

Vacant Property Review Committee
October 11, 2016

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VACANT PROPERTY REVIEW COMMITTEE

Room 401, Caucus Room
Philadelphia, Pennsylvania
Tuesday, October 11, 2016
10:21 a.m.

PRESENT:

SUSIE JARMON, OHCD
JEREMY GRADWOHL, COUNCIL PRESIDENT'S OFFICE
ANDREW FRISHKOFF, LISC
LINDA MEDLEY, LAW DEPARTMENT
GARRETT O'DWYER, PACDC
LISA WALKER, REVENUE DEPARTMENT
KEVIN HUNTER, COMMERCE
FRED PURNELL, OHC
JAMETTA JOHNSON, PLANNING COMMISSION
ALAN UREK, PUBLIC PROPERTY

ALSO PRESENT:

PAULA ADAMS, COUNCILWOMAN BLACKWELL'S OFFICE

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1 Can you just state your name for the
2 record?

3 MS. GREEN: Stephanie A. Green.

4 CHAIRMAN JARMON: You are here
5 requesting an extension. Can you just let the
6 committee know what the holdup was, and what you
7 plan to do?

8 MS. GREEN: It was basically -- I didn't
9 realize I had a time frame as far as when I
10 needed to have the properties developed.

11 CHAIRMAN JARMON: Your proposal was to
12 build?

13 MS. GREEN: Yes.

14 CHAIRMAN JARMON: Build what? Single
15 family dwellings?

16 MS. GREEN: Yes.

17 CHAIRMAN JARMON: Where does this stand
18 right now?

19 MS. GREEN: Right now I'm in the process
20 of getting contractors, architects to get the
21 process moving along.

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

24 MR. O'DWYER: Do you have confidence you

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1 will be able to move this to completion?

2 MS. GREEN: Yes.

3 MR. O'DWYER: What would be your time
4 frame for that?

5 MS. GREEN: I was looking in about three
6 years to be completed.

7 MR. PURNELL: When do you think you will
8 be able to start?

9 MS. GREEN: The first of the year.

10 CHAIRMAN JARMON: This Committee can
11 grant six-month extensions at a time. If the
12 Committee recommends it, we can grant a six-month
13 extension. And you can come back and let us know
14 where you are at that time.

15 Can I get a recommendation from the
16 Committee?

17 MR. O'DWYER: I recommend that we grant
18 a six-month extension, but we do expect to see
19 some progress, meaningful progress, when you come
20 back to get another one.

21 MS. GREEN: Okay.

22 MR. PURNELL: Second.

23 CHAIRMAN JARMON: All in favor?

24 (Ayes.)

1 Any other attorneys?

2 (No further attorneys.)

3 Okay. I think we are going to get started.

4 MS. MEDLEY: I think you should clarify
5 the typos that are underneath.

6 CHAIRMAN JARMON: Yeah. Just want the
7 Committee just to go through the agenda. A
8 couple items.

9 On page 2, 2332 Sharswood and 2335
10 Sharswood. I would like those deleted. The
11 Redevelopment Authority condemned these
12 properties over a year ago, and our department
13 was not aware of that. These need to be deleted
14 off of the agenda.

15 MR. O'DWYER: What page are they on?

16 CHAIRMAN JARMON: Page 2, 2333 Sharswood
17 and 2335 Sharswood.

18 On page 3, in the middle of the page it
19 says this property was on a previous list, but
20 there was a typo which should go with the address
21 under there at 1412 South 19th Street. There was
22 several properties on the agendas last month.
23 They are properties I had verified that the
24 applicants were in compliance. This one was on

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1 that list. However, it was listed as 412 South
2 19th Street and the address is 1412.

3 And one more item. Right under there,
4 there is another paragraph. The applicant was
5 here before the Committee in June requesting an
6 extension. This goes to page 5 under the
7 Cumberland Street. 2100 to 02 East Cumberland
8 Street.

9 And another item. Sorry guys. On page
10 4, 3613 Sears goes 3613 to 19 Sears Street.

11 So back to page 2. 2350 North Fairhill
12 Street, Wayne Plush. Can you come up to the
13 podium, please.

14 (Applicant approaches podium.)

15 CHAIRMAN JARMON: Mr. Plush owns 2348
16 North Fairhill Street. Can you state your name?

17 MR. PLUSH: Wayne Plush, P-l-u-s-h.

18 CHAIRMAN JARMON: You are here to
19 purchase this lot?

20 MR. PLUSH: Yes.

21 CHAIRMAN JARMON: What's your proposal?

22 MR. PLUSH: Basically, I want to use it
23 as a side yard because we own the garage next
24 door.

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1 CHAIRMAN JARMON: It's not a garden at
2 2348, it's a garage?

3 MR. PLUSH: It's a garage, yes.

4 MS. JOHNSON: You live across the
5 street?

6 MR. PLUSH: Directly across the street,
7 yeah.

8 MS. JOHNSON: This is part of a large
9 assemblage of vacant land. It's part of a large
10 assemblage of other vacant lots.

11 MR. PLUSH: I think they all separate.

12 MS. JOHNSON: In the middle.

13 MR. PLUSH: There's three lots next to
14 each other. It's another three the City owns
15 that they converted into garden.

16 MS. JOHNSON: Right. You are putting a
17 garden just right there in the center of other
18 vacant land.

19 CHAIRMAN JARMON: Next to his garage.

20 MR. GRADWOHL: It's on the edge of the
21 assemblage.

22 MS. JOHNSON: Might this be better used
23 for something else?

24 CHAIRMAN JARMON: Are there any further

1 questions?

2 MR. GRADWOHL: You're planning to use
3 this just as open space? Is there any other
4 specifics you can get into?

5 MR. PLUSH: Well, basically, I wanted
6 to -- like she said, there is other lots next to
7 it. I wanted to get all three, but I'm not sure
8 who owns the other two. But I was going to use
9 it, fence it off, cement part of it, you know,
10 put some grass around it so we don't have to have
11 people -- like, we would have like a cookout or
12 anything like that. We don't have to have people
13 back and forth through the house.

14 It's right directly across the street.
15 We don't have to arrange anything else, you know.
16 Put up some tables, you know, stuff like that.

17 CHAIRMAN JARMON: Any further questions?

18 Can I get a recommendation?

19 MR. GRADWOHL: Move we sell at fair
20 market value.

21 MR. FRISHKOFF: Second.

22 CHAIRMAN JARMON: All in favor?

23 (Ayes.)

24 CHAIRMAN JARMON: Thank you. We will be

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1 in touch.

2 MR. PLUSH: Thank you.

3 CHAIRMAN JARMON: The next item is a
4 side yard to be transferred to the adjacent
5 applicant who applied back in 2002. Actually,
6 her mother had applied. And once we acquired the
7 property at sheriff sale, her mom had passed
8 away. The Real Estate approved the daughter
9 receiving the lot as a side yard under the old
10 side yard program.

11 Can I get a recommendation.

12 MR. PURNELL: So moved.

13 MR. GRADWOHL: Second.

14 CHAIRMAN JARMON: All in favor?

15 (Ayes.)

16 CHAIRMAN JARMON: Thank you.

17 The next items are Urban Garden
18 agreements which I can accept other than the one
19 that I am going to delete from the agenda, well
20 two, 2333 Sharswood and 2335 Sharswood.

21 The next items are properties that are
22 being transferred to PHA. There is an attached
23 list. 1914 North 7th Street. There is an
24 attached list. I'm not really sure how many

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1 properties are on that list.

2 MR. GRADWOHL: Sixty.

3 CHAIRMAN JARMON: Okay. We had one
4 opposition from an attorney Peter D. Crawford who
5 opposed us transferring a few of these properties
6 on this list.

7 Can I get a recommendation?

8 MR. GRADWOHL: Move to transfer.

9 MR. O'DWYER: Second.

10 CHAIRMAN JARMON: All in favor?

11 (Ayes.)

12 CHAIRMAN JARMON: The next properties
13 that are being transferred to the Land Bank
14 Program. I'm not sure if I stated that the
15 previous ones were transferred to Land Bank to be
16 transferred out to PHA.

17 MS. MEDLEY: That's --

18 MR. O'DWYER: 1914, that list of
19 properties was all being transferred from
20 Department of Public Property or wherever to the
21 Land Bank for disposition?

22 CHAIRMAN JARMON: Disposition to PHA.

23 (Audience member asks a question.)

24 CHAIRMAN JARMON: I'm sorry? One

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1 second.

