

VACANT PROPERTY REVIEW COMMITTEE

Room 401, Caucus Room
Philadelphia, Pennsylvania
Tuesday, February 11, 2014
10:30 a.m.

*was approved
3/11/14*

PRESENT:

SUSIE JARMON, OHCD, CHAIRWOMAN
JEANETTE LUNA, OHCD
ANDREW FRISHKOFF, LISC
LINDA MEDLEY, Law Department
GARRETT O'DWYER, PACDC
JAMETTA JOHNSON, Planning Commission
MELVIS DUNBAR, RDA

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2

CHAIRWOMAN JARMON: Good

3

morning, everyone. My name is Susie

4

Jarmon. The meeting is now in session.

5

We want to let everyone speak.

6

When I call your name, go up to the

7

podium and explain what your situation

8

is, you're purchasing a property or

9

asking for a release. Just go up to the

10

podium. And what's going to happen is,

11

we're going to listen to everybody's

12

testimony today and then we are going to

13

come back at another meeting, but you

14

won't have to come back to that meeting,

15

so that we can approve everything and you

16

don't have to come back, unless there's

17

an issue with your situation. Okay?

18

I know Ms. Berkman is an

19

attorney. Would you like to come up.

20

Page 7, 1811 Gratz Street, 1816

21

North 18th Street, and 1820 North 18th

22

Street. Habitat is requesting a

23

Certificate of Completion.

24

(Witnesses approached podium.)

25

MS. BERKMAN: Good morning,

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2 everyone. I'm Judy Berkman from Regional
3 Housing Legal Services, and with me is
4 Jon Musselman from my client, Habitat for
5 Humanity Philadelphia, Inc. We have
6 three requests today. For 1811 North
7 Gratz Street, it's a little complicated,
8 so we're going to ask that one to be
9 tabled, but it does have some backyard
10 parcels that come from 1816 and 1820
11 North 18th Street. Those properties were
12 acquired with VPRC restrictions in 2002
13 by Habitat, and they built the houses and
14 then they sold them, but they never got
15 the release from the VPRC restrictions
16 for those two properties. Again, that's
17 18th Street. Those properties were
18 large, and pieces of the backyards from
19 those deep properties were subdivided
20 off, 1816 and 1820, and put on the back
21 of some properties on North Gratz Street,
22 including 1811 North Gratz.

23 So we actually would like the
24 full original parcel releases for 1816
25 and 1820 North 18th Street, because those

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2 were built and sold around ten years ago,
3 and we would like to table the 1811 North
4 Gratz Street property because it's sort
5 of complicated. It is a vacant parcel.
6 In 2005, Mr. John Coates wrote a letter
7 saying that the requirements had been
8 satisfied and they could sell it on the
9 open market. They do have an agreement
10 of sale for \$37,000 to sell it. The
11 property -- it is still a vacant lot and
12 it does have some residual oil from an
13 oil tank on the property.

14 So that is sort of a
15 complicated thing, because we have the
16 letter from Mr. Coates, but it does say
17 we need the consent of this committee.
18 So we'd like to table that because it's
19 sort of complicated, but we would like
20 the releases for 1816 and 1820 North 18th
21 Street to be granted when you meet.

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

24 (No response.)

25 CHAIRWOMAN JARMON: Okay.

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2 We're going to hold this under advisement
3 and then after this whole committee is
4 done, then we're going to come back and
5 we'll let you know what the outcome is.

6 MS. BERKMAN: Thank you. I
7 just wanted to add one thing. When
8 Habitat does sell, if it is able to sell
9 1811 North Gratz Street for the 37,000,
10 it would reimburse itself about 11,400
11 for costs it's put into 1811 North Gratz
12 and invest the balance of the net
13 proceeds into its next development in the
14 neighborhood, which is on Turner Street a
15 couple blocks away.

16 CHAIRWOMAN JARMON: Okay.
17 Thank you.

18 Are there any other attorneys?

19 (No response.)

20 CHAIRWOMAN JARMON: All right.
21 We're going to start with the agenda.
22 The first address is 1513 West Indiana
23 Avenue, Jennifer Sweet.

24 (Witness approached podium.)

