

Vacant Property Review Committee
September 8, 2015

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VACANT PROPERTY REVIEW COMMITTEE

Caucus Room, City Hall
Philadelphia, Pennsylvania
Tuesday, September 8, 2015
10:15 a.m.

PRESENT:

SUSIE JARMON, OHCD, CHAIRWOMAN
DAIANA RAMOS, OHCD
JEREMY GRADWOHL, Council President
Clarke's Office
ANDREW FRISHKOFF, LISC
LINDA MEDLEY, Law Department
REBECCA SWANSON, L&I
GARRETT O'DWYER, PACDC
LISA WALKER, Revenue
AMANDA DAVIS, PIDC
LYNSIE SOLOMON, Public Property
JAMETTA JOHNSON, Planning Commission
MELVIS DUNBAR, RDA
KEVIN HUNTER, Commerce Department

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2 CHAIRWOMAN JARMON: Good
3 morning. The VPRC is about to start.
4 I'm going to take the agenda out of order
5 and take the individuals that attended an
6 auction in June. I understand there's an
7 attorney here.

8 UNIDENTIFIED SPEAKER: Yes.

9 CHAIRWOMAN JARMON: For what
10 property?

11 UNIDENTIFIED SPEAKER: 1261 and
12 1263 Mascher Street.

13 CHAIRWOMAN JARMON: Mascher
14 Street? They were tabled by the District
15 Council President. You want to speak to
16 his representative here, right here,
17 Jeremy.

18 We're going to start on Page 4.
19 The first address is 1807, 1808, 1812,
20 and 1810 East Lehigh Avenue. The first
21 three addresses were Oakdale Street,
22 Metroploy, LLC.

23 (No response.)

24 CHAIRWOMAN JARMON: Table this
25 until next month.

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2 2443 Jasper and 1948 East

3 Harold Street, Universal Building &

4 Construction.

5 (No response.)

6 CHAIRWOMAN JARMON: I'm going

7 to table until next month.

8 2831 Coral, Matthew McLaughlin.

9 You want to come up to the podium.

10 (Witness approached podium.)

11 CHAIRWOMAN JARMON: Good

12 morning. Can you state your name for the

13 record.

14 MR. McLAUGHLIN: My name is

15 Matthew McLaughlin.

16 CHAIRWOMAN JARMON: The

17 Committee just needs to know what your

18 proposal is for the property that you

19 acquired at the auction back in June.

20 MR. McLAUGHLIN: We're planning

21 to save up some money and build a

22 residential home on it.

23 CHAIRWOMAN JARMON: Build a

24 residential?

25 MR. McLAUGHLIN: Home.

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2 CHAIRWOMAN JARMON: Okay. Any
3 questions from the Committee?

4 MS. DUNBAR: What are the
5 requirements for constructing in terms of
6 time, like is it one year that he needs
7 to be complete?

8 CHAIRWOMAN JARMON: One year.
9 There will be a one-year restriction in
10 the deed.

11 If it isn't done in a year, you
12 can come back and ask for an extension.

13 MR. McLAUGHLIN: Okay.

14 CHAIRWOMAN JARMON:
15 Recommendation?

16 MS. DUNBAR: Motion to sell.
17 (Duly seconded.)

18 CHAIRWOMAN JARMON: All in
19 favor?

20 (Aye.)

21 CHAIRWOMAN JARMON: Thank you.
22 We'll be in touch.

23 MR. McLAUGHLIN: Thank you very
24 much.

25 CHAIRWOMAN JARMON: You're

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2 welcome.

3 The next item I'm just going to
4 table and come back to it. The applicant
5 is on his way. He's like four hours
6 away. If he doesn't make it here, then
7 I'll come back and let the Committee know
8 what his proposal is.

9 The next item is 2134 East
10 Williams, Alfredo Cruz.

11 Good morning.

12 (Witness approached podium.)

13 MR. CRUZ: Good morning. My
14 name Alfredo Cruz.

15 CHAIRWOMAN JARMON: And your
16 proposal for the 2134 East William?

17 MR. CRUZ: I want to leave it
18 the way it is. I had purchased the house
19 next door and it was already fenced up,
20 so I've been keeping it maintained and
21 cleaned.

22 CHAIRWOMAN JARMON: So you own
23 the adjacent property?

24 MR. CRUZ: Yes.

25 CHAIRWOMAN JARMON: Which

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2 address is it, 36 or 38?

3 MR. CRUZ: 38. Actually, 36 is
4 also fenced off, so I'm trying to see if
5 I can get that one. But I've been
6 keeping the property clean ever since I
7 had it.

8 CHAIRWOMAN JARMON: Any
9 questions from the Committee?

10 (No response.)

11 CHAIRWOMAN JARMON:
12 Recommendation?

13 MR. FRISHKOFF: Motion to sell.
14 (Duly seconded.)

15 CHAIRWOMAN JARMON: All in
16 favor?

17 (Aye.)

18 CHAIRWOMAN JARMON: Thank you.
19 The next address is 2129 East
20 York Street, Amelia Investors, LLC.

21 Good morning.

22 (Witness approached podium.)

23 MR. MOSS: My name is Michael.

24 CHAIRWOMAN JARMON: Can you
25 give us your full name.

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2 MR. MOSS: Michael Moss.

3 CHAIRWOMAN JARMON: Michael

4 Moss. Okay.

5 MR. MOSS: Our plan is to build

6 a LEED-certified home, residential

7 property.

8 MS. DUNBAR: For sale?

9 MR. MOSS: Yes, ma'am.

10 CHAIRWOMAN JARMON: Any

11 questions?

12 (No response.)

13 CHAIRWOMAN JARMON:

14 Recommendation?

15 MS. DUNBAR: Motion to sell.

16 (Duly seconded.)

17 CHAIRWOMAN JARMON: All in

18 favor?

19 (Aye.)

20 CHAIRWOMAN JARMON: Thank you,

21 sir.

22 MR. MOSS: Thank you.

23 CHAIRWOMAN JARMON: 713 Mercy

24 Street, V2 Properties, LLC.

25 Good morning.

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2 (Witness approached podium.)

