

Vacant Property Review Committee
November 14, 2017

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VACANT PROPERTY REVIEW COMMITTEE

Caucus Room, City Hall
Philadelphia, Pennsylvania
Tuesday, November 14, 2017
10:10 a.m.

PRESENT:

SUSIE JARMON, OHCD, CHAIRWOMAN
JEREMY GRADWOHL, Council President
Clarke's Office
WILLIAM NEWCOMB, PRA
DEB CUNNINGHAM, Public Property
STEVE BERTIL, Law Department
LISA WALKER, Revenue Department
GARRETT O'DWYER, PACDC
MELISSA LONG, OHCD
CAROLYN PLACKE, LISC
ANGEL RODRIGUEZ, PHDC
JAMETTA JOHNSON, Planning Commission

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2 CHAIRWOMAN JARMON: Good

3 morning. My name is Susie Jarmon. We're
4 going to get started.

5 Are there any attorneys in the
6 room?

7 (Hands raised.)

8 CHAIRWOMAN JARMON: What
9 address are you here for?

10 MR. CLINTON: I'm here for 1330
11 Grove, 3616 Sears, and 3648 Wharton.

12 CHAIRWOMAN JARMON: Wharton
13 isn't on. They sent that to me too late.

14 MR. CLINTON: Okay.

15 (Witness approached podium.)

16 CHAIRWOMAN JARMON: He's here
17 for 1330 Grove and 3616 Sears on Page 5,
18 a release, and he's representing Emerald
19 Properties.

20 Can you state your name for the
21 record.

22 MR. CLINTON: Good morning.

23 Henry Clinton for Emerald Properties

24 concerning 1330 Grove Street and 3648

25 Wharton Street. Both of these properties

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2 were purchased by my client through an
3 RFP with the Redevelopment Authority.

4 It's workforce housing, seven houses in
5 the forgotten bottom neighborhood in
6 South Philadelphia, and he is --

7 basically has all six constructed. The
8 two before you today we have CO's for and
9 agreements of sale that are due to close
10 within a week or two.

11 I'm asking for a certificate of
12 completion to be issued so my client can
13 convey these houses to individuals from
14 the neighborhood.

15 CHAIRWOMAN JARMON: Okay. I
16 just have the certificate of occupancy
17 for Grove. So I'm still waiting for the
18 one for Sears.

19 MR. CLINTON: Okay.

20 CHAIRWOMAN JARMON: Can I get a
21 recommendation?

22 (No response.)

23 CHAIRWOMAN JARMON:
24 Recommendation?

25 MR. RODRIGUEZ: When will we be

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2 getting the CO for the second property?

3 CHAIRWOMAN JARMON: He said

4 this week the guy will have it. So we

5 can do it contingent upon.

6 MR. RODRIGUEZ: So moved.

7 (Duly seconded.)

8 CHAIRWOMAN JARMON: All in

9 favor?

10 (Aye.)

11 CHAIRWOMAN JARMON: Any

12 opposed?

13 (No response.)

14 CHAIRWOMAN JARMON: Thank you.

15 MR. CLINTON: Thank you very

16 much, Ms. Jarmon.

17 CHAIRWOMAN JARMON: You're

18 welcome.

19 (Witnesses approached podium.)

20 CHAIRWOMAN JARMON: Hi. What

21 address are you here for?

22 MR. McILHINNEY: Good morning,

23 Ms. Jarmon. Mike McIlhinney here for

24 1802 Francis Street, and I do have some

25 packets that I'd like to pass out.

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2 CHAIRWOMAN JARMON: 1802

3 Francis is on Page 5.

4 MR. McILHINNEY: It's not as
5 intimidating as the packet looks, I
6 promise you. It's just the deeds and the
7 photos of the property.

8 CHAIRWOMAN JARMON: Yeah. We
9 have all of that.

10 You stated your name for the
11 record.

12 MR. McILHINNEY: Yes. Mike
13 McIlhinney from the law office of
14 Orphanides and Toner. I'm here on behalf
15 of Logan Kramer and Logan Taylor
16 Investments, who is under agreement to
17 purchase 1802 Francis Street from the
18 current owner, Keith Guglielmi, who is
19 here with us today.

20 CHAIRWOMAN JARMON: And this
21 was transferred back in 1987 as a side
22 yard for the adjacent owner -- or the
23 previous owner.

24 MR. McILHINNEY: That's
25 correct. Barbara and Arnold Dort were

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2 the owners who maintained the property as
3 a side yard until they sold the property
4 in 2011 to the current owner, who has
5 been maintaining the property as a side
6 yard since that time, patio, garden, and
7 general side yard.

8 The photos in your packet are
9 historic photos of the property going
10 back to 2007 showing the garden, and
11 Photo 6 is the current photo of the
12 property just showing the brick pillars
13 around the garden, the interior eve, as I
14 said, by the current owner for a side
15 yard, with table seating and there's
16 pavers throughout the garden area.

17 The restrictions here are that
18 the original owner, the Dorts, weren't
19 permitted to sell the property within the
20 first five years of ownership, which they
21 of course complied with. They acquired
22 it in '97. But they've also maintained
23 the property since that time, and my
24 client in order to -- is planning on
25 building his residence on the property.

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2 We do have zoning approval to construct a
3 new residence on the property. Until he
4 gets the certificate of completion, we're
5 kind of in a holding pattern there.

6 So I request that the members
7 of the Committee issue a certificate of
8 completion for the subject property, and
9 if there's any questions.

10 CHAIRWOMAN JARMON: Can I get a
11 recommendation?

12 MR. RODRIGUEZ: Recommendation.
13 (Duly seconded.)

14 CHAIRWOMAN JARMON: All in
15 favor?

16 (Aye.)

17 MR. McILHINNEY: Thank you,
18 members of the Committee.

19 CHAIRWOMAN JARMON: Thank you.
20 Have a good day.

21 There was one item that I want
22 to table, which is on Page 2, 2570 North
23 Napa Street. We're going to table this
24 item.

25 The next address is for a lot,

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2 1301 West Auburn. Denise Armstrong.

3 You want to come up to the
4 podium.

5 (Witness approached podium.)

6 MS. ARMSTRONG: Good morning.

7 CHAIRWOMAN JARMON: Good
8 morning. State your name for the record.

9 MS. ARMSTRONG: Denise
10 Armstrong.

11 CHAIRWOMAN JARMON: And you're
12 here to purchase this lot from the City?

13 MS. ARMSTRONG: Yes.

14 CHAIRWOMAN JARMON: Are there
15 any questions from the Committee?

16 (No response.)

17 CHAIRWOMAN JARMON:
18 Recommendation?

19 MS. PLACKE: Recommendation.

20 MS. JOHNSON: It's a large
21 assemblage of vacant land. You're just
22 going to make a garden on the one
23 portion?

24 MS. ARMSTRONG: Well, the first
25 one, it was always a garden. That was

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2 torn down like over 20 years ago.

