

Vacant Property Review Committee
November 15, 2016

VACANT PROPERTY REVIEW COMMITTEE

Room 401, Caucus Room
Philadelphia, Pennsylvania
Tuesday, November 15, 2016
10:22 a.m.

PRESENT:

SUSIE JARMON, OHCD
JEREMY GRADWOHL, COUNCIL PRESIDENT'S OFFICE
DAMARIUS WALKER, LAW DEPARTMENT
LINDA MEDLEY, LAW DEPARTMENT
LISA WALKER, REVENUE DEPARTMENT
AMANDA DAVIS, PIDC
KEVIN HUNTER, COMMERCE
ALAN UREK, PUBLIC PROPERTY
FRED PURNELL, OHC
JAMETTA JOHNSON, PLANNING COMMISSION
MELVIS DUNBAR, RDA

1 MR. PURNELL: Actually, there was some
2 discussion about it. There really isn't a
3 process for us to take donations, so that really
4 needs to be further vetted. Don't get the
5 impression we won't take your money.

6 (Laughter)

7 We just don't necessarily have a process
8 to do that right now.

9 CHAIRMAN JARMON: Right. Normally, what
10 we do if we approve the release, Linda prepares a
11 document that will not totally release the
12 restrictions. But the individual that's
13 purchasing it will come back in a year, and we
14 would see that they have done what they are
15 supposed to do. This is the situation that this
16 applicant is in.

17 Can you state your name for the record?

18 MR. LUX: Christopher Lux.

19 CHAIRMAN JARMON: Are there any
20 questions from the Committee.

21 MR. HUNTER: The issue was affordability
22 restriction, and that would be removed?

23 CHAIRMAN JARMON: What happened, and I'm
24 not really sure because I have never seen that

1 restriction that was in that deed. I went back
2 to my office not really sure why the restriction
3 was placed in the deed. It wasn't approved by
4 VPRC for that to be, and that was property that
5 RDA transferred out. So, they put the
6 restriction in the deed, not the City. I think
7 that was in error.

8 MR. HUNTER: But there is no question
9 that that was in the deed?

10 CHAIRMAN JARMON: It was an error put in
11 the deed. That shouldn't have been put in there.
12 It wasn't approved to be put in there, and that's
13 what happened.

14 MS. DUNBAR: Can there be a corrective
15 deed? Is it too late to do a corrective deed?

16 CHAIRMAN JARMON: It probably would have
17 to -- I don't know if it would be -- that's in
18 2005. He's asking for a release so that he can
19 transfer the property out to someone. So if that
20 restriction comes off of there, it's going to
21 come off anyway with the release.

22 MS. DUNBAR: Okay.

23 CHAIRMAN JARMON: Can I get a
24 recommendation?

1 MS. DUNBAR: I have a question. I
2 wasn't here -- if this happened last month, I
3 wasn't here, so I'm not sure of the discussion.

4 CHAIRMAN JARMON: It's a property that
5 we settled out to the applicant. He was unable
6 to fulfill his obligation. He has an individual
7 who is willing to take the property, purchase the
8 property and start the development. And if I'm
9 not mistaken, he said he will be done in six
10 months, the person that's purchasing the property
11 from him.

12 MS. DUNBAR: What's the issue about the
13 money?

14 CHAIRMAN JARMON: He is here for a
15 release. They discussed part of the money that
16 he's going to get from the profit go to some type
17 of fund, which it has never happened before.

18 MS. DUNBAR: Can whatever approval be
19 subject to that?

20 CHAIRMAN JARMON: No. That's off the
21 table.

22 MS. DUNBAR: Okay.

23 CHAIRMAN JARMON: And that was because
24 of the restriction that Hunter is saying was in

1 the deed which it wasn't for that development
2 process.

3 MS. DUNBAR: Okay. It's okay to make a
4 recommendation that we remove the restriction?

5 CHAIRMAN JARMON: And that the applicant
6 comes back in a year that's acquiring the
7 property to get the full release.

8 MS. DUNBAR: There's a partial release.

9 CHAIRMAN JARMON: Right.

10 MS. DUNBAR: I would make a motion that
11 we provide the partial release as requested and
12 allow the new owner to come back in a year once
13 he completes whatever he is supposed to do with
14 the property.

15 That was a motion.

16 CHAIRMAN JARMON: Can I get a second?

17 MS. WALKER: Second.

18 CHAIRMAN JARMON: All in favor?

19 (Ayes.)

20 CHAIRMAN JARMON: Thank you.

21 MR. MCKNIGHT: Lawrence McKnight, B and
22 K Properties. We are going to be purchasing the
23 property. I want to make sure that release
24 clarifies we are able to construct single family

1 market rate housing?

2 CHAIRMAN JARMON: You have to get the
3 proper zoning and variances you need to do.

4 MR. MCKNIGHT: Correct. We have
5 building permits ready. I just want to make sure
6 that the deed restriction doesn't carry over.

7 CHAIRMAN JARMON: Right. No. In a year
8 or when you're done in six months, however long
9 it takes, just shoot me the certificate of
10 occupancy that the work is done.

11 MR. MCKNIGHT: Wonderful. Thank you.

12 CHAIRMAN JARMON: Have a good day.

13 Are there any attorneys in the room that
14 are representing applicants for releases?

15 (Hands raised.)

16 CHAIRMAN JARMON: Come up to the podium.

17 (Applicant approaches podium.)

18 We are on page 6. The addresses are
19 1731 Ingersoll. And there was a typo. The
20 second address is 1727 Ingersoll Street to Leon
21 Bobby Realty, LLC.

22 Can you state your name for the record.

23 MR. HILL: My name is Leonard Hill. I
24 represent Leon Bobby Realty, LLC.

1 CHAIRMAN JARMON: You are here to
2 request -- to purchase the property -- I mean, to
3 sell the property. I'm sorry.

4 Mr. Hill: Yes. 1731 Ingersoll and
5 1721 -- I'm sorry 1727 Ingersoll. We
6 respectfully request the opportunity to sell.
7 And to do that, we need releases for both
8 properties.

9 CHAIRMAN JARMON: The reason why you
10 didn't develop the two Ingersoll properties?

11 MR. HILL: For at least these two
12 reasons. First, there is a zoning change that is
13 coming about, number one, that was unforeseen.
14 And number two, Mr. Razza who has been much more
15 aggressive than Leon Bobby Realty has purchased
16 four properties that are contiguous next to these
17 two lots. And he wants to put affordable housing
18 in there immediately.

19 So, it would be in the best interest of
20 the neighborhood, not to mention Mr. Razza, to
21 allow him to go forward and to not stand in the
22 way of development and change, market rate.

