

VACANT PROPERTY REVIEW COMMITTEE

Room 401, Caucus Room
Philadelphia, Pennsylvania
Tuesday, October 14, 2014
10:16 a.m.

PRESENT:

SUSIE JARMON, OHCD
ANDREW FRISHKOFF, LISC
LOWELL THOMAS, PHDC
LINDA MEDLEY, LAW DEPARTMENT
GARRETT O'DWYER, PACDC
PAUL DANELLA, REVENUE DEPARTMENT
DONNA BULLOCK, COUNCIL PRESIDENT'S OFFICE
LYNSIE SOLOMON, PUBLIC PROPERTY
EMILY GIORDANO, COMMERCE
JAMETTA JOHNSON, PLANNING COMMISSION
MELVIS DUNBAR, RDA

1

- - -

2 (Corrections from 9/9/14 VPRC Meeting transcript

3 -- Page 2, Line 6: John Mott s/b John Mondlak.)

4

- - -

5

MS. JARMON: Good morning. My name is

6

Susie Jarmon. The VPRC is now in session.

7

There were a couple items that the

8

address needs to be changed. On page 2, the

9

6232 Walnut Street should be 6532 Walnut

10

Street. And I have an item that's listed

11

under a side yard, 2945 6th Street which is

12

page 6. The applicant asked to receive a

13

urban garden agreement because he doesn't

14

occupy the adjacent property.

15

Going to get started.

16

Page 2, 1916 Mutter Street, Benjamin

17

Allen?

18

MR. ALLEN: Yes.

19

MS. JARMON: Come up to the podium.

20

MR. ALLEN: My name is Benjamin Allen.

21

MS. JARMON: Can you let the committee

22

know what your proposal is for this property

23

at 1916 Mutter Street.

24

MR. ALLEN: Yeah. I intend to fully

1 renovate and maintain that as a rental
2 property.

3 MS. JARMON: Any questions from the
4 committee?

5 MS. BULLOCK: Are you willing to pay the
6 stated price that you were quoted for this
7 property?

8 MR. ALLEN: Yes.

9 MS. JARMON: What's the recommendation
10 of the committee?

11 MS. DUNBAR: Motion to sell at the LAMA
12 value.

13 MS. BULLOCK: Second.

14 MS. JARMON: All in favor?

15 - - -

16 (Chorus of Ayes)

17 - - -

18 MS. JARMON: We'll be in touch.

19 MR. ALLEN: Thank you.

20 MS. JARMON: No problem.

21 6532 Walnut Street, Terrance Cook.

22 Good morning.

23 MR. COOK: Good morning.

24 MS. JARMON: Can you speak your name for

1 the record.

2 MR. COOK: Terrance Cook.

3 MS. JARMON: What is your proposal for
4 this property?

5 MR. COOK: To rehab and to live in the
6 property.

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

9 MS. BULLOCK: You willing to pay the
10 stated value for this property?

11 MR. COOK: Yes, ma'am.

12 MS. DUNBAR: Motion to sell at the LAMA
13 value.

14 MS. BULLOCK: Second.

15 MS. JARMON: All in favor?

16 - - -

17 (Chorus of Ayes)

18 - - -

19 MS. JARMON: 442 and 444 Arlington
20 Street. Kenneth Grono.

21 Good morning. Can you state your name
22 for the record?

23 MR. GRONO: Kenneth Grono.

24 MS. JARMON: Can you let the committee

1 know what your proposal is for these two
2 lots.

3 MR. GRONO: My business location is
4 currently on this street. These two lots
5 currently provide us access to the rear of
6 the property to access our propane tanks.
7 We propose fencing this in to preserve that
8 access and also for parking for my business
9 vehicles.

10 MS. BULLOCK: Are there other homes on
11 this block?

12 MR. GRONO: There are no homes on that
13 block, and there are no homes across the
14 street. The block is all vacant land.

15 MS. JOHNSON: Are you aware that you
16 will need a variance for parking?

17 MR. GRONO: Yes.

18 MS. JARMON: Recommendation of the
19 committee?

20 MS. DUNBAR: I just have a question.
21 Are you proposing to consolidate these lots?

22 MR. GRONO: Legally to make them one?

23 MS. DUNBAR: Yes.

24 MR. GRONO: I had not thought about

1 that. But, yeah, I guess so.

2 MS. JARMON: Recommendation of the
3 committee?

4 MS. DUNBAR: Motion to sell the
5 properties at the LAMA value which totals
6 \$7,126.

7 MS. BULLOCK: Second.

8 MS. JARMON: All in favor?

9 - - -

10 (Chorus of Ayes)

11 - - -

12 MS. JARMON: Thank you.

13 I'm sorry, I went forward before
14 acknowledging lawyers in the room. Are
15 there any lawyers in the room?

16 What address are you here for?

17 MR. CLINTON: 1211 Harmony and --

18 MS. JARMON: Well, you're next.

19 MR. CLINTON: Good morning. My name is
20 Henry Clinton. I'm the attorney for Emerald
21 Properties in Philadelphia. The requested
22 proposal was issued to RDA about two months
23 ago. My client submitted a proposal where
24 he agreed to pay \$5,000 per lot for each of

1 the seven lots to construct housing that is
2 affordable with a cap of \$240,000.

3 The developer happens to live in the
4 neighborhood. I represented him for over
5 eight years. He has constructed
6 approximately 75 to 100 homes in the City of
7 Philadelphia already. On my request for
8 proposal, there's a listing for about 15
9 homes that he's already constructed in the
10 19146 ZIP code.

11 I'm asking for the committee's approval
12 for him to proceed with this package. And I
13 will entertain any questions you have.

