

Vacant Property Review Committee
July 10, 2018

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VACANT PROPERTY REVIEW COMMITTEE

Caucus Room, City Hall
Philadelphia, Pennsylvania
Tuesday, July 10, 2018
10:05 a.m.

PRESENT:

SUSIE JARMON, OHCD, CHAIRWOMAN
LARRY PADILLA, PRA
STEVE BERTIL, Law Department
DEB CUNNINGHAM, Public Property
CAROLYN PLACKE, LISC
LISA WALKER, Revenue Department
ANGEL RODRIGUEZ, PHDC
KEVIN HUNTER, Commerce
MICHAEL KOONCE, Council President Clarke's
Office
MARK DODDS, OHCD
JAMETTA JOHNSON, Planning Commission
ARIELLE HARRIS, L&I

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2 CHAIRWOMAN JARMON: Good

3 morning. The VPRC is now in session. My
4 name is Susie Jarmon. I want to get
5 started.

6 Are there any attorneys in the
7 room?

8 (Hands raised.)

9 (Witness approached podium.)

10 MR. DiNATALE: Good morning.

11 CHAIRWOMAN JARMON: Hi. What
12 address are you here for?

13 MR. DiNATALE: 2201 Frankford
14 to 2209.

15 CHAIRWOMAN JARMON: I don't
16 have 2209. I have 2201.

17 MR. DiNATALE: You have the
18 agreement of sale. It encompasses all
19 the properties.

20 CHAIRWOMAN JARMON: But we only
21 own the 2201 that we transferred out in
22 '86.

23 MR. DiNATALE: Okay. It should
24 also include 2203 through 09.

25 CHAIRWOMAN JARMON: We can

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2 approve this contingent upon, because I
3 never got anything on the other
4 addresses. I only got 2201.

5 MR. DiNATALE: I have the
6 e-mails for this. I mean, I do have the
7 e-mails for them, as I'm sure --

8 CHAIRWOMAN JARMON: I will
9 check it when I get back to work. Can
10 you just explain you're here to get a
11 release.

12 This property was transferred
13 as a side yard. I'm going to look
14 further into the additional addresses
15 that he's asking for, 2201 through?

16 MR. DiNATALE: 09 Frankford
17 Avenue.

18 COURT STENOGRAPHER: Can you
19 just state your name?

20 MR. DiNATALE: Sure. Lorenzo
21 DiNatale.

22 MR. HUNTER: This is in
23 addition to?

24 CHAIRWOMAN JARMON: Yeah. I
25 want to check the deeds on these just to

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2 make sure.

3 MR. KOONCE: It's on Page 4.

4 CHAIRWOMAN JARMON: And we had
5 another picture that they said they
6 cleaned it. So it's up to the Committee
7 whether they feel as though that picture
8 is okay.

9 MS. CUNNINGHAM: No. The
10 picture is not good.

11 CHAIRWOMAN JARMON: That's what
12 I didn't think either.

13 So we're looking at the picture
14 that we just recently had done and it
15 doesn't look like the lot has been
16 cleaned.

17 MR. DiNATALE: So if what I
18 submitted over a month ago were before
19 pictures of the lot, these are the
20 clean-up pictures where everything has
21 been cut back. This is actually fenced
22 in, and everything was overgrown and
23 growing into the street, and on Friday, I
24 actually sent an e-mail saying is there
25 anything else that you would like to see

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2 on this, and I received no response, so I
3 thought we were okay to proceed based on
4 this today.

5 CHAIRWOMAN JARMON: No.

6 MR. DiNATALE: If there was
7 anything else, I certainly wasn't
8 notified.

9 CHAIRWOMAN JARMON: Okay. One
10 second. When I received the e-mail from
11 you, you said the lot had been cleaned,
12 so I had my inspector go out. So it's up
13 to the Committee to decide whether this
14 picture is okay for them to approve the
15 release for you.

16 MR. DiNATALE: Oh, okay.

17 CHAIRWOMAN JARMON: So are
18 there any questions from the Committee?

19 MS. CUNNINGHAM: That lot needs
20 to be cleaned more. There's no way the
21 Commissioner will sign a release for a
22 lot that looks like that.