25 MS. SWEET: Good morning.

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2 CHAIRWOMAN JARMON: Good

3 morning.

4 MS. SWEET: I would like to
5 purchase the home so I can be a resident
6 and I want to live in the home. It's
7 close to my family, and so I would like
8 to purchase my own home so it can be my
9 own personal and I can design it the way
10 I want, 1513 West Indiana.

11 MS. DUNBAR: Are you aware of
12 the condition of the property?

13 MS. SWEET: I only seen the
14 front of the property. I haven't seen
15 the back. Like the front of the
16 property, the front window on this side
17 it's like growth, but it looks like they
18 were going to start remodeling on the
19 front of the house. So I don't know
20 about any more about the property.

21 CHAIRWOMAN JARMON: Someone was
22 occupying the property for several years
23 and they finally moved out because they
24 had acquired several properties on their
25 own. So they finally moved out of the

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2 property.

3 MS. DUNBAR: So will she be
4 allowed to go into the property before
5 she actually goes forward to purchase?

6 CHAIRWOMAN JARMON: Yeah. We
7 can get her entry.

8 MS. DUNBAR: I'd recommend that
9 she get an Entry Authorization to make
10 sure it's within her financial means to
11 proceed with the occupancy.

12 MS. SWEET: Okay. Thank you.

13 CHAIRWOMAN JARMON: And you are
14 willing to pay fair market value for the
15 property?

16 MS. SWEET: Yes.

17 CHAIRWOMAN JARMON: We'll be in
18 touch with you. This will be held under
19 advisement and then once we make the
20 decision, we'll be in touch with you.

21 MS. SWEET: All right. Thank
22 you.

23 CHAIRWOMAN JARMON: All right.
24 4213 Westminster Avenue, Zachary
25 Williams.

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2 (Witness approached podium.)

3 MR. WILLIAMS: Yes.

4 CHAIRWOMAN JARMON: I'm sorry.

5 5221 Chester Avenue, the applicant called
6 me yesterday and said he's no longer
7 interested. So I'm going to delete that
8 from the agenda.

9 MS. DUNBAR: You can come back.

10 MR. WILLIAMS: All right. Good
11 morning.

12 CHAIRWOMAN JARMON: Good
13 morning.

14 MR. WILLIAMS: My name is
15 Zachary Williams. I'm interested in
16 purchasing the property 4213 Westminster.

17 CHAIRWOMAN JARMON: And your
18 proposal is to rehab?

19 MR. WILLIAMS: To rehab,
20 long-term rent for now. I would like to
21 move in and get out of my mother house.

22 CHAIRWOMAN JARMON: So you said
23 rehab and rent and then move out?

24 MR. WILLIAMS: Right now I stay
25 with my mother, so this would be my first

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2 home. And I guess there's a five-year
3 wait before you can do anything with the
4 property. So for the first five years, I
5 would live there, and then I would --

6 CHAIRWOMAN JARMON: Well, if
7 you're purchasing it, there isn't a
8 restriction.

9 MR. WILLIAMS: Okay.

10 MS. DUNBAR: So I would just
11 recommend that you modify your request to
12 say that you would like to rehab and
13 occupy the property.

14 MR. WILLIAMS: Yes.

15 MS. DUNBAR: Okay.

16 CHAIRWOMAN JARMON: Okay. Any
17 questions from the Committee?

18 MS. DUNBAR: Yes.

19 Have you seen the -- do you
20 know the condition of the property?

21 MR. WILLIAMS: I've seen the
22 front and I've seen the back. I'm
23 thinking it's livable because there's a
24 lot of crack heads around the back of it.
25 I don't know if they in the house, but

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2 from what --

3 MS. DUNBAR: Their living
4 conditions are different from ours, I'm
5 just saying.

6 MR. WILLIAMS: Right. So I
7 would like to go inside, yes.

8 MS. DUNBAR: Okay. I make the
9 same recommendation as in the previous
10 one, that he at least be allowed to have
11 an Entry Authorization before finalizing.