14 MS. DUNBAR: Good morning. The question
15 I have is who is the applicant? Is it
16 Emerald Properties of Philadelphia, LLC and
17 Eckert Seamans or just Emerald Properties?

18 MR. CLINTON: Just Emerald Properties of
19 Philadelphia, LLC. I'm with Eckert Seamans
20 firm. That is a law firm. I'm the one that
21 submitted the application on behalf of the
22 client.

23 MS. JOHNSON: I have a question. Are
24 Harmony and Warfield any other vacant

1 properties that are intervening, are you
2 acquiring those as well that are privately
3 owned?

4 MR. CLINTON: On Harmony Street, I think
5 you're talking about maybe the 1300 block of
6 Harmony. There are vacant properties to the
7 left and the right. I know who that
8 gentleman is. We have talked to him, but I
9 don't know that he's interested in selling
10 those lots. But my client would be
11 interested in buying them.

12 MS. JOHNSON: You are just doing
13 single --

14 MR. CLINTON: Right. Same answer with
15 regard to Warfield Street, too.

16 MS. JARMON: Recommendation of the
17 committee?

18 MS. DUNBAR: Recommend that we sell the
19 properties at \$5,000 per lot as agreed.

20 MR. LOWELL: Question. In light of the
21 fact there is an response to an RFP, are
22 there reverter restrictions that react to
23 this commission of sale?

24 MR. CLINTON: I guess that's within the

1 purview of the committee as well as the
2 Commissioner of Public Property. But my
3 client would not -- I am really neutral on
4 that topic because the intent is to build on
5 all seven.

6 MR. LOWELL: I think that's a question
7 for the committee.

8 MR. CLINTON: I'm sorry.

9 MS. JARMON: It's normally a year that
10 they have to do the rehab.

11 MR. LOWELL: It goes beyond just the
12 construction. I believe that there's
13 specific purpose that they have to fulfil.

14 MS. BULLOCK: I think the question that
15 Lowell is asking is whether or not we need
16 to put affordability into the restrictions
17 sort of how RDA and other agencies do when
18 you're doing affordable housing to ensure
19 it's actually sold to --

20 MS. JARMON: Right.

21 MR. LOWELL: I'm just asking if we
22 should amend your motion to just say the
23 appropriate restrictions. That's all.

24 MS. DUNBAR: I can do that. I'd like to

1 amend my motion to say motion to sell these
2 properties at \$5,000 per lot as agreed
3 subject to whatever the necessary
4 restrictions would be.

5 MS. BULLOCK: Second.

6 MS. JARMON: All in favor?

7 - - -

8 (Chorus of Ayes)

9 - - -

10 MS. JARMON: Thank you.

11 MR. CLINTON: Thank you.

12 MS. JARMON: You might as well stay
13 there for we have a release on page 8, 1205
14 South 16th Street. He is here to represent
15 his client.

16 MR. CLINTON: Hello again. Henry
17 Clinton from Eckert Seamans. This --

18 MS. JARMON: Not to cut you off. Can
19 you give your name for the record.

20 MS. WANG: Sure. My name is Qing Hui
21 Wang. I'm the listing agent for An Trieu
22 for 1205 South 16th Street from Century 21,
23 South Philly.

24 MR. CLINTON: So, the players are

1 myself. I'm the attorney for Mr. Trieu. He
2 just had double knee replacement at the
3 Rothman Institute. And I did mention that
4 he could not attend today. I beg the
5 committee's indulgence on that.

6 This property originally Mr. Trieu
7 purchased 1203 and 1205. He purchased 1203
8 in 2008. 1205 was a vacant lot at that
9 time. It had been for at least ten years
10 before that. And in 2011, he actually
11 purchased the property that we're talking
12 about today 1205 from the RDA. The reason
13 he bought that property, he owned the
14 property next to it. As 1205 was a vacant
15 lot, it became a dumping ground basically.

16 He went through the process. Paid
17 \$30,000 which was the appraised value.
18 Acquired the lot, cleaned up the lot,
19 removed the trees, installed the fence. I
20 have photographs to show.

21 MS. JARMON: We have pictures. Thank
22 you.

23 MR. CLINTON: Mr. Trieu purchased the
24 lot to basically clean it up as it was a

1 dumping ground. He made closing in 2011.
2 Since then he has paid property taxes,
3 insurance, installed a fence and has regular
4 maintenance. As you can see in the package,
5 he now -- he sold the property next to what
6 was 1203 because he just doesn't have the
7 energy and capability to have a rental
8 property to take care of properties anymore.
9 And he also put up the lot for sale. As you
10 can see, he has a substantial offer for a
11 developer to buy the property.

12 Ironically, I didn't know it but I know
13 now that I also represent that developer and
14 represent that developer in other cross
15 claims in the City of Philadelphia. He has
16 an LLC called Green Tomatoes, LLC. And his
17 name is Seamus O'Neill. So, I spoke to
18 Mr. O'Neill and asked if I could reveal
19 that. He said I could.

20 I asked him what his intentions were.
21 He told me his intentions were to do what he
22 does with every other lot he purchased with
23 my assistance, which is to build a single
24 family home. So today I'm asking for the

1 committee's approval to release or waive the
2 right of reverter and to permit my client
3 Mr. An Trieu to sell the property pursuant
4 to the agreement of sale to Green Tomato,
5 LLC.

6 MS. JOHNSON: Can I ask, what was the
7 term of the restriction?

8 MS. JARMON: A side yard.

9 MS. JOHNSON: Oh, okay.

10 MS. JARMON: Any questions from the
11 committee?

12 MS. BULLOCK: I just had a question
13 about what our requirements are with regards
14 to the difference in the sales price and
15 whether we're -- he purchased this from the
16 city in 2011. It's 2014. It's still within
17 the five year.