23 MS. JOHNSON: You are selling these
24 properties at a profit?

1 MR. HILL: Yes. Definitely at a profit.

2 MR. GRADWOHL: Let me clarify. At least
3 1731 was sold in August of this year, right?

4 MR. HILL: 1731 was sold. And 1727, the
5 question was asked is it at a profit. If I may
6 address that?

7 MS. JOHNSON: Yes.

8 MR. HILL: Okay. With regard to is it
9 at a profit? Yes. In a literal sense, it is at
10 a profit. However, the project that was put
11 together in light of the zoning and in light of
12 Mr. Razza purchasing the block, now will not be
13 completed. So to extent this one will be sold as
14 a profit, the project itself is at a loss.

15 MR. GRADWOHL: I'm sorry. Can you
16 clarify? When you keep referencing the zoning
17 change, what are you referencing?

18 MR. HILL: The proposed zoning changes
19 that are supposed to be coming to the area.

20 MR. GRADWOHL: Is there a bill in
21 council? I work for Council President.

22 MR. HILL: It is in planning.

23 MR. GRADWOHL: But there hasn't been any
24 change?

1 MR. HILL: There has not been. That's
2 why I'm saying proposed, that's being discussed
3 and being planned. If you are planning for a
4 year or two in advance and you know at the same
5 time that there are -- can I please just
6 respectfully finish -- and you know that there
7 are plans that could change the zoning, that is
8 something as a developer that you have to take
9 note of.

10 MS. JOHNSON: When you plan to develop
11 the site, you didn't know it was residentially
12 zoned? I don't know what the zoning issue was.
13 I'm not quite sure what issue you ran up against
14 that you couldn't develop it. I'm saying in
15 terms of the argument you are making, I'm not
16 clear for that.

17 MR. HILL: Because it's not just this
18 block, the -- there were properties that were
19 bought at market rate on 17th Street that were
20 zoned commercial, and that's going to change,
21 also. So, all of this was going to be together.

22 MS. JOHNSON: So, this site was going to
23 be developed with those other? It's contiguous?

24 MR. HILL: Yes, ma'am. I wasn't being

1 clear. It's not just this block. It runs all
2 the way down to 17th Street. And 17th Street is
3 going to get a change, which is going to throw a
4 monkey wrench into the whole --

5 MS. JOHNSON: Can we transfer the
6 restrictions?

7 CHAIRMAN JARMON: We can transfer the
8 restrictions to the other owner or the person
9 that's purchasing it. He just has to come back
10 in a year the same as one previously approved.
11 Also, would be for the 31 that he already owns.

12 MR. RAZZA: My name is Rahil Razza. Can
13 I ask you extend the deed restriction? It's on
14 there for March of 2016. I have my plans and
15 everything. It's all ready to go.

16 CHAIRMAN JARMON: It will be from a year
17 from today.

18 MR. RAZZA: That's fine.

19 MR. HUNTER: I have a couple of things.

20 One, actually saw the recommendations
21 for the commission yesterday for this area. It
22 looks like it's going from partially commercial
23 to, I believe, single family, maybe multi-family
24 residential.

1 The bigger issue that I have here is
2 that this was sold less than a year ago. I mean,
3 it's -- the deed restriction says some sort of
4 agreement within a year. We are still within
5 that year time frame. And when we're talking
6 about within essentially a windfall to the
7 property owner at expense of the City process, I
8 don't think that's --

9 MS. JOHNSON: The City has no method in
10 place. We need to address that.

11 MR. HUNTER: We do have a method.

12 CHAIRMAN JARMON: We are not releasing
13 the restriction. It's going to stay on there.

14 MR. WALKER: This property, they have
15 already been sold. There is really no point in
16 the Committee consenting to the selling now. I
17 suggest that there be no action taken now and,
18 like, they can come back in March of 2017. And
19 at that point, we can then do the certificate of
20 completion.

21 CHAIRMAN JARMON: One of them is sold
22 and one isn't.

23 MR. WALKER: There is only the one
24 property sold.

1 CHAIRMAN JARMON: Thirty-one has been
2 sold. If this applicant doesn't own the
3 property, he is not going to be able to do
4 anything. He is the one that's going to do the
5 development.

6 MR. WALKER: Okay. Only 1731 that was
7 sold and not 1727?

8 CHAIRMAN JARMON: Right. He did the
9 one. He is back for both. They both will
10 contain in the restriction that they have a year,
11 and he's going to have a year to come back saying
12 that he's completed the project to get a complete
13 release.

14 MR. GRADWOHL: I haven't seen a
15 compelling case for why the release should be
16 granted from today through November 2017. Why we
17 shouldn't just take no action, like he said.
18 Take no action. And in March if there is no
19 house there, then, you know.

20 CHAIRMAN JARMON: If he doesn't own it,
21 he's not going to be able to do anything.

22 MR. GRADWOHL: Right. We can't do
23 anything about the one. Are we saying we would
24 have -- would we have to consent to sale for the

1 other one?

2 CHAIRMAN JARMON: He already owns it.

3 MR. WALKER: Yeah. For the property
4 that's not been sold yet. That's what we have to
5 do. I mean, it's been such a short period of
6 time. I mean, there is a tremendous windfall of
7 a profit here for the property that's already
8 been sold -- for the property that's been sold.
9 To the point considering for the property that's
10 not been sold, I think that's up to the
11 Committee.

12 CHAIRMAN JARMON: Can I get a
13 recommendation?

14 MR. RAZZA: Would you mind if I say one
15 thing?

16 CHAIRMAN JARMON: I'm sorry.

17 MR. RAZZA: I have complete intention of
18 developing the property. It's just that it takes
19 a really long time. And I want to do something
20 creative and unique in the area. So if you just
21 give me a little bit more time, I'm not asking
22 for too much.

23 March is five months away. It's a very
24 difficult thing. I wouldn't be able to finish

1 construction by then, there is no way. November,
2 probably halfway done. I plan to do it. If you
3 want me to come back in six months and talk to
4 you guys, it's fine. I don't have any issue
5 doing that. But the point is that I'm going to
6 do that.

7 CHAIRMAN JARMON: Because you own the
8 properties next to these two properties, also.

9 MR. RAZZA: I can show you the rendering
10 of what I plan to do.

11 MR. HILL: Also if I can add, there a
12 lot of developers who do a lot of things in this
13 town and they get an opportunity. Here we have
14 somebody young who is committed to this community
15 and who has worked hard at putting these parcels
16 together.

17 Why don't we work with him and give him
18 an opportunity? Let's give him an opportunity,
19 same opportunity that we would give someone who
20 was sophisticated who came in here who is a big
21 guy. Give the little guy a chance.

