: 1945 East Harold
14 Street. This property was just purchased. And
15 it was transferred as a side yard to the
16 applicant back in 1991. And it's getting ready
17 to be developed by Vince -- V2 Properties, LLC.

18 Can I get a recommendation?

19 MR. O'DWYER: When is development going
20 to start?

21 CHAIRMAN JARMON: Well, he's going to
22 start as soon as possible. He just needed that
23 restriction lifted from the deed from '91.

24 MS. JOHNSON: Transferred as a side

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1 yard.

2 CHAIRMAN JARMON: He does developments
3 each year every month.

4 MR. O'DWYER: I am concerned because it
5 looks like there is some debris in the back.

6 CHAIRMAN JARMON: It looks like debris?

7 MR. O'DWYER: Yeah. There is some wood
8 or something like that on the --

9 MS. CUNNINGHAM: It's like a fence is
10 growing with vines or something.

11 CHAIRMAN JARMON: Yeah. He's going to
12 be developing on it, that lot.

13 Can I get a recommendation?

14 MR. KOONCE: Motion to approve.

15 MR. O'DWYER: Second.

16 CHAIRMAN JARMON: All in favor?

17 (Ayes.)

18 CHAIRMAN JARMON: Any opposed?

19 (No response.)

20 CHAIRMAN JARMON: 1218 West Allegheny.

21 This property was transferred as a single family
22 dwelling, and it's since been transferred
23 several times. The current owner wants to sell.

24 Can I get a recommendation?

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1 MS. CUNNINGHAM: Then it was demolished,
2 the vacant lot?

3 CHAIRMAN JARMON: It's a lot now, right.
4 It had been demolished over the years. They
5 want to develop on it.

6 MR. O'DWYER: Certainly looks like it
7 needs to be cleaned out.

8 CHAIRMAN JARMON: We can approve it
9 contingent upon them cleaning. I am sure I
10 already emailed them.

11 MR. O'DWYER: I move that we approve
12 contingent upon the owner submitting evidence to
13 the Chair that the lot has been cleaned out.

14 MS. WALKER: Second.

15 CHAIRMAN JARMON: All in favor?

16 (Ayes.)

17 CHAIRMAN JARMON: Any opposed?

18 (No response.)

19 CHAIRMAN JARMON: Thank you.

20 Next item, 2133 Sears Street. This is
21 another property that was transferred to PHDC
22 and then PHDC transferred it to the applicant
23 back in 1982.

24 Can I get a recommendation?

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1 MS. JOHNSON: Recommend we issue a
2 certificate of completion.

3 MR. O'DWYER: Second.

4 CHAIRMAN JARMON: All in favor?

5 (Ayes.)

6 CHAIRMAN JARMON: 1831 East Letterly. I
7 advised this applicant that he needed to clean
8 it. This was transferred as a side yard back in
9 2005.

10 Can I get a recommendation contingent
11 upon the cleaning?

12 MR. KOONCE: Motion to approve --

13 CHAIRMAN JARMON: He has to get that car
14 off there, too.

15 MR. O'DWYER: Just I amend that to say
16 motion to approve contingent upon the lot being
17 cleaned and the vehicle being removed?

18 CHAIRMAN JARMON: Yes.

19 MR. NOVOTNY: Second.

20 CHAIRMAN JARMON: All in favor?

21 (Ayes.)

22 CHAIRMAN JARMON: Any opposed?

23 (No response.)

24 CHAIRMAN JARMON: Next item, 2018

1 McClellan. This was also a single family
2 dwelling. It still is single family dwelling.
3 And they have an agreement of sale here.

4 Can I get a recommendation?

5 MR. KOONCE: Motion to approve.

6 MR. O'DWYER: Second.

7 CHAIRMAN JARMON: All in favor?

8 (Ayes.)

9 CHAIRMAN JARMON: 616 West Norris
10 Street. I attached the pictures. This was on
11 last month's Agenda. It was a mess. And they
12 since cleaned the lot off. This was the old
13 picture. (Holds up picture.)

14 MR. O'DWYER: Do we have updated?

15 CHAIRMAN JARMON: Yeah.

16 MR. O'DWYER: Oh, yeah. I got the new
17 one. What is that at the end? Is that a -- in
18 the picture at the end it looks like there is
19 something that could be a hot tub or is that a
20 raised planter.