3 MS. JOHNSON: But isn't the
4 whole block vacant?

5 MS. ARMSTRONG: It's six houses
6 on -- well, six lots all together.

7 MS. JOHNSON: And you're just
8 going to take one?

9 MS. ARMSTRONG: For right now.

10 MS. JOHNSON: Okay.

11 MR. RODRIGUEZ: And this is a
12 garden agreement?

13 CHAIRWOMAN JARMON: No. She
14 wants to purchase the lot. She's had a
15 garden for years.

16 MR. RODRIGUEZ: And you're
17 purchasing it to maintain a garden --

18 MS. ARMSTRONG: Yes.

19 MR. RODRIGUEZ: -- or to build?
20 And this will have the typical
21 restrictions?

22 CHAIRWOMAN JARMON: We can put
23 a green space restriction in the deed, if
24 that's what you guys are requesting.

25 MS. LONG: Yes.

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2 MR. GRADWOHL: If it's at fair
3 market value, can you put a deed
4 restriction on it?

5 I mean, Ms. Armstrong, can you
6 like describe how long you've been
7 maintaining the garden?

8 MS. ARMSTRONG: For over ten
9 years we've been maintaining it.

10 MR. GRADWOHL: I move that we
11 approve the sale.

12 (Duly seconded.)

13 CHAIRWOMAN JARMON: Somebody
14 say second?

15 MS. WALKER: Yes.

16 CHAIRWOMAN JARMON: All in
17 favor?

18 (Aye.)

19 CHAIRWOMAN JARMON: Any
20 opposed?

21 (No response.)

22 CHAIRWOMAN JARMON: Thank you.

23 The next items are four lots
24 for side yards. I just put a little
25 notation here for the one lot at 2115

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2 North Uber Street because of the size of
3 the lot. This applicant, John Warren,
4 has been maintaining 11, 13, and 15. All
5 of the lots are the same size, so he
6 couldn't get all of them for a side yard.
7 But this one is a little over what the
8 disposition policy is. The disposition
9 policy was 1,400 square feet.

10 MS. CUNNINGHAM: Mr. Warren
11 also owns 2253 North Uber and there are
12 delinquent taxes on that property.

13 CHAIRWOMAN JARMON: We got a
14 tax clearance on him.

15 MS. CUNNINGHAM: I just checked
16 yesterday. He owes 2017 taxes.

17 MR. RODRIGUEZ: Is he in a
18 payment plan?

19 CHAIRWOMAN JARMON: He owes
20 2017 taxes? We're still in 2017.

21 MS. CUNNINGHAM: Right, but
22 they're due in March, so they're
23 delinquent.

24 MS. LONG: Would it show a
25 payment plan?

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2 MS. CUNNINGHAM: It would show
3 it, but it's not a payment plan.

4 CHAIRWOMAN JARMON: How much
5 were the taxes?

6 MS. CUNNINGHAM: It's not a
7 lot, \$263.55.

8 CHAIRWOMAN JARMON: We can
9 speak to him about that.

10 MS. LONG: So make it
11 contingent upon.

12 MS. JOHNSON: It exceeds the
13 size requirements under the new
14 regulations.

15 CHAIRWOMAN JARMON: Which
16 address was that?

17 MS. CUNNINGHAM: 2253 North
18 Uber. Which he actually also got at
19 nominal from PRA in 2006. It may just be
20 an oversight on his part that he didn't
21 pay. I don't know. He may just need a
22 reminder.

23 CHAIRWOMAN JARMON: Can I get a
24 recommendation for the side yards?

25 MR. GRADWOHL: Just to be

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2 clear, we're determining whether despite
3 exceeding the disposition policy amount
4 whether it's still appropriate to
5 transfer the property?

6 MR. RODRIGUEZ: Right.

7 MS. JOHNSON: Under a side
8 yard.

9 MR. NEWCOMB: If I'm not
10 mistaken, I believe the disposition
11 policy states that the size of it is
12 based on two combined parcels that are in
13 excess of 1,400 square feet. I don't
14 think there's a restriction on single
15 lots that are that size.

16 MS. JOHNSON: It is.

17 MR. GRADWOHL: Exceeding the
18 1,400 doesn't?

19 MS. CUNNINGHAM: If it's a
20 single lot that exceeds that, it's not an
21 exception?

22 MR. NEWCOMB: The disposition
23 policy states that applicants can acquire
24 one parcel from the City. Exceptions to
25 this rule can be considered by the Vacant

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2 Property Review Committee when the
3 combined size of the two side parcels is
4 less than 1,440 square feet and there's
5 no other interested applicant for the
6 additional parcel.

7 MS. JOHNSON: So that's just if
8 they want to acquire two lots, they can't
9 exceed it, but I think there is a size
10 requirement on one lot not exceeding
11 1,500 square feet.

12 MR. NEWCOMB: I don't believe
13 it's in the current disposition policy.
14 I might be mistaken.

15 CHAIRWOMAN JARMON: I know in
16 the last policy it was not over 3,000
17 square feet --

18 MS. JOHNSON: And I think --

19 CHAIRWOMAN JARMON: -- for two
20 lots.

21 MR. RODRIGUEZ: We'd have to
22 use the new one.

23 CHAIRWOMAN JARMON: Can I get a
24 recommendation?

25 MR. GRADWOHL: Chairwoman, do

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2 you know how long Mr. Warren has been
3 maintaining these lots?

4 CHAIRWOMAN JARMON: Over ten
5 years. It's been a long time. He
6 maintains all three of them.

7 MS. LONG: And he's been
8 maintaining them.

9 MR. RODRIGUEZ: Madam Chair, I
10 recommend that we -- it seems that the
11 disposition policy is silent to the size
12 of the single lot. So I move that we go
13 forward with the disposition.

14 MR. O'DWYER: Second that.

15 CHAIRWOMAN JARMON: You just
16 mumbled. I didn't hear you.

17 MR. RODRIGUEZ: I said the
18 current disposition policy is silent to
19 the size of the single lot; therefore, I
20 suggest we move forward with the
21 disposition.

22 MR. O'DWYER: Of all of the
23 side yards?

24 MR. RODRIGUEZ: Just the side
25 yard here which is on Uber Street.

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2 CHAIRWOMAN JARMON: And then I
3 need a recommendation for the other three
4 lots as side yards.

5 MR. O'DWYER: I move that we
6 transfer all the side yards at no
7 consideration.

8 (Duly seconded.)

9 CHAIRWOMAN JARMON: All in
10 favor?

11 MS. CUNNINGHAM: Are we going
12 to put contingent upon payment of the
13 delinquent taxes?

14 MR. O'DWYER: I move that we
15 transfer all of the side yards at no
16 consideration --

17 MS. JOHNSON: Excuse me.

18 MR. O'DWYER: -- contingent
19 upon the taxes being paid by Mr. Warren
20 for --

21 MS. JOHNSON: It's only one
22 lot. It's 2115.

23 MR. RODRIGUEZ: It's just Uber.

24 MR. O'DWYER: I'm moving that
25 we move all the side yards. Isn't that

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2 what we're trying to do?

3 MR. RODRIGUEZ: No.

4 MS. LONG: I have a
5 recommendation.

6 Angel, you made the motion for
7 Uber?

8 MR. RODRIGUEZ: Correct.

9 MS. LONG: I think you need to
10 revise that motion saying contingent upon
11 payment of the taxes, and then we'll vote
12 again.

