VACANT PROPERTY REVIEW COMMITTEE

Room 401, Caucus Room
Philadelphia, Pennsylvania
Tuesday, May 13, 2014
10:10 a.m.

PRESENT:

SUSIE JARMON, OHCD - CHAIR
JEANETTE LUNA
LOWELL THOMAS, PHDC
ANDREW FRISHKOFF, LISC
JO ANN JONES, OHCD
LINDA MEDLEY, LAW DEPARTMENT
GARRETT O'DWYER, PACDC
LISA WALKER, REVENUE DEPARTMENT
DONNA BULLOCK, COUNCIL PRESIDENT'S OFFICE
AMANDA DAVIS, PIDC
LYNSIE SOLOMON, PUBLIC PROPERTY
JAMETTA JOHNSON, PLANNING COMMISSION
MELVIS DUNBAR, RDA
MS. JARMON: Good morning, everyone. My name is Susie Jarmon. The VPRC is now in session. Are there any lawyers in the room?

(Hand raised.)

MS. JARMON: You can come up front.

Good morning. Can you state your name for the record.

MS. BERKMAN: Hello. I'm Judy Berkman. I'm managing attorney at Regional Housing Legal Services. I'm here today on four matters. Two for Habitat for Humanity Philadelphia and two for New Kensington Community Development Corporation.

Let's do the easy one first. The Habitat property at 2018 North 16th Street we respectfully request a two-month continuance.


MS. JARMON: Yes. It's on page 6. We are going to table this for two months.

MS. BERKMAN: Yes, please.

MS. JARMON: Until July.

MS. BERKMAN: Thanks. I have Jon Musselman with me from Habitat. The second property is relisting of 811 North Gratz Street.
MS. JARMON: 1811 North Gratz.

MS. BERKMAN: Yes. 1811 North Gratz Street. Pursuant to prior decision by vote of VPRC, Habitat has submitted appraisal of this vacant property for $40,000. And its itemized costs it's put into the property of $11,947.

Since they did not build the house that they were obligated to under the VPRC requirements, the deed, they are not requesting any 15 percent profit. But they would like to sell it for a VPRC approved price and recoup their costs. And that would also include any transfer tax or other costs related to the sale.

MS. JARMON: And what was the cost?

MS. BERKMAN: $11,947 plus costs of conveyance.

MS. JARMON: That was maintaining it, keeping it clean?

MS. BERKMAN: They did that, yes. It was also -- there was a lot of money spent. Jon can explain further in terms of engineering studies in preparation for building, but that didn't work out.

Do you want him to explain?
MR. MUSSELMAN: Sure. We did a lot of redevelopment work for this property. And given the -- some of the conditions of the property and also the cost to do that single lot infill, we determined it was not feasible to continue with that. But we also did go through a lengthy process of subdivision and attaching a small leftover property onto this site to make it conform with the rest of the lots in the development that we did.

So this -- there are maintenance and insurance costs, but we also have itemized engineering and zoning and subdivision costs.

MS. JARMON: I have a package here which I received late yesterday evening regarding this 1811 Gratz Street, which has the appraisal in here for $40,000 and receipts for water bills, different items that they had paid for on this particular site, engineering services. If anybody wants to see it, I can pass this around.

MS. BERKMAN: It was also emailed to you a couple weeks ago.

MS. JARMON: What's the recommendation of the Committee?
MS. DUNBAR: Can I just ask a question? I just want to make sure. I know that they were here before.

For 1811 Gratz Street, are you looking for certificate of completion to be issued or now they're --

MR. MUSSELMAN: Yes.

MS. DUNBAR: -- looking for authorization to sell?

MS. BERKMAN: We want to be able to sell it free and clear of the Vacant Property Review Committee requirements, yes.

MS. BULLOCK: Would your buyer be or object to conditions that he also build within the time frame? That he has those conditions onto him?

MR. MUSSELMAN: I have not brought that up to the buyer. I don't believe they would if they were -- are ready to build. They've been extending the contract four, five months already. But they prefer not to have these conditions.

MS. JARMON: Any further questions?

MR. FRISHKOFF: Your specific request is to be able to sell it without the VPRC requirements being passed on to your buyer?
MR. MUSSELMAN: Yes.

MR. FRISHKOFF: And proceeds above your costs?

MS. BULLOCK: Return to the City.

MR. FRISHKOFF: Through what mechanism?

MS. BERKMAN: Return to the City.

MR. FRISHKOFF: Through what mechanism?

Would there be a lien?

You don't want to burden your buyer, but you in a sense want to have something between you and the City that codifies this.

MS. BERKMAN: I guess it would be in exchange for the VPRC release or consent to the sale that would be recorded at the time. Would be tit for tat. Get your money, in exchange could do a little agreement of some kind.

MR. FRISHKOFF: Still looking for something that's equivalent of the lien on the seller side of your settlement sheet, not the buyer. You want something that is paid in settlement back to the City?

MS. BERKMAN: Correct.

MR. FRISHKOFF: You need something from the City, from the Law Department probably, that puts
that in place for your settlement company.

   MS. DUNBAR: Like a release of sorts?

   MR. FRISHKOFF: Doesn't have to be a lien, but it has to be a memorandum of some understanding or some agreement, some contract.

   MR. MUSSELMAN: Yeah. There needs to be a document that would give release.

   MS. BERKMAN: The release of the VPRC restrictions would be, I think, in consideration of the difference between the costs, you know, transfer tax, whatever.


   MR. O'DWYER: I move that we grant a certificate of completion with the understanding that money above the cost for Habitat is limited to the sale.

   MR. THOMAS: Question. Can we give a certificate of completion if they haven't completed it?

   MS. MEDLEY: No.

   MS. JONES: Otherwise, there is no point in giving them release.

   MS. DUNBAR: Right.
MS. MEDLEY: I guess depending on what is the pleasure of the Committee, we can either release are transfer conditions, whatever it is. That can be appropriated to the document. It just depends on what the Committee wants to do.

MS. BULLOCK: My suggestion or what I'm thinking is that considering other items similar to this, is that we actually approve the sale on the conditions that we talked about, considering the cost to Habitat that they can recoup costs and remainder returns to the City, that we actually pass it onto as condition of the new buyers.

MS. DUNBAR: Condition to complete the construction within a one-year period from the date of the sale?

MS. BULLOCK: Exactly.

MS. JARMON: You want to amend your motion?

MS. BULLOCK: I guess my motion is that we approve the sale granting Habitat the permission to recoup their costs at the sale. Any -- and sale should be at market value that is being proposed with the appraisal. Anything above their costs be returned to the City. And following that, the restrictions on the deed in regards to
construction and completion be passed onto the buyer with the extension for a year for completion, right.

MS. JAROM: So, do we remove --

MR. O'DWYER: I'm going to remove my motion.

MR. FRISHKOFF: I just want to clarify. So, the conditions are being passed on? Do the original conditions include affordable housing as what was developed or just --

MS. BERKMAN: I have my pile of documents over there. I don't think it's at affordable housing.

MR. FRISHKOFF: Okay.

MS. BERKMAN: It just said in compliance with City codes.

MR. FRISHKOFF: Okay.