21 CHAIRMAN JARMON: I can't tell you. We
22 can find out what it is. Yeah, I don't know
23 what that is. But they are going to be building
24 on this lot. It was transferred as a side yard

1 to the previous owner in 2004. We can find out
2 what it is contingent upon, I will let you know.

3 MR. O'DWYER: Okay. If there are no
4 other questions, I move we should issue a
5 certificate of completion contingent upon
6 ensuring the lot has been cleaned including
7 finding out what that item or object at the back
8 of the lot is.

9 MS. WALKER: Second.

10 CHAIRMAN JARMON: All in favor?

11 (Ayes.)

12 CHAIRMAN JARMON: Any opposed?

13 (No response.)

14 CHAIRMAN JARMON: Thank you.

15 The next item, I spoke to the owner
16 Henrietta Pugh. She is not trying to sell it.
17 She just wants restriction lifted on the deed.
18 And that's 2610 Titan Street.

19 Can I get a recommendation?

20 MR. KOONCE: Motion to approve.

21 MR. NOVOTNY: Second.

22 CHAIRMAN JARMON: All in favor?

23 (Ayes.).

24 CHAIRMAN JARMON: Any opposed?

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1 (No response.)

2 CHAIRMAN JARMON: The next item is 405
3 Diamond Street. This was a single family
4 dwelling. And it's changed hands several times.
5 We transferred title in 1992.

6 MR. KOONCE: Motion to approve.

7 MR. O'DWYER: Second.

8 CHAIRMAN JARMON: All in favor?

9 (Ayes.)

10 CHAIRMAN JARMON: Any opposed?

11 (No response.)

12 CHAIRMAN JARMON: Next item, 1427
13 Franklin Street. This was transferred to PHA.

14 Can I get a recommendation?

15 MR. KOONCE: Motion to approve.

16 MR. O'DWYER: Second.

17 CHAIRMAN JARMON: All in favor?

18 (Ayes.)

19 CHAIRMAN JARMON: Next item, 2329 South
20 Marshall Street. This was one that I had
21 ordered an inspection with the compliance
22 property settled in 2016. And as you can see, I
23 put the old picture in there and the more recent
24 picture where the applicant has rehabbed and

1 it's occupied.

2 MR. O'DWYER: And it has a certificate
3 of occupancy?

4 CHAIRMAN JARMON: It was a house from
5 the beginning. I don't think he will get --

6 MR. O'DWYER: Oh, just for complete
7 rehab doesn't require it?

8 CHAIRMAN JARMON: Right.

9 MS. PLACKE: Motion to approve.

10 MR. O'DWYER: Second.

11 CHAIRMAN JARMON: All in favor?

12 (Ayes.)

13 CHAIRMAN JARMON: Any opposed?

14 (No response.)

15 CHAIRMAN JARMON: The next applicant,
16 he's requesting the release contingent upon him
17 getting the certificate of occupancy. He's
18 almost done the rehab on the property.

19 Can I get a recommendation contingent
20 upon certificate of occupancy. It's 1823
21 Ginnodo --

22 MR. O'DWYER: 1825.

23 CHAIRMAN JARMON: Yeah, 1825. It's my
24 reading glasses. Sorry.

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1 MR. O'DWYER: Motion to approve
2 contingent upon the applicant producing the
3 Chair with a certificate of occupancy.

4 MS. CUNNINGHAM: Second.

5 CHAIRMAN JARMON: All in favor?

6 (Ayes.)

7 CHAIRMAN JARMON: Any opposed?

8 (No response.)

9 CHAIRMAN JARMON: The next item, 2122
10 17th Street. I invited this applicant.

11 (Applicant approached podium.)

12 CHAIRMAN JARMON: We transferred this
13 back in 2009. Templetown was supposed to have
14 developed, and it wasn't done. And now they are
15 trying to sell.

16 Any questions from the Committee.

17 MS. CUNNINGHAM: What did they pay for
18 it?

19 CHAIRMAN JARMON: Twenty thousand.

20 State your name.

21 MR. WEISS: Jonathan Weiss.

22 CHAIRMAN JARMON: They had -- they want
23 to sell to this new developer.

24 MS. JOHNSON: Can we pass on the

1 restriction?