2 The next item is 844 North 19th Street,
3 et al. There is also a few properties that are
4 being transferred to --

5 MR. O'DWYER: Part of the package
6 includes this property the gentleman had a
7 question on.

8 MR. ALLEN: Here we wanted adverse
9 possession.

10 MR. O'DWYER: Means they want to make
11 claim on title of the property.

12 CHAIRMAN JARMON: You can speak up here,
13 but then we will have to take it before the Land
14 Bank Program who took title of these properties.

15 What address are you here for?

16 MR. ALLEN: 869 North 20th Street.

17 CHAIRMAN JARMON: That's one of the
18 properties. Let me just read the other addresses
19 that had been transferred to Land Bank: 844
20 North 19th Street, 715 North 20th Street, 1907 to
21 09 Brown Street, 1917 Brown, 836 North 19th
22 Street, 869 North 20th and 867 North Uber Street.

23 Can you just state your name for the
24 record?

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1 MR. ALLEN: My name is John Allen. My
2 father Donald Watkins and my brother Oliver
3 Watkins. My father has owned the property since
4 1980.

5 CHAIRMAN JARMON: What property?

6 MR. ALLEN: 871 North 20th Street. 869
7 is our back yard. He's maintained that. Been
8 closed off. It's not a vacant lot. We had been
9 in possession of that since he owned it.

10 CHAIRMAN JARMON: Now the 871, that's a
11 house or a lot?

12 MR. ALLEN: It's a house.

13 CHAIRMAN JARMON: He's been using and
14 maintaining the 869?

15 MR. ALLEN: Yes, ma'am.

16 CHAIRMAN JARMON: What's your
17 dad's name? I'm sorry.

18 MR. ALLEN: Donald Watkins, Sr.

19 MS. JOHNSON: What's the address that
20 you've been maintaining?

21 MR. ALLEN: 869.

22 MR. O'DWYER: You are on 861 North 20th?

23 MR. ALLEN: Yes. That's our backyard.

24 869 is our backyard.

1 MR. GRADWOHL: What's before the
2 Committee today is whether the properties will be
3 transferred to the Land Bank to be conveyed for
4 workforce housing initiative. You made mention
5 to adverse possession, which is in itself a legal
6 matter, so not something that this Board will
7 would really have purview over.

8 I move that we transfer the properties
9 to the Land Bank.

10 CHAIRMAN JARMON: Well, I think it's
11 going to be a legal matter with that so.

12 MR. O'DWYER: Well --

13 CHAIRMAN JARMON: We can't make that
14 decision right now.

15 Linda can you make a --

16 MS. MEDLEY: I think we should table it
17 and figure out what's going on with it whether or
18 not -- though they are making the claim, they are
19 going to have to file something, you know.
20 Coming here doesn't really stay it any. But I
21 think just a matter of being organized we should
22 just table it.

23 MR. O'DWYER: Just that one property?

24 MR. PURNELL: But this property is part

1 of a eight-package development property that has
2 quite a lot of resources attached to it. I'm not
3 sure -- I'm not a lawyer, for the record. But
4 I'm not sure how we would handle this.

5 MR. ALLEN: This property has never been
6 vacant. It's never been a vacant lot. It's
7 always been in my father's possession.

8 MR. PURNELL: You're talking about the
9 property at 869 North 20th Street?

10 MR. ALLEN: Yes.

11 MR. PURNELL: It's a vacant lot.

12 MR. ALLEN: It's not.

13 MR. PURNELL: I mean, there is not a
14 structure on the property. It's an open piece of
15 land.

16 MR. ALLEN: It's gated off and attached
17 to our land. The only way you can occupy, get
18 into that lot is through our open home.

19 MR. PURNELL: Okay. But do you have a
20 deed for the property?

21 MR. ALLEN: We have -- we claiming
22 adverse possession.

23 MR. PURNELL: I understand what you are
24 saying today. But today, you do not have a deed

1 that shows that you own the property?

2 MR. WATKINS: It was given to us. When
3 we -- when I first purchased the property, it was
4 given to me 1980 August 8 purchased the property.
5 It was given to me the whole yard. The whole
6 yard was in completion in the deal.

7 We done kept it up for 36 years. The
8 law states that after 21 years you kept a
9 property, that it be can be yours. We done took
10 care of it for 36 years. And I don't understand
11 why all the sudden we didn't get this here until
12 last week.

13 MS. MEDLEY: The Committee can either
14 choose to table it for a month to do some
15 additional research to see what is going on with
16 their claim. And the claim they're making is a
17 legal claim. They are going to have to file
18 something out. That's what we can -- unless
19 there is some reason, we can move it forward now
20 or table it for a month. If not --

21 MR. FRISHKOFF: Just say for the
22 developers point of view, at this point they
23 should assume there will be legal action. They
24 would not be able to proceed regardless of what

1 this Committee does.

2 MR. O'DWYER: We should table it is your
3 suggestion?

4 MR. FRISHKOFF: I'm just saying there is
5 nothing necessarily that's moved forward by
6 action by this Committee.

7 MS. MEDLEY: I mean, if the Committee --
8 I guess the Committee can make the recommendation
9 that it be transferred. But then again, if
10 they're claim is proven where -- you are not
11 transferring it. So, why don't we just wait to
12 see how they are going to handle it.

13 MR. GRADWOHL: Right now the property is
14 being transferred interagency from the City to
15 the Land Bank to be further conveyed.

16 MR. PURNELL: This transfer would affect
17 all eight properties that are in the RFP. So you
18 know, this property notwithstanding, there are
19 seven other properties.

20 MR. O'DWYER: We can move those
21 properties.

22 MR. GRADWOHL: You've have to redo the
23 agreement, right? I'm saying, the claim can
24 still be filed regardless of whether we transfer

1 it to the Land Bank or it stays within the Public
2 Property that one.

3 MS. MEDLEY: Unless there is some reason
4 that we can't wait until next month to transfer
5 it.

6 CHAIRMAN JARMON: Is it just that one or
7 the others? Like, can we just transfer the rest
8 and just table this one?

9 MS. MEDLEY: You can transfer the other
10 ones.

11 MR. HUNTER: Whether we do it now or in
12 a month, it doesn't really -- they still have to
13 file a legal claim for adverse possession.

14 MR. ALLEN: We already have done that.
15 We have spoken to Councilman Clarke before
16 already on the record that this is our property.
17 It's been acknowledged that this is our property.

18 MR. HUNTER: That's a matter for the
19 courts to determine, not for this Committee.

20 MR. ALLEN: We ask you to table it.

21 MS. MEDLEY: You can transfer the other
22 ones.

23 CHAIRMAN JARMON: Right. That was my
24 recommendation because they had to post them.

1 They posted all of them.

2 MS. MEDLEY: I was just suggesting to
3 hold off on the whole thing because it's part of
4 a package and wait to see. But you can arguably
5 transfer all of the other ones and just hold off
6 on that one until that's resolved. But since
7 it's part of a, I guess, an RFP, to just maybe to
8 make it neater instead of breaking it apart.

9 But you can go ahead and transfer the
10 other ones -- make the recommendation to transfer
11 all of them. You can make the recommendation to
12 transfer all or that one or you can table it.

13 CHAIRMAN JARMON: What's the
14 recommendation of the Committee?

15 MR. O'DWYER: Does transferring it
16 interagency have any new deed record if it gets
17 transferred? Does that complicate the claim or
18 make the decision of this body then subject to
19 that?

20 MS. MEDLEY: I think it complicates the
21 matter not the claim, but it complicates the
22 matter overall. We know about --

23 MR. O'DWYER: Then we have additional
24 complications.

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1 MR. PURNELL: These are scattered site
2 parcels. They are not contiguous.

3 CHAIRMAN JARMON: Right.

4 MR. PURNELL: I am going to move that we
5 table the recommendation for this specific
6 property and transfer the other seven and allow
7 the developer to continue moving forward with the
8 seven. They are not contiguous. It's not a
9 multi-unit projects. Each parcel will be
10 developed individually.

11 MR. O'DWYER: Second that.

12 CHAIRMAN JARMON: All in favor?

13 (Ayes.)

14 CHAIRMAN JARMON: We are going to table
15 this property from the agenda. We will be in
16 contact.

17 MR. ALLEN: Thank you.

18 CHAIRMAN JARMON: Next item, 2600 West
19 Girard Avenue, ABA Real Estate.

20 (Applicant approaches podium.)