23 MR. DiNATALE: Okay. That's
24 fine. I had --

25 MS. CUNNINGHAM: We could

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2 approve it. I'm not saying we will, but
3 we could approve it contingent upon proof
4 that it's been cleaned.

5 MR. DiNATALE: I had no idea.
6 As I said, if there was anything else
7 that was needed -- I have all the
8 correspondence -- I was not told that
9 this was insufficient or we would have
10 absolutely complied with any request.

11 CHAIRWOMAN JARMON: Okay.
12 Again, as I explained to you, I just got
13 the picture and I want the Committee to
14 decide if this picture is okay. So
15 that's why we're here right now asking
16 you the questions.

17 MR. DiNATALE: I understand.

18 MR. RODRIGUEZ: So the debris
19 on the ground has to be removed. You
20 have pallets and you have planters that
21 are no longer in use.

22 MR. DiNATALE: I'm sorry. I
23 can't hear you.

24 MR. RODRIGUEZ: I was saying
25 the debris on the ground has to be

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2 removed. You have pallets that are in
3 there and also you have like planters
4 that are no longer in use. So cutting it
5 back, thank you for doing that, but it's
6 not a cleaned-out lot.

7 MR. DiNATALE: Sure.

8 MR. RODRIGUEZ: So we would
9 need to see it cleaned. I understand
10 there are trees there, but the ground
11 covering needs to be cut back
12 sufficiently.

13 MR. DiNATALE: Absolutely.
14 We'd be happy to comply with any request.

15 CHAIRWOMAN JARMON: Can I get a
16 recommendation from the Committee?

17 MS. CUNNINGHAM: I move that we
18 grant the certificate of completion
19 contingent upon sufficient proof of
20 cleaning the lots and that the delinquent
21 taxes will be paid at closing.

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 MR. DiNATALE: Thank you.

7 CHAIRWOMAN JARMON: Any other

8 attorneys?

9 (Witness approached podium.)

10 CHAIRWOMAN JARMON: Thank you.

11 And you're here for what address?

12 MR. JIN: 4222 Powelton Avenue.

13 CHAIRWOMAN JARMON: Can you

14 state your name for the record.

15 MR. JIN: Yes. My name is Zhen

16 Jin, Z-H-E-N, J-I-N. I'm attorney for

17 Mr. Qifan Chen, the applicant, Q-I-F-A-N,

18 C-H-E-N, last name.

19 This is a lot owned by the Land

20 Bank. We worked closely with the

21 Councilwoman's office to make an

22 application to acquire this lot for

23 development.

24 MR. RODRIGUEZ: So first off,

25 let me say I will recuse myself from any

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2 voting on this topic.

3 The situation right here is
4 that there is an existing community
5 garden that the Land Bank is interested
6 in preserving. This is a land swap
7 situation in which case if you look at
8 the packet, what you're seeing is that
9 we're proposing a swap of Land Bank
10 properties that are commensurate in value
11 in terms of OPA value with the developer
12 to do that.

13 I would need to point out that
14 on the agenda there is a
15 misrepresentation of the name. It should
16 not be Michael Kamara.

17 CHAIRWOMAN JARMON: Who should
18 it be?

19 MR. RODRIGUEZ: His client.

20 MR. JIN: My client's name is
21 Qifan Chen, Q-I-F-A-N, last name C-H-E-N,
22 and it's Andas Real Estate is the company
23 that he would acquire this property under
24 and develop it under.

25 MR. RODRIGUEZ: And that's also

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2 in the packet that we received.

3 MR. JIN: Yes.

4 MS. CUNNINGHAM: Okay. Is the
5 garden willing to give the City proof of
6 insurance and identification, all of that
7 should it decide that --

8 MR. RODRIGUEZ: We will be
9 working that through one of our partners,
10 NGT, and the administrator to --

11 COURT STENOGRAPHER: I'm sorry.
12 Can we turn the air off? I can't hear.

13 (Pause.)