3 MR. VINEY: My name is Vincent
4 Viney, owner of V2 Properties.

5 CHAIRWOMAN JARMON: And your
6 proposal for the 713 Mercy Street?

7 MR. VINEY: We will be building
8 a three-story new construction home.

9 MS. DUNBAR: Will that be for
10 sale, sir?

11 MR. VINEY: It will be for
12 sale.

13 CHAIRWOMAN JARMON: Any
14 questions?

15 (No response.)

16 CHAIRWOMAN JARMON:
17 Recommendation?

18 MS. DUNBAR: Motion to sell.

19 (Duly seconded.)

20 CHAIRWOMAN JARMON: All in
21 favor?

22 (Aye.)

23 CHAIRWOMAN JARMON: Thank you,
24 sir.

25 MS. MEDLEY: Just for

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2 clarification, the ones from last month,
3 were they when we had the quorum?

4 CHAIRWOMAN JARMON: Yeah, the
5 Baring and Chadwick. It was just two.
6 Are you talking about the ones we did --
7 oh, you're talking about the ones we
8 needed to put back?

9 MS. MEDLEY: From last month.

10 CHAIRWOMAN JARMON: They're on
11 here.

12 MS. MEDLEY: But I see from
13 last month --

14 CHAIRWOMAN JARMON: We put all
15 this --

16 MS. MEDLEY: -- Coral Street,
17 Marshall and then there was Mercy and
18 Oakdale. They were all -- was that when
19 we had a quorum?

20 CHAIRWOMAN JARMON: Right.

21 MS. MEDLEY: Okay.

22 CHAIRWOMAN JARMON: There are
23 items on here where the applicants
24 attended last month's meeting. We didn't
25 have a quorum, but we voted to approve

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2 the releases for these applicants. Let
3 me just read the addresses off. Page 6,
4 5816 Norfolk, 4025 Reno, 1708 West
5 Allegheny, 2339 North Lawrence, 1900, 02,
6 04, 06 East York. That's it. So do we
7 need to vote on those?

8 MS. MEDLEY: Oh, I was just
9 talking about the auction ones. I just
10 wasn't sure about the properties that
11 were listed for auction.

12 CHAIRWOMAN JARMON: Last month
13 they were approved, because they were
14 before everybody left.

15 MS. MEDLEY: Right. Okay. So
16 we had the quorum first?

17 CHAIRWOMAN JARMON: Right.

18 MS. MEDLEY: We did the other
19 ones later.

20 CHAIRWOMAN JARMON: Right.

21 MS. MEDLEY: I just want to be
22 clear about the auctions.

23 CHAIRWOMAN JARMON: Right.

24 Okay.

25 Are there any attorneys? I

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2 know we had one attorney.

3 (No response.)

4 CHAIRWOMAN JARMON: No, okay.

5 The first item is 407 West Norris Street,

6 Sami Kurdina.

7 MR. KURDINA: Yes.

8 CHAIRWOMAN JARMON: Good

9 morning.

10 (Witness approached podium.)

11 MR. KURDINA: Good morning. My

12 name is Sami Kurdina.

13 CHAIRWOMAN JARMON: And we have

14 your proposal for this lot as a garden

15 for your business.

16 MR. KURDINA: Actually, it's

17 going to be a vacant yard right now. I

18 use it as a backyard.

19 CHAIRWOMAN JARMON: A rear

20 yard? For your business?

21 It looks like these addresses

22 are out of order. What addresses do you

23 own?

24 MR. KURDINA: This is 407 West

25 Norris Street.

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2 CHAIRWOMAN JARMON: No. You
3 own what addresses on Norris?

4 MR. KURDINA: I own 401, 403,
5 405, 409, and 11.

6 CHAIRWOMAN JARMON: So he owns
7 401-11 West Norris Street that he
8 recently purchased.

9 MS. JOHNSON: It's a house. Is
10 it a house?

11 MR. KURDINA: 401, 403, and
12 405, it's a building existing and 11 -- 9
13 and 11 are empty lots.

14 MS. DUNBAR: 401, 3, and 5 --

15 MR. KURDINA: Is a structure,
16 yes.

17 MS. DUNBAR: And then 7, 9, 11?

18 MR. KURDINA: Are empty lots,
19 and I own 409 and 11.

20 CHAIRWOMAN JARMON: Right. And
21 what type of business is it that you have
22 there? I know you just purchased the
23 property.

24 MR. KURDINA: 401, 403, and 05
25 is going to be residential and commercial

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2 first floor. Seven through 11 is going
3 to be residential, which is under
4 construction, apartments right now.

5 MS. DUNBAR: So it's mixed use.

6 CHAIRWOMAN JARMON: So it's
7 going to be mixed use?

8 MS. DUNBAR: It's mixed use?

9 MR. KURDINA: Yes.

10 CHAIRWOMAN JARMON: Any further
11 questions?

12 (No response.)

13 CHAIRWOMAN JARMON:
14 Recommendation?

15 MS. DUNBAR: Motion to sell at
16 the requested price.

17 (Duly seconded.)

18 CHAIRWOMAN JARMON: All in
19 favor?

20 (Aye.)

21 CHAIRWOMAN JARMON: Thank you.
22 Okay. Thank you, sir.

23 MR. KURDINA: Thank you.

24 CHAIRWOMAN JARMON: 6013
25 Cedarhurst, Lakeia Williams?

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2 (No response.)

3 CHAIRWOMAN JARMON: I'm going
4 to table until next month.

5 1400 to 20 North 8th Street,
6 Philip Chan.

7 (No response.)

8 CHAIRWOMAN JARMON: We'll
9 table.

10 2063 East Letterly Street,
11 Sergeant Street, LLC, Steven Kravets?

12 (No response.)

13 CHAIRWOMAN JARMON: He sent me
14 an e-mail, said he was going to send
15 someone to represent him. I guess
16 they're not here. We'll table.

17 Moving right along, 1510 North
18 Hollywood Street, Evelyn Waddel.

19 You're her husband, correct?

20 MR. MEANS: Yes.

21 (Witness approached podium.)