22 MS. JOHNSON: It's really not an issue
23 of that. It's an issue of someone else purchased
24 it and there was a previous agreement on this.

1 Whoever you're representing did not fulfill the
2 agreement. That's not the issue. Not we're not
3 trying to give anyone a chance.

4 MR. HILL: Okay.

5 MS. DUNBAR: That really is the reason
6 for the discussion. I believe that we are trying
7 to give him a chance.

8 MR. HILL: Yes, ma'am.

9 MR. HUNTER: I have a question.

10 The recommendation be to just not issue
11 the certificate now and have him come back. And
12 in March 2017 ask for release.

13 MS. DUNBAR: Show progress?

14 MR. HUNTER: If that's all that we're
15 able to do.

16 CHAIRMAN JARMON: What's the
17 recommendation?

18 MR. GRADWOHL: Take no action.

19 MR. HUNTER: I guess, would we just not
20 be taking any action?

21 MR. GRADWOHL: If we take no action,
22 then the release will carry over till March of
23 2017. At which point, Mr. Razza can come back
24 here to explain his progress and ask the six

1 months extension.

2 MR. PURNELL: If at that point there is
3 construction, you can.

4 MS. JOHNSON: Permits.

5 MR. RAZZA: Can I show you at that stage
6 there is two options, right? We can be at a
7 variance or we could be -- I mean, we might be in
8 the ground by then. Would that be okay? If I
9 show you exactly what I'm doing, I have no issue
10 doing that. But you have to understand that --

11 MS. DUNBAR: Yes.

12 MR. GRADWOHL: Meaningful progress.

13 MS. DUNBAR: There is no expectation
14 that you will have completed the construction.
15 What we are saying is once you come back in March
16 of 2017, you demonstrate whatever the progress is
17 that you have made. Then you would request an
18 extension at that point.

19 It would be a six-month extension.
20 They're regularly granted. So --

21 MR. RAZZA: No problem.

22 CHAIRMAN JARMON: The recommendation?

23 MR. GRADWOHL: I move we take no action
24 on this agenda item.

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1 MS. DUNBAR: Second.

2 CHAIRMAN JARMON: We will come back next
3 year.

4 All in favor.

5 (Ayes.)

6 CHAIRMAN JARMON: Thank you.

7 MR. RAZZA: Thank you.

8 CHAIRMAN JARMON: Attorneys. You're
9 here for?

10 MR. HILL: Jasper.

11 CHAIRMAN JARMON: This was transferred
12 in 2010 as a side yard to the owner of the
13 adjacent property. And you are?

14 MR. MASENTONIO: My name is Paul
15 Masentionio. I represent the representative buyer
16 Mark Sheerman who is here a today along with the
17 owner Robert Lowry who purchased the property.

18 CHAIRMAN JARMON: That are asking for
19 the release in order to sell 2618 Jasper.

20 MR. MASENTONIO: That is correct.

21 CHAIRMAN JARMON: Any questions from the
22 Committee? Recommendation?

23 MS. JOHNSON: Recommend that we release
24 the restriction.

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1 MR. GRADWOHL: Second.

2 CHAIRMAN JARMON: All in favor?

3 (Ayes.)

4 CHAIRMAN JARMON: Thank you. We will be
5 in touch.

6 (Applicant approaches podium.)

7 1415 and 1419 on page 5. Can you state
8 your name for the record.

9 MR. WISE: C. Wise on behalf of
10 Ms. Hightower.

11 CHAIRMAN JARMON: You're the owner?

12 MR. WISE: This is the owner. The
13 property is under agreement of sale. We are
14 seeking a release of the RDA restrictions that
15 were in 1989.

16 CHAIRMAN JARMON: Not to cut you off.
17 Your name is?

18 MS. HIGHTOWER: Hightower.

19 CHAIRMAN JARMON: You are the owner?
20 Current owner?

21 MS. HIGHTOWER: Yes.

22 CHAIRMAN JARMON: All right. You can
23 continue.

24 MR. WISE: Ms. Hightower is current

1 owner. Property is under agreement seeking
2 release with the RDA restrictions in the deed
3 from 1989 to transfer property and to develop
4 into -- I believe the intent of the buyer is to
5 develop into three single family homes.

6 CHAIRMAN JARMON: Any questions?

7 MR. WISE: Just to be clear,
8 1415/1417/1419, two lots, one existing building.
9 It's a building in the middle and two lots on
10 either side.

11 MS. JOHNSON: And 1417?

12 MR. WISE: Is a single family.

13 MS. JOHNSON: A building that you own
14 already?

15 MR. WISE: Yes.

16 MS. JOHNSON: This was transferred in
17 '89?

18 CHAIRMAN JARMON: Yeah. Side yard.

19 MR. GRADWOHL: The lots look like they
20 will need to be cleaned.

21 MR. WISE: They have been cleaned.
22 Print out a photo. I have an iPad with a photo.

23 MR. GRADWOHL: Just provide that to
24 Chairwoman Jarmon.

1 MR. WISE: That's fine. Will do.

2 MR. GRADWOHL: I move we grant the
3 certificate of completion contingent upon
4 sufficient cleaning of the lots as evidenced by
5 the photos provided to the Chairwoman.

6 MS. DUNBAR: Second.

7 CHAIRMAN JARMON: All in favor?

8 (Ayes.)

9 CHAIRMAN JARMON: We are going to get
10 started from page 2.

11 4204 and 4208 Lancaster Avenue, Percy
12 Custus.

13 (Applicant approaches podium.)

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

16 MR. CUSTUS: Percy Custus, III.

17 CHAIRMAN JARMON: And you are here to
18 purchase these two lots on Lancaster Avenue?

19 MR. CUSTUS: Yes.

20 CHAIRMAN JARMON: Your proposal, I think
21 you already developed them?

22 MR. CUSTUS: Yeah.

23 CHAIRMAN JARMON: Is it like a
24 playground or something?

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1 MR. CUSTUS: Yes.

2 MR. GRADWOHL: Say the last thing again.

3 MR. CUSTUS: We did already developed
4 them for years.

5 CHAIRMAN JARMON: They have been using
6 them for years. I recently had an inspection
7 done and verified that and sent -- found out he
8 was using it.

9 MR. GRADWOHL: Okay.

10 CHAIRMAN JARMON: We have attached
11 support letter from Councilwoman Blackwell's
12 office.

13 MR. HUNTER: Is there proposal to
14 actually develop on the lots now?

15 CHAIRMAN JARMON: Are you going to
16 develop on them or continue to use them?

17 MR. CUSTUS: Continue use them.

18 MS. JOHNSON: Saying something about
19 building a boxing facility.

20 MR. CUSTUS: No. The boxing facility is
21 across the street. It has a sign on there.
22 Ms. Blackwell put that on there years ago.

