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
MS. JARMON: Good morning. My name is Susie Jarmon. The VPRC is now in session. There were a couple items that the address needs to be changed. On page 2, the 6232 Walnut Street should be 6532 Walnut Street. And I have an item that's listed under a side yard, 2945 6th Street which is page 6. The applicant asked to receive a urban garden agreement because he doesn't occupy the adjacent property.

Going to get started.

Page 2, 1916 Mutter Street, Benjamin Allen?

MR. ALLEN: Yes.

MS. JARMON: Come up to the podium.

MR. ALLEN: My name is Benjamin Allen.

MS. JARMON: Can you let the committee know what your proposal is for this property at 1916 Mutter Street.

MR. ALLEN: Yeah. I intend to fully
renovate and maintain that as a rental property.

MS. JARMON: Any questions from the committee?

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

MR. ALLEN: Yes.

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

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

MS. BULLOCK: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: We'll be in touch.

MR. ALLEN: Thank you.

MS. JARMON: No problem.

6532 Walnut Street, Terrance Cook.

Good morning.

MR. COOK: Good morning.

MS. JARMON: Can you speak your name for
MR. COOK: Terrance Cook.

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

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

MS. JARMON: Any questions from the committee?

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

MR. COOK: Yes, ma'am.

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

MS. BULLOCK: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -


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

MR. GRONO: Kenneth Grono.

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

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

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

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

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

MR. GRONO: Yes.

MS. JARMON: Recommendation of the
committee?

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

MR. GRONO: Legally to make them one?

MS. DUNBAR: Yes.

MR. GRONO: I had not thought about
that. But, yeah, I guess so.

MS. JARMON: Recommendation of the committee?

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

MS. BULLOCK: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: Thank you.

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

What address are you here for?

MR. CLINTON: 1211 Harmony and --

MS. JARMON: Well, you're next.

MR. CLINTON: Good morning. My name is Henry Clinton. I'm the attorney for Emerald Properties in Philadelphia. The requested proposal was issued to RDA about two months ago. My client submitted a proposal where he agreed to pay $5,000 per lot for each of
the seven lots to construct housing that is affordable with a cap of $240,000.

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

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

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

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

MS. JOHNSON: I have a question. Are Harmony and Warfield any other vacant
properties that are intervening, are you acquiring those as well that are privately owned?

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

MS. JOHNSON: You are just doing single --

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

MS. JARMON: Recommendation of the committee?

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

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

MR. CLINTON: I guess that's within the
purview of the committee as well as the Commissioner of Public Property. But my client would not -- I am really neutral on that topic because the intent is to build on all seven.

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

MR. CLINTON: I'm sorry.

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

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

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

MS. JARMON: Right.

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

MS. DUNBAR: I can do that. I'd like to
amend my motion to say motion to sell these properties at $5,000 per lot as agreed subject to whatever the necessary restrictions would be.

MS. BULLOCK: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: Thank you.

MR. CLINTON: Thank you.

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

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

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

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

MR. CLINTON: So, the players are
myself. I'm the attorney for Mr. Trieu. He just had double knee replacement at the Rothman Institute. And I did mention that he could not attend today. I beg the committee's indulgence on that.

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

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

MS. JARMON: We have pictures. Thank you.

MR. CLINTON: Mr. Trieu purchased the lot to basically clean it up as it was a
dumping ground. He made closing in 2011. Since then he has paid property taxes, insurance, installed a fence and has regular maintenance. As you can see in the package, he now -- he sold the property next to what was 1203 because he just doesn't have the energy and capability to have a rental property to take care of properties anymore. And he also put up the lot for sale. As you can see, he has a substantial offer for a developer to buy the property.

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

I asked him what his intentions were. He told me his intentions were to do what he does with every other lot he purchased with my assistance, which is to build a single family home. So today I'm asking for the
committee's approval to release or waive the
right of reverter and to permit my client
Mr. An Trieu to sell the property pursuant
to the agreement of sale to Green Tomato,
LLC.

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

MS. JARMON: A side yard.

MS. JOHNSON: Oh, okay.

MS. JARMON: Any questions from the
committee?

MS. BULLOCK: I just had a question
about what our requirements are with regards
to the difference in the sales price and
whether we're -- he purchased this from the
the five year.

MS. JARMON: Right.

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

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

MS. MEDLEY: I don't know what
restrictions --
MS. JARMON: I know after 2008 there were no restrictions for sales properties other than they develop it just close to the price.