12 CHAIRWOMAN JARMON: Thank you.
13 And this will be held under advisement
14 and we'll be in contact with you.

15 MR. WILLIAMS: Thank you.

16 CHAIRWOMAN JARMON: You're
17 welcome.

18 I'm sorry, sir. You wanted to
19 purchase it at fair market value?

20 MR. WILLIAMS: Yes.

21 CHAIRWOMAN JARMON: Okay.

22 Thank you.

23 MR. WILLIAMS: Can I...

24 CHAIRWOMAN JARMON: You can
25 leave.

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2 226 South Frazier, Charles and

3 Phyllis Adams.

4 (Witnesses approached podium.)

5 CHAIRWOMAN JARMON: Good

6 morning.

7 MS. ADAMS: Good morning. We
8 are Charles and Phyllis Adams. We want
9 to purchase this property because it's
10 down the street from another property we
11 own and about a block from where we live,
12 and we're trying to keep our neighborhood
13 from falling apart, and we want to rehab
14 it and rent it out to someone who needs a
15 home.

16 CHAIRWOMAN JARMON: Any
17 questions from the Committee?

18 (No response.)

19 CHAIRWOMAN JARMON: Are you
20 willing to pay the fair market value?

21 MR. ADAMS: Yes.

22 MS. ADAMS: Yes, we are.

23 CHAIRWOMAN JARMON: All right.
24 This is going to be held under advisement
25 and we will be in contact with you.

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2 MS. ADAMS: Thank you so much.

3 CHAIRWOMAN JARMON: Thank you
4 very much.

5 MS. ADAMS: Have a good day.

6 CHAIRWOMAN JARMON: You too.

7 3112 Wendle, Rosendo Martinez.

8 MR. MARTINEZ: My name is
9 Rosendo Ramirez Martinez.

10 (Ms. Luna translating.)

11 MS. LUNA: He wants to purchase
12 the property. He's willing to pay fair
13 market value.

14 He knows the conditions of the
15 property. Apparently he's seen the
16 property in the inside, and he knows that
17 it needs to be rehabbed, and he's willing
18 to buy it at fair market value.

19 MS. DUNBAR: Is that to
20 purchase and rent?

21 MS. LUNA: He wants to rehab it
22 to live in the property.

23 CHAIRWOMAN JARMON: Rehab and
24 occupy.

25 MS. LUNA: Right.

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2 CHAIRWOMAN JARMON: Any

3 questions?

4 (No response.)

5 MS. LUNA: I explained to him
6 it's under advisement and that we'll be
7 in touch with him once the Committee
8 makes a decision.

9 CHAIRWOMAN JARMON: Thank you.

10 1520 South Opal.

11 (Witness approached podium.)

12 CHAIRWOMAN JARMON: Good

13 morning.

14 MR. SAPATI: Good morning. My
15 name is Steve Sapati. I am representing
16 Brenda Reis, not in an official capacity.
17 I'm her tenant, and we're looking to
18 purchase the vacant lot right next door
19 to her property because it's completely
20 delapidated and it's damaging her
21 property just based on -- it needs to be
22 cleaned up, and she wants to use it for a
23 side yard.

24 CHAIRWOMAN JARMON: I have
25 received a letter from the owner,

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2 Ms. Reis, and she wanted him to represent
3 her. She lives in London and he's her
4 tenant. She is willing to pay the fair
5 market value for the lot, and we got a
6 support letter from the Council.

7 Any questions?

8 (No response.)

9 CHAIRWOMAN JARMON: Okay. This
10 is --

11 MR. SAPATI: Thank you, Ms.
12 Jarmon.

13 CHAIRWOMAN JARMON: You're
14 welcome. This is going to be held under
15 advisement also.

16 MR. SAPATI: Thank you.

17 CHAIRWOMAN JARMON: You're
18 welcome. Have a good day.

19 1915 Watkins, Timothy Donofrio
20 and -- you're by yourself?

21 (Witness approached podium.)

22 MR. DONOFRIO: Good morning.

23 I'm Tim Donofrio. I'm here on behalf of
24 myself and Michael Gagliardo on 1913
25 Watkins Street. We'd like to buy 1915

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2 Watkins Street at market value as a side
3 lot to the 1913 property.

4 CHAIRWOMAN JARMON: Any
5 questions from the Committee?

6 (No response.)