21 CHAIRMAN JARMON: This is another
22 address that we had inspected. And the applicant
23 wasn't in compliance. And she's here requesting
24 a six-month extension.

1 Can you state your name for the record.

2 MS. PHILLIPS: Charlene Phillips.

3 CHAIRMAN JARMON: You are here
4 requesting an extension. Can you let the
5 Committee know why you haven't finished this
6 project?

7 MS. PHILLIPS: We haven't finished this
8 project because going through the neighborhood
9 and speaking with several business owners and
10 residents, they already started construction
11 directly across the street from our project. And
12 with everything going on, we were just kind of
13 holding off until they completed their project
14 just to kind of not over flood the neighborhood
15 with too much development and all that other
16 stuff that goes along with it.

17 We were hoping to start this summer, but
18 a lot of our paperwork we couldn't get approve.
19 And finally, did so about maybe three or four
20 weeks ago. It just now hoping to start
21 construction in the middle of the winter.

22 MS. JOHNSON: What are your plans for
23 the site?

24 MS. PHILLIPS: We do have a plan right

1 now to do a mixed use. I did bring some
2 paperwork that I could print off of my email that
3 the architect gave us with a commercial store
4 front, and several apartments above the
5 commercial space.

6 MS. JOHNSON: Do you have finance and
7 all to do this?

8 MS. PHILLIPS: Yes. That was part of
9 the issue, as well, getting things approved
10 through the bank and, you know, getting all the
11 paperwork. It kind of took a while just to get
12 that approved.

13 CHAIRMAN JARMON: You already were
14 approved?

15 MS. PHILLIPS: Yes.

16 CHAIRMAN JARMON: Can we just get a copy
17 when you get a chance of that, the approval.

18 MR. UREK: Are these images on the
19 paperwork we have, those are renderings or they
20 the building partially completed?

21 MS. PHILLIPS: This would be the
22 building partially completed. He plans on doing
23 more with the facade. This is just kind of, you
24 know, the rough.

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1 MR. UREK: Frame.

2 MS. PHILLIPS: Yeah.

3 CHAIRMAN JARMON: Any more questions
4 from the Committee?

5 MR. HUNTER: Have you applied for zoning
6 and building permits yet?

7 MS. PHILLIPS: Yes.

8 MR. HUNTER: Approved on those yet?

9 MS. PHILLIPS: Yes, sir.

10 MR. GRADWOHL: Move we grant six-month
11 extension.

12 MR. O'DWYER: Second.

13 CHAIRMAN JARMON: All in favor?

14 (Ayes.)

15 CHAIRMAN JARMON: Thank you.

16 The next item, 1412 South 19th Street.

17 This is a property that, again, I had inspected,
18 was in compliance. So, this is request for a
19 release.

20 Can I get a recommendation?

21 MR. O'DWYER: Move we grant the release.

22 MR. FRISHKOFF: Second.

23 CHAIRMAN JARMON: All if favor?

24 (Ayes.)

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1 CHAIRMAN JARMON: The next item, the
2 applicant, we already settled this property to
3 him. We added the attachment to the agenda. He
4 is just asking approval to change the name to
5 another entity.

6 1300 Bouvier Street? I'm not sure if I
7 invited him because it's just a name change.

8 Can I get a recommendation?

9 MR. O'DWYER: I move we authorize the
10 name change and grants of any restrictions to the
11 new entity.

12 MR. GRADWOHL: Second.

13 CHAIRMAN JARMON: He's the owner of that
14 new entity, also.

15 All in favor?

16 (Ayes.)

17 CHAIRMAN JARMON: 2106 Carpenter Street,
18 Dermot McCartan.

19 (Applicant approaches podium.)

20 CHAIRMAN JARMON: Good morning. State
21 your name.

22 MS. WORSTER: Brook Worster.

23 CHAIRMAN JARMON: You are here
24 requesting a release of restrictions?

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1 MS. WORSTER: Yes. That's what I am
2 here.

3 CHAIRMAN JARMON: Any questions from the
4 Committee? Recommendations?

5 MR. GRADWOHL: So moved.

6 MR. FRISHKOFF: Second.

7 CHAIRMAN JARMON: All in favor?

8 (Ayes.)

9 CHAIRMAN JARMON: Thank you very much.

10 MS. WORSTER: Thank you. They will send
11 a letter?

12 CHAIRMAN JARMON: My name is Susie
13 Jarmon. Have you sent me emails?

14 MS. WORSTER: Yes.

15 CHAIRMAN JARMON: I will let you know
16 when I have the release.

17 MS. WORSTER: Wonderful. Thank you so
18 much.

19 CHAIRMAN JARMON: 3613 to 19 Sears
20 Street, Anthony and Pamela Gora.

21 (Applicant approaches podium.)

22 CHAIRMAN JARMON: Good morning.

23 MR. DESALVO: Good morning. Chris
24 DeSalvo.

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1 MR. BRESSON: Justin Bresson. Anthony
2 out of town.

3 CHAIRMAN JARMON: These properties,
4 these lots were transferred as rear yards back in
5 '92. And you are here requesting a release to
6 sell them?

7 MR. DESALVO: That's correct.

8 CHAIRMAN JARMON: Any questions from the
9 Committee?

10 MR. O'DWYER: Move we issue the
11 certificate of completion.

12 MR. GRADWOHL: Second.

13 CHAIRMAN JARMON: All in favor?

14 (Ayes.)

15 CHAIRMAN JARMON: Okay. I will be in
16 touch.

17 5516 Crowson, Stephanie Long.

18 (Applicant approaches podium.)

19 CHAIRMAN JARMON: State your name.

20 MR. HONGPING: Kyle Hongping. Purchased
21 this property tax sale in September. And we --
22 there is some restrictions on there. We would
23 like release there.

24 CHAIRMAN JARMON: Was the deed ever

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1 recorded? I know I have all the documentation of
2 the sheriff sale. Did they ever record the deed
3 into your name?

4 MR. HONGPING: Not a hundred percent
5 certain of that.

6 CHAIRMAN JARMON: Any questions from the
7 Committee?

8 MR. GRADWOHL: Is the property currently
9 vacant?

10 MR. HONGPING: It is.

11 MR. GRADWOHL: And the deed restrictions
12 are that it be --

13 CHAIRMAN JARMON: It's no deed
14 restriction. He acquires this at sheriff sale.
15 It was an old restriction on the deed that was
16 transferred as a gift back in --

17 MR. HONGPING: From 1984.

18 CHAIRMAN JARMON: Granted as a gift back
19 in '84.

20 MR. GRADWOHL: This is through the gift.
21 Okay. But if you extend the deed restriction, it
22 would have to be rehabilitated for a year?

23 CHAIRMAN JARMON: There is no
24 restrictions to it. He acquired it from the

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1 sheriff sale. Wants the restriction off the old
2 deed.

3 MR. GRADWOHL: So moved.

4 MR. FRISHKOFF: Second.

5 CHAIRMAN JARMON: All in favor?

6 (Ayes.)

7 CHAIRMAN JARMON: 909 North 15th Street
8 Mike and Anne McNicholas.

9 (Applicant approaches podium.)

10 MS. FOY: Hello.

11 CHAIRMAN JARMON: State your name for
12 the record.

13 MS. FOY: Lauren Foy, F-o-y. I'm
14 representing owners.

15 CHAIRMAN JARMON: You are representing
16 the current owner?

17 MS. FOY: Yes. We are trying to sell
18 the property to developer. However, we need to
19 have the RDA restrictions removed.

20 CHAIRMAN JARMON: Okay. This is a junky
21 lot which needs to be cleaned.

22 MS. FOY: Yes. We have actually
23 completed that.

24 CHAIRMAN JARMON: It's been cleaned?

1 MS. FOY: I do have photos for you.
2 However, if you want them emailed or handed to
3 you today -- but we took care of that. We would
4 just like it released so we can sell.

5 CHAIRMAN JARMON: You can hand it to me.
6 This is it here?

7 MS. FOY: This is the interior of that
8 shed which there is another purchase. Originally
9 when you guys had it up, it was up to there.
10 (Referring to the pictures showing Ms. Jarmon.)

11 CHAIRMAN JARMON: So he's still
12 cleaning?

13 MS. FOY: Yes.

14 CHAIRMAN JARMON: Let me know when he is
15 done, and I will have my inspector come out to
16 verify that the lot is totally cleaned.