18 MS. JARMON: Right.

19 MS. BULLOCK: Is there any restrictions
20 on how much profit he can gain?

21 MS. JARMON: It's not a restriction in
22 the deed.

23 MS. MEDLEY: I don't know what
24 restrictions --

1 MS. JARMON: I know after 2008 there
2 were no restrictions for sales properties
3 other than they develop it just close to the
4 price.

5 MS. MEDLEY: Okay.

6 MS. JARMON: Any other questions?
7 Recommendations?

8 MR. FRISHKOFF: Sell the property -- to
9 allow for the sale of the property.

10 MS. BULLOCK: Second.

11 MS. JARMON: All in favor?

12 - - -

13 (Chorus of Ayes)

14 - - -

15 MR. CLINTON: Thank you. Appreciate the
16 courtesy.

17 MS. JARMON: No problem. Have a good
18 day.

19 Innova Redevelopment, Jeffrey
20 Allegretti.

21 Good morning.

22 MR. ALLEGRETTI: I'm actually Bud
23 Allegretti.

24 MS. JARMON: Let the committee know what

1 you are going to do with these properties
2 that you received the approval for RFP.

3 MR. ALLEGRETTI: We are proposing to
4 build 15 single family homes priced from
5 160,000 to 225,000. They're designed to
6 be -- pass house standards. We are pursuing
7 that model for housing.

8 MS. JOHNSON: Can I ask, I see that 1415
9 and 1417 South is also city-owned vacant
10 lots. You're acquiring 11 and 16 and some
11 others.

12 MR. ALLEGRETTI: I'm sorry. 14 --

13 MS. JOHNSON: 15 and 17.

14 MR. ALLEGRETTI: Are all city owned?

15 MS. JOHNSON: Yeah.

16 MR. ALLEGRETTI: I don't know why they
17 weren't --

18 MS. JARMON: They're not available.
19 That's why they're not on there.

20 MS. DUNBAR: What's the price?

21 MS. JARMON: They are a dollar because
22 they have the RFP. They are getting them
23 for a dollar.

24 Recommendation from the committee?

1 MS. DUNBAR: Recommend that we sell the
2 properties as agreed per the RFP.

3 MR. FRISHKOFF: And with --

4 MS. DUNBAR: With the appropriate
5 restrictions.

6 MS. BULLOCK: Second.

7 MS. JARMON: All in favor?

8 - - -

9 (Chorus of Ayes)

10 - - -

11 MS. JARMON: 1543 North 6th Street,
12 Ernest Logan Welde? No?

13 (No response.)

14 MS. JARMON: Going to table this until
15 next month.

16 1914 Ellsworth, 1927 Manton and 1929
17 Manton Street, Tremelle Hayman.

18 MR. HAYMAN: Yes.

19 MS. JARMON: Good morning.

20 MR. HAYMAN: Good morning, Hayman
21 Construction, LLC.

22 MS. JARMON: Can you let the committee
23 know what your proposal is --

24 MR. HAYMAN: Proposal for three-story

1 homes for affordable housing.

2 MS. JARMON: Any questions from the
3 committee?

4 MS. DUNBAR: What are the projected sale
5 prices? You said affordable housing.

6 MR. HAYMAN: Under 250,000.

7 MS. DUNBAR: That's affordable?

8 MR. HAYMAN: In that area.

9 MS. JARMON: Recommendation of the
10 committee?

11 MS. DUNBAR: The total sale prices of
12 the three. So, I'm proposing that we allow
13 the sale for the LAMA values 1914 Ellsworth
14 is \$31,337; 1927 Manton is 19,628; and 1929
15 Manton is \$19,523 which, according to my
16 calculations, total \$70,488.

17 MS. BULLOCK: Second.

18 MS. JARMON: All in favor?

19 - - -

20 (Chorus of Ayes)

21 - - -

22 MS. JARMON: Thank you.

23 MR. HAYMAN: Thank you.

24 MS. JARMON: 2610 and 2620 Annin Street,

1 Metro Impact Homes. Steve Shklovsky?

2 (No response.)

3 MS. JARMON: We'll table this until next
4 month.

5 1415 South Chadwick, Kumas Homes. Frank
6 Kumas.

7 Good morning.

8 MR. KUMAS: I am Frank Kumas. I own the
9 lot at 1413 South Chadwick. I'm developing
10 there right now. And I'd like to buy 1415
11 South Chadwick and develop it.

12 MS. BULLOCK: Redeveloping -- this is a
13 single family home?

14 MR. KUMAS: Yes, correct.

15 MS. DUNBAR: For sale?

16 MR. KUMAS: For sale.

17 MS. JARMON: Recommendation of the
18 committee?

19 MS. BULLOCK: I recommend that we sell
20 at the LAMA value of \$11,087.

21 MS. DUNBAR: Second.

22 MS. JARMON: All in favor?

23 - - -

24 (Chorus of Ayes)

1

- - -

2

MS. JARMON: Thank you.

3

2117 and 2121 Latona Street, Anthony

4

Drake, Wilson Drake Development.

5

Good morning.

6

MR. DRAKE: Good morning. My name is

7

Anthony Drake of Wilson Drake Development.

8

MS. JARMON: You are here to purchase

9

these lots?

10

MR. DRAKE: I am here to purchase the

11

two properties and build for sale as single

12

family homes.

13

MS. DUNBAR: What are your projected

14

sale prices?

15

MR. DRAKE: Could be anywhere from

16

current comp -- the bottom 265 to 285.

17

MS. JARMON: Any questions from the

18

committee or other questions?