7 MR. DONOFRIO: One question.
8 We'd like to buy it as a side lot. We
9 could at some point in the future add to
10 1913 and are we prohibited from any other
11 use of the side lot in the future?

12 CHAIRWOMAN JARMON: No, as long
13 you get the zoning to do what it is you
14 want to do.

15 MR. DONOFRIO: Okay. I
16 understand.

17 CHAIRWOMAN JARMON: And you're
18 willing to pay fair market value?

19 MR. DONOFRIO: Yes.

20 CHAIRWOMAN JARMON: And this is
21 going to be held under advisement also.
22 Have a good day.

23 MR. DONOFRIO: Thank you.

24 CHAIRWOMAN JARMON: 234 North
25 Salford, Clear Prime Investments.

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2 (No response.)

3 CHAIRWOMAN JARMON: 2301 to 7

4 Ridge Avenue, Harold McCoy.

5 MS. DUNBAR: What are you going
6 to do, table Salford?

7 CHAIRWOMAN JARMON: We're going
8 to table until next month 234 Salford.

9 (Witness approached podium.)

10 CHAIRWOMAN JARMON: Hi,
11 Mr. McCoy.

12 MR. McCOY: Good morning.

13 MS. DUNBAR: Good morning.

14 MR. McCOY: My name is Harold
15 McCoy. I'm interested in obtaining this
16 property for numerous reasons, but
17 outdoor vending, probably some
18 entertainment, and then every year we
19 have a Christmas party with tree
20 lighting. Every year we have what is
21 called a tree lighting ceremony for North
22 Philadelphia, and the last three years
23 we've had three, at which time we light
24 up the trees that are on this particular
25 property as well as my own property, to

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2 which I own the property adjacent to this
3 property, and I maintained it for the
4 last past 10 to 12 years.

5 So with that being said, that's
6 the purpose and this is why I would like
7 to own this particular parcel of land.

8 MS. JOHNSON: Do you plan to
9 build anything on the lot?

10 MR. McCOY: No. Trees and --

11 MS. JOHNSON: It's not going to
12 be a parking lot?

13 MR. McCOY: No.

14 MS. JOHNSON: Because the
15 planner said it's a big corner property
16 and they would like to see something
17 developed.

18 MR. McCOY: We're going to
19 develop something. It will be called
20 outdoor entertainment under tents, under
21 lights, rather a unique concept. The
22 neighborhood, the entire neighborhood, is
23 looking forward to that, to which I'm the
24 President of the business association in
25 the area. I've been in this area with

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2 different businesses for over 32 years.

3 So I'm fairly familiar with the area and
4 what the people of the neighborhood would
5 like. And believe me, they would like to
6 have this in our neighborhood.

7 CHAIRWOMAN JARMON: Are you
8 willing to pay the fair market value?

9 MR. McCOY: Yes.

10 CHAIRWOMAN JARMON: Mr. McCoy,
11 this is going to be held under advisement
12 and we'll be in contact with you.

13 MR. McCOY: Thank you.

14 CHAIRWOMAN JARMON: You're
15 welcome.

16 MS. DUNBAR: I would recommend
17 that he come to the next meeting, because
18 I believe that there might be some other
19 questions just because of the location of
20 the property.

21 CHAIRWOMAN JARMON: Okay.

22 MS. DUNBAR: And the
23 potential --

24 CHAIRWOMAN JARMON: Excuse me.

25 MS. DUNBAR: So I would think

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2 that it would be beneficial to the
3 Committee if he came.

4 CHAIRWOMAN JARMON: We're going
5 to invite you to the next meeting so that
6 everybody that's here can hear what your
7 proposal is. That's the suggestion of
8 the Committee.

9 MR. McCOY: I welcome that.

10 CHAIRWOMAN JARMON: So you'll
11 be invited.

12 MR. McCOY: Thank you.

13 CHAIRWOMAN JARMON: All right.

14 MS. DUNBAR: Thank you.

15 CHAIRWOMAN JARMON: The next is
16 side yards for adjacent owners, just two
17 side yards. Just hold them?

18 MS. MEDLEY: They're not here?

19 CHAIRWOMAN JARMON: No.
20 They're not invited.

21 MS. DUNBAR: So we would just
22 have final decision at the meeting.

23 CHAIRWOMAN JARMON: Right. And
24 the next is Urban Garden Agreements,
25 which are accepted.

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2 MS. DUNBAR: You can accept
3 that.