13 MR. RODRIGUEZ: So, Madam
14 Chair, I'd like to amend my motion where
15 contingent upon payment of delinquent
16 taxes for 2017 that we convey the Uber
17 lot.

18 (Duly seconded.)

19 CHAIRWOMAN JARMON: All in
20 favor?

21 (Aye.)

22 CHAIRWOMAN JARMON: Any
23 opposed?

24 (No response.)

25 MR. O'DWYER: I move that we

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2 transfer 5432 Norfolk Street, 2540 North
3 Hollywood Street, and 2732 North Fairhill
4 Street at no consideration.

5 (Duly seconded.)

6 CHAIRWOMAN JARMON: All in
7 favor?

8 (Aye.)

9 CHAIRWOMAN JARMON: Thanks.

10 I can accept the Urban Garden
11 Agreements, unless there's any other
12 recommendation on those.

13 The next item is 5836
14 Germantown Avenue, Weinstein Properties.
15 I told him I would speak on his behalf.
16 He sent in the permits in order for them
17 to start the development on this lot, and
18 he's requesting a six-month extension.

19 Can I get a recommendation?

20 MR. O'DWYER: I move that we
21 grant the six-month extension.

22 (Duly seconded.)

23 CHAIRWOMAN JARMON: All in
24 favor?

25 (Aye.)

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2 CHAIRWOMAN JARMON: Any

3 opposed?

4 (No response.)

5 CHAIRWOMAN JARMON: Thank you.

6 1104 Wallace Street, releases.

7 You want to come up to the podium.

8 (Witnesses approached podium.)

9 CHAIRWOMAN JARMON: Good

10 morning.

11 MS. FANG: Good morning.

12 CHAIRWOMAN JARMON: State your

13 name for the record.

14 MS. FANG: Chen Fang.

15 UNIDENTIFIED SPEAKER: Her name

16 is Chen Fang.

17 CHAIRWOMAN JARMON: Thank you.

18 And she's here requesting a release on

19 1104 Wallace Street in order to sell.

20 MR. O'DWYER: What were the

21 conditions to sell?

22 CHAIRWOMAN JARMON: I'm sorry?

23 MR. O'DWYER: What were the

24 initial conditions of sale? Was this

25 sold as low-income housing or anything

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2 like that?

3 CHAIRWOMAN JARMON: No.

4 MR. O'DWYER: It's just a lot?

5 CHAIRWOMAN JARMON: It was a
6 lot sold to Lawrence Rush.

7 MR. O'DWYER: To be developed?

8 CHAIRWOMAN JARMON: Yes.

9 MS. JOHNSON: So now it's a
10 three-story house.

11 CHAIRWOMAN JARMON: Yes.

12 MS. CUNNINGHAM: Just so
13 that -- I have no problem with this or
14 anything, but 1104 Wallace Street was
15 originally one lot and was subdivided
16 into two. So the restrictions actually
17 still exist on 1105 Lemon Street, but
18 they aren't on -- in the chain of title
19 for it. When he did his subdivision, he
20 never included the restrictions.

21 CHAIRWOMAN JARMON: For the
22 other address?

23 MS. CUNNINGHAM: For the other
24 address. Just so you know, they're still
25 kind of hanging out there, and I don't

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2 even know that those people would even
3 know that they're on there, but a title
4 search would.

5 MR. RODRIGUEZ: What type of
6 restrictions were those?

7 MS. CUNNINGHAM: They're all
8 five. All five are on there.

9 MR. RODRIGUEZ: But 1104 does
10 not have any restrictions?

11 MS. CUNNINGHAM: I don't know.
12 If somebody doesn't ask for it, can we
13 give a release?

14 CHAIRWOMAN JARMON: We can do
15 it.

16 MS. CUNNINGHAM: So we may want
17 to do that for Lemon Street as well.

18 CHAIRWOMAN JARMON: To get it
19 off the title.

20 MR. O'DWYER: Do we know that
21 those properties were developed?

22 MS. CUNNINGHAM: Yes. He went
23 and got the permit, he got them
24 subdivided. It was just that 1105 never
25 included the legal restrictions in the

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2 subdivision.

3 MS. JOHNSON: But she's met the
4 terms of her --

5 CHAIRWOMAN JARMON: Yes.

6 MR. RODRIGUEZ: I'm a little
7 reticent to -- it will get lost in the
8 minutes if Lemon Street now is a
9 clearance.

10 MS. CUNNINGHAM: I'm sorry?

11 MR. RODRIGUEZ: I'm a little
12 reticent to give a clearance on Lemon
13 Street if they're not --

14 MS. CUNNINGHAM: If they're not
15 asking?

16 MR. RODRIGUEZ: If they're not
17 asking, because it will get lost in the
18 minutes.

19 MS. CUNNINGHAM: Okay.

20 CHAIRWOMAN JARMON: What we'll
21 do, we'll reach out to the current owner.
22 And what was the address again?

23 MS. CUNNINGHAM: 1105 Lemon
24 Street.

25 CHAIRWOMAN JARMON: All right.

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2 MS. CUNNINGHAM: It's the
3 property that backs up to that. It used
4 to be one lot. Now it's subdivided into
5 two.

6 CHAIRWOMAN JARMON: Okay.

7 MR. GRADWOHL: I move that we
8 grant the certificate of completion.

9 (Duly seconded.)

10 CHAIRWOMAN JARMON: All in
11 favor?

12 (Aye.)

13 CHAIRWOMAN JARMON: Any
14 opposed?

15 (No response.)

16 CHAIRWOMAN JARMON: Thank you.

17 The next items are 2008 and
18 2010 North 3rd Street, Robyn Mello.

19 (Witness approached podium.)

20 CHAIRWOMAN JARMON: Good
21 morning. State your name for the record.

22 MS. MELLO: My name is Robyn
23 Mello.

24 CHAIRWOMAN JARMON: And you're
25 here requesting the restrictions be

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2 lifted on the two deeds, which both you
3 have self-amortizing mortgages against
4 the title?

5 MS. MELLO: Yeah. That's
6 correct.

7 CHAIRWOMAN JARMON: So you
8 understand that if it is approved, you
9 have to pay those mortgages off?

10 MS. MELLO: I am aware, yes.

11 CHAIRWOMAN JARMON: Any
12 questions from the Committee?

13 MS. CUNNINGHAM: I know 2008
14 just had the two restrictions, but 2010
15 had all five restrictions.

16 MS. JOHNSON: These were just
17 sold this year and last year?

18 CHAIRWOMAN JARMON: It probably
19 was an error with just the two. It
20 should have the five with the mortgage
21 against the title. It should have been
22 the five.

23 MS. CUNNINGHAM: It should have
24 been all five if there was a mortgage,
25 right?

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2 CHAIRWOMAN JARMON: Yes.