17 MS. FOY: Okay. Thank you very much.

18 CHAIRMAN JARMON: Any questions from the
19 Committee? Recommendation?

20 MR. O'DWYER: You said your inspector is
21 going to come out?

22 CHAIRMAN JARMON: I will have my
23 inspector go to it to verify that they totally
24 cleaned the lot.

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1 MS. FOY: Do you want me to contact you,
2 or the inspector will contact us?

3 CHAIRMAN JARMON: I will contact you
4 once I receive the release.

5 MS. FOY: Thank you.

6 MR. GRADWOHL: So, I move that we grant
7 certificate of completion based upon satisfactory
8 inspection of the premises.

9 MR. O'DWYER: Second.

10 CHAIRMAN JARMON: All in favor?

11 (Ayes.)

12 CHAIRMAN JARMON: Thank you.

13 533 Mercy Street, Ramon Diaz.

14 (Applicant approaches podium.)

15 CHAIRMAN JARMON: Good morning. Can you
16 state your name for the record?

17 MR. HVOSTAL: My name is Chris Hvostal.

18 I am representing my client who owns the lot.

19 CHAIRMAN JARMON: You are here to
20 receive a release. This property was transferred
21 back in '84 as a side yard to Ramon Diaz.

22 Are there any questions from the
23 Committee?

24 MR. GRADWOHL: I didn't see a photo of

1 the property in the attachments.

2 MR. O'DWYER: Looks like there's a van
3 and stuff there in the lot.

4 MR. HVOSTAL: It was being sold to a
5 developer who is going to build a single family
6 residential home there. There is a reverter
7 clause on the title that's preventing, just
8 causing issues with that side.

9 MR. O'DWYER: Sure. But the point is
10 before that, the lot needs to be cleaned out.

11 MR. HVOSTAL: Okay.

12 MR. O'DWYER: In the photo I have here,
13 looks like beat up minivan and some other stuff
14 in there.

15 MR. HVOSTAL: Okay. The lot needs to be
16 cleaned out before.

17 MR. O'DWYER: Yes.

18 CHAIRMAN JARMON: Once that's done, send
19 me an email.

20 MR. HVOSTAL: A photo.

21 CHAIRMAN JARMON: Or a photo that it's
22 cleaned.

23 MR. HVOSTAL: Okay.

24 MR. O'DWYER: I move that we grant

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1 certificate of completion contingent upon
2 providing evidence that the lot has been cleaned.

3 MR. FRISHKOFF: Second.

4 CHAIRMAN JARMON: All in favor?

5 (Ayes.)

6 CHAIRMAN JARMON: Thank you.

7 2223 Palethorp.

8 (Applicant approaches podium.)

9 CHAIRMAN JARMON: Good morning. Can you
10 state your name?

11 MS. MONTANEZ: Isander Montanez.

12 CHAIRMAN JARMON: You are the
13 administrator of the estate?

14 MS. MONTANEZ: That's correct.

15 CHAIRMAN JARMON: If I'm not mistaken,
16 this is a property that I think was in the lien
17 sale or going to sheriff sale?

18 MS. MONTANEZ: Supposed to every four --
19 I just postponed it.

20 CHAIRMAN JARMON: What happened?

21 MS. MONTANEZ: I postponed the sale.

22 CHAIRMAN JARMON: You are still trying
23 to sell it.

24 MS. MONTANEZ: Uh-huh.

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1 CHAIRMAN JARMON: For \$20,000. How much
2 was against it with the taxes; do you remember?

3 MS. MONTANEZ: 33,863.

4 CHAIRMAN JARMON: Any questions from the
5 Committee? Recommendation? Recommendation,
6 please?

7 MR. O'DWYER: This house was -- the only
8 restriction was on it was they had to maintain
9 the property?

10 CHAIRMAN JARMON: Right. This was a
11 gift back then, a transfer.

12 MR. O'DWYER: Okay.

13 CHAIRMAN JARMON: And it was in
14 compliance at that time.

15 MR. FRISHKOFF: Is it a motion to just
16 release. All right, so moved.

17 MR. O'DWYER: Second.

18 CHAIRMAN JARMON: When they get the
19 restriction, I mean, the release, it will have a
20 letter stating that the taxes must be paid.

21 MS. MEDLEY: Right. Yes.

22 CHAIRMAN JARMON: All in favor?

23 (Ayes.)

24 CHAIRMAN JARMON: 6100 Locust, Saul

1 Walker?

2 (No response.)

3 Going to table until next month.

4 1144 South Sydenham, Howard and B.A.

5 Austin.

6 (Applicant approaches podium.)

7 MR. CATALANO: My name is Anthony

8 Catalano.

9 CHAIRMAN JARMON: I never received an
10 agreement of sale on this property. How much are
11 you -- who is the current owner?

12 MR. CATALANO: Alpha Funding Properties.
13 It's Alpha Funding One, LLC.

14 CHAIRMAN JARMON: I don't know if it's
15 something wrong with my ears or what. Can you
16 just speak up a little bit.

17 MR. CATALANO: Alpha Funding Properties
18 One, LLC.

19 CHAIRMAN JARMON: You are trying to sell
20 it for?

21 MR. CATALANO: It's not -- we are not
22 selling it. We own the property. And there's a
23 deed restriction from 1987.

24 CHAIRMAN JARMON: Oh, okay.

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1 MR. CATALANO: It says we need to build
2 within the city limits, but there's no
3 description what that actually is.

4 CHAIRMAN JARMON: Any questions from the
5 Committee? Looks like the lot needs to be
6 cleaned.

7 MR. GRADWOHL: Yeah. I was going to
8 ask. That is non-satisfactory cleaned with the
9 bricks on the ground there?

10 CHAIRMAN JARMON: Yeah. The lot needs
11 to be cleaned before the release can be prepared.

12 MR. CATALANO: It's clear now.

13 CHAIRMAN JARMON: It doesn't look like
14 it.

15 MR. CATALANO: It's better than that.

16 CHAIRMAN JARMON: Okay.

17 MR. O'DWYER: All the windows and the
18 construction and bricks and so forth are gone
19 from the lot?

20 MR. CATALANO: Yeah. The lot is
21 cleared. They had the bulldozer in there last
22 week.

23 CHAIRMAN JARMON: Okay. Recommendation?

24 MR. GRADWOHL: I move that we grant the

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1 certificate of completion based on the
2 reinspection that shows that the lot is
3 satisfactorily cleaned.

4 MR. O'DWYER: Second.

5 CHAIRMAN JARMON: All in favor?

6 (Ayes.)

7 MR. CATALANO: Do I need to schedule
8 that inspection?

9 CHAIRMAN JARMON: You said it's done?

10 MR. CATALANO: Yes.

11 CHAIRMAN JARMON: I will order it.

12 MR. CATALANO: Thanks.

13 CHAIRMAN JARMON: 2324 Ellsworth,
14 Ms. Taylor?

15 (No response)

16 We are going to table this until next
17 month. I don't see an agreement of sale.

18 2337 Emerald Street, Edward Wharton.

19 (Applicant approaches podium.)

20 CHAIRMAN JARMON: He just purchased
21 this. Can you state your name.

22 MR. VINEY: Yes. My name is Vince
23 Viney. Last name is spelled V-i-n-e-y. The
24 owner of the two properties.

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1 CHAIRMAN JARMON: You are building on
2 here already?

3 MR. VINEY: That's correct.

4 CHAIRMAN JARMON: So, what you are going
5 to need before the release is given is a
6 certificate of occupancy.

7 MR. VINEY: Mr. Jarmon, we just ask
8 that -- we are trying to get construction funding
9 for the loan. They are not willing to fund the
10 construction loan without the reversionary
11 removal first. So, it's actually holding up our
12 funding.

13 CHAIRMAN JARMON: Okay. Any questions
14 from the Committee?

15 MR. O'DWYER: What is -- what do we
16 usually do in these cases? We can't issue a
17 certificate of completion when it's not completed
18 yet.

19 MS. JOHNSON: It was transferred in
20 1990?

21 CHAIRMAN JARMON: It was a lot back
22 then.

23 MS. JOHNSON: It was to be developed?

24 CHAIRMAN JARMON: No. It was a side

1 yard.

2 MS. JOHNSON: It's transferred as a side
3 yard. They are just trying to get that clear.

4 CHAIRMAN JARMON: Right.

5 MS. MEDLEY: I was going to say it is
6 hard because they are not the original person.
7 In other situation that you might be thinking of,
8 we would just extend it over to the next person.
9 But it's not really that situation because he's
10 not buying it from --

11 MR. O'DWYER: I move that we issue
12 certificate of completion.

13 MR. GRADWOHL: Second.

14 CHAIRMAN JARMON: All in favor?

15 (Ayes.)