14 MS. CUNNINGHAM: Your client
15 owns both lots the community garden is
16 located on?

17 MR. JIN: That's correct. He
18 currently owns both lots. This exchange
19 is for one of the two parcels that he
20 owns.

21 MR. RODRIGUEZ: We will be
22 acting upon another lot --

23 MR. JIN: As well, yes.

24 MR. RODRIGUEZ: -- as well in
25 the future to complete the transfer.

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2 MS. CUNNINGHAM: Okay. Just
3 one other thing. There is a lis pendens
4 still recorded against the property that
5 you're going to need to get the
6 previous -- the person who sold it to
7 your client to remove.

8 MR. JIN: I wasn't aware there
9 was a lis pendens filed, so I will look
10 into that.

11 MS. CUNNINGHAM: It's recorded.

12 MR. KOONCE: District Attorney?

13 MS. CUNNINGHAM: No. It was a
14 conservatorship action, which was
15 withdrawn without prejudice but not
16 dismissed.

17 MR. JIN: Not dismissed.
18 Understood.

19 MR. RODRIGUEZ: Was that
20 recent?

21 MS. CUNNINGHAM: 2016.

22 MR. RODRIGUEZ: That may have
23 been one of the gardeners.

24 MS. CUNNINGHAM: All they have
25 to do is record a withdrawal of the lis

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2 pendens and that will clear the title,
3 but that creates a cloud on the title.

4 MR. JIN: Understood. I will
5 look into that and see if we can get that
6 cleared up right away.

7 CHAIRWOMAN JARMON: Can I get a
8 recommendation?

9 MR. HUNTER: I just had one
10 other question. So the City will own the
11 garden again. Is that how this thing
12 works, the swap?

13 MR. RODRIGUEZ: The City will
14 be taking into possession that garden
15 from the developer. We will be disposing
16 of the other parcel to the developer.

17 MR. HUNTER: So for the garden,
18 is there any sort of garden agreement in
19 place with them now?

20 MR. RODRIGUEZ: Not at this
21 time, because they don't have standing.
22 This is an agreement between the Land
23 Bank and the developer. Once we have
24 secured the parcels, then we would go
25 about disposing of the land to the

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2 gardener.

3 MS. CUNNINGHAM: And the bank,
4 your client's bank is okay with the swap?

5 MR. JIN: Yes. My client's --
6 at this point, the bank just wants him to
7 move forward on the development.

8 MS. CUNNINGHAM: Because it's a
9 collateral for a mortgage --

10 MR. JIN: Yeah.

11 MS. CUNNINGHAM: -- that's
12 recorded. Okay.

13 CHAIRWOMAN JARMON: Any further
14 questions?

15 (No response.)

16 CHAIRWOMAN JARMON:
17 Recommendation?

18 MR. KOONCE: Motion to approve
19 subject to the completion of the removal
20 of the lis pendens action on 4222 --

21 MR. JIN: We would be
22 forwarding that --

23 MR. KOONCE: -- and the 41st
24 Street ones.

25 MR. JIN: If we get that, who

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2 would we be forwarding that information
3 to?

4 CHAIRWOMAN JARMON: You can
5 send it me, Susie Jarmon.

6 MR. JIN: If I may --

7 CHAIRWOMAN JARMON: Do you
8 need --

9 MR. JIN: Yes. Thank you.

10 (Ms. Jarmon handed Mr. Jin her
11 card.)

12 (Duly seconded.)

13 CHAIRWOMAN JARMON: All in
14 favor?

15 (Aye.)

16 CHAIRWOMAN JARMON: Any
17 opposed?

18 (No response.)

19 MR. JIN: Thank you.

20 CHAIRWOMAN JARMON: Have a good
21 day.

22 MR. JIN: You too. Thank you.

23 CHAIRWOMAN JARMON: Any other
24 attorneys in the room?

25 (No response.)

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2 CHAIRWOMAN JARMON: The next
3 item, 721 West Cumberland Street. This
4 is a lot for sale to Elias Matos.

5 (Witness approached podium.)