MS. BERKMAN: I would like to add that the sellers cost on the HUD-1 settlement sheet be added to the costs they itemized already, like, transfer tax and other costs.

MS. BULLOCK: So costs plus the sellers' costs for the transaction, as well.

MR. THOMAS: Just for clarification, are
you saying that we sign the reverter? Or you
saying that we release the reverter and issue a
new reverter to the new buyer?

MS. JONES: It's subject to the existing.
MR. THOMAS: I thought the reverter
prevented the sale.
MS. BULLOCK: We are approving the sale.
MR. THOMAS: I understand. But the
reverter that's attached to the deed, doesn't it
prevent sale?
MS. BULLOCK: It prevents sale exceeding a
certain profit.
MS. DUNBAR: Without the approval.
MS. BULLOCK: Without the approval.
MR. O'DWYER: Second.
MS. JARMON: All in favor?
- - -
(Chorus of Ayes.)
- - -
MS. JARMON: All right. Thank you.
MS. BERKMAN: Do you want me to proceed
with my other two now?
MS. DUNBAR: That was two for Habitat. Now
we have --
Ms. JARMON: Yes. Right. Now we have New Kensington.

I have with me today from New Kensington Kevin Gray who is Director of Housing or some other title and Shanta Schachter, who is Deputy Director. Sandy Salzman is presenting at a workshop at a Federal Reserve conference today and regrets not being here.

The first one I would like to speak is to is 2771 to 77 Ruth Street.

Ms. DUNBAR: Excuse me. Would you do the Susquehanna first?

Ms. BERKMAN: Okay. Sure.

Ms. JARMON: The next item is the 2130 East Susquehanna Avenue, which is a request for a release.

Ms. BERKMAN: Yes. This is a vacant lot. As you know, we've been here before. New Kensington is in compliance with the VPRC requirements and has performed cleaning up of the lot and maintained it as green space. As you guys requested, we had an appraisal by Mr. John Zemanski. And he valued the property at $45,000 as a vacant lot. The costs New Kensington has
submitted totaled $5185.87.

Because they are in compliance with the VPRC requirements, they are requesting an extra 15 percent profit which they are able to make, which is $777.88. Which the costs plus closing costs for the seller would come to $5,963.75. They respectfully request permission to receive that cost number $5,963.75 plus closing costs from sale and sell it at a VPRC permitted price.

We do request release of the VPRC restrictions because they have complied with requirements.

MS. BULLOCK: Just to be clear, were requirements on this lot to build or maintain as green space?

MS. BERKMAN: It was to maintain as green space and not to build was what they were required to do.

MS. JARMON: Right. And we spoke about this regarding their release as far as the appraisal price. We spoke about this last week again. And you guys wanted to sell it for -- I want to say 45,000. And we are going make a recommendation at this Committee as far as how
much the price should be on this particular lot.

MS. DUNBAR: Actually, it was the -- they had the property appraised at $45,000.

Originally, they wanted to sell it for around $5,000 based on several discussions that had taken place. And because there is a wide discrepancy in the amount that was originally discussed which is $5,000 and then there was a $45,000 appraisal, we also looked into the LAMA value.

And the LAMA value was less. Kind of, I guess, in the middle which is $24,267.70. And that would be the recommendation that I would make that we sell the property for.

MS. BERKMAN: Can I just clarify one thing? The 5,000 price was based on their costs. That's how they thought they could get out of it.

MS. DUNBAR: Right.

MS. BERKMAN: It wasn't based on value.

MS. DUNBAR: Oh, no. I understand.

So, it would be a $24,267.70 which would also allow New Kensington to recoup its costs and, I guess, whatever other costs would be associated with the transfer of the property.

MR. O'DWYER: Would we be voting on a
bottom floor at which they could sell it for, or a agreed upon price they could sell it? Is that what you are suggesting?

MS. DUNBAR: Basically, we use the LAMA value. If the property was available on LAMA for sale, the value would be 24,267. That is why I was using that as recommendation.

MR. O'DWYER: This $45,000 appraisal number, if they chose to sell it for that, they couldn't sell it for more than that is what you are suggesting? Or we dictating what they are selling it for?

MR. FRISHKOFF: I think we are treating them as agents of the City as far as the sale price. I think if I'm understanding, we're saying if the City were selling this LAMA valuation, that's what the price would be.

MS. DUNBAR: Right.

MS. JARMON: There are no --

MS. DUNBAR: There was discussion about reversion in this case, so that's why I was recommending that we use the LAMA value.

Let me just clarify. If it was 24,000 or 45,000, the difference would go to the City. So,
they would only be able to recoup their costs plus
whatever it would cost them to transfer the
property.

MS. BERKMAN: And what about the 15 percent
profit they are allowed to make because -- over
their costs because they held it long enough and
did what they were supposed to do?

MS. DUNBAR: Okay.

MS. JARMON: That's fine.

MS. BERKMAN: It's 770 something.

MS. DUNBAR: I would be okay with that.

I can amend my recommendation to include
plus 700 whatever it is plus the 15 percent above.

MS. BERKMAN: Okay.

MR. O'DWYER: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

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MS. BERKMAN: Next. This one is the
property on Ruth Street. 2771 to 77 Ruth Street.
This is an old mill that's been blighted
and abandoned. It's a site of a lot of drug
activity, prostitution and other illegal activity.
It's one block from Somerset El stop, which is a known drug corner. And it is also one block from the Lehigh --

MS. JARMON: Just to correct the records here. The address she said is 2771 to 77. That's -- the address on the page is 21 to 77.

MS. BERKMAN: 2721 to 77 Ruth Street, it's a large building. Again, Kevin will pass out photographs of the area, the plans, some predevelopment activity. And there is a ten-year master plan he can pass around that New Kensington has been working on for three years with the community.

They formed an active community group in that is in support of this project. It's really to be a catalyst for development in the neglected area of the City. So, this old mill has over 60,000 square feet of space. And they would propose receiving the property and developing 51 units of affordable housing on the site.

MS. JOHNSON: Over ten years? What's the plan?

MS. BERKMAN: This is the first step in the ten-year plan.
DEPUTY DIRECTOR SCHACHTER: Sure. This is a key strategy within a ten-year neighborhood plan that is currently pending review by the City's Planning Commission for adoption. We did just receive funding and have put a lot of funding into the area for community engagement and other programmatic services that will continue for the next ten years.

But this is our catalyst project. And this is our huge capital investment into the area.

MS. JOHNSON: When do you plan to develop this.

MR. GRAY: Our team is currently in place. We have our contractor builders, Domus Architects. The entire team is in place. Our goal is throughout the summer to begin applying for funding for the development project including Federal Loan Home Bank[sic], OACD PHFA. Our goal is by the fall of 2015 to begin construction upon the building.

MS. JOHNSON: So, do you have funding capacity to --

MR. GRAY: The funding begins now. So, we are in the process of applying for funds.
throughout the entire year culminated in tax funding applications due in November of this year.

MS. JOHNSON: In the event that you don't get the funding, then you're not able to complete the project?

MR. GRAY: That's right. It's a competitive process. So, for most tax credit deals, it's some sort of -- the goal is to hopefully be awarded tax credits to do the project. But in the event that we do not receive funds, we'd have to apply again for next year.