19

Recommendation of the committee?

20

MS. BULLOCK: Recommend we sell at the

21

stated LAMA value for each property as

22

listed on the agenda.

23

MR. FRISHKOFF: Second.

24

MS. JARMON: All in favor?

1 - - -

2 (Chorus of Ayes)

3 - - -

4 MS. JARMON: All right. We'll be in
5 touch. Thank you.

6 2924 West Page Street. Good morning.

7 MS. ADAMS: Good morning. My name is
8 Vera Adams.

9 MS. JARMON: And you're here to purchase
10 the property at 2924 West Page Street?

11 MS. ADAMS: Yes.

12 MS. JARMON: For rear yard?

13 MS. ADAMS: Yes.

14 MS. JARMON: Any questions from the
15 committee?

16 MS. BULLOCK: You're willing to purchase
17 this rear yard at the stated value of 3,867?

18 MS. ADAMS: Yes, I am.

19 MS. BULLOCK: I recommend we sell 924
20 West Page Street at the stated LAMA value?

21 MS. DUNBAR: Second.

22 MS. JARMON: All in favor?

23 - - -

24 (Chorus of Ayes)

1

- - -

2

MS. JARMON: Thank you.

3

2149 East Albert Street. John Laychock.

4

MR. LAYCHOCK: Good morning. My name is

5

John Laychock.

6

MS. JARMON: Good morning. You're here

7

to purchase this lot and to use it -- to

8

maintain it and fence it in?

9

MR. LAYCHOCK: Yes.

10

MS. JARMON: You own the property across

11

the street?

12

MR. LAYCHOCK: Yes.

13

MS. JOHNSON: What's the address of your

14

property?

15

MR. LAYCHOCK: 2138.

16

MS. BULLOCK: 2138 is a rental or --

17

MR. LAYCHOCK: No, it's a lot. I live

18

on the block right behind it. If you walk

19

down the alley, you're right at this lot. I

20

live at 2141 Harold Street.

21

MS. JARMON: What's the Salmon Street

22

address?

23

MR. LAYCHOCK: That was my previous

24

address.

1 MS. JARMON: So, what's your address?
2 MR. LAYCHOCK: 2141 Harold.
3 MS. DUNBAR: Howard?
4 MR. LAYCHOCK: Harold, H-a-r-o-l-d.
5 MS. BULLOCK: 2138 is behind the home?
6 MR. LAYCHOCK: Yes.
7 MS. BULLOCK: And 2149 is across it?
8 MR. LAYCHOCK: Exactly.
9 MS. DUNBAR: Are you willing to pay the
10 LAMA value listed \$5,772?
11 MR. LAYCHOCK: Yes.
12 MS. DUNBAR: Make a motion to sell at
13 the LAMA value.
14 MS. BULLOCK: Second.
15 MS. JARMON: All in favor?
16 - - -
17 (Chorus of Ayes)
18 - - -
19 MS. JARMON: Okay.
20 MR. LAYCHOCK: Thank you.
21 MS. JARMON: 1845 Ridge Avenue, Rich
22 Scanlon for Saint Joe's Prep.
23 MR. SCANLON: I'm Rich Scanlon. This is
24 Father George Bur, the President of our

1 school. This is Mike Gallagher who is a
2 member of our building and grounds committee
3 of our board of trustees.

4 MS. JARMON: Good morning.

5 FATHER BUR: Thanks for the time. Just
6 some brief background. We've been on the
7 site there since about 1890. And after a
8 tragic fire in 1970, we had an opportunity
9 to move to another site but we desire to
10 stay in the city.

11 We have about 200 boys who are from the
12 city attending with another 700 boys who are
13 not in the city. We're involved in the
14 local community in a number of ways. We own
15 the building. That's part of our complex
16 that we lease to Jesuit School, a school for
17 430 children most of whom are from the City
18 of Philadelphia and some of them from
19 walking distance.

20 We have put a lot of money into our
21 buildings over the past 25 years. We are
22 committed to stay there in order to be in
23 Philadelphia. Our boys learn a lot about
24 the city, do service at the center school

1 and some other places there. And we entered
2 into a master site plan just recently.

3 MR. SCANLON: We undertook kind of an
4 analysis of our property that we already own
5 and other properties that we desire. Our
6 long term goal would be able to have an
7 athletic field between 18 and Ridge -- 18th
8 Street and Ridge. But in the short term,
9 what we need to be able to do is make sure
10 that we can control our footprint on that
11 side of the campus.

12 1845 sits right in that zone, and that's
13 our desire to be able to purchase the
14 property. And certainly, when our long term
15 plans would be able to come to fruition, we
16 would certainly be available for use by the
17 local community, too.

18 MS. BULLOCK: Frank, just to be clear,
19 thank you for your presentation.

20 This property actually sits in the
21 middle of the property you already own,
22 correct? You own the block.

23 MR. SCANLON: Yes. Would you like to
24 see that? I can hand out the map that shows

1 that. It's been paid for over 20 years, if
2 not longer. Prep County uses that as a
3 parking lot for over 20 years.

4 MR. O'DWYER: This property is currently
5 used?

6 MS. BULLOCK: It's part of their current
7 parking lot.

8 MS. JARMON: Any questions from the
9 committee?

10 MS. DUNBAR: Are you willing to pay the
11 LAMA value of \$24,844?

12 MR. SCANLON: Yes.

13 FATHER BUR: Yes.

14 MS. DUNBAR: I will make a motion that
15 we sell it to you for that price.

16 MR. FRISHKOFF: Second.

17 MS. JARMON: All in favor?

18 - - -

19 (Chorus of Ayes)

20 - - -

21 MS. JARMON: Thank you.

22 Next are side yards for adjacent owners
23 except for the 2945 North 6th Street. That
24 will be an urban garden agreement.