3 MS. CUNNINGHAM: And it's just
4 been six months since settlement from
5 2008.

6 MS. MELLO: That's correct.

7 CHAIRWOMAN JARMON: Right.

8 MS. CUNNINGHAM: So is it just
9 the 15 percent above what --

10 CHAIRWOMAN JARMON: No. It's
11 going to be -- it depreciates 10 percent
12 per year. The self-amortizing mortgage
13 is for ten years.

14 MS. CUNNINGHAM: Right.

15 CHAIRWOMAN JARMON: So they'll
16 figure out how much she shows, the
17 balance on both of these.

18 MS. CUNNINGHAM: But with the
19 restrictions that she -- like if it's
20 before five years, you can only make 15
21 percent above what you put into it.

22 CHAIRWOMAN JARMON: Well, that
23 restriction should not have been in here
24 with a self-amortizing mortgage, but the
25 five years is --

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2 MS. CUNNINGHAM: It's in one of
3 them. It's not in both.

4 MR. GRADWOHL: So I'd like to
5 see the purchase money mortgage for 2010
6 North 3rd Street. I don't see any
7 attachment for --

8 CHAIRWOMAN JARMON: It's for
9 both. I have both. It's in the
10 attachment.

11 MS. CUNNINGHAM: There's two.

12 MR. GRADWOHL: Oh, excuse me.

13 CHAIRWOMAN JARMON: Both of
14 them are -- one is \$6,153.42 and one is
15 \$6,643.

16 MR. GRADWOHL: Oh, I see.

17 CHAIRWOMAN JARMON: Any
18 questions from the Committee?

19 MR. RODRIGUEZ: You're
20 intending to sell?

21 MS. MELLO: I'm sorry. What?

22 MR. RODRIGUEZ: You're
23 intending to sell?

24 MS. MELLO: I am. I'm
25 intending to move.

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2 CHAIRWOMAN JARMON: Are you
3 selling along with your house?

4 MS. MELLO: That's the
5 intention.

6 MS. CUNNINGHAM: Right now
7 there's just an agreement of sale on the
8 two that you acquired from us, right?

9 MS. MELLO: Yes.

10 MS. JOHNSON: Right, for
11 \$80,000.

12 CHAIRWOMAN JARMON: Any further
13 questions?

14 (No response.)

15 CHAIRWOMAN JARMON:
16 Recommendation?

17 MR. RODRIGUEZ: So moved.

18 (Duly seconded.)

19 CHAIRWOMAN JARMON: All in
20 favor?

21 (Aye.)

22 CHAIRWOMAN JARMON: Any
23 opposed?

24 (No response.)

25 CHAIRWOMAN JARMON: Thank you.

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2 We'll be in touch.

3 4448 North Bancroft Street.

4 (Witness approached podium.)

5 CHAIRWOMAN JARMON: Good

6 morning.

7 MR. ROBINSON: Good morning.

8 CHAIRWOMAN JARMON: State your

9 name for the record.

10 MR. ROBINSON: Good morning.

11 My name is Stewart Robinson. I'm

12 standing in for my brother, Herbert

13 Smith, who owns the property at -- the

14 lot 4448, asking the deed restriction be

15 lifted for sale so he can sell.

16 CHAIRWOMAN JARMON: And he

17 received this as a side yard to his

18 property back in 1987.

19 MS. CUNNINGHAM: Can he get the

20 lot cleaned? There seems to be some

21 stuff under tarps, I think.

22 MR. O'DWYER: Can you let your

23 brother know that he'll have to remove

24 whatever he has in the lot and have it

25 cleaned up and send pictures to the

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2 Chairwoman?

3 MR. ROBINSON: That's the
4 requirement?

5 MR. O'DWYER: Yes.

6 CHAIRWOMAN JARMON: I think
7 it's whatever is right here in the corner
8 here.

9 MR. ROBINSON: Okay. Just
10 right there?

11 CHAIRWOMAN JARMON: Yeah.
12 That's all I see that's on there.

13 MS. CUNNINGHAM: Whatever is
14 under that tarp.

15 MR. ROBINSON: Okay. Yeah.
16 This is just grass. Okay. So just
17 remove that?

18 CHAIRWOMAN JARMON: Yes.

19 MR. ROBINSON: And send a
20 picture?

21 CHAIRWOMAN JARMON: Yes. Or
22 I'll have my inspector go out. Either
23 one.

24 MR. ROBINSON: Is there any way
25 I can have a copy of that?

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2 CHAIRWOMAN JARMON: Yeah, you
3 can have it.

4 MR. O'DWYER: Just let him know
5 to do that, send a picture. The
6 Chairwoman will send out an inspector
7 when it's done.

8 MR. ROBINSON: Okay.

9 MR. O'DWYER: I move that we
10 issue the certificate of completion
11 contingent upon a photograph being sent
12 to the Chairwoman showing the lot has
13 been cleaned up.

14 (Duly seconded.)

15 CHAIRWOMAN JARMON: All in
16 favor?

17 (Aye.)

18 CHAIRWOMAN JARMON: Thank you.

19 MR. ROBINSON: Thank you.

20 CHAIRWOMAN JARMON: You're
21 welcome.

22 The next items, 2128 North
23 Hancock, 2114 North Hancock, 188 West
24 Diamond, also known as 2056 North
25 Palethorp, and 2116 North Hancock.

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2 (No response.)

3 CHAIRWOMAN JARMON: This is
4 Regional Housing Legal Services, and all
5 of them are developed and occupied. Can
6 I get a recommendation?

7 MS. CUNNINGHAM: This isn't a
8 sale. This is just a refinance.

9 CHAIRWOMAN JARMON: Refinance.

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

12 (Duly seconded.)

13 CHAIRWOMAN JARMON: All in
14 favor?

15 (Aye.)

16 CHAIRWOMAN JARMON: Any
17 opposed?

18 (No response.)

19 CHAIRWOMAN JARMON: Thank you.
20 619 Dudley Street.

21 (No response.)

22 CHAIRWOMAN JARMON: Richard
23 Montgomery?

24 (No response.)

25 CHAIRWOMAN JARMON: This has a

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2 bunch of appliances on the lot, which he
3 was told to remove. So I'm going to
4 table this until next month. Hopefully
5 he has cleaned this lot off.

6 The next item, 3040 North 9th
7 Street.

8 (Witnesses approached podium.)

9 MS. RIVERA: Good morning. My
10 name is Alicia Rivera.

11 CHAIRWOMAN JARMON: I'm sorry.
12 Your name is?

13 MS. RIVERA: Alicia Rivera.

14 CHAIRWOMAN JARMON: And you're
15 here asking for the restrictions to be
16 lifted so that you can sell your
17 property?

18 MS. RIVERA: Yes.

19 CHAIRWOMAN JARMON: Any
20 questions from the Committee?

21 MS. CUNNINGHAM: This is a
22 private sale. You're not -- this is
23 going to be an owner finance?

24 MS. RIVERA: It's a private
25 sale.

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2 MS. CUNNINGHAM: I'm sorry?

3 MS. RIVERA: Is a private sale.

4 MS. JOHNSON: It's a house.

5 MS. CUNNINGHAM: There's some
6 delinquent taxes from 2015, '16, and '17
7 and quite a few open L&I violations.

8 MS. RIVERA: Correct. She's
9 working on -- we already have a review
10 with -- a hearing. We requested a
11 hearing with the Tax Review Board, and
12 now the taxes will be paid.