2 MS. CUNNINGHAM: Is your buying willing
3 to accept the restrictions on their deed?

4 MR. WEISS: In terms of developing the
5 site?

6 CHAIRMAN JARMON: Yeah.

7 MR. WEISS: Yes, I believe they are.
8 They intend to build something there.

9 MS. JOHNSON: So, we are not going to
10 remove restriction, right?

11 MS. MEDLEY: Just do a consent. Put the
12 restrictions on the new deed. It will transfer
13 over.

14 CHAIRMAN JARMON: The release will have
15 the restrictions to follow the deed.

16 MS. MEDLEY: They won't get release. We
17 will consent to the sell. And that provided
18 that you're agreeing to put the restrictions on
19 the new buyers.

20 MR. WEISS: I would have to -- I
21 apologize, to refresh to look again at the
22 restriction. But I believe they were to develop
23 something on the site. We never followed any --

24 CHAIRMAN JARMON: In a year they were to

1 develop specific plans.

2 MS. MEDLEY: Within a year.

3 CHAIRMAN JARMON: They were to develop
4 in a year. They were supposed to build.

5 MR. WEISS: Okay.

6 CHAIRMAN JARMON: That's what they
7 stated they were going to do in 2009.

8 MR. WEISS: I believe they would be
9 amenable to that.

10 MR. KOONCE: May be amenable?

11 MR. WEISS: I would believe they would
12 be.

13 MR. KOONCE: Are you --

14 MR. WEISS: I need to confer with them.

15 MR. KOONCE: What's your name?

16 MR. WEISS: Jonathan Weiss.

17 CHAIRMAN JARMON: Can I get a
18 recommendation?

19 MS. CUNNINGHAM: I don't know. I'm
20 still a little kind of -- you got it for 20,000.
21 You didn't do what you said you were going to do
22 and now you are going to make a \$40,000 profit
23 on it. I am still kind of on the fence here.

24 CHAIRMAN JARMON: Looks like they

1 already started developing on the lot.

2 MR. KOONCE: I have the same issue with
3 this. But it was, I mean, we conveyed it in
4 '09. Not so sure what we can do accept move it
5 forward and put restrictions so that it gets
6 developed and then monitor and make sure it gets
7 developed.

8 MS. MEDLEY: New person do it within a
9 year. We'd just be monitoring.

10 CHAIRMAN JARMON: Once the development
11 is done, we just need a certificate of
12 occupancy.

13 MR. WEISS: Okay.

14 CHAIRMAN JARMON: In order to take the
15 full restriction off the deed.

16 MR. WEISS: Okay.

17 MR. KOONCE: If in '09, I mean, the
18 market in '09 was nowhere --

19 MS. CUNNINGHAM: Right.

20 MR. KOONCE: I don't think it's that
21 much of an appreciable given where the market
22 was in '09. I understand what you're saying.

23 MS. CUNNINGHAM: Discourage speculation.

24 MR. WEISS: Can I make just a comment?

1 CHAIRMAN JARMON: Sure.

2 MR. WEISS: I've been an active
3 developer in the Temple North Philadelphia area
4 for 20 years. We are very active. We are not
5 land speculator. That was a site difficult to
6 build on. And the conditions just weren't
7 right. It was a difficult block.

8 We own the property next door. And we
9 are not land speculators. We are very active
10 developers and invested a lot, a lot of money
11 into the development in the blocks around there
12 over the course of many years. Really was not
13 our intention, just kind of worked out that way
14 on the property.

15 MR. O'DWYER: What was the difficulty in
16 building on the lot.

17 MR. WEISS: It's a very narrow lot.
18 That particular block, we have had a lot of
19 issues right in the couple of blocks near there
20 with break-ins and residents having issues.
21 They are -- it was tougher to rent in that
22 location. We sort of held off on building
23 something there.

24 And it's also a very narrow lot. It's

1 sort of tricky build.