4 CHAIRWOMAN JARMON: Yeah.
5 And the next address is 1329
6 South 21st Street, Greater Deliverance
7 Temple, Reverend Franklin McCloud.

8 (Witness approached podium.)

9 REVEREND McCLOUD: Good
10 morning.

11 CHAIRWOMAN JARMON: Good
12 morning.

13 REVEREND McCLOUD: My name is
14 Reverend Franklin McCloud, pastor of
15 Greater Deliverance Church, 21st and Race
16 Street. We're interested in the property
17 1329 South 21st Street because we're in
18 the process of expanding the church and
19 we have property on both sides of the
20 church. That's in the middle, so that
21 was kind of holding us up. The
22 architects are making the plans in faith
23 that we would receive that.

24 CHAIRWOMAN JARMON: Are you
25 willing to pay fair market value?

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2 REVEREND McCLOUD: Yes, I am.

3 CHAIRWOMAN JARMON: Any

4 questions from the Committee?

5 (No response.)

6 CHAIRWOMAN JARMON: This is

7 going to be held under advisement and

8 we'll be in contact with you.

9 REVEREND McCLOUD: Thank you.

10 CHAIRWOMAN JARMON: Have a good

11 day.

12 Now we're with Certificate of

13 Completions. 2020 Woodstock and 2022

14 Woodstock Street.

15 (Witness approached podium.)

16 MR. KRAMER: Good morning.

17 CHAIRWOMAN JARMON: Good

18 morning.

19 MR. KRAMER: John Kramer,

20 Remark Investment Group, IV. That would

21 be my wife on the group. My wife and I

22 purchased two adjacent lots at 2020, 2022

23 North Woodstock in the fall of 2009. We

24 developed those empty lots, two apartment

25 buildings. We have a buyer. We have an

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2 agreement of sale, and during the title
3 search for our new buyer, we came up that
4 there's restrictions, one from 1991 and
5 the other restriction of the other lot
6 from 1997. We'd like to have those -- we
7 ask that those restrictions be removed so
8 we can move forward with our sale, our
9 transaction.

10 Ms. Jarmon, I believe -- I'm
11 new at this, so I do have some
12 information if you need anything else.
13 Of course I have the old deeds from the
14 transaction.

15 CHAIRWOMAN JARMON: We have
16 them. Thank you. We have them.

17 MR. KRAMER: You do?

18 CHAIRWOMAN JARMON: Yes.

19 MR. KRAMER: Very good.

20 CHAIRWOMAN JARMON: Any
21 questions from the Committee?

22 (No response.)

23 MS. MEDLEY: I just have a
24 question. So you bought it from
25 Ms. McNear?

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2 MR. KRAMER: Yes, ma'am. Well,
3 it was a private transaction, yes. It
4 went through a title company, and
5 unfortunately the title company did not
6 do a thorough job.

7 MS. MEDLEY: That was going to
8 be my next question.

9 MS. DUNBAR: That was my
10 question too.

11 CHAIRWOMAN JARMON: This is the
12 one that another deed is going to have to
13 be prepared and recorded, because what
14 happened on the 2022, there was a deed
15 from the Redevelopment Authority to the
16 applicant, but the deed from the City to
17 the Redevelopment Authority was never
18 recorded. So I was going to have to get
19 in contact with the Law Department so
20 that they can take care of that. Yes.
21 Okay.

22 Any questions?

23 (No response.)

24 CHAIRWOMAN JARMON: All right.
25 This is going to be held under advisement

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2 and we'll be in contact with you.

3 MR. KRAMER: Thank you, ma'am.

4 CHAIRWOMAN JARMON: Okay.

5 MS. MEDLEY: I'm sorry. I just
6 have a question. You said that it's up
7 for sale?

8 MR. KRAMER: We do have an
9 agreement of sale.

10 MS. MEDLEY: Do you have a
11 closing date?

12 MR. KRAMER: The inspection
13 process was a six-hour grueling
14 inspection process. Everything was ready
15 to go and this came up.