22 MR. MEANS: For the record,
23 Rayford Means. And the property on 1514
24 is my mother-in-law's place and 1512.
25 Before then people violated the law by

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2 selling drugs for sale from Hollywood and
3 Jefferson, and the police would try to
4 apprehend them. They use those vacant
5 lots to cut through to the alleyway or to
6 get to Myrtlewood Street. So we fenced
7 that in and planted grass on that. We
8 were trying to negotiate to get 1510, but
9 the City knocked it down. So now it is
10 an open way again and the problem has
11 started over again where drug dealers can
12 stay through the alleyway or to
13 Myrtlewood Street, and of course people
14 who miss their garbage days throw trash
15 and tires on the lots, which I constantly
16 clean.

17 So we want to beautify the
18 community and prevent drugs, because you
19 do have a playground between 31st on
20 Jefferson. So it's a magnet. And then
21 29th street, that's a main drag for the
22 buses, and you have kids and people
23 travel that way. So we're trying to do
24 something like that to prevent and hold
25 as a staging area so police know --

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2 because I call them and I see the people,
3 because they sell drugs. They don't know
4 who I am. I call and tell them and give
5 them a description of when they sell and
6 how they sell. So that's what we're
7 trying to do.

8 CHAIRWOMAN JARMON: So your
9 wife is interested in purchasing this
10 lot?

11 MR. MEANS: That's correct.

12 CHAIRWOMAN JARMON: Any
13 questions from the Committee?

14 MS. DUNBAR: Is she willing to
15 pay the proposed price?

16 MR. MEANS: Excuse me?

17 MS. DUNBAR: Is she willing to
18 pay the proposed price?

19 MR. MEANS: Yes. Yes.

20 MS. DUNBAR: Then I make a
21 motion that we sell it to her at that
22 price.

23 (Duly seconded.)

24 CHAIRWOMAN JARMON: All in
25 favor?

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2 (Aye.)

3 CHAIRWOMAN JARMON: Thank you,
4 sir.

5 MR. MEANS: Thank you so much.

6 CHAIRWOMAN JARMON: Perfect
7 Touch Auto Repair Service, Angel Mendez.

8 Good morning.

9 (Witness approached podium.)

10 MR. MENDEZ: Good morning. My
11 name is Angel Mendez.

12 CHAIRWOMAN JARMON: You're here
13 to purchase 1823 North 2nd Street.

14 Any questions from the
15 Committee? He's in the process of
16 purchasing the business that's adjacent
17 to this.

18 MS. JOHNSON: But it's a
19 residential zone. So you're going to
20 need a variance.

21 CHAIRWOMAN JARMON: You have to
22 get a variance to change the zoning.

23 MR. MENDEZ: Okay.

24 MS. JOHNSON: It's not
25 as-of-right.

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2 MR. MENDEZ: Okay.

3 CHAIRWOMAN JARMON: Any

4 questions from the Committee?

5 (No response.)

6 CHAIRWOMAN JARMON:

7 Recommendation?

8 MS. DUNBAR: Motion to sell.

9 (Duly seconded.)

10 CHAIRWOMAN JARMON: All in

11 favor?

12 (Aye.)

13 CHAIRWOMAN JARMON: Thank you.

14 MR. MENDEZ: Thank you.

15 CHAIRWOMAN JARMON: 807 North

16 40th Street, Kenneth Key.

17 Good morning.

18 (Witness approached podium.)

19 MR. KEY: Good morning. My

20 name is Kenneth Key.

21 CHAIRWOMAN JARMON: You're here

22 to purchase 807 North 40th Street?

23 MR. KEY: Yes, ma'am. That's

24 correct.

25 CHAIRWOMAN JARMON: And the 805

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2 is privately owned. We certified that
3 for Sheriff Sale. So when that comes up,
4 you'll be able to acquire that at Sheriff
5 Sale.

6 MR. KEY: Thank you.

7 CHAIRWOMAN JARMON: Any
8 questions from the Committee?

9 (No response.)

10 CHAIRWOMAN JARMON:
11 Recommendation?

12 MS. DUNBAR: Motion to sell.
13 (Duly seconded.)

14 CHAIRWOMAN JARMON: All in
15 favor?

16 (Aye.)

17 CHAIRWOMAN JARMON: Thank you.

18 MR. KEY: Thank you.

19 CHAIRWOMAN JARMON: Residential
20 lots for side and rear yards for the
21 adjacent owners. Can I get a
22 recommendation?

23 MS. DUNBAR: Motion to transfer
24 based on the side yard policy or
25 disposition policy.

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2 CHAIRWOMAN JARMON: Can I get a
3 second?

4 (Duly seconded.)

5 CHAIRWOMAN JARMON: All in
6 favor?

7 (Aye.)

8 CHAIRWOMAN JARMON: The next
9 two items are Urban Garden Agreements,
10 which I can accept, two items, and we'll
11 go to -- we have two discussion items
12 which were ad hoc resolutions which we
13 did after the last VPRC, because the
14 applicants needed the releases before
15 this meeting today. The two items were
16 4030 Baring Street and 1310 South
17 Chadwick Street, which I got the approval
18 from all of the Committee members.

19 MS. MEDLEY: Yes. So we just
20 need to ratify it, put it on the record
21 with their approval.

22 CHAIRWOMAN JARMON: All in
23 favor?

24 (Aye.)

25 CHAIRWOMAN JARMON: Thank you.

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2 I have a subordination
3 agreement request for 1306 through 12
4 South 20th Street. This was the
5 pharmacy.

6 MS. DUNBAR: Point Breeze?

7 CHAIRWOMAN JARMON: Point
8 Breeze, yes. There's an attached letter
9 from the bank asking us to subordinate
10 the conditions in the title for the Point
11 Breeze Pharmacy. Can I get a
12 recommendation?

13 MS. DUNBAR: I just have a
14 question. They're only asking that we
15 subordinate, not change any of the terms
16 under which we agreed?

17 CHAIRWOMAN JARMON: Right; just
18 subordinate.

19 MS. DUNBAR: Motion to
20 subordinate.

21 (Duly seconded.)

22 CHAIRWOMAN JARMON: All in
23 favor?

24 (Aye.)