MS. MEDLEY: Okay.

MS. JARMON: Any other questions? Recommendations?

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

MS. BULLOCK: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MR. CLINTON: Thank you. Appreciate the courtesy.

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

Innova Redevelopment, Jeffrey Allegretti.

Good morning.

MR. ALLEGRETTI: I'm actually Bud Allegretti.

MS. JARMON: Let the committee know what
you are going to do with these properties that you received the approval for RFP.

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

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

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

MS. JOHNSON: 15 and 17.

MR. ALLEGRETTI: Are all city owned?

MS. JOHNSON: Yeah.

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

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

MS. DUNBAR: What's the price?

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

Recommendation from the committee?
MS. DUNBAR: Recommend that we sell the properties as agreed per the RFP.

MR. FRISHKOFF: And with --

MS. DUNBAR: With the appropriate restrictions.

MS. BULLOCK: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

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

(No response.)

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

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

MR. HAYMAN: Yes.

MS. JARMON: Good morning.

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

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

MR. HAYMAN: Proposal for three-story
homes for affordable housing.

MS. JARMON: Any questions from the committee?

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

MR. HAYMAN: Under 250,000.

MS. DUNBAR: That's affordable?

MR. HAYMAN: In that area.

MS. JARMON: Recommendation of the committee?

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

MS. BULLOCK: Second.

MS. JARMON: All in favor?

(Chorus of Ayes)

MS. JARMON: Thank you.

MR. HAYMAN: Thank you.

MS. JARMON: 2610 and 2620 Annin Street,
Metro Impact Homes. Steve Shklovsky?

(No response.)

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

1415 South Chadwick, Kumas Homes. Frank Kumas.

Good morning.

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

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

MR. KUMAS: Yes, correct.

MS. DUNBAR: For sale?

MR. KUMAS: For sale.

MS. JARMON: Recommendation of the committee?

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

MS. DUNBAR: Second.

MS. JARMON: All in favor?

- - -

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

2117 and 2121 Latona Street, Anthony Drake, Wilson Drake Development.

Good morning.

MR. DRAKE: Good morning. My name is Anthony Drake of Wilson Drake Development.

MS. JARMON: You are here to purchase these lots?

MR. DRAKE: I am here to purchase the two properties and build for sale as single family homes.

MS. DUNBAR: What are your projected sale prices?

MR. DRAKE: Could be anywhere from current comp -- the bottom 265 to 285.

MS. JARMON: Any questions from the committee or other questions?

Recommendation of the committee?

MS. BULLOCK: Recommend we sell at the stated LAMA value for each property as listed on the agenda.

MR. FRISHKOFF: Second.

MS. JARMON: All in favor?
(Chorus of Ayes)

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

2924 West Page Street. Good morning.

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

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

MS. ADAMS: Yes.

MS. JARMON: For rear yard?

MS. ADAMS: Yes.

MS. JARMON: Any questions from the committee?

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

MS. ADAMS: Yes, I am.

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

MS. DUNBAR: Second.

MS. JARMON: All in favor?

(Chorus of Ayes)
2149 East Albert Street. John Laychock.

MR. LAYCHOCK: Good morning. My name is John Laychock.

MS. JARMON: Thank you.

MS. JARMON: Good morning. You're here to purchase this lot and to use it -- to maintain it and fence it in?

MR. LAYCHOCK: Yes.

MS. JARMON: You own the property across the street?

MR. LAYCHOCK: Yes.

MS. JOHNSON: What's the address of your property?

MR. LAYCHOCK: 2138.

MS. BULLOCK: 2138 is a rental or --

MR. LAYCHOCK: No, it's a lot. I live on the block right behind it. If you walk down the alley, you're right at this lot. I live at 2141 Harold Street.

MS. JARMON: What's the Salmon Street address?

MR. LAYCHOCK: That was my previous address.
MS. JARMON: So, what's your address?

MR. LAYCHOCK: 2141 Harold.

MS. DUNBAR: Howard?

MR. LAYCHOCK: Harold, H-a-r-o-l-d.

MS. BULLOCK: 2138 is behind the home?

MR. LAYCHOCK: Yes.

MS. BULLOCK: And 2149 is across it?

MR. LAYCHOCK: Exactly.

MS. DUNBAR: Are you willing to pay the LAMA value listed $5,772?