MS. JOHNSON: The building would have to be demolished for next year.

MR. GRAY: No. No. Our goal is to -- is an adaptive reuse of the existing building.

MR. O'DWYER: How many units did you say was building?

MR. GRAY: We are proposing 51 units in addition to the New Kensington CDC Office and potentially a small mutual space. The goal is not only to provide affordable housing, but also the goal is for us as an organization to begin moving further north and, actually, relocating our offices to that part of our service area.
MS. DUNBAR: So under normal circumstances, you would be required to complete the development within one year of receiving the property. So, you would already not be in compliance, right?

MS. JARMON: Right.

MS. BULLOCK: I guess my question isn't what we have done in the past. Are you looking to receive title immediately or receive authorization?

MR. GRAY: Yeah. That's a really good question. For us, the key is to provide a competitive application to the State for tax credits in the fall. And one thing that we were leery of is not having either a letter or some kind of site control of the property to have a competitive application.

The State is reluctant to fund projects where the developer does not have site control or eminent site control. That is essentially the situation we are in right now with the development.

MS. SOLOMON: Do you guys have any plans for the safety of the building inherently? Just because Public Property, we have gotten L&I
reports that the building is kind of about to possibly fall down.

MR. GRAY: Right. We've actually been around the building for past year and a half keeping watch over it. L&I currently has a gate in the front of the building because there was an issue with the parapet last year where it was crumbling. That's been repaired. We've also sort of kept eyes on the streets for quite some time keeping watch over the building. Our goal is to maintain the building and keep it secure.

MS. JARMON: The recommendation of the Committee?

MS. BULLOCK: I recommend that we provide them with a site control letter as well as the right of entry so that they can do some environmental studies or whatever due diligence they need in regards to both their application and securing the building in the time frame required to actually receiving your awards financial package.

MS. DUNBAR: And delaying the authorization to settle until --

MS. BULLOCK: Until they have financing to.
MS. SOLOMON: Public Property would actually prefer to transfer this property. We don't want to have it.

(Laughter)

MS. SOLOMON: And we had spoken -- I know that we had spoken to you guys having the ability to -- you know what you're coming into with the building and everything, the shape that it's in. We would prefer to not have it on the --

MS. JARMON: In our inventory.

MR. FRISHKOFF: Point of clarification, this property was in private hands for a long time. Their efforts to the course to try to either get the owner to deal responsibly or to engage in transaction that would not have passed the property to the City. That was efforts that ended up failing.

How long has the property been in the public hands?

MS. JARMON: Couple months.

MR. FRISHKOFF: Yeah. But this was not intended to be in Public Property for any long period.

MS. BULLOCK: Do you have an alternate plan
if you don't receive financing to the tax credit process?

(No response.)

MS. DUNBAR: Do you have an alternate plan if you don't receive tax credits?

MR. GRAY: No. The goal is really redevelopment of the building. The concern is that it's been eminent cover for elicit activities, drug use. Our goal is really to redevelop that building for future use. That's what our mission is to redevelop that property.

MR. O'DWYER: If you don't get funding in the next year and have to wait for the next round of funding, do you have resources to maintain the building and keep it safe?

MR. GRAY: We do. We are currently -- as we begin to apply for financing for development of the project, we also are in the process of applying for funds for stabilization, as well. We do have those funds available.

MS. BULLOCK: Just one last question.

Is the community and the Councilperson supportive of your project?

MR. GRAY: They are. One of the really
important things about this project is that it's been sort of a ground-up process working with developing the civic association. We have helped to establish the Somerset Neighbors for Better Living, which is a civic association that never existed two years. On average 30 residents attend monthly for community meetings. They have been a part of the process and are aware of the development. They want to see something happen with the building.

We've also met with Councilman Squilla and Councilwoman Sanchez as well about the project. They both voiced that they are in favor of the project and are wanting to see something happen with that property.

MS. DUNBAR: So, who would the applicant be? Who would you want the property transferred to? New Kensington or Somerset, whatever you just said?

MS. BERKMAN: Typically, with a tax credit project, it's transferred to a limited partnership. But I don't know if -- probably haven't established that yet.

MS. DUNBAR: I'm saying if the VPRC
approves it today and if you were to go to settlement in the next few months, to whom would it be transferred?

MS. BERKMAN: Can we get back to you with the name of the limited partnership that they would designate? We can't make up a name today.

MS. DUNBAR: I understand that. But it said New Kensington. And I understand how tax credits work. I want to be certain that you won't have to come back, because you know you would have to come back.

MS. BULLOCK: I think we can make the recommendation.

I move that we approve the sale at market value?

MR. O'DWYER: Nominal.

MS. BULLOCK: Is it nominal?

MS. JARMON: It's nominal, I think.

MS. BULLOCK: It's nominal pending they get the loans and tax credits because we have to have funding in place. We --

MS. DUNBAR: Because there is so many loose ends, the condition has to be real clear as to how the property would be transferred. So, it's going
to be transferred to an entity that would be later named for a price that would be later determined based on your financial capability or whatever approvals you have gotten at that point. Because you have to have the public funding and tax credits in order to be eligible, if you will, for the nominal consideration.

MR. FRISHKOFF: I would offer, I guess, a counter suggestion which is New Kensington is doing the City a public service by taking this property. There is significant costs that the City will bear for every month this property is not transferred. I don't care.

MS. DUNBAR: I'm not saying.

MR. FRISHKOFF: Let's be clear. The longer we delay, the more that their costs on the Public Property side that I think we just want to be clear about.

MS. DUNBAR: Absolutely.

MS. BULLOCK: If we want to go outside of what our standards are for nominal, we have to send it to the Interagency Committee to review that nominal costs. Because my understanding is that we can't approve it for nominal unless we
have the funding in place. If there is some agreement, if we took this property into possession particularly for this purpose, we have to have Interagency Task Force look at the price and approve it. We can also make the motion conditional to that, as well.

    MR. FRISHKOFF: Whatever would expedite it. I just want to make sure that we don't put too many hooks that delay it.

    MS. DUNBAR: No. No. No. But we can't transfer till they have the entity in place.

    MS. BERKMAN: Also, this is another lawyer in my office Mark Levin. This is his project. I was just being here for other purposes, so I said I would cover this.

    MS. DUNBAR: Okay.

    MS. BERKMAN: It's also possible New Kensington could take it in its own name and do a ground base, but I'm not handling the transaction.

    MS. BULLOCK: So, the motion would be that we approve the transfer to New Kensington or an entity yet to be formed in which New Kensington is a partner at a price to be determined by the Interagency Task Force for the purposes of rehab
per your testimony today.

MS. DUNBAR: Second.

MS. JARMON: All in favor?

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(Chorus of Ayes)

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MS. BERKMAN: Thanks very much.

MS. JARMON: Thank you.

Going to start the Agenda. Page 2, a donation. 2321 West Oxford Street. This is a property that the owner wants to donate to the occupant of the property. We have to order a title report to make sure the title --

MS. JOHNSON: Why is it being entered into the Committee?

MS. JARMON: Who?

MS. JOHNSON: This property.