25 CHAIRWOMAN JARMON: Thank you.

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2 We have Certificates of
3 Completion. The first address is 1421
4 South 19th Street, Lois Thompson.

5 (No response.)

6 CHAIRWOMAN JARMON: I think we
7 have a picture in here where we
8 transferred this to them as a side yard.
9 This is the third time it's been on here
10 and I don't know that there is a problem
11 with the release. Yeah, they have built
12 a house there. It was transferred as a
13 side yard.

14 Can I get a recommendation?

15 They need a Certificate of
16 Occupancy, right?

17 MS. MEDLEY: Yes.

18 CHAIRWOMAN JARMON: Can I get a
19 recommendation, please.

20 MS. DUNBAR: I have a question.
21 So we originally transferred it to Lois
22 Thompson in 2005?

23 CHAIRWOMAN JARMON: Yes.

24 MS. DUNBAR: And Lois Thompson
25 subsequently sold it to Carl Geiger in

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2 2013?

3 CHAIRWOMAN JARMON: Yes.

4 MS. DUNBAR: And in 2013, I
5 guess we didn't know?

6 CHAIRWOMAN JARMON: We didn't.

7 MS. DUNBAR: So now Carl Geiger
8 is asking for us to release or provide a
9 Certificate of Completion because he
10 subsequently built on the property?

11 CHAIRWOMAN JARMON: Yes.

12 MS. DUNBAR: So there's nothing
13 we can do about it. I make a motion that
14 we issue the Certificate of Completion as
15 long as the property has been completed
16 now.

17 (Duly seconded.)

18 CHAIRWOMAN JARMON: We just
19 need a Certificate of Occupancy.

20 MS. DUNBAR: So I would change
21 my motion to say subject to the issuance
22 of Certificate of Occupancy to you as
23 proof.

24 CHAIRWOMAN JARMON: Yes.

25 (Duly seconded.)

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2 CHAIRWOMAN JARMON: All in
3 favor?

4 (Aye.)

5 CHAIRWOMAN JARMON: Norfolk was
6 approved.

7 2621 South 2nd Street. This is
8 a property that was transferred as a side
9 yard. I think that it needs to be
10 cleaned. We can let the applicant know
11 that it needs to be cleaned before the
12 release is issued.

13 Can I get a recommendation so
14 we don't have to come back again?

15 MS. DUNBAR: Recommend the
16 issuance of a Certificate of Completion,
17 subject to the property being cleared as
18 requested.

19 (Duly seconded.)

20 CHAIRWOMAN JARMON: All in
21 favor?

22 (Aye.)

23 CHAIRWOMAN JARMON: Thank you.

24 2629 Federal, 2632 Federal,
25 LLC.

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2 Good morning.

3 (Witness approached podium.)

4 MR. VECCHIARELLI: Good

5 morning. My name is Chris Vecchiarelli.

6 CHAIRWOMAN JARMON: And you're

7 with the LLC?

8 MR. VECCHIARELLI: Yes. I'm

9 the owner and managing member.

10 MS. DUNBAR: What's the

11 address?

12 CHAIRWOMAN JARMON: 2629

13 Federal, on Page 7.

14 MS. DUNBAR: Okay.

15 CHAIRWOMAN JARMON: Any

16 questions from the Committee?

17 MS. DUNBAR: What is he

18 proposing to do? I'm sorry.

19 CHAIRWOMAN JARMON: He's

20 selling. We just settled this in June,

21 so there may be another restriction in

22 the deed that will go to the owner, the

23 new owner.

24 MS. DUNBAR: Is it going to be

25 subject to it being transferred to the

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2 new owner?

3 CHAIRWOMAN JARMON: It should
4 be. Yes.

5 Right? It's going to go to the
6 new owner with the additional
7 restrictions, because he settled in June.

8 MS. MEDLEY: Yes. It will
9 have -- yes.

10 CHAIRWOMAN JARMON: Yes.

11 MS. DUNBAR: So recommend the
12 issuance of Certificate of Completion,
13 subject to the transfer of the remaining
14 restrictions to the new owner.

15 MS. MEDLEY: I'm sorry. He
16 didn't do any of it. He just purchased
17 it in June.

18 CHAIRWOMAN JARMON: He
19 purchased it in June -- did you develop
20 or --

21 MR. VECCHIARELLI: No. We
22 purchased it in June and we were
23 approached by this particular owner, who
24 owns a few adjacent lots to this site.
25 So I felt that it would be more impactful

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2 for the owner in coordinating development
3 to sell him this lot as well since he
4 owns adjacent parcels.

5 MS. MEDLEY: We would need to
6 transfer -- I don't know which conditions
7 were in his deed, it was just the two or
8 if it was all.

9 CHAIRWOMAN JARMON: The two.

10 MS. MEDLEY: It was just the
11 two?

12 CHAIRWOMAN JARMON: Yes.

13 MS. MEDLEY: Then the two will
14 transfer -- if the Committee agrees, the
15 two conditions will transfer over, but he
16 won't get a Certificate of Completion.
17 He'll just get an approval of sale.

18 MS. DUNBAR: So I'd like to
19 remove the motion that I just made and
20 say that I will make a motion that the
21 property -- that we authorize the
22 transfer of the property, subject to the
23 restrictions that were provided in June
24 to the seller.

25 MS. MEDLEY: The approval of

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2 the sale.

3 MS. DUNBAR: And the approval
4 of the sale.

5 MS. MEDLEY: Yes.

6 MS. DUNBAR: The plans are to
7 build?

8 MR. VECCHIARELLI: Yes,
9 residential.

10 MS. DUNBAR: So then the new
11 owner will come back once it's completed
12 to get a Certificate of Completion.

13 MR. VECCHIARELLI: Understood.
14 Correct.

15 CHAIRWOMAN JARMON: Okay.
16 Second?

17 (Duly seconded.)

18 CHAIRWOMAN JARMON: All in
19 favor?

20 (Aye.)

21 CHAIRWOMAN JARMON: Thank you.

22 MR. VECCHIARELLI: Thank you.

23 MS. MEDLEY: Do you have the
24 name of the new owner?

25 CHAIRWOMAN JARMON: It should

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1 VACANT PROPERTY REVIEW COMMITTEE - 9/8/15

2 be on the agreement of sale. The new
3 person he's transferring it to, it's
4 right on the agreement.