16 MS. MEDLEY: Do you have a
17 closing date?

18 MR. KRAMER: No, we don't.
19 We're kind of in limbo, and of course
20 time is of the essence.

21 MS. MEDLEY: I just wanted to
22 so you can tell the Law Department you
23 have a closing date. They can say --

24 MR. KRAMER: Ms. Jarmon, may I
25 ask you, do you have an approximation of

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2 when a decision -- the reason I'm saying
3 is, this is for my buyer.

4 CHAIRWOMAN JARMON: I'm going
5 to let them know that you're asking for
6 it to be processed immediately.

7 MR. KRAMER: Yeah. I hate to
8 do this, but of course expedite. My
9 buyer is really antsy. He's going to
10 lose his rate lock-in in another week and
11 a half.

12 CHAIRWOMAN JARMON: I'll make
13 sure I'll let them know. Okay?

14 MR. KRAMER: Thank you. Have a
15 nice day.

16 CHAIRWOMAN JARMON: You too.

17 MS. MEDLEY: Yes. That's good
18 to give them a timeframe.

19 CHAIRWOMAN JARMON: Yes.

20 1629 Swain.

21 (Witness approached podium.)

22 CHAIRWOMAN JARMON: Good
23 morning.

24 MR. HART: Good morning. My
25 name is Turlock Hart. I just purchased

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2 the property at 1629. What I'm trying to
3 do is avoid what happened to this
4 gentleman here. I'm looking for a letter
5 of release, so then I can go -- when I go
6 to develop the house, I won't have the
7 deed on it or something.

8 COURT STENOGRAPHER: Can I have
9 your name again?

10 MR. HART: Turlock Hart, Hart
11 Investments. I purchased the property
12 December 13th.

13 CHAIRWOMAN JARMON: And you
14 have an agreement of sale?

15 MR. HART: I purchased the
16 property.

17 CHAIRWOMAN JARMON: Oh, you
18 just want the release, the restriction
19 release?

20 MR. HART: Yes, so that doesn't
21 happen to me.

22 CHAIRWOMAN JARMON: Okay.

23 Any questions from the
24 Committee?

25 (No response.)

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2 CHAIRWOMAN JARMON: This is
3 going to be held under advisement and
4 we'll be in contact with you shortly.

5 MR. HART: Thank you.

6 CHAIRWOMAN JARMON: Thank you.
7 2321 East Thompson Street.

8 (Witness approached podium.)

9 MR. MURAWSKI: Good morning.

10 CHAIRWOMAN JARMON: Good
11 morning.

12 MR. MURAWSKI: I purchased all
13 four lots in a row last year and I built
14 four homes on them already, and then the
15 same thing happened with this guy, the
16 title insurance found the deed
17 restriction. I'm asking if they could
18 lift the deed.

19 COURT STENOGRAPHER: Can I have
20 your name?

21 MR. MURAWSKI: Michael
22 Murawski, M-U-R-A-W-S-K-I.

23 CHAIRWOMAN JARMON: Any
24 questions from the Committee?

25 (No response.)

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2 MS. DUNBAR: He's looking for a
3 release, right?

4 CHAIRWOMAN JARMON: A release,
5 yes.

6 This is going to be held under
7 advisement and we'll be in contact with
8 you.

9 MR. MURAWSKI: Thank you.

10 CHAIRWOMAN JARMON: Thank you
11 very much.

12 2141 North 18th Street.

13 (Witness approached podium.)

14 CHAIRWOMAN JARMON: Good
15 morning.

16 MR. WISE: Good morning. My
17 name is Bennett Wise. We're in the
18 process of purchasing 2141 North 18th
19 Street. The title company in their
20 search found the deed restriction and
21 will not issue title insurance until it's
22 lifted. So we're asking that it be
23 lifted. We can't go to settlement until
24 it is. We have settlement scheduled for
25 Thursday, which probably is not going to

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2 happen, but...

3 MS. DUNBAR: We will define for
4 you that it will not happen by Thursday.

5 MR. WISE: We already have our
6 plans going through L&I. That process
7 should be done probably mid next week.
8 So we're trying to expedite it so we can
9 start construction as soon as the new
10 snow melts.