MS. JARMON: They don't come to the Committee. Never have.

MS. DUNBAR: No. She's saying why is the property coming to the Committee.

MS. JOHNSON: It's not getting donated to the City, it's being turned over to --

MS. JARMON: It's being donated to the City
for the taker under the Donor Taker Program.

MS. JOHNSON: But we're not taking title, somebody else is.

MS. JARMON: The City takes title under the Donor Taker Program. And all of the back taxes, the city liens are wiped out. Then the occupant of the property is responsible for rehabbing the property. Once they do that, we transfer title to them.

MS. JOHNSON: Okay.

MS. JARMON: If you need me to get you the guidelines, I will, okay?

The recommendation of the committee?

MR. FRISHKOFF: So moved.

MS. DUNBAR: Second.

MS. JARMON: Thank you.

MS. BULLOCK: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: Thank you.

5152 Reno Street, single family dwelling.

Vincent Smith. Want to come up to the podium?

Can you say your name for the --
MR. SMITH: Vincent Joseph Smith.

MS. JARMON: Can you let the Committee know what you are here.

MR. SMITH: I am here. It's abandoned property on the block of 5100 block of Reno Street. I would like to pursue getting that for a residence. I would rehab it and help myself and the neighborhood.

MS. JARMON: You want to rehab and occupy?

MR. SMITH: Yes. As myself -- for myself.

MS. JARMON: Any questions from the Committee?

MS. BULLOCK: Have you rehabbed the property before, or do you have any experience rehabbing the property?

MR. SMITH: When I first got out of college I worked or done a lot of construction, and I have done a lot of construction stuff in the past.

MS. DUNBAR: Are you willing to pay fair market value?

MR. SMITH: Excuse me, ma'am?

MS. DUNBAR: Are you willing to pay fair market value?

MR. SMITH: I'm not really sure. I was
exploring that. I was hoping to get that possibly at some kind of discount where, you know, I put the sweat equity in and fix up the property. I thought -- I was hoping I could get it at a discount.

MS. JARMON: Well, the LAMA price that we have is a discount price.

MR. SMITH: Okay.

MS. JARMON: Compared to us getting an appraisal.

MR. SMITH: Okay.

MS. JARMON: I think I told him what the price was.

I spoke to you. My name is Ms. Jarmon.

MR. SMITH: I know. We never discussed the price, Ms. Jarmon.

MS. JARMON: Okay. I want to say it's about $5,000, if I recall.

MR. SMITH: I would be willing to pay it, approximately that much.

MS. DUNBAR: Motion to sell at the established LAMA price to be confirmed?

MS. JARMON: Yes.

MS. BULLOCK: Second.
MS. JARMON: All in favor.

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(Chorus of Ayes)

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MS. JARMON: I will give you a call today.

MR. SMITH: Yes, ma'am.

MS. JARMON: All right. Have a good day.

MR. SMITH: Ms. Jarmon, can I change the number? Call me at my house number.

MS. JARMON: Can you change a number?

MR. SMITH: I lost my cell phone.

MS. JARMON: Do I have the number on file?

MR. SMITH: Yes.

MS. JARMON: Okay. Have a good day.

MR. SMITH: Thank you.

MS. JARMON: 3024 North 4th Street. The applicant called and asked to be placed on the agenda for next month.

5500 Cedar Avenue, Maxine Crooks.

Good morning.

MS. CROOKS: Hi. Good morning.

MS. JARMON: Can you give your --

MS. CROOKS: Yes. I applied for the property trying to acquire the property for a
breakfast/lunch stop. The property is a commercial property. It's already a commercial property. And it appeared to be vacant for a while. So I just -- this is my first time here. New to the process.

If you could explain some of the requirements or any details, I would appreciate it.

MS. JARMON: You came into the office. And I recall I explained to you and I told you what the price was.

MS. CROOKS: Yes.

MS. JARMON: Are you willing to pay the fair market value?

MS. CROOKS: Yes.

MS. JARMON: Okay. Because I can talk to you later about the process.

MS. CROOKS: Okay.

MS. DUNBAR: Is it the LAMA value or the --

MS. JARMON: It's the LAMA value. It's under -- I think it's 9,000.

MS. CROOKS: Yes. It's somewhere in there.

MS. DUNBAR: Motion to sell at the established LAMA price.
MR. O'DWYER: Second.

MS. JARMON: All in favor?

(Chorus of Ayes)

MS. JARMON: I will give you a call later and review the total process.

MS. CROOKS: Thank you for your time.

MS. JARMON: Have a good day.

1907 South Bonsall.

Are you the applicant?

MR. MCFADDEN: I'm the applicant's attorney.

MS. JARMON: I asked for attorneys earlier.

MR. MCFADDEN: I didn't hear you.

MS. JARMON: That's okay.

1907 South Bonsall Street. Can you state your name for the record.

MR. MCFADDEN: Yes. David McFadden. The applicant intends to rehab the property.

Estimated costs to rehab it are about $45,000.

MS. DUNBAR: For sale? Rehab for sale?

MR. MCFADDEN: No, for rent.

MS. DUNBAR: Okay.
MS. JARMON: Any questions from the Committee?

Recommendations?

MR. O'DWYER: Motion to sell at fair market value.

MS. JONES: Second.

MS. JARMON: All in favor?

(Chorus of Ayes)

MS. DUNBAR: Is it fair market value or LAMA?

MS. JARMON: LAMA. All right. Have a good day.

MS. MEDLEY: We need to amend the motion because it was at fair market.

MS. JARMON: We want to amend the motion. This is for the LAMA value for the applicant to purchase.

MR. FRISHKOFF: So motion.

MS. JONES: Second.

MS. JARMON: All in favor?

(Chorus of Ayes)
MS. JARMON: Thank you.

2529 Manton and 2531 Manton, Janice Ciarrocchi.

MS. CIARROCCHI: Good morning.

MS. JARMON: Good morning.

MS. CIARROCCHI: My name is Janice Ciarrocchi, C-i-a-r-r-o-c-c-h-i. And the reason why I spell that so slowly is because I'm a court reporter. And I don't know how she's getting this in this room.

MS. JARMON: Can you just let the Committee know what your proposal is for these two lots.

MS. CIARROCCHI: Yes. I have an interest. And hopefully, is this the body that decides by any chance? Is this what I'm doing here?

MS. JARMON: Yes.

MS. CIARROCCHI: Okay. Well, I'm hoping that you allow me to buy 2531, 2529 Manton Street to build a duplex that I will live in. I'm a court reporter. My husband is a truck driver with no pension. And this is called survival for the future.

That I would live upstairs. The tenant
will live downstairs and help pay the bills for the rest of my life. And I intend to work for the City for another ten years, so that's what I'm here to do. This is very impressive. The way this process works.

MS. JARMON: Okay. Thank you.

What is the recommendation of the Committee?

MS. DUNBAR: Motion to sell at the LAMA price which was established -- years ago?

MS. JARMON: Yeah. Two years ago.

MS. DUNBAR: I'm making a motion to sell the properties at the established LAMA price.

MS. BULLOCK: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: Thank you.

MS. CIARROCHI: Thank you.

MS. JARMON: We'll be in touch.