23 MS. JOHNSON: Okay. The letter says
24 parcel listed.

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1 MS. DUNBAR: They are requiring from the
2 Redevelopment Authority.

3 MR. CUSTUS: Yes.

4 MS. JOHNSON: Okay.

5 CHAIRMAN JARMON: Any further questions?

6 MS. DUNBAR: Motion to sell as
7 requested.

8 MR. PURNELL: Second.

9 CHAIRMAN JARMON: All in favor?

10 (Ayes.)

11 CHAIRMAN JARMON: 3731 to 33 Brandywine,
12 Brahim. Can't pronounce your last name. You can
13 pronounce it for us.

14 MR. IGHALHEN: Good morning. I'm Brahim
15 Ighalhen.

16 CHAIRMAN JARMON: Okay. You are here to
17 purchase these two lots.

18 What is your proposal?

19 MR. IGHALHEN: The lots are zoned CMX2.
20 Honestly, I don't see a use for commercial space
21 in the tiny little street. We are going to try
22 to get them back to residential. Either we are
23 going to build the whole lot or, most likely, I
24 will split it because there's two numbers and

1 build single families.

2 MS. JOHNSON: There are five sites --
3 five vacant lots adjacent to this. This is part
4 of a larger assemblage?

5 CHAIRMAN JARMON: I think he is trying
6 to get the other properties from the other
7 agencies, if I'm not mistaken.

8 MR. IGHALHEN: Yeah. We are in the
9 process.

10 MS. DUNBAR: I wasn't able to confirm
11 the status at this point, but that's what I'm
12 told.

13 MR. HUNTER: I know there was alley
14 easement running through the property. Just be
15 aware that would probably have to -- if the
16 building is going to be large enough, would have
17 to move that alley easement.

18 MR. IGHALHEN: I think last time we
19 checked on the water map, it doesn't show that
20 there is any alley between the lots if that's
21 what you mean.

22 MR. HUNTER: It looks like it went
23 through kind of a back lot.

24 MR. IGHALHEN: Okay.

1 MR. HUNTER: It had been extended over
2 the -- easement still shows up as open.

3 MR. IGHALHEN: Okay. So, we will
4 definitely maintain that.

5 MR. HUNTER: Just wanted you to be aware
6 of that.

7 MR. IGHALHEN: Yeah. Sure.

8 MS. JOHNSON: Were you acquiring the
9 other vacant lots?

10 MR. IGHALHEN: Yes, ma'am.

11 MS. JOHNSON: What is your plan? You
12 don't know what you're going to do?

13 MR. IGHALHEN: I actually build three
14 vacant lots on that block already. I'm in the
15 process of building two more.

16 MS. JOHNSON: You build houses?

17 MR. IGHALHEN: Yes.

18 MR. GRADWOHL: But you're saying you
19 don't know whether you are going to do a
20 multi-family apartment building or single family
21 houses?

22 MR. IGHALHEN: Yeah. But definitely
23 residential. Like I said, I don't see the use
24 for a commercial space. Is requirement by CMX2.

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1 MR. GRADWOHL: Once you are going to go
2 to settlement, you are going to get a variance
3 within timely fashion.

4 MR. IGHALHEN: Yes. I will most likely
5 apply immediately for a variance.

6 MR. HUNTER: Depending on when you do
7 apply, I know depending on if it's very soon and
8 you have to go for variance, I know that the
9 Commission is working on remapping for that.

10 MR. IGHALHEN: Change to RM1.
11 Hopefully, I won't have to get to the variance by
12 then. But if I have to, I will apply.

13 MR. HUNTER: Okay.

14 CHAIRMAN JARMON: Recommendation?

15 MR. GRADWOHL: Move to sell.

16 MS. DUNBAR: Second.

17 CHAIRMAN JARMON: All in favor?

18 (Ayes.)

19 CHAIRMAN JARMON: Thank you.

20 Next item is Side Yard. Can I get a
21 recommendation?

22 MR. GRADWOHL: Move to transfer with the
23 self-amortizing mortgage.

24 MR. PURNELL: Second.

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1 CHAIRMAN JARMON: All in favor?

2 (Ayes.)

3 CHAIRMAN JARMON: The next item is
4 tabled.

5 1848 North Bouvier Street is a urban
6 garden agreement for renewal. I can accept this.

7 The next properties are properties that
8 are being sold by the Land Bank Department. We
9 have all the attachments. We have all the
10 attachments for these properties.

11 Can I get a recommendation?

12 MR. HUNTER: Do we know if Etting
13 Street, is that going to be vacant in this
14 proposal? Because it's --

15 MR. GRADWOHL: No.

16 MR. HUNTER: They are going to regroup.
17 It's falling apart.

18 MR. GRADWOHL: I can't speak to the
19 street condition. I know that applicant has
20 built other housing on that street, so.

21 MR. PURNELL: It's a tiny little street.
22 There has been houses built on the existing
23 street.

24 MR. HUNTER: Very recently?

1 MR. PURNELL: Yeah.

2 MR. GRADWOHL: It was entirely updated.

3 MR. PURNELL: It's the small street
4 right behind 27th Street. There has been a lot
5 of activity.

6 MR. HUNTER: Okay. Thanks.

7 MR. GRADWOHL: That is more housing
8 project we worked out.

9 I move that we transfer the properties
10 as per the Land Bank recommendations.

11 MS. DUNBAR: Second.

12 CHAIRMAN JARMON: All in favor?

13 (Ayes.)

14 CHAIRMAN JARMON: All right. Getting
15 start with the certificate of releases.

16 The first address is 2128 Mountain
17 Street.

18 MR. PURNELL: Madam Chair, can I just
19 take one step back to the previous?

20 CHAIRMAN JARMON: Sure.

21 MR. PURNELL: I would like to recuse
22 myself from the vote on that parcel because the
23 man -- my department manages the Land Bank. I
24 would, for the record, like to say I am recusing

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1 myself from the vote.

2 CHAIRMAN JARMON: Okay.

3 MR. PURNELL: For those parcels.

4 CHAIRMAN JARMON: Thank you.

5 This applicant is only asking for
6 release so they can refinance their property.

7 Can I get a recommendation?

8 MS. DUNBAR: Looks like they completed
9 the work.

10 CHAIRMAN JARMON: It's been done.

11 MS. DUNBAR: Motion.

12 MR. GRADWOHL: Second.

13 CHAIRMAN JARMON: All in favor?

14 (Ayes.)

15 CHAIRMAN JARMON: 2085 East Elkhart and
16 2087 East Elkhart.

17 (Applicant approaches podium.)