1 MS. DUNBAR: Motion to sell these as
2 side yards --

3 MS. JARMON: With the self-amortizing
4 mortgage.

5 MS. DUNBAR: -- with self-amortizing
6 mortgage.

7 MS. BULLOCK: With the exception of?

8 MS. DUNBAR: With the exception of 2945
9 North 6th street.

10 MS. BULLOCK: Second.

11 MS. JARMON: All in favor?

12 - - -

13 (Chorus of Ayes)

14 - - -

15 MS. JARMON: That should have gone to
16 the top of page 7, the 1732 Hope Street
17 which is a rear yard.

18 Can you change your motion, please?

19 MS. DUNBAR: I'd like to revise my
20 motion to include the properties with the
21 exception of 2945 North 6th Street, the
22 properties listed on page 6 and the top of
23 top of page 7 to sell these with a
24 self-amortizing mortgage.

1 MS. BULLOCK: Second.

2 MS. JARMON: All in favor?

3 - - -

4 (Chorus of Ayes)

5 - - -

6 MS. JARMON: Good. Thank you.

7 Next are Urban Garden Agreements. That
8 I can accept along with the 2945 6th Street.

9 The next address is 534 and it should be
10 536 North 36th Street. The applicant is
11 requesting a six-month extension to finish
12 his development. He was unable to attend
13 the meeting today, but we have the
14 attachment there.

15 MS. BULLOCK: This is his first
16 extension request?

17 MS. JARMON: First extension request.

18 MS. DUNBAR: I make a motion that we
19 provide the extension.

20 MS. BULLOCK: Second.

21 MS. JARMON: All in favor?

22 - - -

23 (Chorus of Ayes)

24 - - -

1 MS. JARMON: Next are Certificates of
2 Completion. The first address is 2311
3 Ellsworth and 2315 Ellsworth, Mr. Tillman.

4 MR. TILLMAN: Yes. My name is Leonidas
5 Tillman. 2311 Ellsworth.

6 MS. JARMON: And I see that this
7 property was already sold to the new
8 developer.

9 MR. SCHELLENGER: Yes. I'm Sean
10 Schellenger. I'm a developer. My company
11 is Streamline Solutions. I purchased one
12 property from Mr. Tillman not that long ago,
13 which we're in the process of developing.
14 And he's also looking to sell -- that was
15 2315. Now we're here for two properties
16 2315, which I already purchased and 2311
17 which we currently have under contract.

18 My banks and the title company are
19 insisting that we get the fee restriction
20 lifted prior to moving forward with the
21 development process.

22 MS. JARMON: Any questions from the
23 committee?

24 MS. DUNBAR: What was the proposed use

1 when he purchased --

2 MS. JARMON: They were side yards.

3 MS. DUNBAR: Motion to issue the
4 certificate of completion for 2311 and
5 2315 --

6 MS. JARMON: Yes.

7 MS. DUNBAR: -- Ellsworth Street.

8 MR. FRISHKOFF: Second.

9 MS. JARMON: All in favor?

10 - - -

11 (Chorus of Ayes)

12 - - -

13 MR. TILLMAN: Thank you. Have a good
14 day.

15 MS. JARMON: You too.

16 1235 West Tioga Street. We can note
17 that the applicant lives out of town. The
18 property she acquired back in 2001. She
19 wanted -- she was trying to get a -- to
20 refinance this property to get a mortgage
21 and move back into the city. Property is in
22 horrible condition, but she's passed the
23 five years that the restriction that was on
24 the deed.

1 MS. DUNBAR: We just automatically
2 remove it?

3 MS. JARMON: Right.

4 MS. DUNBAR: Can have it subject to her
5 doing something?

6 MS. JARMON: Well, it's 2001.

7 MR. O'DWYER: Purchased as a vacant lot?

8 MS. JARMON: No. It was a property.
9 She got it as a single family dwelling. At
10 the time, it was rehab. She was occupying.
11 And then she moved out of the property.

12 MR. O'DWYER: Now it's a vacant lot?

13 MS. JARMON: No. It's still a house.
14 But she wants to get some kind of financing
15 to do some work on this property to move
16 back to the city.

17 MS. JOHNSON: Shows up as a vacant lot.

18 MS. JARMON: It's not a lot.

19 MR. O'DWYER: Pictures show a vacant
20 lot.

21 MS. JARMON: It is a lot? Maybe I'm
22 looking at the wrong address. Okay. It's a
23 lot.

24 MS. SOLOMON: We're going to need this

1 cleaned before the commissioner will sign
2 for a release.

3 MS. JARMON: I'm thinking about another
4 address. Okay. All right.

5 The recommendation of the committee?

6 MS. SOLOMON: Recommend to release the
7 property once the property has been cleaned.

8 MS. DUNBAR: Second.

9 MS. JARMON: All in favor?

10 - - -

11 (Chorus of Ayes)

12 - -

13 MS. JARMON: Thank you.

14 2404 and 06 North Broad Street. This is
15 a property that was transferred from PAID to
16 Kuttab. And Kuttab transferred it out.

17 Because the PAID deed has the VPRC
18 restrictions, they are asking to release it.

19 We also had an attached email from Jametta
20 regarding the price that they're asking to
21 sell the property for or the two lots for.

22 Any questions?

23 MS. JOHNSON: What are the terms of the
24 restrictions for this when they purchased

1 it?

2 MS. JARMON: They were to develop. They
3 received it from PAID, so I'm sure they were
4 to develop it.

5 MS. JOHNSON: But that never happened?

6 MS. JARMON: No.

7 MS. JOHNSON: The questions that I was
8 getting, can we take it back? Can the city
9 reacquire to sell it since they never
10 developed it?