1963 North Croskey Street.

Good morning, Jade -- and it's a long name. You can pronounce it up there the name of your
MS. KOUAI: My name is Lychou Kouai. I am here today to try and buy the empty lot owned by the City of Philadelphia, 1963 North Croskey Street. I recently attended the latest PHA Auction, and I purchased the vacant property right next to it.

I'm still living with my mom right now, so I figure this could be a great opportunity to fix the property and move closer to the City. And it would be great to have a big side yard.

MS. JARMON: What's the recommendation of the Committee?

MS. JONES: Are you -- a side yard? The proposal is for a side yard or to build?

MS. KOUAI: It's for a side yard. I own the vacant property right next to it. I want to have like barbeque or whatever, I can accommodate people.
MS. DUNBAR: You're proposing to rehab the property at 1965 North Croskey Street which you currently own?

MS. KOUAI: Yes.

MS. DUNBAR: And you plan to rehab and occupy it?

MS. KOUAI: Yeah. I plan on moving into the City. Because I live in the Northeast right now. It would be good to be in the City, as well.

MS. JARMON: What's the recommendation?

Well, she's not occupying the property yet.

MS. KOUAI: Yeah. I mean, there is no services or anything yet.

MS. JARMON: Right. We can approve it contingent upon your occupancy in the 1965 --

MS. KOUAI: Okay.

MS. JARMON: -- North Croskey. And you can receive it as a side yard in your name.

MS. BULLOCK: The proposal, so you understand, if we were to sell it to you today, we would have to pay the LAMA price you were quoted. If you're fine, we can move forward with that. If you eventually plan to actually occupy it, we can wait on the transition and transfer it to you.
under our Side Yard Program, which would allow us
to transfer it to you at nominal with the
condition that it remains as a green space for ten
years.

MS. KOUAI: Yeah, sure.

MR. O'DWYER: When do you plan on actually
developing or building on the property that you
already own?

MS. KOUAI: I actually have permits to work
on the property now. I started on it before
winter started. But because there is no heat or
electric or anything in the property, I didn't do
anything over the winter. Now that it's warming
up, I am probably going to start up again. I do
have permits and everything to start remaking it.

MS. JARMON: You would have to take title
in your name, not in the LLC.

MS. KOUAI: Yes. I got an LLC because it's
vacant property. I just want to make sure that I
protect myself. A friend just recommended that I
did that, I took that advice.

MS. BULLOCK: If we were to go through our
Side Yard Program, which I just explained to you,
it would have to be in your name.

MS. KOUAI: That's fine.

MS. BULLOCK: The property that your
occupying as well as the side yard.

MS. KOUAI: That's fine.

MS. BULLOCK: What I would recommend today
is that we put this on the list for a Garden
Agreement so that she can maintain it in the
meantime. And then you can return to us when you
are actually occupying the property adjacent to it
and have transferred it in your name.

MS. KOUAI: Will the price for the lot be
the same price that you guys quote it at?

MS. BULLOCK: At that time, it will
actually be nominal. You won't pay for the lot.
You have a condition on it to maintain it as a
green space. If you want to pay for it today, we
can surely do that.

MS. KOUAI: That's all right. I'll
maintain.

(Committee laughter.)

MS. DUNBAR: I just want to make a
statement in terms of nominal. It would be
nominal to you if you bought the property at the
established price. It's going to be an
established price. But if you kept it for that
ten-year period, it then becomes zero.

MS. KOUAI: Yeah. Yeah.

MS. BULLOCK: Okay. You have to keep it as
a green space for ten years.

MS. KOUAI: Yes.

MS. BULLOCK: Or you have to pay us back.

MS. KOUAI: Okay.

MS. JARMON: Recommendation?

MS. BULLOCK: The recommendation is to
put -- transfer this property to the Garden
Agreement List for today, and then hold the
property for the sale. Bring her back when she
actually acquires the property -- I mean, occupies
and transfers the adjacent property into her
individual name.

MR. O'DWYER: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. KOUAI: Thank you.

MS. JARMON: Thank you.
2929 North Mascher Street. The applicant asked to be postponed until June.

5106 Haverford Avenue, Jocelyn Vanish.

MS. VANISH: Good morning.

MS. JARMON: Good morning.

MS. VANISH: Hi. My name is Jocelyn Vanish. I owned a property at 5104 Haverford Avenue. I would like to purchase the lot adjacent to it at 5106 Haverford Avenue.

MS. JARMON: Your proposal is? Your proposal?

MS. ROWE: Hi. I'm Melissa Rowe. I'm Jocelyn's daughter.

We would like to use the outdoor space at 5106 to hold arts, crafts and writing workshops for youth in the community.

MS. BULLOCK: What's at 5104 Haverford?

MS. VANISH: It's a commercial on the first floor apartment, on the second and apartment on the first floor rear.

MS. BULLOCK: You rent the apartments out?

MS. VANISH: Yes.

MS. JARMON: Recommendation of the Committee? It's LAMA.
MS. DUNBAR: Motion to sell at the established LAMA price.

MS. BULLOCK: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: Thank you.

1707 Orianna Street, Sarah Gearhart and Maria Mendez.

Good morning.

MS. DUNBAR: Good morning, ladies.

("Good morning.")

MS. JARMON: Can you say your name for the record?

MS. GEARHART: I'm Sarah Gearhart. I live at 1708 North 3rd Street. I have put in an application to purchase 1707 North Orianna as a side yard back in 2007. It was approved. But then the fair market value came back extraordinarily high. It was, like, 14,000 or something to that effect. I did not purchase it at that time.

When the City started new initiatives to
try to get rid some of those vacant lots, I again
put in an application to try to acquire it as a
side yard. That's why I'm here today, continuing
to try to, you know, acquire that lot.

MS. MENDEZ: Good morning, everyone. I
appreciate your time. I brought pictures -- my
name is Maria Mendez. I live at 1704 North
Orianna Street. This is a side lot that I've been
taking care of. When I moved to --

MS. DUNBAR: You live on Orianna or 3rd?

MS. MENDEZ: I'm sorry?

MS. DUNBAR: You live on Orianna.

MS. MENDEZ: It goes street to street. It
runs from 3rd Street all the way back to Orianna.
I brought pictures so you can see.

Basically, when I -- I also applied for the
lot. And I'm aware that Ms. Sarah also applied,
as well. At the time, I think you were renting
the property. You weren't even living there. And
when you applied for it, it also said that you
were using it as a garden. You weren't using it
as a garden.

And I apologize for that, but I have
cleaned it out. I cleaned it out a couple times.
There were neighbors that were throwing debris into the area. I obtained a dumpster. I cleaned the property. There were trees there. I had them chopped down. I have pictures here so that you can see and it's not just -- you know.

It opens up into my -- into the yard. And the previous owner opened up into his yard, as well.

MS. JARMON: Not to cut Ms. Mendez off. Ms. Gearhart had had an urban garden agreement for several years on this lot through our program Ms. Mendez just recently --

MS. GEARHART: Excuse me. I never had an urban -- I never had one. I was trying to get one.

MS. JARMON: Yeah. And I know that she had been the one maintaining the lot for a few years and contacting our office.