5 MS. DUNBAR: Should he put it
6 on the record, the name of the new owner?

7 CHAIRWOMAN JARMON: It's in
8 here. It's Auto Source Export,
9 Incorporated.

10 1900, 02, 04, 06 East York
11 Street. Oh, no. I'm sorry. This one
12 was on last month.

13 539 McKean, Gary Cohn and Kathy
14 Cohn.

15 Good morning.

16 (Witness approached podium.)

17 CHAIRWOMAN JARMON: Can you
18 state your name for the record, please.

19 MR. COHN: Gary Cohn. Kathy is
20 deceased.

21 CHAIRWOMAN JARMON: And you're
22 asking for a release. The property was
23 transferred to you back in 1981. Was it
24 a lot or a house?

25 MR. COHN: It's a lot.

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2 CHAIRWOMAN JARMON: It was a
3 lot at the time?

4 Can I get a recommendation from
5 the Committee?

6 MR. FRISHKOFF: Motion to
7 approve the Certificate of Completion.

8 (Duly seconded.)

9 CHAIRWOMAN JARMON: All in
10 favor?

11 (Aye.)

12 CHAIRWOMAN JARMON: Thank you.

13 MR. COHN: Thank you.

14 CHAIRWOMAN JARMON: 2209
15 Oakdale, East Oakdale, Awilda Garcia.

16 Good morning.

17 (Witness approached podium.)

18 MS. GARCIA: Good morning. My
19 name is Awilda Garcia.

20 CHAIRWOMAN JARMON: And you're
21 here to get a release. We transferred
22 this to you back in '87 as a side yard.

23 MS. GARCIA: Correct.

24 CHAIRWOMAN JARMON: Can I get
25 a --

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1 VACANT PROPERTY REVIEW COMMITTEE - 9/8/15

2 MS. DUNBAR: Motion.

3 CHAIRWOMAN JARMON: Any
4 questions from the Committee?

5 (No response.)

6 CHAIRWOMAN JARMON:
7 Recommendation?

8 MS. DUNBAR: I already made a
9 motion.

10 CHAIRWOMAN JARMON: You did?
11 Can I get a second?

12 (Duly seconded.)

13 CHAIRWOMAN JARMON: All in
14 favor?

15 (Aye.)

16 CHAIRWOMAN JARMON: Y'all are
17 moving fast. All right. I like that.

18 All right. We'll be in touch.

19 MS. GARCIA: Thank you.

20 CHAIRWOMAN JARMON: 1916
21 Roberts Avenue, William and Gloria
22 Lofton.

23 (No response.)

24 CHAIRWOMAN JARMON: This was
25 transferred as a single-family dwelling

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1 VACANT PROPERTY REVIEW COMMITTEE - 9/8/15

2 back in 1982. Can I get a
3 recommendation?

4 MR. FRISHKOFF: Motion to
5 approve the Certificate of Completion.

6 (Duly seconded.)

7 CHAIRWOMAN JARMON: All in
8 favor?

9 (Aye.)

10 CHAIRWOMAN JARMON: Thank you.
11 1542 South 20th Street, Cynthia
12 Lyde.

13 (No response.)

14 CHAIRWOMAN JARMON: This is a
15 lot that we transferred as a side yard.
16 Can we get a recommendation? This is
17 1984.

18 MS. DUNBAR: Motion to issue
19 the Certificate of Completion.

20 (Duly seconded.)

21 CHAIRWOMAN JARMON: All in
22 favor?

23 (Aye.)

24 MR. FRISHKOFF: Can I put
25 forward a motion for 1980 for the decade?

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1 VACANT PROPERTY REVIEW COMMITTEE - 9/8/15

2 MS. DUNBAR: No, but you can't
3 even argue, it's been so long ago now.

4 CHAIRWOMAN JARMON: Community
5 Ventures, 1701, 3, 5, 7, 9, 11, 13
6 Bowers, David La Fontain, Community
7 Ventures.

8 (Witness approached podium.)

9 MR. HANNIGAN: Good morning.
10 My name is Troy Hannigan.

11 When we received this letter
12 regarding this, we weren't quite sure
13 what this was regarding, the Bowers
14 Street.

15 CHAIRWOMAN JARMON: Well, I
16 received an e-mail of them asking for us
17 to put this on the agenda.

18 MR. HANNIGAN: We put on 1601
19 Smedley -- I'm sorry; 1301 Smedley.

20 CHAIRWOMAN JARMON: I have that
21 too. That's next. So do you not work
22 with La Fontain? Do you work with him?

23 MR. HANNIGAN: Yes, I do.

24 CHAIRWOMAN JARMON: So you
25 didn't know what that one was about?

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2 MR. HANNIGAN: I personally do
3 not, no.

4 CHAIRWOMAN JARMON: How about
5 we table it until he's here and he can
6 tell us what it's about. So you can just
7 stand. The next items are the Smedley
8 Street. We'll table this until next
9 month.

10 Okay. Just state your name for
11 the record.

12 MR. HANNIGAN: My name is Troy
13 Hannigan.

14 CHAIRWOMAN JARMON: Can you let
15 the Committee know what your proposal is.

16 MR. HANNIGAN: Yes. We have
17 developed ten single-family affordable
18 homes on a formerly vacant lot and we are
19 looking to sell those ten homes in the
20 next two months to ten eligible buyers.

21 CHAIRWOMAN JARMON: Do you have
22 the Certificate of Occupancies?

23 MR. HANNIGAN: Not yet, but we
24 will, I would say, by the end of this
25 month. I'll make sure you get those

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1 VACANT PROPERTY REVIEW COMMITTEE - 9/8/15

2 before we sell these.

3 MS. JOHNSON: Are these market
4 rate?

5 MR. HANNIGAN: No. They're
6 affordable. Eight of the units are for
7 sale for under 80 percent AMI and two are
8 for sale for under 120 percent AMI.