18 Can you state your name for the record?

19 MS. CRUZ: I'm here. My name is
20 Rosalinda Cruz.

21 CHAIRMAN JARMON: You are the current
22 owner. You purchased the properties from the
23 applicants that we transferred to. They were
24 both lots at the time --

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1 MS. CRUZ: Yes.

2 CHAIRMAN JARMON: -- that you purchased
3 them?

4 MS. CRUZ: Yes.

5 CHAIRMAN JARMON: She is asking to sell
6 them.

7 Can I get a recommendation?

8 MS. DUNBAR: Motion.

9 MR. GRADWOHL: Second.

10 CHAIRMAN JARMON: All in favor?

11 (Ayes.)

12 CHAIRMAN JARMON: Thank you.

13 1417 East Oxford Street.

14 (Applicant approaches podium.)

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

17 MS. HESTON: Good morning. Judith
18 Heston. Sell on behalf of my father Joseph
19 Heston, the property owner.

20 CHAIRMAN JARMON: You are here to sell
21 this. Is it a lot or a house?

22 MS. HESTON: It's a lot.

23 MS. DUNBAR: You are selling along with
24 the house?

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1 MS. HESTON: Yes.

2 CHAIRMAN JARMON: Yes.

3 MR. GRADWOHL: Move to grant certificate
4 of completion.

5 MS. DUNBAR: Second.

6 CHAIRMAN JARMON: All in favor?

7 (Ayes.)

8 CHAIRMAN JARMON: I think I had emailed
9 someone regarding this trash in front of it. Has
10 that been cleaned?

11 MS. HESTON: Yeah.

12 CHAIRMAN JARMON: We need an updated
13 picture.

14 MS. DUNBAR: That will be subject to.

15 MR. GRADWOHL: Should I amend?

16 CHAIRMAN JARMON: Yes.

17 MR. GRADWOHL: I amend my motion say
18 that we will grant certificate of completion
19 based upon proof the lot is cleaned.

20 MS. DUNBAR: Second.

21 CHAIRMAN JARMON: All in favor?

22 (Ayes.)

23 MS. HESTON: Thank you very much.

24 (Linda Medley has entered the proceedings.)

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1 CHAIRMAN JARMON: 1641 North 3rd Street,
2 Osman Celep.

3 (Applicant approaches podium.)

4 CHAIRMAN JARMON: Good morning. State
5 your name for the record.

6 MR. CELEP: Osman Celep.

7 CHAIRMAN JARMON: You are here to sell
8 the lot at 1641 North 3rd Street?

9 MR. CELEP: Yes.

10 CHAIRMAN JARMON: I emailed someone
11 regarding this lot needing to be cleaned.

12 MR. CELEP: Yes.

13 CHAIRMAN JARMON: Has it been cleaned.

14 MR. CELEP: It's cleaned.

15 CHAIRMAN JARMON: It's cleaned?

16 MR. CELEP: Yes.

17 CHAIRMAN JARMON: Can I get a
18 recommendation?

19 MR. GRADWOHL: Confirm there is no
20 trailer on the lot.

21 MR. CELEP: Nothing.

22 MR. GRADWOHL: Vehicle moved?

23 MR. CELEP: All done.

24 MR. GRADWOHL: Move we grant

1 certificate.

2 MS. DUNBAR: Second.

3 CHAIRMAN JARMON: All in favor?

4 (Ayes.)

5 CHAIRMAN JARMON: Thank you.

6 2024 South 7th Street. We settled this
7 in 2012. The applicant build and now wants to
8 sell. Is he here? 2024 South 7th Street?

9 Can I get a recommendation? The
10 property is rehabbed.

11 MR. GRADWOHL: Have you received
12 certificate of occupancy?

13 CHAIRMAN JARMON: No. We can approve it
14 contingent upon that.

15 MR. GRADWOHL: Then I move we approve
16 this certificate of the completion contingent of
17 the receipt of certificate of occupancy.

18 MS. DUNBAR: Second.

19 CHAIRMAN JARMON: All in favor?

20 (Ayes.)

21 CHAIRMAN JARMON: Next item, 1014 South
22 Randolph and 1013 South Fairhill.

23 (Applicant approaches podium.)

24 CHAIRMAN JARMON: Good morning. Can you

1 state your name for the record.

2 MS. MAY: My name is Ashley May. I'm
3 only for 2014 South Randolph Street.

4 CHAIRMAN JARMON: Fairhill Street is
5 just a rear lot of Randolph.

6 MS. MAY: Yes. That's true.

7 CHAIRMAN JARMON: Can I get a
8 recommendation?

9 MR. HUNTER: These are separate lots?

10 CHAIRMAN JARMON: No. It's one deed.

11 MR. HUNTER: Are they two separate lots
12 legally?

13 MS. MAY: Legally they are one lot. So,
14 we purchased the property from Antoinette Picano.
15 She purchased it from you, right, from the
16 Redevelopment Authority. We also purchased the
17 property next door at 1012 South Randolph from a
18 private party. And we did a lot consolidation of
19 the two lots. So legally, it's no longer one
20 lot. But when we purchased it, it was legally
21 just one lot.

22 CHAIRMAN JARMON: Right.

23 MR. HUNTER: Thank you.

24 CHAIRMAN JARMON: Can I get a

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1 recommendation?

2 MR. PURNELL: Move to approve.

3 MR. GRADWOHL: Second.

4 CHAIRMAN JARMON: All in favor?

5 (Ayes.)

6 CHAIRMAN JARMON: 3453 Palmetto. 3453

7 Palmetto? This applicant is out of state or

8 moving out of state, and they received this as of

9 side a yard in 1989.

10 Can I get a recommendation?

11 MS. DUNBAR: Motion.

12 MR. GRADWOHL: Second.

13 CHAIRMAN JARMON: All in favor?

14 (Ayes.)

15 CHAIRMAN JARMON: 4507 Parrish Street.

16 (Applicant approaches podium.)

17 CHAIRMAN JARMON: Good morning.

18 MS. MAY: Good morning.

19 CHAIRMAN JARMON: State your name for

20 the record.

21 MR. STAFFORD: Joseph Stafford.

22 CHAIRMAN JARMON: You are here

23 requesting a release for the 4507 Parrish Street?

24 MR. STAFFORD: Yes, ma'am.

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1 CHAIRMAN JARMON: Can I get a
2 recommendation? You own 4505, also?

3 MR. STAFFORD: Yes, ma'am.

4 CHAIRMAN JARMON: Any questions?
5 Recommendation?

6 MS. DUNBAR: Motion.

7 MR. GRADWOHL: Second.

8 CHAIRMAN JARMON: All in favor?

9 (Ayes.).