13 MS. CUNNINGHAM: At settlement?

14 MS. RIVERA: Correct.

15 MS. CUNNINGHAM: There is a
16 settlement?

17 MS. RIVERA: Correct.

18 MS. CUNNINGHAM: Okay.

19 CHAIRWOMAN JARMON: Any further
20 questions?

21 (No response.)

22 CHAIRWOMAN JARMON:
23 Recommendation?

24 MR. O'DWYER: So just to be
25 clear, is Ms. Rivera going to be paying

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2 the taxes before this gets --

3 CHAIRWOMAN JARMON: At the time
4 of settlement.

5 MS. RIVERA: Correct.

6 MS. CUNNINGHAM: You want me to
7 move it? Okay. I recommend that we
8 issue the certificate of completion.

9 MR. RODRIGUEZ: Contingent?
10 Any contingencies?

11 CHAIRWOMAN JARMON: Well, at
12 the time of settlement.

13 MS. CUNNINGHAM: What I
14 normally do is give the release. The
15 settlement agent may hold it in escrow
16 until closing when the taxes are paid.

17 I guess contingent upon the
18 settlement agent issuing a payment for
19 the taxes.

20 MR. GRADWOHL: I second the
21 amended version.

22 CHAIRWOMAN JARMON: All in
23 favor?

24 (Aye.)

25 CHAIRWOMAN JARMON: Any

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2 opposed?

3 (No response.)

4 CHAIRWOMAN JARMON: Thank you.

5 MS. RIVERA: Thank you.

6 CHAIRWOMAN JARMON: 2647 Latona

7 Street. The applicant, she's a senior

8 citizen and she said she's unable to

9 attend. She received this lot as a side

10 yard.

11 Can I get a recommendation?

12 MS. JOHNSON: Recommend that we

13 issue a certificate of completion.

14 (Duly seconded.)

15 CHAIRWOMAN JARMON: All in

16 favor?

17 (Aye.)

18 CHAIRWOMAN JARMON: Any

19 opposed?

20 (No response.)

21 CHAIRWOMAN JARMON: Thank you.

22 2534 Ellsworth Street.

23 MR. CORBIN: Here.

24 CHAIRWOMAN JARMON: Alfred.

25 (Witness approached podium.)

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2 MR. CORBIN: Good morning.

3 CHAIRWOMAN JARMON: Good
4 morning.

5 MR. CORBIN: My name is Alfred
6 Corbin.

7 CHAIRWOMAN JARMON: Good
8 morning.

9 MR. CORBIN: I received this as
10 a side yard 20 years ago.

11 CHAIRWOMAN JARMON: Yes.

12 MS. CUNNINGHAM: Is that car on
13 your lot or is that the lot behind you?

14 MR. CORBIN: That's mine.

15 MS. CUNNINGHAM: Is that a
16 functioning car?

17 MR. CORBIN: Oh, yes.

18 MS. CUNNINGHAM: So it's not
19 like a broken down car on the lot?

20 MR. CORBIN: No.

21 CHAIRWOMAN JARMON: Any further
22 questions --

23 MR. CORBIN: A lot of people
24 park back there rather than on the
25 street.

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2 CHAIRWOMAN JARMON: Any further
3 questions from the Committee?

4 (No response.)

5 MR. O'DWYER: I move that we
6 grant the certificate of completion.

7 (Duly seconded.)

8 CHAIRWOMAN JARMON: All in
9 favor?

10 (Aye.)

11 CHAIRWOMAN JARMON: Any
12 opposed?

13 (No response.)

14 CHAIRWOMAN JARMON: Thank you.

15 MR. CORBIN: Thank you.

16 CHAIRWOMAN JARMON: 1739 Wylie
17 Street.

18 (Witness approached podium.)

19 CHAIRWOMAN JARMON: Are you
20 with the 1739 Wylie Development?

21 MR. OKOLO: Yes.

22 CHAIRWOMAN JARMON: Can you
23 state your name for the record?

24 MR. OKOLO: Sylvester Okolo,
25 O-K-O-L-O.

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2 MR. RODRIGUEZ: Madam Chair, is
3 this a typo on his letter? It says he
4 purchased it a couple weeks ago.

5 MS. CUNNINGHAM: I think he
6 purchased it from the person that we gave
7 it to.

8 CHAIRWOMAN JARMON: Yeah. He
9 just got it. We have a copy of his deed.
10 He purchased it October the 10th.
11 There's a copy of the deed in here.

12 MS. CUNNINGHAM: That we gave
13 it to William Robinson.

14 MS. JOHNSON: And you're
15 building on this lot?

16 MR. OKOLO: Yes.

17 CHAIRWOMAN JARMON: And I think
18 all of the bricks are from someone
19 adjacent developing, all of these red
20 bricks?

21 MR. OKOLO: Yeah. I think
22 somebody is building.

23 CHAIRWOMAN JARMON: Somebody
24 next door building or something?

25 MR. OKOLO: Yeah.

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2 CHAIRWOMAN JARMON: And they
3 said they would clean it up. I don't
4 know how long that's going to take.

5 Have they cleaned this up yet?

6 MR. OKOLO: When I first go
7 there, it wasn't there.

8 CHAIRWOMAN JARMON: Okay.

9 MR. OKOLO: I'm going to have
10 to go back and make sure they clean it
11 up.

12 CHAIRWOMAN JARMON: Yeah.
13 Okay.

14 Any questions from the
15 Committee?

16 (No response.)

17 CHAIRWOMAN JARMON:
18 Recommendation?

19 MR. RODRIGUEZ: I have a
20 question. You purchased this as a side
21 yard or fair market value?

22 CHAIRWOMAN JARMON: He
23 purchased it -- the individual that you
24 purchased the lot from, because you got
25 it for a dollar?

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2 MR. OKOLO: No, no, no. I
3 purchased it for 170,000.

4 CHAIRWOMAN JARMON: 170?

5 MR. OKOLO: Yes.

6 MR. RODRIGUEZ: So I have a
7 question.

8 MS. CUNNINGHAM: The deed says
9 a dollar.

10 CHAIRWOMAN JARMON: Yeah, the
11 deed has a dollar.

12 MR. OKOLO: That must be the
13 previous deed then. Is that a new deed?

14 CHAIRWOMAN JARMON: I'm sorry?

15 MR. OKOLO: Is that the
16 previous deed from --

17 CHAIRWOMAN JARMON: This is the
18 deed from October 17th, 2017.

19 MR. OKOLO: No. I paid 170 for
20 the property.

21 MR. RODRIGUEZ: Madam Chair,
22 because it's listed as PHDC, was this
23 conveyed by PHDC?

24 CHAIRWOMAN JARMON: Yeah. PHDC
25 conveyed it out, but it has our

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2 restrictions in the deed, because we
3 transferred title to PHDC. We have to do
4 the release.