11 CHAIRWOMAN JARMON: Yeah.
12 Well, as you know, we have to reschedule
13 another meeting, and hopefully we'll be
14 able to get one next week so that we can,
15 after that, we can do these releases.

16 MR. WISE: Okay.

17 MS. JOHNSON: Can I ask a
18 question?

19 MR. WISE: Sure.

20 MS. JOHNSON: I see that
21 there's another City-owned property at
22 2137. Are you --

23 MR. WISE: 2137?

24 MS. JOHNSON: Yeah. It's not
25 on here, but it's an adjacent property.

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2 Since you're building there, are you --

3 MR. WISE: 2137 is a vacant
4 lot. Does the City own it? Can we buy
5 it?

6 MS. JOHNSON: That's what I'm
7 saying, as part of an assemblage, I would
8 suggest that you might look into
9 purchasing it.

10 MR. WISE: We would love to.
11 We actually have under agreement of sale
12 2139 also.

13 MS. JOHNSON: He has the other
14 intervening lot, so if he's building, he
15 might --

16 CHAIRWOMAN JARMON: You have
17 39?

18 MR. WISE: We have 39 also, but
19 there's no restrictions on that.

20 CHAIRWOMAN JARMON: Well,
21 that's another process, but you can get
22 in contact with me and I'll let you know
23 what you have to apply for it.

24 MR. WISE: Perfect.

25 Absolutely.

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2 CHAIRWOMAN JARMON: Thank you.

3 This is going to be held under advisement
4 and we'll be in contact with you.

5 MR. WISE: Thank you.

6 CHAIRWOMAN JARMON: The last
7 item is 5855 Belmar Terrace.

8 (Witness approached podium.)

9 MR. GARDNER: Hello. Theresa
10 Gardner, and me and my husband purchased
11 the house back in 1986 on 5855 Belmar
12 Terrace and now we're trying to sell the
13 house, but we came into some bumps in the
14 road where the title -- they won't be
15 able to -- I won't be able to continue my
16 process of selling the house until it's
17 released from the City of Philadelphia.
18 So that's what I'm here for.

19 MS. DUNBAR: Who is Southwest
20 Coalition?

21 CHAIRWOMAN JARMON: Southwest
22 Coalition got the property from us and
23 then I guess they rehabbed it and sold it
24 to you, Southwest Coalition?

25 MS. GARDNER: Yes.

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2 CHAIRWOMAN JARMON: They
3 rehabbed it. Remember, years ago that's
4 what they used to do.

5 MR. GARDNER: And we lived in
6 it for over 20-some years. So we're just
7 trying to sell it now. And I do have a
8 buyer. I have a contract that gave me
9 the price for it and everything, but I
10 just need to have that paper.

11 CHAIRWOMAN JARMON: And what
12 were you selling it for?

13 MS. GARDNER: Not that much.
14 18. It's not even a lot.

15 CHAIRWOMAN JARMON: Eighteen
16 thousand?

17 MS. GARDNER: It's like as is.
18 So I'm just selling it as is.

19 CHAIRWOMAN JARMON: Okay. Any
20 questions from the Committee?

21 MS. MEDLEY: Do you have a
22 closing date?

23 MS. GARDNER: They have
24 February the 21st.

25 CHAIRWOMAN JARMON: You might

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2 have to push that back. You may have to
3 push it back because we may not have this
4 release by then.

5 MS. GARDNER: Really?

6 CHAIRWOMAN JARMON: Right.

7 Because we have to hold another meeting
8 next week because we don't have a full
9 committee to discuss these items again.
10 So you may have to push it back, I can
11 guarantee you that.

12 MR. GARDNER: I don't know --
13 they probably won't go through then. It
14 probably won't be able to go through it,
15 because this is like the final.

16 MS. DUNBAR: But you can just
17 say that there are circumstances that
18 prevented you from getting the approval
19 today and request an extension. People
20 do it all the time.

21 MS. GARDNER: Okay.

22 MS. DUNBAR: So if they want to
23 buy it, they can still pursue, but it's
24 beyond your control. And if they need to
25 call and confirm that there in fact was

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2 an attempt to have a meeting today but
3 because we did not have a quorum, we were
4 not able to make final decisions, I'm
5 sure that Ms. Jarmon could certainly
6 provide whatever you need.