10 CHAIRMAN JARMON: 720 to 22 North Broad
11 Street, I deleted that. I wasn't -- we deleted
12 720 to 22 North Broad Street. This wasn't a
13 release for the City of Philadelphia.

14 Can we delete that from the agenda?

15 MS. DUNBAR: Motion to delete.

16 MR. GRADWOHL: Second.

17 CHAIRMAN JARMON: All in favor?

18 (Ayes.)

19 CHAIRMAN JARMON: Thank you.

20 1633 South 24th Street, 18th Street
21 Development? I think that's the wrong address.

22 1637 -- yeah. 1637 South 24th Street.

23 Can we make a correction in the address. It
24 should be 1637 South 24th Street, 18th Street

1 Development.

2 MS. JOHNSON: This is a house, right?

3 CHAIRMAN JARMON: This is a house.

4 MR. PURNELL: Is it a picture of the
5 right property?

6 CHAIRMAN JARMON: Yes, it is.

7 MR. GRADWOHL: It says 1637 on the top
8 of it.

9 CHAIRMAN JARMON: Can I get a
10 recommendation?

11 MS. DUNBAR: Motion.

12 MR. GRADWOHL: Second.

13 CHAIRMAN JARMON: All in favor?

14 (Ayes.)

15 CHAIRMAN JARMON: 2241 Emerald Street.

16 (Applicant approaches podium.)

17 CHAIRMAN JARMON: State your name for
18 the record.

19 MR. JORDAN: Michael Jordan.

20 MR. PURNELL: Move we raise the price.

21 (Laughter)

22 CHAIRMAN JARMON: You are the current
23 owner?

24 MR. JORDAN: Yes.

1 MS. DUNBAR: Motion.

2 MR. JORDAN: It's new construction.

3 MR. GRADWOHL: You received the
4 certificate of occupancy?

5 MR. JORDAN: We are getting it today.

6 MR. GRADWOHL: Okay.

7 MS. DUNBAR: My motion, I will revise to
8 say subject to proof of the certificate of
9 occupancy.

10 MR. GRADWOHL: Second.

11 CHAIRMAN JARMON: All in favor?

12 (Ayes.)

13 CHAIRMAN JARMON: Thank you.

14 1637 South 24th Street and 2325 Watkins
15 Street. Both of these properties were
16 transferred --

17 MS. DUNBAR: To Redevelopment Authority.

18 CHAIRMAN JARMON: -- to the
19 Redevelopment Authority. And they transferred
20 out to different individuals, I think. One of
21 them transferred and one didn't. So, they are
22 asking permission to sell the other one, I mean,
23 Redevelopment Authority.

24 The other one, the applicant just wants

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1 the restriction lifted off the deed because she's
2 done the development. She's occupying the
3 property on Watkins Street.

4 MS. DUNBAR: Can't make the motion.
5 Somebody else has to jump in.

6 MR. GRADWOHL: So moved.

7 MR. PURNELL: Second.

8 CHAIRMAN JARMON: All in favor?

9 (Ayes.)

10 MS. DUNBAR: I can't vote.

11 CHAIRMAN JARMON: 2255 East William
12 Street. It's a property we transferred to
13 Kensington Neighbors United back in --

14 MR. HUNTER: I think it was 1988 or
15 something.

16 CHAIRMAN JARMON: It was a long time
17 ago. And they want to sell to the person who
18 owns the adjacent property for \$1,000.

19 MS. DUNBAR: Motion.

20 MR. UREK: Second.

21 CHAIRMAN JARMON: All in favor?

22 (Ayes)

23 CHAIRMAN JARMON: 6100 Locust, Sal
24 Walker.

1 (Applicant approaches podium.)

2 MR. SAUL WALKER: Good morning, Saul
3 Walker.

4 CHAIRMAN JARMON: Okay. Mr. Walker is
5 asking for release. However, he's stating that
6 he's not selling the property.

7 MS. DUNBAR: Did he do what he was
8 supposed to do?

9 CHAIRMAN JARMON: Yeah. He's been in
10 there for a long time. It's a commercial
11 property.

12 MR. GRADWOHL: That's currently in use?

13 CHAIRMAN JARMON: Yeah.

14 MS. DUNBAR: Motion to release.

15 MR. GRADWOHL: Second.

16 CHAIRMAN JARMON: All in favor?

17 (Ayes.)

18 CHAIRMAN JARMON: Thank you. We'll be
19 in touch.

20 MR. STAFFORD: 2324 Ellsworth. This
21 applicant is asking for the restrictions to be
22 lifted.

23 MS. DUNBAR: Is it this person or a new
24 owner?

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1 CHAIRMAN JARMON: She's the current
2 owner. She's asking to sell the property.

3 MS. JOHNSON: Recommend the release.

4 MS. DUNBAR: Second.

5 CHAIRMAN JARMON: All in favor?

6 (Ayes.)

7 CHAIRMAN JARMON: 2036 Bambrey Street.
8 This is a property that we transferred to PHDC
9 and they transferred out to an applicant. And
10 the current owner wants to sell. But because the
11 restriction was in our deed to PHDC, they need a
12 release.

13 MS. DUNBAR: Motion to remove the
14 restriction.

15 MR. GRADWOHL: Second.

16 CHAIRMAN JARMON: All in favor?

17 (Ayes)

18 CHAIRMAN JARMON: 1357 East Columbia
19 Avenue. She is selling this along with 1355 East
20 Columbia.

21 (Applicant approaches podium.)

22 CHAIRMAN JARMON: State your name for
23 the record.

24 MR. STAFFORD: Mary McElroy.

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1 CHAIRMAN JARMON: Any questions from the
2 Committee?

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

5 MS. DUNBAR: Second.

6 CHAIRMAN JARMON: All in favor?
7 (Ayes.)

8 CHAIRMAN JARMON: 1614 and 1616 North
9 Hope, Janis Levy.

10 (Applicant approaches podium.)

11 MS. BOSSERT: Hi. I'm Janis Bossert,
12 the owner.

13 CHAIRMAN JARMON: Good morning. You
14 purchased both of these lots from the City. And
15 now you are asking permission to sell?

16 MS. BOSSERT: Yes. I also own and
17 reside in the property at 1612, so I am selling
18 them all.

19 CHAIRMAN JARMON: Any questions from the
20 Committee? She received these as side yards to
21 her property.

22 MS. DUNBAR: Motion to --

23 MR. GRADWOHL: Did she pay for them, or
24 did she receive them with a mortgage?

1 CHAIRMAN JARMON: They didn't have
2 self-amortizing mortgage in 2009.

3 MR. GRADWOHL: I move we grant the
4 reversionary interest be removed.

5 MS. DUNBAR: Second.

6 CHAIRMAN JARMON: All in favor?

7 (Ayes)

8 CHAIRMAN JARMON: Thank you.

9 6229 Germantown Avenue, Hardimon
10 Property? Mr. Hardimon?