16 CHAIRMAN JARMON: Next item, 1412 South
17 Ringgold Street.

18 MS. MEDLEY: I'm sorry. For that last
19 one, could we -- is it possible -- could you
20 have -- like I said, give Ms. Jarmon a letter
21 from the bank saying you need to release in order
22 to get the funding?

23 MR. VINEY: Sure.

24 MS. MEDLEY: That would be good.

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1 CHAIRMAN JARMON: We can attach it to
2 the release to the Commissioner because it's a
3 little --

4 MS. MEDLEY: Right. It's a little
5 different.

6 (Applicant approaches podium.)

7 CHAIRMAN JARMON: Good morning. Can you
8 state your name for the record?

9 MR. WADLEY: Lodise Wadley.

10 MS. WADLEY: Marian Wadley.

11 CHAIRMAN JARMON: You are here asking
12 for release. I think you received this as a side
13 yard back in 2000?

14 MR. WADLEY: Yes.

15 CHAIRMAN JARMON: Okay.

16 Any questions from the Committee?

17 Looks like they started doing work on
18 the lot already. But I have a more recent
19 picture, so the lot is clean.

20 MS. JOHNSON: Are they building?

21 CHAIRMAN JARMON: The person that's
22 purchasing from you, are they going to build on
23 the lot?

24 MR. WADLEY: Yes. Yes, they are.

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1 CHAIRMAN JARMON: Can I get a
2 recommendation?

3 MR. GRADWOHL: Move to grant the
4 release.

5 MR. FRISHKOFF: Second.

6 CHAIRMAN JARMON: All in favor?

7 (Ayes.)

8 CHAIRMAN JARMON: Thank you.
9 The next item, 2849 Mutter Street.

10 (Applicant approaches podium.)

11 CHAIRMAN JARMON: Can you state your
12 name?

13 MR. SIMPSON: John Simpson.

14 CHAIRMAN JARMON: You are the Realtor?

15 MR. HONGPING: Yes. He represents the
16 seller.

17 MR. SIMPSON: Representing the sellers
18 of the property.

19 CHAIRMAN JARMON: Mr. Simpson, you are
20 the Realtor?

21 MR. SIMPSON: Correct.

22 CHAIRMAN JARMON: And your name?

23 MS. WADLEY: Name is Kyle Hongping,
24 asset manager for the buyers.

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1 CHAIRMAN JARMON: You are here to
2 purchase the property at 2849 North Mutter. I
3 think we had the incorrect picture attached, but
4 I brought around a correct picture.

5 MS. JOHNSON: It's a house.

6 CHAIRMAN JARMON: Yes. Any questions
7 from the Committee? We transferred this back in
8 1998 as a single family dwelling.

9 MR. GRADWOHL: The letter from
10 Mr. Morgan states that: "I plan on satisfying
11 any debts to the city on the day of the sale of
12 the property."

13 What are the debts?

14 CHAIRMAN JARMON: Taxes.

15 MR. GRADWOHL: How much?

16 CHAIRMAN JARMON: Do you remember what
17 the tax? I know I looked them up for you.

18 MR. SIMPSON: There were several
19 deficiencies on the property. All the funding
20 for any deficiencies show up in title are now in
21 escrow with the title company. It's in excess of
22 \$5,000.

23 CHAIRMAN JARMON: Linda also put a
24 letter in there that they must pay off the debt

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1 once you did sign the release.

2 MR. GRADWOHL: Okay.

3 CHAIRMAN JARMON: Any further questions?
4 Recommendation? Can I get a recommendation?

5 MS. WALKER: Release to sale.

6 MR. PURNELL: Second.

7 CHAIRMAN JARMON: All in favor?

8 (Ayes.)

9 CHAIRMAN JARMON: Thank you.

10 MR. HONGPING: Do we need to file
11 anything?

12 CHAIRMAN JARMON: No. I will be in
13 touch with whoever emailed me once I get the
14 release.

15 MR. HONGPING: Thank you.

16 MR. SIMPSON: Thank you.

17 CHAIRMAN JARMON: 2308 Collins Street.
18 This is a property that was transferred. Diane
19 Flanagan.

20 (Applicant approaches podium.)

21 CHAIRMAN JARMON: We transferred this
22 property with a self-amortizing mortgage against
23 it for 14,242. And the applicant is requesting
24 to sell for 86,500.

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1 Any questions from the Committee?

2 MR. O'DWYER: Is the balance now 14,242
3 or is --

4 CHAIRMAN JARMON: No. It depreciates
5 10 percent each year.

6 MR. O'DWYER: Okay.

7 CHAIRMAN JARMON: I'm not sure what the
8 balance is.

9 MS. JOHNSON: They have to pay back the
10 city -- this was sold in '13.

11 CHAIRMAN JARMON: Yeah. They would have
12 to pay the self-amortizing mortgage off, whatever
13 the balance is.

14 MR. GRADWOHL: I had a question. Linda,
15 do you know exactly how much they would have to?

16 MS. MEDLEY: The way that it stands,
17 they would have to -- they are responsible in
18 these situations to pay the remainder of the
19 mortgage that's left. However, I think that
20 given the short amount of time that has gone by
21 since the property -- since 2013, I think it's
22 best if we tabled this.

23 And if the Committee made the
24 recommendation to table this so it can be

1 discussed further because we had a similar
2 situation about a month or so ago.

3 MR. GRADWOHL: Okay.

4 CHAIRMAN JARMON: Yeah. Can I get a
5 recommendation?

6 MR. FRISHKOFF: Is the question about
7 how much the City is owed?

8 CHAIRMAN JARMON: No. The question is
9 the profit that's being made.

10 MS. MEDLEY: The question is when -- the
11 point -- usually, you have a ten-year mortgage.
12 So, we only had three years pass. And it's a
13 significant windfall.

14 MR. O'DWYER: Would be 9,969.

15 MS. JOHNSON: The property is being sold
16 for 86,005.

17 MR. O'DWYER: That would be a profit of
18 70.

19 MR. PURNELL: Is it just this property,
20 or two other lots associated?

21 MS. FLANAGAN: Just this property.

22 MR. GRADWOHL: Based on Linda's
23 recommendation, I move that we table this.

24 MR. O'DWYER: Second.

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1 CHAIRMAN JARMON: All in favor?

2 (Ayes.)

3 CHAIRMAN JARMON: We are going to table
4 this item. We need to have further discussions
5 with the administration to find out how we are
6 going to dispose of properties in this particular
7 situation.

8 MS. FLANAGAN: So do I wait for you.

9 CHAIRMAN JARMON: We will contact you.
10 The next item, 1823 Wilmot. Community
11 Development Corp.

12 MR. FITZGERALD: My name is Sean
13 Fitzgerald.

14 CHAIRMAN JARMON: Did you just recently
15 purchase this?

16 MR. FITZGERALD: No.

17 CHAIRMAN JARMON: You are in the process
18 of purchasing it?

19 MR. FITZGERALD: No. I purchased the
20 house back in 2000. I'm trying to get the deed
21 restriction and stuff removed so I can sell the
22 property?

23 MS. JOHNSON: You are selling it to the
24 Community Development Corporation?

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1 MR. FITZGERALD: No.

2 CHAIRMAN JARMON: Did you get it from
3 Community Development?

4 MR. FITZGERALD: Yes.

5 CHAIRMAN JARMON: It was something where
6 they received it from Community Development of
7 Frankford.

8 MR. FITZGERALD: Right.

9 CHAIRMAN JARMON: And I think there was
10 a mortgage against the title to Community that
11 they had received.

12 MR. FITZGERALD: Correct.

13 CHAIRMAN JARMON: I think you need to
14 contact the RDA to get that off of there, the
15 morning that's against the title.

16 MR. FITZGERALD: Yeah. I did that
17 actually November 16. But they told me I have to
18 go to this meeting to get restrictions.

19 CHAIRMAN JARMON: Okay.

20 MR. FITZGERALD: Because we have
21 closing.

22 CHAIRMAN JARMON: It ends on the 16th?

23 MR. FITZGERALD: Correct.

24 CHAIRMAN JARMON: They will be issuing

1 you a release of mortgage that's against the
2 title that was to Community Venture because it
3 was a certain amount of years.