11 MS. JARMON: What was that?

12 MS. JOHNSON: The concern was can we
13 take that property back because it was not
14 developed per the restrictions and resell
15 it?

16 MS. MEDLEY: It's an option. I mean,
17 they didn't comply with the restrictions.

18 MS. JOHNSON: If there is any gains to
19 be made, why shouldn't the City realize
20 that?

21 MS. MEDLEY: Well, is it --

22 MS. DUNBAR: Is the person here? The
23 person not here?

24 MS. MEDLEY: Being that they sold in

1 1990, the City's argument to take the
2 property back --

3 MS. JOHNSON: I can't hear what you're
4 saying.

5 MS. MEDLEY: Because they sold the
6 property, purchased originally in 1990, it
7 kind of makes it difficult in terms of our
8 argument to say, you know, go ahead and
9 revoke the property. It's an option if the
10 City wants to consider it. It's not
11 necessarily the City would be successful at
12 or willing to pursue because it's so long,
13 you know, since it's 1990.

14 We are in the process of trying to
15 correct that so that so much time doesn't
16 pass between that.

17 MS. JOHNSON: It's already been resold
18 at this point. There is nothing --

19 MS. JARMON: Right. It's already been
20 resold.

21 MR. O'DWYER: Who was initially supposed
22 to develop it? PAID?

23 MS. JARMON: No. PAID transferred it to
24 Grace Kuttab and they were supposed to do

1 the development.

2 MR. O'DWYER: That was also in 1990 that
3 was transferred to Grace Development?

4 MS. JARMON: Yes.

5 MR. O'DWYER: That is who is trying to
6 sell it now?

7 MS. JARMON: They are trying to sell it.
8 I think they already sold it. They are just
9 asking for the restriction to come off
10 because it was transferred to -- no
11 actually, no. Kuttab still owns it.

12 MS. MEDLEY: So it could be -- I guess
13 we could possibly --

14 MS. BULLOCK: Who is the current owner?

15 MS. JARMON: Are you here for the --
16 come up to the podium.

17 Just for the record, I know that the Law
18 Department doesn't want us to do reverters.
19 And that was recent. They don't want us to
20 revert title.

21 MR. O'DWYER: At all?

22 MS. MEDLEY: Specifically to this
23 property or --

24 MS. JARMON: Not this property. I'm

1 just saying just for the record. Because we
2 had to do a quick claim on a property that
3 we took back from someone. The Law
4 Department wound up having to do a quick
5 claim. Recommended that we don't do
6 reverters.

7 MS. JOHNSON: We have no enforcement
8 package or restriction.

9 MS. JARMON: Right.

10 MS. FOSTER: Hi. My name is Kelly
11 Foster. I'm the owner of 2404 and 2406
12 North Broad Street. I owned it for the past
13 20 years.

14 MS. JARMON: You purchased it for?

15 MS. FOSTER: I purchased it to try to
16 actually develop it. And I'm still trying
17 possibly to develop it. But I would need
18 the reverter to be relinquished so that we
19 can possibly get some funding to proceed
20 with the development of the property.

21 I also own 2402 which is adjacent to
22 those properties, as well.

23 MS. BULLOCK: Mr. Foster -- Ms. Foster,
24 I'm sorry, do you have a current agreement

1 of sale?

2 MS. FOSTER: Pardon me?

3 MS. BULLOCK: Do you have a current
4 agreement of sale?

5 MS. FOSTER: For what?

6 MS. BULLOCK: To sell this property to
7 someone else?

8 MS. FOSTER: No.

9 MS. BULLOCK: Right now you're not
10 selling, you're intending to still develop
11 this property after 20 years?

12 MS. FOSTER: Yes, I am.

13 MS. JARMON: Did you get the property
14 for a dollar or you purchased monetary?

15 MS. FOSTER: I purchased it monetarily.

16 MS. JARMON: For how much?

17 MS. FOSTER: I believe maybe 10,000 a
18 lot or something like that.

19 MS. BULLOCK: I would like to request
20 that we table this so I can discuss this
21 with the Council President.

22 MS. DUNBAR: Second.

23 MS. JARMON: All in favor.

24 - - -

1 (Chorus of Ayes)

2 - - -

3 MS. JARMON: We are going to table this
4 till --

5 MS. DUNBAR: For further review.

6 MS. JARMON: -- we have a discussion
7 with the Councilman's office to see how they
8 want us to dispose as far as the request.

9 MS. FOSTER: Okay. Because that's the
10 reason why I basically came here on the
11 instruction of the Councilperson to ask for
12 reason of reverter so we can proceed. We've
13 been trying to sell the property.

14 MS. DUNBAR: She represents the Council
15 President's office.

16 MS. BULLOCK: Did you have an agreement
17 of sale, or do you not have an agreement of
18 sale?

19 MS. FOSTER: I'm talking with the people
20 about actually selling the property, but I
21 don't -- we're discussing it right now but I
22 don't have a physical agreement of sale. We
23 are trying to actually sell it. Without
24 liens and restrictions on it, they want to

1 make sure I actually can discuss selling it.

2 MS. BULLOCK: Are you discussing -- we
3 should talk afterwards. Let me give you my
4 card. We will talk afterwards.

5 MS. JARMON: Donna, I have the deed
6 here. She got these properties for a dollar
7 back in '97. It wasn't 10,000.

8 - - -

9 (At this time, a discussion was held off
10 the record.)