5 MR. RODRIGUEZ: Are the figures
6 incorrect if it's posted a dollar and he
7 paid over 100?

8 CHAIRWOMAN JARMON: Well,
9 that's his private sale that he got from
10 the individual. He didn't get it from
11 PHDC.

12 MS. JOHNSON: So the
13 restriction is to the -- it's with PHDC.

14 CHAIRWOMAN JARMON: For the old
15 PHDC deed from 1999.

16 MS. JOHNSON: So he's the
17 second buyer.

18 MR. O'DWYER: Why doesn't the
19 deed reflect the purchase price?

20 MR. OKOLO: I have no idea. I
21 used a title company.

22 CHAIRWOMAN JARMON: You used a
23 title company?

24 MR. OKOLO: Yeah. That is
25 correct.

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2 MS. CUNNINGHAM: From Platinum

3 Abstract?

4 MR. OKOLO: I know the previous
5 deed had one dollar, but when I
6 purchased, I paid 170. So that is
7 incorrect.

8 CHAIRWOMAN JARMON: Okay. So
9 it may be another deed after this deed.

10 MR. OKOLO: Right.

11 MS. RODRIGUEZ: Madam Chair, I
12 think the application is for taxes and
13 other issues.

14 MS. CUNNINGHAM: It looks like
15 he paid it, though. His state transfer
16 taxes, local transfer taxes are the
17 amount for \$170,000.

18 CHAIRWOMAN JARMON: They might
19 have made a typo in the deed.

20 MS. CUNNINGHAM: I mean, it
21 happens.

22 CHAIRWOMAN JARMON: Because
23 they paid 1,700 for the state.

24 MS. CUNNINGHAM: 6,800 total.

25 CHAIRWOMAN JARMON: Right. So

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2 he may have --

3 MS. CUNNINGHAM: Which is for
4 the 40, 45 percent.

5 CHAIRWOMAN JARMON: Right.

6 Can I get a recommendation?

7 MR. O'DWYER: Well, just what
8 are we doing about all the brick work?

9 CHAIRWOMAN JARMON: He said
10 he's going to go back and have them --
11 because the person developing next door
12 did that, and he's going to go back and
13 make sure they clean it up.

14 MS. CUNNINGHAM: It's going to
15 have to be contingent on cleaning that
16 up, because there's no way the
17 Commissioner will --

18 CHAIRWOMAN JARMON: So just
19 make sure you go back and that they clean
20 that up, and then let me know that it's
21 done.

22 MR. OKOLO: Okay.

23 CHAIRWOMAN JARMON: And I'll
24 have my inspector go out.

25 MR. OKOLO: Okay. When I

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2 bought it, it wasn't there.

3 CHAIRWOMAN JARMON: Right.

4 They just started.

5 MS. JOHNSON: But you're going

6 to build on the lot.

7 MR. OKOLO: Yeah.

8 MS. JOHNSON: And when do you

9 plan to?

10 MR. OKOLO: Sometime next year.

11 MR. O'DWYER: So I move that we

12 grant the certificate of completion

13 contingent upon the Chair's satisfaction

14 that the lot has been cleaned.

15 (Duly seconded.)

16 CHAIRWOMAN JARMON: All in

17 favor?

18 (Aye.)

19 CHAIRWOMAN JARMON: Any

20 opposed?

21 (No response.)

22 CHAIRWOMAN JARMON: Thank you.

23 MR. OKOLO: So it's contingent

24 upon the cleaning of the lot, right?

25 CHAIRWOMAN JARMON: Yes.

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2 MR. OKOLO: All right. Thank
3 you.

4 CHAIRWOMAN JARMON: All right.
5 Have a good day.

6 543 East Queen Lane.
7 (Witnesses approached podium.)

8 MS. GRAY: Good morning,
9 everyone.

10 MR. MOORE: I'm Benjamin D.
11 Moore.

12 MS. GRAY: I'm Eileen Gray with
13 Long and Foster Real Estate.

14 CHAIRWOMAN JARMON: And when
15 Mr. Moore got this property back in 1987,
16 it was under a program which was called
17 the 1202 A program where they had to do
18 all of the work in the property. Once
19 the work was done, they filed something
20 with License and Inspection showing that
21 they had did all of the work in the
22 property. Once they did all the work,
23 then that's when we transferred it out to
24 the individual at nominal, single-family
25 dwelling, and that was back in 1987.

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2 MS. JOHNSON: Now the house is
3 vacant and boarded up?

4 CHAIRWOMAN JARMON: Yes.

5 MR. MOORE: Yes.

6 MS. JOHNSON: Are you selling
7 it?

8 MR. MOORE: Yes.

9 CHAIRWOMAN JARMON: He has an
10 agreement of sale for 25,000.

11 MR. RODRIGUEZ: So what was the
12 scope of work he was supposed to complete
13 for L&I?

14 CHAIRWOMAN JARMON: They did
15 all the work in there, like electric,
16 plumbing, and everything, and then they
17 went back out and verified that the work
18 was done.

19 MR. RODRIGUEZ: So did you get
20 a C of O, a certificate of occupancy?

21 MS. GRAY: He didn't.
22 Actually, his father did. His name is
23 the same name as the father.

24 MR. RODRIGUEZ: So it did at
25 one point have a certificate of

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2 occupancy.

3 MR. MOORE: Right.

4 MR. O'DWYER: Why is it vacant?

5 CHAIRWOMAN JARMON: Your dad

6 lived in the property?

7 MR. MOORE: He lived in it and

8 he passed --

9 CHAIRWOMAN JARMON: And he

10 passed away?

11 MR. MOORE: No. He basically

12 turned it over to me, and I was trying to

13 fix it up, but...

14 CHAIRWOMAN JARMON: Okay.

15 MS. GRAY: Cost prohibitive is

16 probably the best answer, because it's

17 just too much to be done.

18 MS. CUNNINGHAM: The delinquent

19 taxes will be addressed at the

20 settlement?

21 MS. GRAY: Yes. That's

22 correct. The title company will pay

23 that.

24 MR. O'DWYER: You'll need to --

25 it looks like there's some garbage on the

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2 front step and the front yard is
3 seriously overgrown. You need to address
4 all that before it moves.

5 MR. MOORE: Yes.

6 CHAIRWOMAN JARMON: Did you
7 understand what he said?

8 MR. MOORE: Yes.

9 CHAIRWOMAN JARMON: To clean up
10 the front here.

11 MR. MOORE: Yes.

12 CHAIRWOMAN JARMON: And then
13 you can let me know that it's done.

14 MR. RODRIGUEZ: Madam Chair, I
15 move that we provide the certificate of
16 completion predicated on the payment of
17 taxes at settlement and that the front
18 yard is cleaned to your satisfaction.

19 (Duly seconded.)

20 CHAIRWOMAN JARMON: All in
21 favor?

22 (Aye.)

23 CHAIRWOMAN JARMON: Any
24 opposed?

25 (No response.)

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2 CHAIRWOMAN JARMON: Thank you.

3 Thank you.

4 535 East Ashmead.

5 (Witnesses approached podium.)

6 MS. GUTIERREZ: Good morning.

7 CHAIRWOMAN JARMON: Good

8 morning.