4 MR. FITZGERALD: Yes, ma'am.

5 CHAIRMAN JARMON: And then you will
6 be -- you are trying to sell it?

7 MR. FITZGERALD: Correct. We have
8 settlement date for the November 18.

9 CHAIRMAN JARMON: By then, you will have
10 the release from PRA.

11 MR. FITZGERALD: Correct.

12 CHAIRMAN JARMON: All right.

13 You guys understand?

14 MR. PURNELL: We need to take any
15 action?

16 CHAIRMAN JARMON: Just to request the
17 restriction because there is a City restriction
18 against it off the deed.

19 MR. O'DWYER: Move we issue the
20 certificate of completion.

21 MR. GRADWOHL: Second.

22 MS. MEDLEY: Just to be clear, it's not
23 going to be contingent upon us receiving the
24 mortgage. We are going to issue the release.

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1 CHAIRMAN JARMON: Right. Okay.

2 All in favor?

3 (Ayes.)

4 MR. FITZGERALD: Will I receive
5 anything?

6 CHAIRMAN JARMON: Did you email me for
7 this?

8 MR. FITZGERALD: I think my Realtor
9 might have.

10 CHAIRMAN JARMON: Okay.

11 2142 East Tucker and 2144 East Tucker.

12 (Applicant approaches podium.)

13 CHAIRMAN JARMON: Good morning.

14 MR. VINEY: Good morning. My name is
15 Vince Viney. I'm the owner of V2 Properties.

16 CHAIRMAN JARMON: You are here to
17 request release on the two lots on Tucker Street?

18 MR. VINEY: Yes, that is correct.

19 MS. JOHNSON: They are two new houses on
20 the lots?

21 MR. VINEY: That's correct.

22 MS. JOHNSON: Are they complete? Do you
23 have a photo of them?

24 MR. VINEY: I do not. It's similar

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1 situation of the last where the bank is requiring
2 removal in order to fund the construction loan.

3 MR. O'DWYER: The similar situation that
4 they were -- they were transferred to side yards?

5 CHAIRMAN JARMON: Right. Yes. Back in
6 '98 and '99. So, the same situation. If we can
7 just get a letter from the bank that this is
8 holding you up.

9 MR. VINEY: Not a problem.

10 MR. O'DWYER: Move we issue certificate
11 of completion provided you provide the Chairwoman
12 a letter from the bank.

13 MR. VINEY: Just to the point of
14 clarification. After the certificate of
15 completion is issued, does that automatically
16 mean the release is issued, as well?

17 CHAIRMAN JARMON: Right. Yes. You will
18 have to have it recorded on record.

19 MR. GRADWOHL: Second.

20 CHAIRMAN JARMON: All in favor?

21 (Ayes.)

22 MR. VINEY: Thank you.

23 CHAIRMAN JARMON: You're welcome.

24 1440 South Bouvier Street.

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1 (Applicant approaches podium.)

2 MR. ALLEGRETTI: Morning, Bud
3 Allegretti.

4 CHAIRMAN JARMON: Good morning. This
5 property is also being developed.

6 MR. ALLEGRETTI: Yes. It's currently
7 under construction. We expect to have it
8 completed and sold by the end of the year. We
9 purchased it from Ms. Miles in September of last
10 year. And she then used it as a side yard for
11 the past ten years.

12 CHAIRMAN JARMON: Will you be able to
13 get us a certificate of occupancy or we have to
14 send you to the bank, too?

15 MR. ALLEGRETTI: No. It's financed. I
16 can give you certificate of occupancy.

17 CHAIRMAN JARMON: (Laughter)
18 Okay. It will be contingent upon you
19 getting the certificate of occupancy.

20 MR. ALLEGRETTI: Okay.

21 CHAIRMAN JARMON: Can I get a
22 recommendation?

23 MR. GRADWOHL: So moved.

24 MR. PURNELL: Second.

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1 CHAIRMAN JARMON: All in favor?

2 (Ayes.)

3 CHAIRMAN JARMON: Thank you.

4 Last item, 2100 to 02 East Cumberland
5 Street, R&L Investment. This was the applicant
6 that was here in June and was asked to -- I don't
7 know what he was asked -- to get zoning.

8 He's asking permission to sell, right?

9 MR. LUX: That's correct. My name is
10 Christopher Lux, Lux. R&L Investments.

11 MS. JOHNSON: It was sold with
12 development restrictions. It was to be built as
13 senior housing.

14 MR. LUX: No. Request was to be able to
15 lift the deed restrictions to develop the
16 property.

17 MS. JOHNSON: But the original
18 restrictions.

19 MR. LUX: The original restrictions,
20 that's correct.

21 MR. O'DWYER: This property, so the
22 Committee knows, was sold over ten years ago with
23 restrictions to build low income or senior
24 housing. And in that time, the developer wasn't

1 able to meet those obligations. In that time,
2 it's been cited for levy violations, never got
3 vacant property license in those ten years.
4 There is photos shows trash and short dumping and
5 accumulated litter around the property.

6 And so, the request before this
7 Committee now to release for profit of the
8 \$111,000 to original purchase, never did what
9 they were supposed to do, and then the release
10 having to develop it at low income senior
11 housing; is that accurate?

12 CHAIRMAN JARMON: Yes.

13 MR. LUX: Could I provide some clarity
14 to that?

15 CHAIRMAN JARMON: Yes.

16 MR. LUX: So over the past ten years,
17 what happened to this property, there's been a
18 significant amount of costs in water, sewer,
19 rents, taxes, insurance. We have had the
20 property cleaned on a monthly basis. It is a
21 continual dumping ground. I'm not sure how often
22 Google photos are updated. On a monthly basis,
23 we had it cleaned.

24 We have documentation in excess of

1 \$40,000 in just maintaining those lots. I don't
2 believe there any violations on lots. There may
3 have been one at one point that we satisfied.

4 In addition to that, Mr. McKnight here
5 the developer we chose to partner with have
6 pretty significant amount invested in design
7 plans, permitting, geo tech, zoning approvals,
8 zoning permits have been issued, building permits
9 will be issued upon approval from the Streets
10 Department. As in excess of close to another
11 \$30,000 put in there.

12 So the net proceeds to the seller is far
13 different than the purchasing sales price would
14 indicate just to be clear.

15 MS. JOHNSON: When you purchased it, you
16 purchased it to be developed. Those are costs
17 you incurred knowingly. Just because you
18 maintained it, you did not develop it in
19 accordance with the original restriction. Now
20 it's being sold to be developed for what?

21 MR. LUX: Two single family residences.

22 MS. JOHNSON: Two single family
23 residences.

24 MR. LUX: You are correct. Those are

1 costs that would be incurred. The timing which
2 we purchased them and sold other business
3 ventures we were involved in.

4 MS. MEDLEY: What the Committee could do
5 is recommend that -- approve the sale, but have
6 the conditions transferred to the new developer.
7 And then that person would have a year to comply.

8 MR. LUX: So the conditions -- we would
9 be more than comfortable with the deed
10 restriction requiring quick development. Like I
11 said, we are only waiting on Streets approval
12 because the corner property required a ramp.
13 Upon the Streets approval, the building permits
14 can be issued.

15 Mr. McKnight is ready to put a hole in
16 the ground prior to it really getting cold
17 outside. We are asking the other restrictions be
18 lifted.

19 MR. O'DWYER: The other restrictions
20 being for low income or senior housing?

21 MR. LUX: Correct.

22 CHAIRMAN JARMON: Recommendation?

23 MR. O'DWYER: That's not something I'm
24 comfortable with.

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1 MR. FRISHKOFF: What was our sale price?

2 MR. LUX: \$2,000 per property not being
3 sold for 50.

4 MR. FRISHKOFF: I think we would want to
5 have some stake as on the upside.

6 MS. JOHNSON: Actually, it's selling for
7 115.

8 MR. O'DWYER: You back out initial
9 purchase cost, it's 111,000.

10 MR. FRISHKOFF: Do we know what we would
11 have sold it for fair market value at the time?

12 CHAIRMAN JARMON: Well, he got it for an
13 appraised price at that time.

14 MR. FRISHKOFF: Appraisal for highest
15 and best use or appraisal for senior and low
16 income housing?

17 CHAIRMAN JARMON: Appraisal for whatever
18 it was at that time.

19 MS. MEDLEY: You just -- the property is
20 appraised not for what it's going to be.

21 MR. FRISHKOFF: We sold 2,000 based on
22 a --

23 MS. JOHNSON: Right. Was it discounted
24 because it was going to be low income housing?

1 MR. LUX: I don't believe sp.

2 CHAIRMAN JARMON: No. It wasn't
3 discounted. It was what the appraisal was back
4 then.

5 MR. LUX: Is it reasonable to take into
6 consideration the costs that have been put into
7 the property when considering the sale price? If
8 I was on your side of the table, I would say no
9 too. You put in 2,000 and you're selling for
10 115, totally reasonable. But I think the amount
11 invested and the time invested when I came here
12 in June, I kind of brought this forward.