11 - - -

12 MS. JARMON: The next item 1648 Ridge
13 Avenue, Mark Seidman and Victoria Jenkins.
14 Good morning.

15 MR. SEIDMAN: I'm Mark Seidman.

16 MS. JARMON: You're here asking for the
17 restrictions to be lifted?

18 MR. SEIDMAN: Yes. I like the five-year
19 restrictions lifted. It's been seven years
20 since I got the lot. It was a dumping
21 ground and overrun with rats. I own the
22 adjoining building, and I cleaned up the
23 lot. We moved over 9 tons of trash and
24 debris, got rid of the rats, put up a fence.

1 I've been maintaining it as a side yard
2 since.

3 I do now have an agreement of sale. And
4 I want the five-year restrictions removed
5 since it's been seven years. And I'd like
6 to proceed with a sale.

7 MS. JARMON: Questions from the
8 committee?

9 MR. O'DWYER: What were the initial
10 requirements? A side yard?

11 MS. JARMON: It was a side yard.

12 MR. FRISHKOFF: Motion to remove the
13 restrictions.

14 MR. O'DWYER: Second.

15 MS. JARMON: All in favor?

16 - - -

17 (Chorus of Ayes)

18 - - -

19 MS. JARMON: Okay. We'll be in touch.
20 Thank you.

21 MR. SEIDMAN: Thank you very much.

22 MS. JARMON: 2727 North 9th Street.
23 Paulette Dubar?

24 Is that the letter that I gave you guys

1 saying that she wouldn't be able to attend
2 the meeting?

3 MS. DUNBAR: Yes. Paulette Coles.

4 MS. JARMON: Ms. Coles was unable to
5 attend the meeting. Here is the letter that
6 she sent.

7 "Please release the restrictions from my
8 title. I have gotten the necessary upgrades
9 required of me and would like to proceed
10 with refinancing my house so that I can get
11 more work done to my house. If you have any
12 questions, she can be contacted."

13 Thank you.

14 MR. O'DWYER: Is this a shell that she
15 purchased in rehab in 1978?

16 MS. JARMON: No. It was a single family
17 dwelling. She's in there. She's just
18 asking for the restriction so that she can
19 get refinancing for the house.

20 MS. DUNBAR: Motion to release the
21 restriction.

22 MR. FRISHKOFF: Second.

23 MS. JARMON: All in favor?

24 - - -

1 (Chorus of Ayes)

2 - - -

3 MS. JARMON: Thank you.

4 1258 South Ruby Street. Seems like
5 nobody could come or they're out of town
6 this month. This was a deed that was
7 transferred to an individual. And
8 Ms. Boatwright had gotten title from Angela,
9 but for some reason the deed was not a legal
10 deed. And Ms. Boatwright had to have her
11 attorney have a deed prepared. Right now
12 Ms. Boatwright is in title of this property.

13 She's asking for the restriction. She
14 lives out of town in North Carolina, but she
15 has someone occupying the property.

16 MS. DUNBAR: What's the owner's name,
17 the now owner?

18 MS. JARMON: The new owner is, I'm
19 sorry, Terra, T-e-r-r-a N. Boatwright.

20 MS. DUNBAR: She purchased it in?

21 MS. JARMON: She purchased it in 2013.

22 MS. DUNBAR: Motion to release the
23 restriction.

24 MR. DANELLA: Second.

1 MS. JARMON: All in favor?

2 - - -

3 (Chorus of Ayes)

4 - - -

5 MS. JARMON: 1311 West William Street.

6 This property was transferred as a single
7 family dwelling back in '93. Ms. Dixon,
8 again another person that couldn't attend
9 the meeting.

10 No one is in this property. She wanted
11 to do the work on it so she was trying to
12 get some type of financing with the
13 property. I actually have pictures of the
14 interior, and it's horrible. I didn't want
15 to put the picture in there. The house is,
16 like, horrible. But we transferred it to
17 her in 1997, so the five years were up.

18 MS. DUNBAR: She could have done
19 something.

20 MS. JARMON: She was in there at the
21 time. Not really sure when she moved out of
22 this property.

23 MS. DUNBAR: Motion to release the
24 restriction.

1 MR. DANIELLA: Second.

2 MS. JARMON: All in favor?

3 - - -

4 (Chorus of Ayes)

5 - - -

6 MS. JARMON: 943, 45, and 47 North 6th
7 Street, John and Kathleen.

8 Hi.

9 MR. FOX: Morning. Name is Eric Fox.
10 I'm the owner of the three addresses 943,
11 945 and 947 North 6th Street. There is
12 currently a condition in there that they
13 have been developed within the twelve-month
14 period from when I purchased them.

15 And my request today is to have that
16 condition satisfied.

17 MS. JARMON: He was before the committee
18 some time ago and received an extension on
19 doing the work on the property. And we have
20 two of the certificate of occupancies, and
21 we are just waiting on a third one.

22 MR. FOX: But I did bring photographs
23 showing that the third one is done.

24 MS. JARMON: Third one is complete.

1 MR. FOX: Yes.

2 MS. DUNBAR: Motion to release the
3 restriction.

4 MR. FRISHKOFF: Second.

5 MS. JARMON: All in favor?

6 - - -

7 (Chorus of Ayes)

8 - - -

9 MS. JARMON: 3443 American Street, Maria
10 Delgado. This was a property that was
11 transferred -- this was another property
12 transferred as a single family development
13 back in 1986. And she's asking permission
14 to sell it -- no, she actually sold it.

15 MS. DUNBAR: Motion to release. Doesn't
16 matter. She sold it already.

17 MR. DANELLA: Second.

18 MS. JARMON: All in favor?

19 - - -

20 (Chorus of Ayes)

21 - - -

22 MS. JARMON: 177 to 79 Norris Street?
23 This was another one. The applicant sold
24 the property and now the new owner is trying

1 to sell the lot. I know that Public
2 Property was trying -- not Public Property.
3 I'm sorry. The Councilwoman wanted John to
4 revert title. But before that happened, the
5 property was sold.