11 (No reply.)

12 We are going to table this because I
13 think he's asking for -- I don't think he asked
14 for a release. He was asking for an extension,
15 so that he can start his development. He needs
16 to come to this meeting. We will table this
17 until next month.

18 The next item is 1135 to 37 South 58th
19 Street also known as 1135 Cobbs Creek Parkway.

20 MR. BASSIR: Good morning. Ali, A-l-i,
21 B-a-s-s-i-r.

22 CHAIRMAN JARMON: You're asking for
23 release for the restrictions off the deed?

24 MR. BASSIR: Yes.

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1 CHAIRMAN JARMON: He is not asking to
2 sell.

3 MS. DUNBAR: Motion to provide the
4 release.

5 MS. MEDLEY: I have to note there are
6 about \$22,000 in taxes owed, so they won't be
7 able to get the release without paying the taxes.

8 CHAIRMAN JARMON: They are saying it's
9 \$22,000 worth of taxes owed.

10 MR. BASSIR: We have a hearing on the
11 22nd of December about that.

12 CHAIRMAN JARMON: You have a hearing?

13 MR. BASSIR: We never use -- we ask them
14 for elimination of the taxes. We have a hearing.

15 MR. GRADWOHL: You have a hearing with
16 the Board of Revision of Taxes?

17 MR. BASSIR: Yeah. We have --

18 MS. DUNBAR: He's appealing.

19 MR. BASSIR: We nonprofit organization.

20 MS. DUNBAR: He's appealing the amount.

21 MS. MEDLEY: Would either -- if you want
22 to grant the release subject to us receiving
23 proof of payment of the taxes or wait, because
24 the taxes haven't been paid since 2011. It's not

1 like one tax bill. It's series of years that
2 haven't been paid.

3 CHAIRMAN JARMON: Maybe we need to hold
4 up until we get something.

5 We are going to table this until you get
6 proof that you have settled that issue with the
7 Revenue Department, okay? Whether they are going
8 to, you know -- you're not going to be
9 responsible for the taxes or whatever the outcome
10 is.

11 MR. BASSIR: Okay.

12 CHAIRMAN JARMON: Once you do that, you
13 can get back in contact with me.

14 MR. BASSIR: Thank you.

15 CHAIRMAN JARMON: 2129 North Hope
16 Street, Jose Mercado. 2129 North Hope?

17 (No reply)

18 He's asking for permission to sell.

19 MS. JOHNSON: Vacant lot sold in '92,
20 right?

21 CHAIRMAN JARMON: We transferred this in
22 '92 as a side yard.

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

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1 MR. GRADWOHL: Second.

2 CHAIRMAN JARMON: All in favor?

3 (Ayes.)

4 CHAIRMAN JARMON: The applicant called
5 me yesterday regarding this 2545 and 2547 North
6 Hope Street withdrawing his request for a
7 restriction or release. He said he's going to
8 develop the property.

9 We are going to delete this.

10 MS. DUNBAR: Motion to delete from the
11 agenda.

12 MR. GRADWOHL: Second.

13 CHAIRMAN JARMON: All in favor?

14 (Applicant approaches podium.)

15 MR. DELGADO: I'm here.

16 CHAIRMAN JARMON: Well, who called me
17 yesterday?

18 MR. DELGADO: I did. Armando Delgado.
19 I want that letter to be able to finance, letter
20 of release, to finance to the bank. We can
21 build.

22 CHAIRMAN JARMON: Are you still trying
23 to sell?

24 MR. DELGADO: I am going to keep, but I

1 want to be able to finance through the bank so I
2 can build. Is that feasible to get a release
3 letter?

4 MS. DUNBAR: No.

5 MR. HUNTER: Your release is contingent
6 on you developing the property. Until the
7 property is developed, we can't issue.

8 MR. DELGADO: I have to come back after
9 I develop.

10 CHAIRMAN JARMON: Yes.

11 MS. MEDLEY: If you need -- if the bank
12 sees the restriction to have a problem, we can --
13 you can come back and ask for subordination
14 agreement and we could consider that. But you
15 won't get the release, it's just -- do you
16 understand?

17 MR. DELGADO: Okay.

18 MS. MEDLEY: In order for you to get the
19 financing if that's necessary. That would be
20 something we can consider.

21 MR. DELGADO: Okay. Thank you so much.

22 MS. MEDLEY: So, it's deleted?

23 CHAIRMAN JARMON: Yes.

24 2530 --

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1 MR. DELGADO: One more question. If I
2 did want to sell -- this is my Realtor. If I did
3 want to sell, would I be able to get a release
4 letter.

5 MS. DUNBAR: No.

6 MR. DELGADO: Okay. Thank you.

7 MR. LUCIANO: My name is Luis Luciano.
8 If I may ask, what would be the explanation as to
9 why he --

10 MS. JOHNSON: You purchased it in May of
11 2016 with the restriction to develop the site,
12 and it hasn't been developed.

13 MR. LUCIANO: I see.

14 MR. PURNELL: It's only been six months.

15 MR. LUCIANO: Okay. Thank you.

16 MS. DUNBAR: You're welcome.

17 CHAIRMAN JARMON: 2536 West Girard
18 Avenue.

19 (Applicant approaches podium.)

20 MS. MAY: Good morning, again. My name
21 is Ashley May still.

22 CHAIRMAN JARMON: Is this a developed
23 property?

24 MS. MAY: So, we purchased the property

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1 January 8, 2016 from Ovis Stone. And Ovis Stone
2 purchased the property April 21, 2005 from the
3 RDA.

4 CHAIRMAN JARMON: Right.

5 MS. MAY: Yes, it is.

6 MS. JOHNSON: It's a house.

7 MS. MAY: Completely developed.

8 CHAIRMAN JARMON: Okay.

9 Can I get a recommendation?

10 MS. DUNBAR: Motion to release.

11 MR. GRADWOHL: Second.

12 CHAIRMAN JARMON: All in favor?

13 (Ayes.)

14 CHAIRMAN JARMON: Thank you.

15 MS. MAY: Thank you.

16 CHAIRMAN JARMON: 2416 Manton Street.

17 (Applicant approaches podium.)

18 CHAIRMAN JARMON: You again?

19 MS. MAY: Last one.

20 Ashley May for 2416 Manton.

21 CHAIRMAN JARMON: You are here for

22 release for 2416 Manton.

23 Can I get a recommendation?

24 MS. DUNBAR: Motion.

1 MR. GRADWOHL: Second.

2 MR. BEATRICE: All in favor?

3 (Ayes.)