7 MS. GARDNER: Okay. That would
8 be good.

9 MS. DUNBAR: But check with
10 them first. Explain that you attempted
11 to get the approval for the release of
12 the restriction. The meeting was
13 postponed for the most part or decisions
14 on the meeting were postponed and you
15 were told that it should happen within
16 the next couple weeks, and see if they
17 would be willing to do an extension.

18 MS. GARDNER: Okay.

19 MS. DUNBAR: People do it all
20 the time.

21 MS. GARDNER: Okay. Will I
22 have a number that I can call to verify?

23 MS. DUNBAR: You can go over
24 and talk to her. All right?

25 MS. GARDNER: Thank you.

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2 CHAIRWOMAN JARMON: And this
3 will be held under advisement until we
4 have this next meeting.

5 MS. GARDNER: Okay. Do you
6 have any information I need to give you,
7 update of my address?

8 CHAIRWOMAN JARMON: Give me a
9 call.

10 MS. GARDNER: Thank you so
11 much.

12 CHAIRWOMAN JARMON: Have a good
13 day. Okay. Thank you.

14 Now what do we have to do?

15 MS. MEDLEY: So I was asking
16 about the closing date so we can tell the
17 people who aren't here and say we have a
18 number of properties that have -- this
19 one has an emergency situation that we
20 have to have a meeting Tuesday.

21 MS. DUNBAR: Tuesday is the day
22 after the holiday, so you may not want to
23 pick that day.

24 MS. LUNA: It could be
25 Wednesday.

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2 MS. DUNBAR: Isn't President's
3 Day on Monday?

4 CHAIRWOMAN JARMON: That's
5 Monday.

6 MS. LUNA: So Wednesday will be
7 the 19th of February.

8 CHAIRWOMAN JARMON: So 19th?

9 MS. MEDLEY: Yes.

10 CHAIRWOMAN JARMON: So what do
11 we need to do? Because I've never done
12 this before.

13 MS. DUNBAR: Don't you have to
14 advertise it?

15 CHAIRWOMAN JARMON: So I can
16 have -- who would do the advertisements?

17 MS. MEDLEY: Talk to Donna
18 about that.

19 CHAIRWOMAN JARMON: So we're
20 going to try to do it next Wednesday, the
21 19th.

22 MR. O'DWYER: Doesn't it also
23 have to get sent out by the Clerk's
24 Office? I don't know.

25 MS. DUNBAR: You may have to

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2 allow a little more time. I don't know
3 exactly what's involved, but you may need
4 to allow just a little more time, because
5 they need to advertise. You need to go
6 through a few steps.

7 MS. MEDLEY: Seven or ten days.
8 I can't remember.

9 CHAIRWOMAN JARMON: Okay. So I
10 need to go to the Clerk's Office?

11 MS. MEDLEY: I think. I
12 actually don't know.

13 MS. DUNBAR: Just go in and
14 inquire.

15 MR. O'DWYER: Whenever
16 something like is rescheduled, the
17 Clerk's Office sends out a notification.
18 So they are involved at some point, but I
19 don't know if they're the right person or
20 the first person to go to, but they might
21 know.

22 CHAIRWOMAN JARMON: Okay. All
23 right.

24 MS. DUNBAR: We had a meeting
25 like maybe last year that was rescheduled

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2 or something. And it doesn't have to be
3 held here. So when we had a special
4 meeting before, it was actually held on
5 the 17th floor at 1234.

6 MS. MEDLEY: That may be nice.

7 CHAIRWOMAN JARMON: It was.

8 All right. So do we need a stenographer?

9 MS. DUNBAR: I think so.

10 CHAIRWOMAN JARMON: Okay.

11 Thank you.

12 (Vacant Property Review
13 Committee concluded at 11:05 a.m.)

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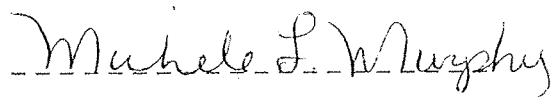
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