6 MS. DUNBAR: Motion to release.

7 MS. SOLOMON: Actually, we're going to
8 need to get this one cleaned before.

9 MS. DUNBAR: Motion to release subject
10 to the lot being cleaned.

11 MS. SOLOMON: Yes.

12 MR. FRISHKOFF: Second.

13 MS. JARMON: All in favor?

14 - - -

15 (Chorus of Ayes)

16 - - -

17 MS. JARMON: Thank you.

18 2976 Richmond, Michael. He's here.

19 MR. GRIMALDI: Morning. Joe Grimaldi.

20 MS. JARMON: Good morning. You're here
21 to --

22 MR. GRIMALDI: The property at 2976
23 Richmond Street. I bought as an investment
24 and under contract to sell it. And the

1 title company and the bank requested for me
2 to come down here to get it released.

3 MS. JARMON: He's selling it along with
4 another property that he owns at 2972
5 Richmond.

6 MR. GRIMALDI: Correct.

7 MR. FRISHKOFF: Motion to release.

8 MS. DUNBAR: Second.

9 MS. JARMON: All in favor?

10 - - -

11 (Chorus of Ayes)

12 - - -

13 MS. JARMON: Thank you.

14 1018 South 17th Street, Mary Jarnette.

15 MR. AMES: Good morning. My name is
16 Kirby Ames. I have an agreement of sale to
17 purchase 1018 South 17th Street from the
18 Estate of Mary Jarnette. And I would like
19 to respectfully request to have the dead
20 restriction lifted.

21 MS. JARMON: The price that you're
22 purchasing is 65,000?

23 MR. AMES: Yes. Plus attorney fees and
24 transfer costs.

1 MS. JARMON: Any questions from the
2 committee?

3 MS. DUNBAR: Motion to release.

4 MR. FRISHKOFF: Second.

5 MS. JARMON: All in favor?

6 - - -

7 (Chorus of Ayes)

8 - - -

9 MR. AMES: Thank you.

10 MS. JARMON: Thank you.

11 The next are five properties which
12 Public Property had inspected and asking
13 that we do a certificate because the
14 applicants are in compliance.

15 MS. DUNBAR: Motion.

16 MS. BULLOCK: Second.

17 MS. JARMON: All in favor?

18 - - -

19 (Chorus of Ayes)

20 - - -

21 MS. JARMON: Thank you.

22 MS. BULLOCK: Madam Chair, 2404-6 North
23 Broad Street back. Had an opportunity to
24 speak to the applicant seeking the release.

1 Just the position from the Council
2 President's Office, we are aware of the
3 buyer's project. Has been trying to
4 assemble the entire block of 2400 North
5 Broad for a large scale development. And
6 these were three of the four remaining
7 parcels to complete that process.

8 So, we would be supportive of allowing
9 the purchase subject to the conditions being
10 transferred to the new buyer.

11 MR. O'DWYER: She does have a property
12 deed for sale?

13 MS. BULLOCK: Yes. I had a chance to
14 see it.

15 MS. JARMON: Any further questions?

16 MR. LOWELL: Haven't the restrictions
17 expired?

18 MS. BULLOCK: They have. But we can --
19 I think because we have to approve the sale,
20 we can add new restrictions on the new
21 buyer. It's what I'm going to request.

22 MS. JARMON: Okay.

23 MS. MEDLEY: Yes, that's correct.

24 MS. BULLOCK: Somebody has to make a

1 motion.

2 MS. DUNBAR: I would like to make a
3 motion that we authorize the sale subject to
4 restrictions that will be placed.

5 MR. O'DWYER: Second.

6 MR. LOWELL: Question. They were here
7 to have restrictions removed, so do we still
8 have to do that?

9 MS. DUNBAR: We're not going to remove.

10 MS. BULLOCK: No. I think we're going
11 to consent to the sale with the new
12 restrictions.

13 MS. MEDLEY: Transfer the conditions to
14 the buyer.

15 MR. LOWELL: I thought we are going to
16 impose the --

17 MS. BULLOCK: Same and new conditions on
18 the buyer.

19 MS. MEDLEY: I'm not sure what -- I'm
20 not sure what the restrictions were in the
21 original deed, but it will be -- to develop,
22 it will probably just be A and B.

23 MS. BULLOCK: Our current terms we have.

24 MS. MEDLEY: Yes.

1 MS. BULLOCK: Do we need to clarify
2 that?

3 MS. JARMON: Probably that.

4 MS. MEDLEY: Transfer applicable -- to
5 amend transfer applicable conditions to the
6 new buyer.

7 MS. BULLOCK: Amend your motion to say
8 that the restrictions would be consistent
9 with current or -- current standards or the
10 applicable standards for the restrictions as
11 opposed to what was in 1990.

12 MS. DUNBAR: Okay. So, I'm making a
13 motion to authorize the sale of 2404 and 06
14 North Broad Street subject to the current
15 restrictions that would apply.

16 MR. O'DWYER: Second.

17 MS. JARMON: All in favor?

18 - - -

19 (Chorus of Ayes)

20 - - -

21 MS. JARMON: Meeting adjourned. Thank
22 you.

23 - - -

24 (At this time, the Vacant Property Review

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

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

ANGELA M. KING, RPR
Court Reporter - Notary Public

(The foregoing certification of this transcript does not apply to any reproduction of the same by any means, unless under the direct control and/or supervision of the certifying reporter.)

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