9 CHAIRWOMAN JARMON: So once we
10 receive the Certificate of Occupancies,
11 then we will get the release prepared.

12 MR. HANNIGAN: Great. Thank
13 you.

14 CHAIRWOMAN JARMON: The
15 recommendation from the Committee?

16 MR. O'DWYER: I move that we
17 issue a Certificate of Completion pending
18 the release from the Certificate of
19 Occupancy.

20 (Duly seconded.)

21 CHAIRWOMAN JARMON: All in
22 favor?

23 (Aye.)

24 CHAIRWOMAN JARMON: Thank you.

25 MR. HANNIGAN: Thank you.

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1 VACANT PROPERTY REVIEW COMMITTEE - 9/8/15

2 CHAIRWOMAN JARMON: 1306
3 through 8 South 24th Street, Neighborhood
4 Garden Association.

5 Good morning.
6 (Witnesses approached podium.)

7 MR. DWIGHT: Good morning,
8 everyone. My name is John Dwight,
9 Chairman of the Board of (unintelligible)
10 Center.

11 CHAIRWOMAN JARMON: Good
12 morning.

13 MS. WHITE: Tiffany White,
14 Board Chair, Secretary.

15 CHAIRWOMAN JARMON: And you're
16 here to request a release on this
17 property.

18 MS. WHITE: That is correct.

19 CHAIRWOMAN JARMON: Are you
20 selling it?

21 MS. WHITE: Yes.

22 CHAIRWOMAN JARMON: Any
23 questions from the Committee?

24 (No response.)

25 CHAIRWOMAN JARMON:

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1 VACANT PROPERTY REVIEW COMMITTEE - 9/8/15

2 Recommendations?

3 MS. DUNBAR: Motion to release.

4 (Duly seconded.)

5 CHAIRWOMAN JARMON: All in

6 favor?

7 (Aye.)

8 CHAIRWOMAN JARMON: Thank you.

9 We'll be in touch.

10 MR. DWIGHT: Thank you, ma'am.

11 CHAIRWOMAN JARMON: Thank you.

12 MR. DWIGHT: Enjoy the rest of

13 your day.

14 CHAIRWOMAN JARMON: You too.

15 3931 Haverford Avenue,

16 Revelation Outreach Community Center.

17 Good morning.

18 (Witness approached podium.)

19 PASTOR STANTON: Good morning,

20 everyone. My name is Pastor Stanton,

21 Andre Stanton, from the Revelation

22 Outreach Community Center, Executive

23 Director.

24 CHAIRWOMAN JARMON: Can you

25 kind of give us a brief --

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2 PASTOR STANTON: In 2003, we
3 acquired the building located 3933
4 through 37 Haverford Avenue, and right
5 next to the 3933-37 building, there is a
6 vacant lot, which ran from 3925, 3927,
7 3929, and 3931. In 2010, we acquired --
8 we purchased 3925, 3927, and 3929, but
9 the City owned 31. So in 2011, we had
10 sent letters to and got support from
11 Councilwoman Blackwell, other RCOs and
12 businesses that we partner with in the
13 community, residents as well as
14 educational institutions, non-profits,
15 police and clergy to see about building a
16 four-story, mixed-use facility on the
17 property that would span from 3925 all
18 the way up to 3937. And the RDA in 2014
19 granted us the 31 address, 3931 address,
20 on the contingency we purchase a money
21 mortgage for \$26,885.

22 CHAIRWOMAN JARMON: Right.

23 PASTOR STANTON: And that was
24 wonderful, because if we kept the
25 property for ten years, we wouldn't have

1 VACANT PROPERTY REVIEW COMMITTEE - 9/8/15

2 to pay anything for it.

3 CHAIRWOMAN JARMON: Right.

4 PASTOR STANTON: But since

5 then, our capacity has gone beyond our

6 building. The partnerships that we have

7 with DHS and the local community for

8 space and things we do in the community

9 has really outgrown our location and

10 we're planning, like the cart before the

11 horse, we're planning on purchasing some

12 privately owned vacant lots on the 600

13 block of Union Street, which is right

14 adjacent to Haverford and Union. So in

15 the 600 block, 620 all the way to 640

16 North Union Street, our desire is to

17 purchase all of those lots, build

18 something compatible to the vision that

19 we have to maximize our health in the

20 community with our partnerships.

21 So, in essence, we are selling

22 our seven lots to buy 11 right across the

23 street. And so we need the approval -- I

24 guess it's called the release on the

25 property for 31, but I was under the

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2 impression that if I sold it before the
3 ten years, it will cost, I think,
4 \$26,885.

5 CHAIRWOMAN JARMON: Right.

6 PASTOR STANTON: So my question
7 now to the RDA is, is that the price you
8 want to charge me or is it the going
9 price that sell for vacant lots? The
10 vacant lots I'm buying are market value
11 of 8,000.

12 CHAIRWOMAN JARMON: Well,
13 that's the mortgage that we put against
14 the title. That's the price that we had
15 at that time when you got it from us.

16 MS. DUNBAR: We're not
17 charging -- you're not selling the
18 properties to us. This is based on a
19 mortgage that was agreed to --

20 PASTOR STANTON: Yes, ma'am.

21 MS. DUNBAR: -- at the time
22 that we did complete the sale.

23 PASTOR STANTON: Yes, ma'am.

24 MS. DUNBAR: So based on the
25 date that you intend to sell, it's the

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2 remaining portion of the mortgage.

3 PASTOR STANTON: The remaining
4 portion?

5 MS. DUNBAR: So because it was
6 just in 2014, the anniversary date, I
7 think, just passed.

8 PASTOR STANTON: Yeah, just
9 passed.

10 MS. DUNBAR: July 2015. So
11 only one year. Ten percent has been
12 forgiven, so 90 percent remains, and
13 that's the number.

14 PASTOR STANTON: That's fine.
15 I agree with that.

16 MS. DUNBAR: Okay.

17 PASTOR STANTON: And I support
18 that. So I just want to make sure that
19 we're able to sell it and purchase the
20 other. Is that okay? Because I can't
21 sell all of them.

22 MS. MEDLEY: Are there any
23 other conditions or is it just the two
24 with the mortgage?

25 CHAIRWOMAN JARMON: With the

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2 mortgage, yes.