MR. LAYCHOCK: Yes.

MS. DUNBAR: Make a motion to sell at the LAMA value.

MS. BULLOCK: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: Okay.

MR. LAYCHOCK: Thank you.


MR. SCANLON: I'm Rich Scanlon. This is Father George Bur, the President of our
This is Mike Gallagher who is a member of our building and grounds committee of our board of trustees.

MS. JARMON: Good morning.

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

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

We have put a lot of money into our buildings over the past 25 years. We are committed to stay there in order to be in Philadelphia. Our boys learn a lot about the city, do service at the center school
and some other places there. And we entered
into a master site plan just recently.

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

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

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

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

MR. SCANLON: Yes. Would you like to
see that? I can hand out the map that shows
that. It's been paid for over 20 years, if not longer. Prep County uses that as a parking lot for over 20 years.

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

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

MS. JARMON: Any questions from the committee?

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

MR. SCANLON: Yes.

FATHER BUR: Yes.

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

MR. FRISHKOFF: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: Thank you.

Next are side yards for adjacent owners except for the 2945 North 6th Street. That will be an urban garden agreement.
MS. DUNBAR: Motion to sell these as side yards --

MS. JARMON: With the self-amortizing mortgage.

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

MS. BULLOCK: With the exception of?

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

MS. BULLOCK: Second.

MS. JARMON: All in favor?

(Chorus of Ayes)

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

Can you change your motion, please?

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

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: Good. Thank you.

Next are Urban Garden Agreements. That I can accept along with the 2945 6th Street. The next address is 534 and it should be 536 North 36th Street. The applicant is requesting a six-month extension to finish his development. He was unable to attend the meeting today, but we have the attachment there.

MS. BULLOCK: This is his first extension request?

MS. JARMON: First extension request.

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

MS. BULLOCK: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

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

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

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

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

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

MS. JARMON: Any questions from the committee?

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.
MS. DUNBAR: We just automatically remove it?

MS. JARMON: Right.

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


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

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

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

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

MS. JOHNSON: Shows up as a vacant lot.

MS. JARMON: It's not a lot.

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

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

MS. SOLOMON: We're going to need this
cleaned before the commissioner will sign for a release.

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

The recommendation of the committee?

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

MS. DUNBAR: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- -

MS. JARMON: Thank you.

2404 and 06 North Broad Street. This is a property that was transferred from PAID to Kuttab. And Kuttab transferred it out. Because the PAID deed has the VPRC restrictions, they are asking to release it. We also had an attached email from Jametta regarding the price that they're asking to sell the property for or the two lots for.

Any questions?

MS. JOHNSON: What are the terms of the restrictions for this when they purchased
it?

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

MS. JOHNSON: But that never happened?

MS. JARMON: No.

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

MS. JARMON: What was that?

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

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

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

MS. MEDLEY: Well, is it --

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

MS. MEDLEY: Being that they sold in
1990, the City's argument to take the
property back --

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

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

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

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

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

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

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

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

MS. JARMON: Yes.

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

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

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

MS. BULLOCK: Who is the current owner?

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

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

MR. O'DWYER: At all?

MS. MEDLEY: Specifically to this property or --

MS. JARMON: Not this property. I'm
just saying just for the record. Because we had to do a quick claim on a property that we took back from someone. The Law Department wound up having to do a quick claim. Recommended that we don't do reverters.

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

MS. JARMON: Right.

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

MS. JARMON: You purchased it for?

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

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

MS. BULLOCK: Mr. Foster -- Ms. Foster, I'm sorry, do you have a current agreement
of sale?

MS. FOSTER: Pardon me?

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

MS. FOSTER: For what?

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

MS. FOSTER: No.

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

MS. FOSTER: Yes, I am.

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

MS. FOSTER: I purchased it monetarily.

MS. JARMON: For how much?

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

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

MS. DUNBAR: Second.

MS. JARMON: All in favor.

- - -
(Chorus of Ayes)

- - -

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

MS. DUNBAR: For further review.

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

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

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

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

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

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

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

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

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

MR. SEIDMAN: I'm Mark Seidman.

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

MR. SEIDMAN: Yes. I like the five-year restrictions lifted. It's been seven years since I got the lot. It was a dumping ground and overrun with rats. I own the adjoining building, and I cleaned up the lot. We moved over 9 tons of trash and debris, got rid of the rats, put up a fence.
I've been maintaining it as a side yard since.