4 CHAIRMAN JARMON: Thank you.

5 MS. MAY: Thank you so much.

6 CHAIRMAN JARMON: Have a great day.

7 2712 tilton Street? Fred and Denis?

8 (Applicant approaches podium.)

9 MS. WILLIAMS: That's me. Denise
10 Williams.

11 CHAIRMAN JARMON: Are you the current
12 owner?

13 MS. WILLIAMS: I'm the operating
14 executive of the property. It's titled to KE
15 Ventures, LLC.

16 MS. JOHNSON: This is a house, a newly
17 constructed?

18 MS. WILLIAMS: It's a lot and it's
19 developed.

20 CHAIRMAN JARMON: Can I get a
21 recommendation?

22 MS. DUNBAR: Motion to provide the
23 requested release.

24 MR. HUNTER: Second.

1 CHAIRMAN JARMON: All in favor?

2 (Ayes.)

3 CHAIRMAN JARMON: Thank you.

4 MS. WILLIAMS: Are you Susan?

5 CHAIRMAN JARMON: I am.

6 MS. WILLIAMS: Thank you for being so
7 professional when we spoke. I'm providing you
8 with a copy of the agreement of sale. As you
9 notice, the sale date was last week. That was
10 postponed pending this meeting today. So
11 settlement is scheduled again for this Friday.
12 And we spoke about a letter of intent or whatever
13 you're able to provide so we can --

14 CHAIRMAN JARMON: Shoot me an email.

15 MS. WILLIAMS: Fantastic. Have a great
16 day.

17 CHAIRMAN JARMON: 2178 East Sergeant
18 Street.

19 (Applicant approaches podium.)

20 CHAIRMAN JARMON: Andrew Jason Kaplan.

21 MR. ARONOW: Actually, Andrew Aronow.

22 CHAIRMAN JARMON: You are?

23 MR. ARONOW: The owner along with Andrew
24 Kaplan.

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1 MS. JOHNSON: This was transferred as a
2 side yard?

3 MR. ARONOW: Yes. In 2003.

4 CHAIRMAN JARMON: Can I get a
5 recommendation?

6 MS. JOHNSON: Recommend the release of
7 the restriction.

8 MR. PURNELL: Second.

9 CHAIRMAN JARMON: All in favor?

10 (Ayes.)

11 CHAIRMAN JARMON: Thank you.

12 MR. ARONOW: Thank you.

13 CHAIRMAN JARMON: 1427 North 28th
14 Street.

15 (Applicant approaches podium.)

16 CHAIRMAN JARMON: The son of the
17 deceased is here asking for a release on the
18 property that was transferred to his mother back
19 in 1990.

20 Can I get a recommendation?

21 MS. MEDLEY: Just note for the record
22 that there are \$5,749 in taxes that will be have
23 to be paid before the release.

24 CHAIRMAN JARMON: There is over \$5,000

1 in taxes owed which will have to be paid before
2 it's transferred.

3 MR. CAIN: Yes. That will be taken care
4 of at the title.

5 CHAIRMAN JARMON: Any further questions?

6 MR. GRADWOHL: Motion have to be --

7 MS. MEDLEY: If they're selling it?

8 CHAIRMAN JARMON: Yeah.

9 MS. MEDLEY: That's fine. It will go to
10 the -- other case they weren't selling it.

11 That's fine. We can give them a release and a
12 letter saying they can't record it until the
13 money is paid. Then they will give us proof, and
14 then we will -- it's fine.

15 MR. GRADWOHL: Then I move we grant the
16 release contingent upon proof that the real
17 estate taxes are up to date and paid.

18 MS. DUNBAR: Second.

19 MS. MEDLEY: Just to be clear, we will
20 give them the release with the letter, but they
21 just can't record it until they provide the City
22 with proof that taxes are paid.

23 MR. GRADWOHL: That doesn't need to be
24 part of the motion.

1 MR. HUNTER: What actually prevents them
2 from getting it recorded DOR is not -- if they
3 are not given the letter, they can't record the
4 deed, correct?

5 MS. MEDLEY: True. That is just what we
6 have done. I don't believe it's been a problem.

7 MR. HUNTER: What Jeremy said, can we
8 just say we won't issue release until taxes are
9 paid or until --

10 MS. MEDLEY: In their case because it
11 all -- in their case, because they are selling
12 it, then we are able to sell it without getting
13 the release.

14 MR. GRADWOHL: I'm not certain because
15 the new --

16 CHAIRMAN JARMON: They are going to
17 be --

18 MS. DUNBAR: Going to make sure taxes
19 are paid.

20 MR. GRADWOHL: Let me amend my motion
21 then to say I move that we grant certificate of
22 completion.

23 MS. DUNBAR: Second.

24 CHAIRMAN JARMON: All in favor?

1 (Ayes)

2 MS. MEDLEY: Cases where they are
3 selling it, it's always part of the settlement.
4 It's other cases where they are not selling, you
5 can't really make them pay.

6 CHAIRMAN JARMON: Thank you.
7 Last item is 2441 East Cumberland
8 Street.

9 (Applicant approaches podium.)

10 CHAIRMAN JARMON: Good morning. Your
11 name.

12 MR. WECHTER: Kurt Wechter, here on
13 behalf of the seller.

14 CHAIRMAN JARMON: You are the current
15 owner.

16 MR. WECHTER: Yes.

17 CHAIRMAN JARMON: I think I sent someone
18 an email that this lot needed to be cleaned.

19 MR. WECHTER: As of today.

20 CHAIRMAN JARMON: It's done.

21 MR. WECHTER: As of today, yeah.

22 CHAIRMAN JARMON: Okay. Any questions?

23 MR. WECHTER: I may email you later for
24 a letter of intent.

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1 CHAIRMAN JARMON: I'm sorry?

2 MR. WECHTER: I don't have any
3 questions.

4 CHAIRMAN JARMON: I was asking the
5 Committee.

6 MS. JOHNSON: Recommend that we issue a
7 release.

8 MR. PURNELL: Second.

9 MS. JOHNSON: Contingent upon proof of
10 the lot.

11 MR. GRADWOHL: Second.

12 CHAIRMAN JARMON: All in favor?

13 (Ayes.)

14 CHAIRMAN JARMON: Thank you.

15 I just want to add the October 11
16 Agenda.

17 Can I get a motion?

18 MR. GRADWOHL: So moved.

19 MR. HUNTER: Second.

20 CHAIRMAN JARMON: All in favor?

21 (Ayes.)

22 We are adjourned.

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24 (VPRC Meeting adjourned at 11:21 a.m.)

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

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

ANGELA M. KING, RPR
Court Reporter - Notary Public

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