2 MS. JOHNSON: It's 1100-square feet lot.
3 It's bigger than a lot of lots we sell.

4 MR. WEISS: But the narrowness. I
5 believe it's 15 or -- 14 or 15 feet wide, which
6 is a tricky lot to build.

7 MR. DODDS: We know if any violation in
8 the property throughout the years?

9 MS. JOHNSON: Yes. There were multiple
10 CLIP violations over the years for -- you had
11 violations for not cleaning?

12 MR. WEISS: We had issues. There was a
13 property that got built next door and other
14 people used the site as dumpsite. We continued
15 to clean it, but we had to keep after it.

16 MR. KOONCE: Were the CLIP violations
17 closed?

18 MS. JOHNSON: They were closed, but
19 there were multiple.

20 CHAIRMAN JARMON: Can I get a
21 recommendation?

22 MR. KOONCE: Do we know what the buyer
23 intends to do with the property?

24 MR. WEISS: I don't know their specific

1 building plans. I know they do intend to build
2 on the site.

3 MS. HARRIS: Could the buyer come next
4 month and present their plans?

5 MS. CUNNINGHAM: I would be more
6 comfortable tabling it and knowing that the
7 buyer is okay with accepting the restrictions
8 into their deed.

9 MR. KOONCE: And also learning what the
10 buyer is going to do with the property.

11 MR. O'DWYER: If we -- okay.

12 CHAIRMAN JARMON: They are requesting
13 that it be tabled until next month. If you can
14 bring the buyer in with you, so that we can see
15 that he's in agreeance with us putting
16 restriction against the release.

17 MR. WEISS: Okay.

18 CHAIRMAN JARMON: Recommendation.

19 MR. O'DWYER: Motion to table until next
20 month.

21 MS. CUNNINGHAM: Second.

22 CHAIRMAN JARMON: All in favor?

23 (Ayes.)

24 CHAIRMAN JARMON: Any opposed?

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1 (No response.)

2 MR. WEISS: Can I ask one follow up
3 question? What's the date of that meeting?

4 MS. HARRIS: Second Tuesday.

5 CHAIRMAN JARMON: May 8.

6 MR. WEISS: And I believe I am going to
7 be out of the country at that point. Can I have
8 a representative come and the buyer would come?

9 CHAIRMAN JARMON: Sure. Yeah, that's
10 fine.

11 MR. WEISS: Thank you very much for your
12 time.

13 MR. KOONCE: It would be nice if the
14 buyer can tell us things like what they are
15 going to build, how much it is going to cost and
16 where the money is coming from.

17 MR. WEISS: Sure. I imagine I can
18 probably get that submitted in advance, as well.
19 I am sure I can do that.

20 CHAIRMAN JARMON: Thank you.

21 MR. WEISS: Thank you.

22 CHAIRMAN JARMON: The last item is 1243
23 North Dover Street.

24 (Applicant approached podium.)

1 CHAIRMAN JARMON: State your name for
2 the record.

3 MS. BRALOW: My name is Lisette Bralow.
4 With partners, we had bought this property from
5 the City and developed it last year. We have
6 just sold it, and we are looking for the
7 release. I was unaware I needed to ask for a
8 release, and so that's why we are a little late
9 doing this.

10 CHAIRMAN JARMON: We have the
11 certificate of occupancy. We have the picture.

12 Can I get a recommendation?

13 MS. HARRIS: Motion to approve.

14 MR. NOVOTNY: Second.

15 CHAIRMAN JARMON: All in favor?

16 (Ayes.)

17 MS. BRALOW: Thank you very much.

18 CHAIRMAN JARMON: This one she is asking
19 that we rush the release because she already
20 sold the property.

21 MS. CUNNINGHAM: Okay.

22 MS. BRALOW: I did promise I would
23 follow through on this.

24 CHAIRMAN JARMON: All right. Thank you.

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1 All right.

2 I want to add the Minutes from the
3 March 13 Agenda.

4 MR. O'DWYER: Motion to add the Minutes
5 from of March 13 Agenda.

6 MS. HARRIS: Second.

7 CHAIRMAN JARMON: All in favor?

8 (Ayes.)

9 CHAIRMAN JARMON: Thank you.

10 Have a good day.

11 (VPRC Hearing adjourned at 10:44 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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