9 MS. GUTIERREZ: My name is

10 Nohemy Gutierrez.

11 CHAIRWOMAN JARMON: Good

12 morning. And you're here to sell the

13 property which you received back in 1997?

14 MS. GUTIERREZ: Yes.

15 CHAIRWOMAN JARMON: Are there

16 any questions from the Committee?

17 (No response.)

18 CHAIRWOMAN JARMON: Can I get a

19 recommendation?

20 MR. RODRIGUEZ: So moved.

21 (Duly seconded.)

22 CHAIRWOMAN JARMON: All in

23 favor?

24 (Aye.)

25 CHAIRWOMAN JARMON: Any

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2 opposed?

3 (No response.)

4 CHAIRWOMAN JARMON: Thank you.

5 Thank you.

6 The next item is 2443 North

7 15th Street.

8 (Witness approached podium.)

9 CHAIRWOMAN JARMON: Good

10 morning.

11 MR. JAMISON: Good morning.

12 CHAIRWOMAN JARMON: How are

13 you?

14 MR. JAMISON: Good. My name is

15 Oliver D. Jamison.

16 CHAIRWOMAN JARMON: And this

17 was a property that was transferred to

18 your dad?

19 MR. JAMISON: Yes, Melvin

20 Jamison, Jr.

21 CHAIRWOMAN JARMON: And you

22 inherited the property?

23 MR. JAMISON: Correct.

24 CHAIRWOMAN JARMON: And it was

25 transferred as a side yard.

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2 MR. JAMISON: Yes.

3 MS. JOHNSON: And now it's
4 being sold.

5 MR. JAMISON: Yes.

6 CHAIRWOMAN JARMON: Can I get a
7 recommendation?

8 MR. O'DWYER: I move that we
9 issue the certificate of completion.

10 (Duly seconded.)

11 CHAIRWOMAN JARMON: All in
12 favor?

13 (Aye.)

14 CHAIRWOMAN JARMON: Any
15 opposed?

16 (No response.)

17 CHAIRWOMAN JARMON: Thank you.
18 We'll be in touch.

19 1234 Randolph Street.

20 (No response.)

21 CHAIRWOMAN JARMON: Randolph?

22 This applicant is transferring
23 title to her sister, and the lot looks
24 pretty good. Can I get a recommendation?

25 MS. JOHNSON: I recommend that

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2 we approve the certificate of completion.

3 (Duly seconded.)

4 CHAIRWOMAN JARMON: All in

5 favor?

6 (Aye.)

7 CHAIRWOMAN JARMON: Any

8 opposed?

9 (No response.)

10 CHAIRWOMAN JARMON: Thank you.

11 1123 East Susquehanna.

12 (No response.)

13 CHAIRWOMAN JARMON: 1123

14 Susquehanna?

15 (No response.)

16 MS. CUNNINGHAM: It looks like

17 he never did what he was supposed to do,

18 it looks like, from the letter. We

19 should probably maybe table that one.

20 CHAIRWOMAN JARMON: If he

21 received it as a side yard, it was

22 cleaned and maintained at that time.

23 MS. CUNNINGHAM: No. This was

24 not a side yard. All five restrictions

25 were on the deed. All five restrictions

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2 were on the deed.

3 CHAIRWOMAN JARMON: What I'm
4 saying is, when he got it, it was
5 maintained and cleaned. However, no one
6 is here to represent this, so I'm going
7 to table this until next month.

8 The next item is 2030 Hancock.

9 (Witnesses approached podium.)

10 CHAIRWOMAN JARMON: Good
11 morning. State your name for the record.

12 MS. PADUA: Maritza Padua.

13 MS. FLORES: And I'm Monica
14 Flores with Keller Williams.

15 CHAIRWOMAN JARMON: And you
16 received this lot as a side yard in 1992?

17 MS. PADUA: No. I received it
18 in 2007 when I purchased the home.

19 CHAIRWOMAN JARMON: Okay. You
20 got it from the previous owner.

21 MS. PADUA: Correct.

22 MS. JOHNSON: There's some kind
23 of structure on it, a brick wall with a
24 garage door?

25 MS. PADUA: Yes. It was that

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2 way when I purchased it.

3 MS. JOHNSON: And it's just a
4 vacant lot back there?

5 MS. PADUA: Yes.

6 CHAIRWOMAN JARMON: Any further
7 questions?

8 MS. CUNNINGHAM: It's going to
9 need to be cleaned up.

10 MS. PADUA: I'm sorry?

11 MS. CUNNINGHAM: All of that is
12 going to need to be cleaned up.

13 MS. PADUA: It no longer looks
14 that way.

15 MS. CUNNINGHAM: I'm sorry?

16 MS. PADUA: It's already
17 cleaned up.

18 MS. CUNNINGHAM: Okay.

19 CHAIRWOMAN JARMON: I'll send
20 the inspector out to verify.

21 MS. PADUA: Okay. We actually
22 sent pictures in yesterday.

23 CHAIRWOMAN JARMON: You did?
24 Okay. All right. Good.

25 MR. O'DWYER: I move that we

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2 issue the certificate of completion

3 contingent on the Chair's satisfaction

4 that the lot has been cleaned.

5 (Duly seconded.)

6 CHAIRWOMAN JARMON: All in

7 favor?

8 (Aye.)

9 CHAIRWOMAN JARMON: Any

10 opposed?

11 (No response.)

12 CHAIRWOMAN JARMON: Thank you.

13 MS. PADUA: Thank you.

14 CHAIRWOMAN JARMON: You're

15 welcome.

16 2340 South Franklin.

17 (Witness approached podium.)

18 MR. BESSLER: Good morning. My

19 name is Brett Bessler.

20 CHAIRWOMAN JARMON: And you

21 just purchased this property in October?

22 MR. BESSLER: Yes, on the 20th.

23 MR. O'DWYER: So just to make

24 sure I understand the chain here, so this

25 lot was disposed of from the City to

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2 United Communities, which then built the
3 house, which was then transferred to a
4 third person, which then transferred to
5 you?

6 CHAIRWOMAN JARMON: Yes.

7 MS. CUNNINGHAM: I think at
8 some point it went to Sheriff Sale.

9 MR. O'DWYER: At some point to
10 Sheriff Sale and then --

11 MR. BESSLER: Yes.

12 MS. CUNNINGHAM: And you
13 purchased it from the Sheriff Sale
14 purchaser?

15 MR. BESSLER: I believe so,
16 yes.

17 CHAIRWOMAN JARMON: Any further
18 questions?

19 (No response.)

20 CHAIRWOMAN JARMON:
21 Recommendation?

22 MR. RODRIGUEZ: So moved.

23 (Duly seconded.)

24 CHAIRWOMAN JARMON: All in
25 favor?

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2 (Aye.)

3 CHAIRWOMAN JARMON: Any

4 opposed?

5 (No response.)

6 CHAIRWOMAN JARMON: Thank you.

7 MR. BESSLER: Thank you.

8 CHAIRWOMAN JARMON: 641 North

9 12th Street.

10 (Witness approached podium.)

11 CHAIRWOMAN JARMON: Good

12 morning.