MS. GEARHART: Yeah. I've been contacting the office trying to get possession of the lot. And it was just -- you know, the price came back too high. And I wasn't able to acquire it. And then Ms. Mendez, her LLC, I don't really understand constructed a property so that it did
open into that vacant lot that's between our properties.

MS. BULLOCK: Is the property between the both of your properties?

MS. GEARHART: Yes.

MS. JARMON: It's in the rear.

MS. BULLOCK: In the rear of the property it's split between the two? Like half is on this and half is on this?

MS. JARMON: Right. I apologize ladies. I think we might just resolve your conflict.

MS. MENDEZ: I have pictures. You can see what's happening.

MS. BULLOCK: Okay. The suggestion I think would be, if I'm correct, if I'm understanding the layout of the property, would be can we subdivide these.

MS. JARMON: Subdivide. And that was the recommendation, but it was awfully expensive. Jo Ann had did the research.

MS. JOHNSON: We wanted the lot -- I think it's -- we wanted them to -- to consolidate the property into --

MS. JARMON: Their properties into --
MS. JOHNSON: It's a lot adjustment in addition. Not just to subdivide it. It would be incorporated into the property lines of their existing property.

MS. JONES: Right.

MS. JARMON: And I think the cost was somewhere 7,500.

MS. JONES: If it's not a standard lot, it's much more expensive to do. If it's a standard lot, they can do it over the counter with L&I. If not, it has to go to the CBA, I understand. And that would cost --

MS. JOHNSON: I think that the -- in general, we didn't want to permit subdivisions like this and then have them be illegal creating substandard lots.

MR. THOMAS: Is this something that you would be interested in?

MS. MENDEZ: Actually, I've been taking care of it. She's never had access to this lot.

MS. GEARHART: There is access through Orianna. Excuse me. There is access through Orianna.

MS. MENDEZ: There is a fence there. If
you will permit me two seconds to show you pictures. That is the fence here. This is Ms. Gearhart's. She has a garage there. When I spoke with her, she wanted to create an entrance so that she can rent out the space that's in her garage.

MS. GEARHART: I never said that to her.

MS. MENDEZ: This is her garage here.

MS. DUNBAR: Okay. So --

MS. MENDEZ: This is her garage.

MS. JARMON: We are not here for --

MS. DUNBAR: So now, we are not here to really resolve any disputes that may exist.

MS. MENDEZ: Right.

MS. DUNBAR: The request was to -- each of you had a request. So the solution that the Committee had come up with in some earlier discussions was to subdivide. So, you know, aside from whatever the costs would be --

MS. JONES: They have to agree to that.

MS. DUNBAR: Right. Aside from the costs, she said that the cost would be approximately $7,500 for the subdivision.

MS. JOHNSON: And lot adjustment.
MS. DUNBAR: Okay. And lot adjustment.

The recommendation here today would be to allow that subdivision and lot adjustment if the two of you agree to split that costs and have that happen. Otherwise, I don't know whether we can resolve it today.

MS. JONES: It would go to competitive bidding.

MS. DUNBAR: So, that's where we are today.

MS. MENDEZ: I'm not in agreement. Because I have been maintaining the lot, and I put a lot of costs into it.

MS. DUNBAR: Okay. So then, I guess we would have to stop right here. If you all are not in agreement, the only way we can do what you are talking about, the two of you would have to be in agreement. If you're not in agreement, we are not here to resolve any disputes.

So, what we would do is to recommend that it be competitively bid. And then whoever wins the competitive bid would get the property.

MS. MENDEZ: Beautiful.

MS. GEARHART: Thank you.

MS. JONES: That's right.
MS. DUNBAR: And that would be my recommendation.

MS. JONES: Second.

MS. JARMON: All in favor?

(Chorus of Ayes)

MS. MENDEZ: Thank you for your time.

MS. GEARHART: Thank you.

MS. JARMON: Next items are side yards, rear yards for applicants. These can be accepted -- no, this isn't the one that I can accept.

What's the recommendation for the side yards, rear yards.

MS. DUNBAR: I would make a recommendation that we dispose of these properties as side and rear yards per the disposition policy.

MS. BULLOCK: Second.

MS. JARMON: All in favor?

(Chorus of Ayes)

MS. JARMON: Thank you.
Urban Garden Agreements, these can be accepted on page 7.

MS. BULLOCK: Can we amend the Urban Garden Agreements to add 1963 North Croskey Street?

MS. JARMON: Yes. Thank you.

Applicant is requesting an extension of time, 1929 Reed Street. I told him he didn't have to come. He was trying to purchase the 1931 Reed Street, which he settled last week on. So now he can do the development on both of these lots because he's building on both together. So, he's requesting a six-month extension.

MS. DUNBAR: Motion.

MS. BULLOCK: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: Thank you.

Now we're with Certificate of Completions. The first address is 1725 West Montgomery Avenue.

Good morning.

MS. WRIGHT: Good morning. I'm Jacqueline Wright.
MR. ANDERSON: I'm Bill Anderson.

MS. WRIGHT: You will realize we're novices in all of this.

We own the -- jointly own the property of 1727 West Montgomery. When we had the opportunity to acquire the lot next door, we acquired it with the intent of purchasing -- of developing it. And then, of course, the recession hit a few years ago and that sort of waylaid our plans.

We did not go back and reread our agreement. And we actually would like to amend our request today for an extension to develop the property, if that's possible. We recognize after reading the agreement with the City that we were to have developed it within, I think it's a --

MS. JARMON: A year.

MS. WRIGHT: Of course, we did not do that for a number of reasons. But certainly, as we reassessed the situation, of course, we have had people want to buy the lot which is what had happened. After we looked at it, we said that we would acquire -- obtain a developer and help us to build it.

We already had discussions with the bank.
that has the loan against the property that we have at 1727. We are certainly -- we won't have any problems. We are asking for a year extension to develop the lot.

MS. DUNBAR: You don't want to sell the property now?

MS. WRIGHT: No.

MS. DUNBAR: Because you had an agreement of sale in the package, correct?

MS. WRIGHT: Yeah, we did.

MR. O'DWYER: How long of an extension are you looking for?

MS. WRIGHT: No more than a year. I think in six months we can start developing.

MR. O'DWYER: If there was an extension, would you guys keep it cleaned? It looks like the picture there's is dumpster, furniture.

MS. WRIGHT: Well, it's cleaned. I have pictures to show it as a clean lot. As you can appreciate, we put a fence there.

MS. DUNBAR: Can we see it?

MS. WRIGHT: Sure. We put a fence there. And the lock was broken several times. The property has been cleaned. People dump on it, of
course.

MS. DUNBAR: It's much better.

MR. ANDERSON: Property near it is for student housing. So every time somebody moves out.

MS. WRIGHT: They developed the other two properties next to it. I suspect as folks move out, they just look to dump on our lot.

We do maintain the lot. At the time -- I saw the picture there and I was appalled. We do try to keep it clean. I'm not going to --

MR. O'DWYER: It is fenced in right now?

MS. BULLOCK: I think at the time that the picture was taken was right around move out day for students, so they dumped some couches on the lot.

But if the Committee is please to do so, I would recommend that we get a six-month extension and ask for some building permits to show that you have made some progress. And at that time, we can extend for another six months.