13 There was no communication from it
14 stating you haven't met deed restrictions. I
15 thought the right thing to do was to come before
16 you guys. We haven't met them. We try to get
17 something going. And I requested a six-month
18 extension. I was given 90 days to figure out a
19 development plan which was aggressive. I took
20 that on with the help of Mr. McKnight here.

21 We have met all the requests that the
22 Committee made of me back in June from zoning and
23 building permits.

24 MR. O'DWYER: As I recollect that

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1 meeting, the issue at hand was that the time to
2 build had passed by such a great amount of time
3 -- I didn't even know that there were deed
4 restrictions on the property governing
5 construction for low income or senior housing.

6 MR. LUX: Okay.

7 MR. O'DWYER: That's what we're
8 considering at this moment is why we would
9 release those.

10 CHAIRMAN JARMON: It wasn't a deed
11 restriction for low income housing.

12 MR. O'DWYER: I thought --

13 CHAIRMAN JARMON: It's not a
14 restriction.

15 MR. LUX: The deed restriction is
16 development for either low income housing or any
17 other use seen fit by Vacant Property Review
18 Committee. It leaves kind of a grey area.

19 MR. O'DWYER: It's in the letter that
20 they wrote to the Committee.

21 MR. LUX: We would see it as the
22 quickest way to develop the properties and have
23 the City develop them, as well. It can happen
24 quickly.

1 CHAIRMAN JARMON: Can I get a
2 recommendation?

3 MS. MEDLEY: I think if the deed
4 actually says that they were to develop into low
5 income or senior housing and they didn't do that,
6 they're not going to be able to issue a
7 certificate of completion. What the only
8 alternative would be is to transfer the
9 conditions because you're not able to give them
10 certificate of completion.

11 CHAIRMAN JARMON: To transfer the
12 conditions to the new owner. And then in a year,
13 once he's done what he has to do, then he comes
14 back and they will give him a full release.

15 MR. LUX: Okay. But to be clear, the
16 restriction does state or any other use deemed
17 acceptable in writing by the Vacant Property
18 Review Committee. I don't know if there's an
19 opportunity for the Committee to approve two
20 single family residential in writing and satisfy
21 that deed restriction.

22 Is that a reasonable expectation?

23 MS. MEDLEY: I guess if the Committee
24 decides whether they feel would be the proper --

1 the Committee is okay with them developing it
2 into two single family homes, then that's fine if
3 they are.

4 MR. LUX: We also did seek support from
5 Councilman Squilla's office and received a letter
6 of support from Council.

7 MS. MEDLEY: Basically, needs to agree
8 to what they are proposed to use it or to approve
9 or not approve what they're currently bringing to
10 their plan.

11 MR. O'DWYER: What if the end use
12 included a workforce housing component as opposed
13 the restricted low income housing, that way it
14 would still be affordable to moderate income
15 people who can support the split of the
16 difference between market rate.

17 MR. MCKNIGHT: Mr. McKnight, BMK
18 Property. We are intending to be the end use of
19 this. Unfortunately, economics don't support
20 workforce housing. We are part of workforce
21 housing initiative. I'm about to take -- we
22 actually close on 13 lots on Marshall Street on
23 last Wednesday to provide workforce housing.

24 The size and scope of those two houses,

1 the economics to deal with the construction of
2 over an 1,800 square feet house doesn't apply or
3 won't relay to workforce housing.

4 MR. O'DWYER: Why won't it relate to?

5 MR. MCKNIGHT: Just because of the
6 median income restrictions that we would have to
7 be obliged to. We can't build for what we would
8 have to sell for. Workforce housing is under
9 stipulation of -- you have to meet a certain
10 median income in order to sell. The economics to
11 construct a large house doesn't afford the
12 ability for workforce housing.

13 MR. O'DWYER: Under any condition or
14 only under the sale price you issued and received
15 these properties?

16 MR. MCKNIGHT: Pretty much the size and
17 scope that we have already gone through zoning
18 and building permits. We are literally two weeks
19 away from big build permits. Which is when
20 Mr. Lux contacted us, we went on an aggressive
21 schedule submitting building permits that is
22 geotechnical. Went through the whole design with
23 our architect.

24 We are only waiting on Streets

1 Department approval for a handicap ramp on the
2 corner because one of these is a corner property.
3 All of the items listed in any building permit
4 review letter have been addressed. And it is
5 sitting on the reviewers table waiting to be
6 issued final approval building permits as soon as
7 Streets Departments issue their approval for this
8 ramp.

9 We are like at the finish line and ready
10 to move.

11 MR. FRISHKOFF: I think among other
12 choices, since I don't have the transcript. I
13 don't know what the spirit of the Committee was
14 when they approved this originally. I don't know
15 how we got to those specific deed restrictions
16 including the specifics of low income, senior or
17 Vacant Property's sort of committee's choice.
18 So, I don't know what the spirit was.

19 I don't know whether we want to review
20 those before making a decision.

21 MR. O'DWYER: Could we have those
22 available, those records, those transcripts from
23 the VPRC meeting when this was determined or
24 decided?

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1 CHAIRMAN JARMON: Yeah. I should have
2 them.

3 MR. FRISHKOFF: One choice is to table
4 and review. The second would be to propose some
5 payment into the Housing Trust Fund for the
6 proceeds of the sale.

7 MR. O'DWYER: Perhaps start with the
8 table and review first.

9 MR. LUX: What would the proposed
10 payment of the Housing Trust Fund be? Any idea?

11 MR. FRISHKOFF: We --

12 MR. LUX: I want to make sure I don't
13 lose money.

14 MR. FRISHKOFF: Whether VPRC is open to
15 that, there can't be -- we can talk outside.

16 MR. LUX: I am open to that discussion
17 to contribute something is fine.

18 MR. O'DWYER: Then perhaps the motion
19 would be to table we will review the transcript
20 to see what was discussed. Then we will discuss
21 with you other possible decision and donation to
22 the Housing Trust Funds.

23 MR. LUX: Is there any transcripts I can
24 clarify for you?

1 MR. O'DWYER: I think we will have to
2 look at them ourselves.

3 MR. MCKNIGHT: As I stated, we are ready
4 to go. We would hope to have the resolution in
5 this matter so we can develop these lots and
6 transfer them.

7 MR. O'DWYER: We can do this. And next
8 month, have you on agenda next month without --

9 MR. GRADWOHL: Just to clarify, who will
10 be dealing with the current applicants right now
11 to determine what -- are we all going to do that?

12 CHAIRMAN JARMON: What happened?

13 MR. GRADWOHL: What we are saying is, we
14 are going to back in 2005 transcript and look at
15 the nature of the transaction. I assume there is
16 going to be some kind of determination to be made
17 as what the appropriate use is going forward.

18 Who is going to clarify? Who is going
19 to work on that with them, with the applicants?

20 MS. JOHNSON: Who has the transcripts?

21 MS. MEDLEY: Think what would probably
22 be appropriate if Chairperson provided the
23 transcripts to everyone, specifically to. And
24 then since it's his motion, that he could

1 construct the motion on that to discuss amongst
2 the Committee.

3 MR. PURNELL: Would it help if the
4 developer proposed a payment as opposed to us
5 trying to determine? I'm just asking. I'm not
6 going to Housing Trust Fund.

7 MR. FRISHKOFF: The development could
8 propose something proactive.

9 MR. PURNELL: Or real estate -- I don't
10 know how we determine a number. Payments into
11 Trust Fund generally based on the cost to develop
12 a unit in that one very public time. I don't
13 know how we would determine that number.

14 MR. LUX: I'm not all that familiar with
15 the Trust Fund or how it works. I would say my
16 gut feeling knowing what we have into the
17 property, what's been invested to bring it
18 towards development, I would be comfortable with
19 \$7500 donated to whatever the housing thing is to
20 make it work better for the City itself.