13 MS. GROVE: Good morning. My

14 name is Catherine Grove. I'm the owner

15 of the current property, requesting a

16 deed restriction be removed for sale of

17 the property.

18 CHAIRWOMAN JARMON: Any

19 questions from the Committee?

20 (No response.)

21 CHAIRWOMAN JARMON:

22 Recommendation?

23 MR. O'DWYER: I move we issue

24 the certificate of completion.

25 (Duly seconded.)

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2 CHAIRWOMAN JARMON: All in

3 favor?

4 (Aye.)

5 CHAIRWOMAN JARMON: Any

6 opposed?

7 (No response.)

8 CHAIRWOMAN JARMON: Thank you.

9 MS. GROVE: Do I receive any

10 paperwork?

11 CHAIRWOMAN JARMON: You'll get

12 it once it's signed off, the release.

13 MS. GROVE: Thank you.

14 CHAIRWOMAN JARMON: You're

15 welcome.

16 The last item, 520 Pierce

17 Street.

18 (Witness approached podium.)

19 MR. NAZARIO-RIVERA: Good

20 morning.

21 CHAIRWOMAN JARMON: Good

22 morning.

23 MR. NAZARIO-RIVERA: My name is

24 Gil Nazario-Rivera.

25 MR. O'DWYER: So this was sold

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2 as a side yard?

3 CHAIRWOMAN JARMON: Yes.

4 MR. O'DWYER: Do you understand
5 that you'll have to clean everything out
6 from the yard?

7 MR. NAZARIO-RIVERA: Yes, I do.

8 CHAIRWOMAN JARMON: Any further
9 questions?

10 MR. RODRIGUEZ: Madam Chair, I
11 move that we approve it contingent on
12 cleaning up the lot to your satisfaction.

13 (Duly seconded.)

14 CHAIRWOMAN JARMON: All in
15 favor?

16 (Aye.)

17 CHAIRWOMAN JARMON: Any
18 opposed?

19 (No response.)

20 CHAIRWOMAN JARMON: Thank you.

21 MR. NAZARIO-RIVERA: Thank you.

22 CHAIRWOMAN JARMON: And I would
23 like to add last month's minutes to the
24 agenda.

25 MR. O'DWYER: I move that we

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2 add the minutes from last month to the
3 agenda.

4 (Duly seconded.)

5 CHAIRWOMAN JARMON: Hi. Hold
6 on.

7 UNIDENTIFIED SPEAKER: I'm here
8 representing Norris Square Community
9 Alliance, four properties.

10 MR. O'DWYER: That was the
11 Regional Housing Legal Services one that
12 we offered.

13 CHAIRWOMAN JARMON: Oh, for
14 Hancock?

15 UNIDENTIFIED SPEAKER: Yes.
16 Hancock, Hancock, and Diamond.

17 CHAIRWOMAN JARMON: Yeah. We
18 approved it. You were sitting there?

19 UNIDENTIFIED SPEAKER: No. I
20 was pinch-hitting for somebody today.

21 CHAIRWOMAN JARMON: Okay.

22 We sent you the minutes for
23 October, right?

24 MR. RODRIGUEZ: No.

25 CHAIRWOMAN JARMON: I'll make

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2 sure you guys get it today. We can add
3 it next month.

4 MS. JOHNSON: It was sent a
5 while ago, right after --

6 CHAIRWOMAN JARMON: Yeah, right
7 after. So I'm just adding that to the
8 meeting today.

9 Angel, go in your computer and
10 get yours.

11 The meeting is adjourned.

12 MR. GRADWOHL: Can I make a
13 comment before the meeting is adjourned?

14 CHAIRWOMAN JARMON: Sure.

15 MR. GRADWOHL: I'd just like to
16 respectfully note that this Committee
17 heard requests for extensions of time for
18 a number of properties like between
19 January and May this year. I know that
20 some of them exceeded their six-month
21 extension of time. So I'd like to make
22 the request that the Chair and staff work
23 to determine if these properties have
24 made reasonable progress and, if so,
25 take --

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2 CHAIRWOMAN JARMON: That's what
3 I'm doing. I have a note to do that,
4 yeah. I have to order updated
5 inspections.

6 MR. GRADWOHL: Okay. Thanks.

7 CHAIRWOMAN JARMON: You're
8 welcome.

9 MR. RODRIGUEZ: So can I ask a
10 question? Are you looking for a summary
11 report on where they are?

12 MR. GRADWOHL: I'm looking to
13 see whether they've made reasonable
14 progress. I guess a summary report would
15 be appropriate. In some cases it might
16 be appropriate if the property is merely
17 going through the zoning process to just
18 come back here and let us know that, but
19 in other cases it might be the City's
20 interest to act in a different way.

21 MR. RODRIGUEZ: Well, here's a
22 question. I guess you're raising that
23 issue because -- does it need to be an
24 agenda item or a summary report for
25 everybody's edification or are you

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2 looking to make action, take action?

3 Would it be predicated on where they're

4 at and then whether that should come up

5 to the next agenda item for action?

6 MR. GRADWOHL: Yes. Yes.

7 CHAIRWOMAN JARMON: Right.

8 They would have to request an additional

9 six-month extension if they're all

10 working on it.

11 MR. RODRIGUEZ: But that puts

12 that on them. Are you saying that you

13 want to revoke the extensions?

14 MR. GRADWOHL: What I was

15 requesting was an evaluation of

16 reasonable progress.

17 CHAIRWOMAN JARMON: I normally

18 follow up after the six months, which I

19 have a note to do that.

20 MR. GRADWOHL: But if somebody

21 has done nothing after six months, then I

22 think they're violating action --

23 MR. RODRIGUEZ: Well, the

24 reason why I'm asking is it's not a

25 positive action. If they pass the

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2 extension, they can still work on it.

3 CHAIRWOMAN JARMON: Right.

4 MR. RODRIGUEZ: But if you say

5 you now have to stop work, that's

6 different.

7 CHAIRWOMAN JARMON: Right. No.

8 MR. GRADWOHL: No, I'm not

9 saying that.

10 MR. O'DWYER: And I believe

11 that Jeremy is referring to properties

12 that have already exceeded their

13 extension, not the ones that are --

14 CHAIRWOMAN JARMON: Right,

15 which were in May.

16 MR. GRADWOHL: Right. Because

17 we heard ones in May and we heard ones

18 prior to that as well.

19 MS. JOHNSON: But it would have

20 to come back to the Committee.

21 CHAIRWOMAN JARMON: Yeah, for

22 an additional extension.

23 MR. RODRIGUEZ: I guess the

24 point is, you're going to contact them to

25 come back for an extension?

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2 CHAIRWOMAN JARMON: I would

3 have to.

4 MR. RODRIGUEZ: All right. It

5 seems like a lot of hand-holding for

6 developers. Just an observation.

7 CHAIRWOMAN JARMON: Well, thank

8 you.

9 The meeting is adjourned.

10 (Vacant Property Review

11 Committee adjourned at 11:00 a.m.)

12 - - -

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CERTIFICATE

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

MICHELE L. MURPHY
RPR-Notary Public

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