MS. WRIGHT: Okay. That's fine.

MS. BULLOCK: We just want to see that you've made that progress.
MR. THOMAS: Just as a matter of procedure, how would that be done? Because the reverter is attached to the deed. What is the process? I don't disagree, I'm just saying what is the process.

MS. MEDLEY: I'm sorry. What was your question?

MR. THOMAS: How would you go about extending the reverter since it's attached to the deed?

MS. MEDLEY: I don't think we're extending the reverter. We are just giving them additional time to complete. We're not exercising --

MR. THOMAS: Can you exercise a reverter after it's expired?

MS. BULLOCK: Yes, you can. We have.

MS. MEDLEY: Right. Some of the conditions within five years, if they are.

MS. BULLOCK: We've exercised the reverter after the five years time before. I know we have done that.

MS. JARMON: Yes. Recommendation of the Committee?

MS. BULLOCK: I think we have a standing
1 motion. We grant six-month extension, bring them back. See the progress that they made -- permits, finances, et cetera -- make sure that stuff is in place. At that time, we can grant another six months.

6 MS. DUNBAR: Or revert.
7 MS. BULLOCK: Or revert.
8 MR. O'DWYER: Second.
9 MS. MEDLEY: That's fine.
10 MS. WRIGHT: Thank you very much.
11 MS. JARMON: All in favor?
12 - - -
13 (Chorus of Ayes)
14 - - -
15 MS. JARMON: Thank you.
16 3939 Cambridge and 3941 Cambridge, 1st Timothy Baptist Church.
17 REVEREND WERTS: Good morning.
18 MS. JARMON: Good morning.
19 REVEREND WERTS: My name is Reverend Paul Werts, W-e-r-t-s. And I wrote a letter to the Redevelopment Authority that there are restrictions on 3939 Cambridge and 3941 Cambridge. And we were in the process of selling the
property. And those names are on those two properties.

We have since closed the property on, I believe it was back in April, but there are still restrictions on there. We would like to have those restrictions lifted so we can transfer the property over to the seller -- I mean, the buyer.

MS. DUNBAR: What were you supposed to do with the property when you originally got it?

REVEREND WERTS: Actually, it was purchased back in the '80s.

MS. JARMON: 1990.

REVEREND WERTS: 1990, right. And the former pastor of the church since died. So, I was not aware that we owned that property when we put it up for sale. So, that was a revelation once we did the title of the search. And so, it was just sitting there. We were not aware -- I was not aware as pastor that we owned the property.

MS. DUNBAR: Did a document say that you were supposed to do something in terms of the deed restrictions? Did it say you were supposed to build in a certain time period?

REVEREND WERTS: No.
MS. JARMON: I think they were side yards.

Yeah.

REVEREND WERTS: We are requesting that those restrictions be lifted so that that property can be transferred over to the buyer.

MS. JARMON: Recommendation?

MS. DUNBAR: You went to settlement already.

REVEREND WERTS: We did, yes.

MS. BULLOCK: So moved.

MS. DUNBAR: Second.

MS. BULLOCK: I moved that we issue Certificate of Completion and release the restrictions.

MS. DUNBAR: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: Thank you.

REVEREND WERTS: We want the -- our Realtor wants to know where the release would be sent to? Whether it be sent to the buyer's address or --

MS. JARMON: Where do you want it sent to?
REVEREND WERTS: You can send it to my --
the seller's address.

MS. JARMON: To the 1st Timothy?

REVEREND WERTS: Yes. Yes. We have P.O.
box now. I think the address has changed.

MS. JARMON: All right. Can you give it to
me.

REVEREND WERTS: It's P.O. Box 15581,

MS. JARMON: Okay.

REVEREND WERTS: All right.

MS. JARMON: Thank you.

PASTOR LOGAN: Excuse me, can I just add
one thing, a question?

MS. DUNBAR: You have to state your name.

PASTOR LOGAN: I'm sorry. Pastor Lorraine
Logan.

We are the new buyers. We would just like
to know how long that process takes due to the
fact that the bank is tying up our money in escrow
and we cannot get our money back. We just wanted
to get an idea how long a release takes.

MS. JARMON: It should take a couple weeks.

MS. DUNBAR: Allow 30 days?
MS. JARMON: At least. We will try to get it to you.

MS. DUNBAR: You should allow at least 30 days.

MS. JARMON: Okay?

MS. DUNBAR: It could happen before then.

PASTOR LOGAN: All right. Now, will I be able to get a copy of the release as well as the former pastor?

MS. JARMON: Sure.

PASTOR LOGAN: Can I give you our address?

MR. THOMAS: Can I ask a question? Does the reverter prevent the sale? And so if so, is the sale valid?

PASTOR LOGAN: Say that one more time.

MR. THOMAS: Does the language of the reverter prevent the sale?

PASTOR LOGAN: No. The Revival Center, 3940 West Girard Avenue.

MS. JARMON: Oh, that's the address on this letter. Okay.

PASTOR LOGAN: Thank you so much.

REVEREND WERTS: Thank you.

PASTOR LOGAN: (Sings out) "Y'all have a
blessed day-ay-ay."

MS. DUNBAR: Thank you.

MS. JARMON: All right.

MR. THOMAS: Thank you.

MS. JARMON: 1917 North 7th Street.

MR. BAKER: My name is George Baker representing the owner Dan Valerio[phonetic], 1917 North 7th.

What we have is the bank has asked the owner to have the restrictions lifted off the deed. The loan has been approved, but they won't release the money. And we're basically sitting here with a permit ready to go. Builder is ready to go, but the bank won't release the money with the restrictions on the deed.

The owner is asking for relief from those restrictions.

MS. DUNBAR: When did the last owner buy this property, your client, I guess?

MR. BAKER: About a year ago. We went through the whole process. We got -- he's building a new triplex there.

MS. DUNBAR: Did he have a title company?

MR. BAKER: Yes. It's Dan from Green View
Properties.

MS. DUNBAR: I'm saying, did the title company not pick it up?

MR. BAKER: I read the deed myself. The restrictions are on there when it was a building on the site. There is no building on the site anymore. It's a vacant lot. The restrictions are telling you have to be -- it's a single family home. You're going to live there for a year. Meanwhile, it's been sold, I think, five or six times.

MS. BULLOCK: Can you give us -- do you have any background? How did this --

MS. JARMON: I don't know. It just came to us, this request. And you know, we look at the deeds and see that they transferred it how many ever times.

MS. BULLOCK: When did we first transfer -- who did we sell?

MS. JARMON: We transferred it to Mr. Mendez in '05.

MR. O'DWYER: As a side yard or with --

MR. BAKER: No. It used to be a single family home. He bought it and was going to live
there and things of that nature from my understanding. That is where the restrictions come from. It's typical.

MS. JARMON: Right.

MR. BAKER: Can't be selling and things of this nature.

MS. BULLOCK: Was this a donor taker?

MS. JARMON: No. It's a regular.

MS. BULLOCK: I'm confused. Says this was transferred to Mr. Mendez.

MS. JARMON: I think they were related, it looks like, because he only transferred it for a dollar.