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

MS. JARMON: Questions from the committee?

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

MS. JARMON: It was a side yard.

MR. FRISHKOFF: Motion to remove the restrictions.

MR. O'DWYER: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

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

MR. SEIDMAN: Thank you very much.

MS. JARMON: 2727 North 9th Street.

Paulette Dubar?

Is that the letter that I gave you guys
saying that she wouldn't be able to attend
the meeting?

MS. DUNBAR: Yes. Paulette Coles.

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

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

Thank you.

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

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

MS. DUNBAR: Motion to release the
restriction.

MR. FRISHKOFF: Second.

MS. JARMON: All in favor?

- - -
(Chorus of Ayes)

- - -

MS. JARMON: Thank you.

1258 South Ruby Street. Seems like nobody could come or they're out of town this month. This was a deed that was transferred to an individual. And Ms. Boatwright had gotten title from Angela, but for some reason the deed was not a legal deed. And Ms. Boatwright had to have her attorney have a deed prepared. Right now Ms. Boatwright is in title of this property. She's asking for the restriction. She lives out of town in North Carolina, but she has someone occupying the property.

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

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

MS. DUNBAR: She purchased it in?

MS. JARMON: She purchased it in 2013.

MS. DUNBAR: Motion to release the restriction.

MR. DANELLA: Second.
MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: 1311 West William Street.

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

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

MS. DUNBAR: She could have done something.

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

MS. DUNBAR: Motion to release the restriction.
MR. DANELLA: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

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

Hi.

MR. FOX: Morning. Name is Eric Fox. I'm the owner of the three addresses 943, 945 and 947 North 6th Street. There is currently a condition in there that they have been developed within the twelve-month period from when I purchased them. And my request today is to have that condition satisfied.

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

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

MS. JARMON: Third one is complete.
MR. FOX: Yes.

MS. DUNBAR: Motion to release the restriction.

MR. FRISHKOFF: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

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

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

MR. DANELLA: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

MS. JARMON: 177 to 79 Norris Street?

This was another one. The applicant sold the property and now the new owner is trying
to sell the lot. I know that Public Property was trying -- not Public Property. I'm sorry. The Councilwoman wanted John to revert title. But before that happened, the property was sold.

MS. DUNBAR: Motion to release.

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

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

MS. SOLOMON: Yes.

MR. FRISHKOFF: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: Thank you.

2976 Richmond, Michael. He's here.


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

MR. GRIMALDI: The property at 2976 Richmond Street. I bought as an investment and under contract to sell it. And the
title company and the bank requested for me to come down here to get it released.

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

MR. GRIMALDI: Correct.

MR. FRISHKOFF: Motion to release.

MS. DUNBAR: Second.

MS. JARMON: All in favor?

(Chorus of Ayes)

MS. JARMON: Thank you.

1018 South 17th Street, Mary Jarnette.

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

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

MR. AMES: Yes. Plus attorney fees and transfer costs.
MS. JARMON: Any questions from the committee?

MS. DUNBAR: Motion to release.

MR. FRISHKOFF: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MR. AMES: Thank you.

MS. JARMON: Thank you.

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

MS. DUNBAR: Motion.

MS. BULLOCK: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: Thank you.

MS. BULLOCK: Madam Chair, 2404-6 North Broad Street back. Had an opportunity to speak to the applicant seeking the release.
Just the position from the Council President's Office, we are aware of the buyer's project. Has been trying to assemble the entire block of 2400 North Broad for a large scale development. And these were three of the four remaining parcels to complete that process.

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

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

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

MS. JARMON: Any further questions?

MR. LOWELL: Haven't the restrictions expired?

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

MS. JARMON: Okay.

MS. MEDLEY: Yes, that's correct.

MS. BULLOCK: Somebody has to make a
motion.

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

MR. O'DWYER: Second.

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

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

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

MS. MEDLEY: Transfer the conditions to the buyer.

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

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

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

MS. BULLOCK: Our current terms we have.

MS. MEDLEY: Yes.
MS. BULLOCK: Do we need to clarify that?

MS. JARMON: Probably that.

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

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

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

MR. O'DWYER: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: Meeting adjourned. Thank you.

- - -

(At this time, the Vacant Property Review
Committee adjourned at 11:12 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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ANGELA M. KING, RPR
Court Reporter - Notary Public

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