3 MS. MEDLEY: Just the two other
4 conditions. It's not the other
5 conditions?

6 CHAIRWOMAN JARMON: Right.

7 PASTOR STANTON: So it's just
8 one lot, correct?

9 CHAIRWOMAN JARMON: Yes.

10 MS. DUNBAR: So we're not
11 agreeing to you being able to do anything
12 else. We're just saying that if you want
13 to now sell the property, you have to pay
14 the 90 percent remaining on the mortgage.

15 PASTOR STANTON: Okay. I agree
16 with that.

17 CHAIRWOMAN JARMON:
18 Recommendation?

19 MS. DUNBAR: Motion to approve.
20 (Duly seconded.)

21 CHAIRWOMAN JARMON: All in
22 favor?

23 (Aye.)

24 MS. MEDLEY: To be clear,
25 because this is under the Certificate of

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2 Completion, they're not getting a
3 Certificate of Completion. They're just
4 given the approval to sell to pay off the
5 mortgage.

6 CHAIRWOMAN JARMON: Right.

7 MS. DUNBAR: Yes.

8 CHAIRWOMAN JARMON: You
9 understand?

10 PASTOR STANTON: Yes.

11 CHAIRWOMAN JARMON: I'm not
12 sure. Are you here for properties?

13 MR. CAREY: Yes.

14 CHAIRWOMAN JARMON: What
15 address?

16 You're done. I'm sorry. We
17 already approved it.

18 PASTOR STANTON: Thank you.

19 CHAIRWOMAN JARMON: You're here
20 for?

21 MR. CAREY: 2118 East Auburn
22 Street.

23 CHAIRWOMAN JARMON: I think we
24 had this on for two months and then you
25 were disputing whether you needed to

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2 come, so --

3 MR. CAREY: I actually called
4 and they said they would reschedule.

5 CHAIRWOMAN JARMON: We didn't
6 reschedule because we weren't sure if you
7 were going to agree to come to the
8 meeting. We had it on the agenda twice.

9 MR. CAREY: Well, I did call
10 after the second meeting to reschedule to
11 today.

12 CHAIRWOMAN JARMON: I'm not
13 sure who you spoke to.

14 Is the Committee in agreeance
15 to adding -- this is an auction to the
16 agenda today, 2118 East Auburn, because
17 he didn't feel like he needed to come to
18 another meeting regarding this property,
19 but we had to put him before our
20 committee because of our process.

21 So if the Committee is in
22 agreeance, you can come up.

23 MS. DUNBAR: It was an auction?

24 CHAIRWOMAN JARMON: Yes, it was
25 an auction. 2118 East Auburn.

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2 MS. MEDLEY: Is the Committee
3 okay?

4 CHAIRWOMAN JARMON: Is the
5 Committee agreeing to add this?

6 MS. MEDLEY: To add this
7 property.

8 MR. FRISHKOFF: Motion to add
9 this property to the agenda. Can I have
10 the address?

11 CHAIRWOMAN JARMON: 2118 East
12 Auburn.

13 MR. FRISHKOFF: 2118 East
14 Auburn.

15 CHAIRWOMAN JARMON: And your
16 name?

17 (Witness approached podium.)

18 MR. CAREY: Chris Carey.

19 CHAIRWOMAN JARMON: Chris?

20 MR. CAREY: Carey, C-A-R-E-Y.

21 MS. DUNBAR: Is that how you
22 purchased it or did you purchase it under
23 an LLC or are you requesting to purchase
24 it under an LLC?

25 MR. CAREY: No. I'm requesting

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2 to purchase under my name.

3 MS. DUNBAR: And this was the
4 June auction?

5 MS. MEDLEY: This was on last
6 month.

7 CHAIRWOMAN JARMON: It was on
8 two months.

9 MS. MEDLEY: Who is Carey
10 Schemm?

11 CHAIRWOMAN JARMON: 2118 East
12 Auburn, it was just you?

13 MR. CAREY: Yes. I was not
14 here in person at the auction, but my
15 business partner was.

16 CHAIRWOMAN JARMON: What's your
17 business partner's name?

18 MR. CAREY: Paul Schemm.

19 CHAIRWOMAN JARMON: Who is
20 purchasing, you or him?

21 MR. CAREY: Well, I would be
22 purchasing it.

23 CHAIRWOMAN JARMON: But he was
24 the one that bid it?

25 MR. CAREY: He's the one that

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2 bid it.

3 CHAIRWOMAN JARMON: So he needs
4 to give me a letter withdrawing his
5 interest for you.

6 MR. CAREY: Okay.

7 MS. MEDLEY: Who is Carey
8 Schemm?

9 CHAIRWOMAN JARMON: That's him,
10 his business partner.

11 MS. MEDLEY: I thought his name
12 was Bob or Paul.

13 MS. DUNBAR: His name is not
14 going to be on there.

15 CHAIRWOMAN JARMON: Is his name
16 Schemm?

17 MR. CAREY: Schemm, yes.

18 MS. MEDLEY: I'm sorry. I was
19 just looking at last month. There's
20 someone named Carey Schemm on the agenda.

21 CHAIRWOMAN JARMON: They
22 probably had both names together. That's
23 what it seems like, Schemm, Carey.

24 MS. MEDLEY: His name is Carey?

25 CHAIRWOMAN JARMON: His name is

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2 Chris Carey. His name is Schemm.

3 Thank you. What is your
4 proposal for this -- did we vote on this
5 to add it?

6 MR. FRISHKOFF: I make a
7 motion.

8 (Duly seconded.)

9 CHAIRWOMAN JARMON: All in
10 favor?

11 (Aye.)

12 CHAIRWOMAN JARMON: Thank you.
13 I'm sorry. What is your
14 proposal, sir, for this?

15 MR. CAREY: This lot is
16 adjacent to two lots that I own for
17 commercial. It's a commercial
18 enterprise, and this lot backs up to a
19 commercial building from which I don't
20 have access to the street, except through
21 the door which exits into this lot. So
22 it's to be a rear lot for the existing
23 building.

24 CHAIRWOMAN JARMON: Okay.

25 MS. DUNBAR: For an existing

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2 commercial building?