MS. BULLOCK: Did he transfer it to Mr. Acevedo?

MS. JARMON: The City transferred it to Thomas Acevedo. But looks like the date --

MS. BULLOCK: He transferred it to Hector Mendez.

MS. JARMON: Right.

MR. O'DWYER: And the property is now demolished.

MR. BAKER: There's nothing there but vacant lot.
MS. JARMON: No. It's now demolished.

Mendez got it in '93; is that right?

MS. LUNA: Yeah.

MS. JARMON: This is just all over the place.

MS. LUNA: This is the deed from the City to Thomas Acevedo was in 1993.

MS. BULLOCK: City sold to Acevedo in '93.

MS. JARMON: Then he sold it to Mendez in '05.

MS. LUNA: In '05. Mr. Mendez to the current owner in '08.

MR. O'DWYER: Who is the current owner?

MS. JARMON: It's somebody else.

MS. BULLOCK: '08 owner. Who did you buy it from?

MR. BAKER: I'm the architect. Dan Volario Green View Properties bought that. They bought it about a year and a half. That's my point. It's been sold numerous times. It's a vacant lot.

MS. DUNBAR: Why are you here for Volario?

MR. BAKER: He's away at a convention. He couldn't be here. I have power of attorney.

MS. JARMON: Okay. What's the
recommendation of the Committee?

   MS. DUNBAR: Okay. I am still stuck on the fact that he bought it a year ago with the title company and -- a year plus go ago with the title company and somebody is just coming today.

   MR. BAKER: The only reason this is even here is because the bank has refused him -- they give him the loan and ready to release the money. Somebody at the bank came up with, oh, wait a minute. We are not going to release the money with these restrictions on the deed.

   MS. DUNBAR: I understand that. Typically, it should be picked up by a title company.

   MR. BAKER: I understand that. I understand.

   MS. MEDLEY: It happens a lot.

   MS. JARMON: All the time.

   MS. DUNBAR: I know it does. I know it does apparently.

   MR. BAKER: It wasn't even supposed to be sold. It's been sold so many times.

   MS. JARMON: Recommendation of the Committee?

   MS. DUNBAR: Motion to issue the
certificate of completion. Is that what he's
seeking?

MS. JARMON: Yes.

MS. BULLOCK: Second.

MS. JARMON: All in favor.

- - -

(Chorus of Ayes)

- - -

MR. BAKER: Thank you very much.

MS. JARMON: 2042 Annin Street, Trinity Real Estate.

MR. SCELLENGER: Good morning. My name is Sean Scellenger. You may want to do 2034 and 38 as well at the same time, same thing, just different entities.

MS. JARMON: Yeah. You're here to represent all three of them.

MR. SCELLENGER: We purchased 2034, 2038 and 2042 Annin Street. We also built property in between -- homes in between those lots as well. We purchased those in less than a year or less than a year ago. They are already built. They are already under contract. We are currently punching them out.
And the title company came back and requested that we come here today to get the restrictions removed so they can move forward with the closing and get their mortgage.

MS. JONES: You did the construction on 2034 and 2038? Because they didn't -- the pictures didn't seem to --

MR. SCELLENGER: Those pictures aren't up to date. Construction is pretty fast. We built houses in about 100 to 120 days. Those pictures were taken a little while ago. They are all constructed and up. 2042 is currently ready to be closed right now. And then the other ones are right behind them.

MS. DUNBAR: You have any pictures on your phone?

MR. SCELLENGER: I don't actually.

MS. DUNBAR: What?

MS. JONES: Do you have certificates?

MR. SCELLENGER: You are welcome to come take a look and walk on through.

MS. BULLOCK: You have certificate of occupancy on those properties?

MR. SCELLENGER: The certificate of
occupancy, we do not have those yet. The final
inspection for 2042, I believe, has been
scheduled. Like I said, 2034 -- the reason we put
34 and 38 on here is because they are all under
contract and they are all within a month of being
100 percent completely closed. We figured we try
to get everything done in one shot here.

MS. BULLOCK: Can we recommend release
pending that he provides documentation of
completion.

MS. JARMON: Certificate of completion?
MS. BULLOCK: Well, yes.
MS. DUNBAR: He has to provide you.
MS. BULLOCK: With the photos and/or the --
we want the photos for 34 and 38.

MS. JARMON: You have those?
MR. SCELLENGER: What's that?
MS. JARMON: The pictures for the two --
MS. BULLOCK: He doesn't have.
MR. SCELLENGER: I can email them to you.
MS. JARMON: That's fine.
MR. SCELLENGER: 2042, like I said, that's
scheduled for closing on May 20. That one is more
urgent. The other ones are scheduled for closing
on June -- I think the first week in June.

MS. BULLOCK: We can get those things rolling.

My motion is we issue certificates of completion pending he provides the Chair with documentation that the other two properties 2038 and 2034 are, in fact, complete. That can be in the form of photos and/or certificate of occupancy.

MS. DUNBAR: Second.

MS. JARMON: All in favor?

(Chorus of Ayes)

MS. JARMON: Thank you.

MR. SCELLENGER: Thank you everybody. Have a nice day.

MS. JARMON: 2211 East Dauphin Street.

Good morning.

MR. MORRIS: Good morning. Jason Morris.

MS. DUNBAR: Who is Nicholas? You're representing somebody.

MR. MORRIS: I'm acting as dual agent.

MS. JARMON: Right. That's buying the
property from Nicholas.

MS. DUNBAR: Okay.

MS. JARMON: Any questions from the Committee?

MS. JONES: What are you doing?

MR. MORRIS: The buyer is planning on building some townhomes, three story townhomes there.

MS. DUNBAR: For sale?

MR. MORRIS: For sale, yes.

MR. O'DWYER: What was the initial requirement of the -- of the sale?

MS. JARMON: The original acquisition, I'm not really sure. This is '97, so probably was a side yard at the time.

It's a lot now? It's a lot?

MR. MORRIS: I believe so, yeah.

MS. JARMON: I think it was a side yard back then.

MS. JOHNSON: You are going to have the variances. It's industrial.

MR. MORRIS: It's industrial, yeah. Going to go through the process. At this point, the buyer is going through zoning. But in order to
settle the property and have it free and clear to have reverter off. Actually, I think maybe 10 or 11 actual addresses. But this is the one piece that is --

    MS. JARMON: Okay. The recommendation of the Committee?

    MS. DUNBAR: Recommendation to issue the certificate of completion.

    MR. FRISHKOFF: Second.

    MS. JARMON: All in favor?

    - - -

    (Chorus of Ayes)

    - - -

    MS. JARMON: Thank you.

    MR. MORRIS: I don't want to sing a goodbye.

    MS. DUNBAR: If you got to sing, you go to.

    (Committee laughter.)

    MS. BULLOCK: Are we doing Fairmount?

    MS. JARMON: No, they're done. That was tabled. Public Property told us we couldn't sell it after it was put on the agenda.

    MS. BULLOCK: Okay.

    MS. JARMON: Motion to adjourn.
MS. DUNBAR: Second.

MS. JARMON: Thank you.

(At this time, the Vacant Property Review Committee adjourned at 11:25 a.m.)
CERTIFICATION

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.

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