21 I mean, it would be -- taxes go to the
22 City and we pay the taxes on it for the past
23 decade. Hopefully, that's some good faith put
24 forward there. I thought it seemed pretty fair.

1 MR. HUNTER: Are there legal, possibly,
2 ramifications for requesting donation to the
3 Trust Fund over actually constructing?

4 CHAIRMAN JARMON: I have never heard
5 this before.

6 MS. MEDLEY: It's creative.

7 MR. LUX: We don't want to do anything
8 too creative.

9 MS. MEDLEY: I think that, again, we
10 should possibly table and see. I don't
11 necessarily think it's wrong or appropriate. The
12 Committee can make recommendations.

13 MR. HUNTER: Just like restriction can
14 use -- can be determined by Vacant Property
15 Review Committee not alternatives.

16 MS. MEDLEY: I think it also said what I
17 heard it was or any other use deemed appropriate.

18 MR. HUNTER: Right. What is deemed
19 appropriate because of payment.

20 MS. JOHNSON: The is question is not so
21 much use but the profit being made on the sale at
22 this point.

23 MR. O'DWYER: It seems like there are a
24 number of different reasons to table this because

1 we want to make sure that the idea of doing a
2 payment in lieu of into the Trust Fund is
3 appropriate, in this case, to determine what
4 would be a fair amount and also review the
5 transcripts of what occurred when this property
6 was conveyed.

7 So, I motion that we table this
8 discussion until the next meeting of the VPRC to
9 discuss those three items.

10 MR. LUX: Is this something that can be
11 resolved reasonably within two to three weeks?
12 The only reason I ask because if Larry wants to
13 put a foundation into the ground, we start to
14 push it into the point of time where all the work
15 towards the construction is not usable until the
16 spring. That's just one piece from construction
17 side.

18 MR. MCKNIGHT: We are amenable to the
19 start of work and completion within a year. It's
20 just as we start getting closer to these winter
21 months, that year gets chopped down to six months
22 because I won't be able to dig foundations.

23 MR. HUNTER: You're saying in six months
24 you can build two houses?

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1 MR. MCKNIGHT: Yeah.

2 MR. HUNTER: I think that's reasonable.

3 MR. LUX: We were able to pull all the
4 zoning and permit stuff together in three months.
5 I think having gotten to know Larry a little bit,
6 I would feel highly confident having not known
7 him before that his timeline is reasonable and
8 expectations that could be met.

9 MR. FRISHKOFF: Our next meeting is 15th
10 of November?

11 MR. O'DWYER: We can be -- we will be in
12 discussion. And we have a determination before
13 that, we didn't do anything official until our
14 next meeting.

15 MR. FRISHKOFF: Not the 8th. That is
16 Election Day. We don't have it then.

17 MR. O'DWYER: My motion is still on the
18 table.

19 MR. FRISHKOFF: Will second Garrett's
20 motion.

21 CHAIRMAN JARMON: All in favor?

22 (Ayes.)

23 CHAIRMAN JARMON: We are going to look
24 at the transcript and bring this back next month.

1 Somebody is going to see where this money or this
2 fund is going to go, whoever that is.

3 MR. FRISHKOFF: Is it possible also with
4 the transcript to make sure whether this was at
5 this discounted price or whether it was that full
6 appraised price?

7 MS. MEDLEY: We can just look at the
8 file.

9 CHAIRMAN JARMON: I don't have the file.
10 I have the transcript.

11 MR. GRADWOHL: That would be apparent in
12 the transcript.

13 CHAIRMAN JARMON: I think it was
14 approved at fair market value.

15 MS. MEDLEY: I don't understand the
16 question of where the money will go.

17 MR. FRISHKOFF: I think that was the
18 question here. Recommendation that I think was
19 not part of the formal motion was to have some of
20 the profits from the seller be donated to the
21 Housing Trust Fund which is dedicated for
22 affordable housing. Even if this site is not for
23 affordable housing, that would be something for
24 affordable housing that would be affordable to

1 the seller.

2 MS. JOHNSON: Would this appropriate for
3 interagency real estate committee to review given
4 the suggestion for the Housing Trust Fund how
5 much the contribution and --

6 MR. GRADWOHL: So, but it's been tabled.
7 So between now and November 15, we will have the
8 transcripts. We will renew the nature of the
9 this position. At that point, that would be the
10 point to whether you refer it to the Real Estate
11 Review Committee.

12 MS. JOHNSON: That would be just a
13 further delay. I'm thinking if there is some
14 suggestion about that's a reasonable suggestion
15 or restrictions placed on it. And I mean, my
16 thought is that if it might be something we can
17 do parallel.

18 MR. FRISHKOFF: I would say the proposal
19 from developer is 7500. Interagency review wants
20 to start reviewing appropriateness of the request
21 of the amount, that doesn't need to wait on us.
22 They are independent of us.

23 MR. GRADWOHL: Do we know when they
24 meet?

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1 MS. JOHNSON: Has to be scheduled. Has
2 to be taken to the Committee.

3 MR. LUX: Can I make something clear?

4 MS. JOHNSON: They are meeting today,
5 but they meet once a month. They meet actually
6 probably the same time we meet. And it's usually
7 the following -- they don't have established
8 meeting. It's --

9 CHAIRMAN JARMON: They just plan it
10 whenever.

11 MR. HUNTER: I am still concerned if
12 it's something legally we can do. I would like
13 to get clarification on that before we start
14 moving on.

15 MS. MEDLEY: We are only making
16 recommendation for something to happen. It's
17 only -- we as a VPRC are only making
18 recommendation. And I think what -- I understand
19 your point. I think if we look to see whether
20 it's even a feasible recommendation based on --

21 MR. HUNTER: That's what I'm --

22 MS. MEDLEY: That all can be worked out
23 and decided and researched before of whether it's
24 not possible. And then there's that answer or

1 whether or not it needs to go to Real Estate
2 Committee or some other agency even just sort to
3 the Commission to make the decision. Really VPRC
4 is only making recommendations how to handle this
5 property.

6 MR. LUX: I just like to make it clear,
7 for the record. My offer of \$7,500 was only done
8 as a result of it being suggested by the
9 committee. I wasn't --

10 MR. FRISHKOFF: Understood.

11 MR. LUX: Thank you very much.

12 MR. HUNTER: I don't want to make a
13 recommendation that can't be followed through on
14 by the city.

15 MR. O'DWYER: The recommendation is to
16 table it.

17 MR. HUNTER: I am saying going forward,
18 if we are trying to come up with --

19 MS. MEDLEY: I actually this is a good
20 time for us to actually look further into it
21 because it seems we have these type of situations
22 or some variation of it happen oftentimes. I
23 think people tend to leave here kind of confused
24 or disturbed. But not sure if this is interest

1 best served by letting something -- by doing
2 this, is a good time to pause and to look at this
3 issue and then move forward and decide how the
4 Committee wants to handle these type of matters.
5 I understand.

6 MR. UREK: So I understand, since it's
7 my first time on this Committee, we will come
8 back to the next meeting with some recommendation
9 by individual members of this Committee that has
10 been teased out based on research? And there
11 will be proposal on the table for us to respond
12 to?

13 MS. MEDLEY: There will be, yeah. I
14 want to say yes. But I think that anything
15 between now and the next meeting, it will be
16 researched and teased out more to see what the
17 possible or what the options are. We will look
18 into see what the options are at this point based
19 on investigation that we have.

20 MR. HUNTER: This is something you guys
21 are going to work on?

22 MS. MEDLEY: Garrett and the Law
23 Department.

24 MR. O'DWYER: Right. I am taking this

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1 up.

2 CHAIRMAN JARMON: This is tabled until
3 November 15.

4 MR. LUX: Should I expect you to be my
5 point of contact?

6 CHAIRMAN JARMON: Yes.

7 MR. LUX: If there is any progress made
8 between now or then or you have any information
9 that can help us move the administrative ball
10 forward while waiting for this next meeting would
11 be much appreciated.

12 MR. O'DWYER: Absolutely.

13 MR. LUX: Thank you.

14 CHAIRMAN JARMON: Want to get an
15 approval for the last month's meeting
16 September 13, 2016. We emailed them.

17 MR. GRADWOHL: Moved.

18 MR. O'DWYER: Second.

19 CHAIRMAN JARMON: All in favor?

20 (Ayes.)

21 CHAIRMAN JARMON: The meeting is now
22 adjourned.

23 (VPRC Meeting adjourned at 11:39 a.m.)

24

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

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