3 MR. CAREY: Yes.

4 CHAIRWOMAN JARMON: Any further
5 questions?

6 (No response.)

7 MR. FRISHKOFF: Motion to
8 approve.

9 (Duly seconded.)

10 CHAIRWOMAN JARMON: All in
11 favor?

12 (Aye.)

13 CHAIRWOMAN JARMON: Okay.

14 Thank you.

15 MR. CAREY: So you would need a
16 letter from Schemm authorizing me as the
17 property purchaser?

18 CHAIRWOMAN JARMON: Yes.

19 MR. CAREY: Okay. Thank you.

20 CHAIRWOMAN JARMON: Okay.

21 There was one that was in the
22 beginning here, but the guy was on the
23 road for four hours and I'm not sure if
24 he's here. Mr. Higgins?

25 (Witness approached podium.)

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2 MR. HANNIGAN: Sorry. I
3 received clarification on the Bowers
4 Street from David. I could talk about
5 that as well.

6 CHAIRWOMAN JARMON: Okay. You
7 want to go back to Bowers on Page 8. So
8 he spoke to David La Fontain.

9 And what is the proposal he
10 wants to do?

11 MR. HANNIGAN: So these are
12 lots we've owned for a long time, and we
13 have been maintaining them as a community
14 garden behind our commercial building.
15 So we just -- I think we have to -- we're
16 using them first to get a mortgage.

17 CHAIRWOMAN JARMON: Collateral?

18 MR. HANNIGAN: Collateral, yes,
19 for a loan.

20 CHAIRWOMAN JARMON: And you've
21 had them since 1991.

22 Any questions from the
23 Committee?

24 MS. SOLOMON: This one will
25 have to be cleaned.

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2 CHAIRWOMAN JARMON: They have
3 to be cleaned. You can let David La
4 Fontain know before the release is
5 issued.

6 MR. HANNIGAN: Okay. Great.

7 CHAIRWOMAN JARMON: Any further
8 questions?

9 (No response.)

10 MR. O'DWYER: Motion to issue
11 Certificate of Completion pending that
12 they are cleaned.

13 (Duly seconded.)

14 CHAIRWOMAN JARMON: All in
15 favor?

16 (Aye.)

17 CHAIRWOMAN JARMON: Thank you.

18 MR. HANNIGAN: Thank you.
19 Sorry about that.

20 MS. MEDLEY: Can we just
21 clarify the Certificates of Completion
22 for the last month that were approved
23 today.

24 CHAIRWOMAN JARMON: That's what
25 we did at the beginning. Let me -- I

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2 mean, I said all of them that they were
3 on the agenda. That was in the
4 beginning.

5 MS. MEDLEY: Okay.

6 CHAIRWOMAN JARMON: The ones
7 that were tabled. So what do we need to
8 do? Approve them?

9 MS. MEDLEY: They need to be
10 voted.

11 MS. DUNBAR: No. We just said
12 table until next meeting. She just has
13 to reverse, I guess.

14 MS. MEDLEY: I'm sorry?

15 MS. DUNBAR: She has to just
16 remove them as being tabled?

17 CHAIRWOMAN JARMON: Well, the
18 applicants were here, so they spoke.

19 MS. MEDLEY: Right. There were
20 some where the applicants were here and I
21 guess testimony where they spoke and said
22 what they were going to do, and it was
23 pretty much those that were here agreed,
24 but we couldn't vote because there wasn't
25 a quorum. So we need to agree now or

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2 approve it now.

3 CHAIRWOMAN JARMON: Yes. Let

4 me just read the addresses off again:

5 5816 Norfolk, 4025 Reno, 1708 West

6 Allegheny, 2339 Lawrence. That's it.

7 Can I get a recommendation?

8 MR. FRISHKOFF: Recommendation

9 to approve.

10 (Duly seconded.)

11 CHAIRWOMAN JARMON: All in

12 favor?

13 (Aye.)

14 CHAIRWOMAN JARMON: Thank you.

15 And I just want to go back.

16 I'm not sure if this guy may be here, but

17 we did speak to him this morning. On

18 Page 5, 2637-39 -- oh, that's you? All

19 right. You can come up. It took you

20 four hours?

21 MR. RIFAI: Yes.

22 CHAIRWOMAN JARMON: Jeez.

23 MR. RIFAI: Thank you for

24 waiting.

25 (Witness approached podium.)

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2 CHAIRWOMAN JARMON: You're
3 welcome. Good morning. Can you just
4 state your name for the record.

5 MR. RIFAI: Good morning. My
6 name is Bassam Rifai on behalf of Brenton
7 Higgins and director of the development
8 group and myself.

9 CHAIRWOMAN JARMON: And your
10 proposal for these lots are?

11 MR. RIFAI: We're planning on
12 building single-family residential
13 properties at market value.

14 MS. DUNBAR: What's the
15 address?

16 CHAIRWOMAN JARMON: On Page 5,
17 Janney.

18 MS. DUNBAR: I got it.

19 CHAIRWOMAN JARMON: Any
20 questions from the Committee?

21 (No response.)

22 MS. DUNBAR: Motion to sell.

23 (Duly seconded.)

24 CHAIRWOMAN JARMON: All in
25 favor?

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2 (Aye.)

3 CHAIRWOMAN JARMON: Okay.

4 Thank you.

5 MR. RIFAI: Thank you. Have a
6 wonderful day.

7 MS. DUNBAR: I hope it doesn't
8 take you that long to get back.

9 MR. RIFAI: Me too.

10 CHAIRWOMAN JARMON: The meeting
11 is now adjourned. Thank you. Have a
12 good day.

13 I wanted to introduce Kevin
14 Hunter from the Commerce Department. He
15 will be attending, and Rebecca Swanson
16 from License and Inspection. Welcome.

17 (Vacant Property Review
18 Committee adjourned at 11:05 a.m.)

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CERTIFICATE

I HEREBY CERTIFY that the proceedings, evidence and objections are contained fully and accurately in the stenographic notes taken by me upon the foregoing matter, and that this is a true and correct transcript of same.

MICHELE L. MURPHY
RPR-Notary Public

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