6 CHAIRWOMAN JARMON: Good
7 morning. Can you state your name for the
8 record.

9 MR. MATOS: Good morning.
10 Elias Fuentes Matos.

11 CHAIRWOMAN JARMON: And you're
12 here to purchase this lot at 721 West
13 Cumberland?

14 MR. MATOS: Yes.

15 CHAIRWOMAN JARMON: And your
16 proposal is? What's your use? What are
17 you going to use it for?

18 MR. MATOS: Okay. I'm trying
19 to buy this lot because we got a meeting
20 in the block and the lot next to the 721
21 is 719 belong to my wife, brother-in-law.
22 So we want to go together so we could do
23 something for the kids in the block. I
24 also had a letter right here signed by 40
25 people sign it. Yeah, right here. We

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2 ask for a speed bump for the street on
3 the block, and I got 40 signed for the
4 neighborhood. So we trying to do
5 something for the neighborhood and this
6 block too, especially --

7 MR. PADILLA: So what is that
8 "something"?

9 MR. MATOS: Right now we start
10 cleaning the whole block. We got a
11 meeting. They decide to put me as the
12 captain of the block. So next Friday we
13 got a meeting for the neighborhood watch.
14 So we going to have like five people in
15 the block. Now our next week we going to
16 paint the sidewalk and, you know, we
17 trying to do something for the
18 neighborhood to keep clean the first
19 time, keep the kids safe, and that's what
20 we want.

21 MR. PADILLA: So, again, what
22 are you -- what is the intended use of
23 this lot? Are you going to use it as a
24 park? Are you going to use it
25 recreational?

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2 MR. MATOS: It's for recreation
3 for the kids, because right now they use
4 the sidewalk to put swimming pool in the
5 sidewalk, and that's not good. I mean,
6 for me, I see kind of dangerous for the
7 kids, because the people driving around
8 like speed in the block. So we trying to
9 do something safe for the kids
10 definitely.

11 MR. PADILLA: Thank you.

12 MR. KOONCE: What are you going
13 to do with the lot and the lots that you
14 own? I know they're fenced already.
15 I've seen there's a chain link fence, but
16 how are you going to improve the lots?
17 Are you going to do anything? Are you
18 going to put play equipment in there?
19 Are you going to -- I'm just --

20 MR. MATOS: Okay. Well, I
21 spoke to my wife, brother-in-law, and I
22 explain to him if I buy, we can do the
23 whole thing together, and he said that he
24 could take out the fence in the middle.
25 So we can remove the fence and all the

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2 side and we could do the whole thing for
3 the kids. And I got another guy, his
4 name is Monore and he live in the same
5 block, and he going to work for us, you
6 know, as a natural -- he got a machine
7 that he can clean the whole thing, you
8 know, and -- let me see.

9 MR. KOONCE: So you'll remove
10 the fence between the end lot and this
11 lot.

12 MR. MATOS: Yeah, like pull all
13 together.

14 MR. KOONCE: And you'll level
15 it out. There's a mound of --

16 MR. MATOS: Yeah. We already
17 working in the 719. It's level. So we
18 want to do the same thing to the 721. So
19 right now we working in it.

20 MR. KOONCE: Once it's level,
21 are there any other improvements you're
22 going to do? Like how are you going to
23 make it a recreation area, or is it just
24 going to be a yard?

25 MR. MATOS: Okay. The guy

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2 Monore, he got a construction company,
3 and he said that he could get us the
4 little rock they use for construction to
5 put the whole thing in the floor so it
6 would be, you know, safe and we could put
7 a swimming pool and whatever they want to
8 use and to recreate -- keep the kids out
9 of the street. This is --

10 MR. RODRIGUEZ: There's not
11 going to be a swimming pool.

12 MR. KOONCE: You probably said
13 too much.

14 MR. RODRIGUEZ: I have a
15 suggestion for the Committee, that the
16 respondent actually submit a project plan
17 as to what you're doing. You need to
18 give us a plan as to how you plan on
19 securing the land and also what you plan
20 on putting on there. It would also state
21 how it's operated and that you have
22 insurance, because if you do have
23 children utilizing that space, there's a
24 high risk of liability and you would need
25 to have insurance.

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2 MR. MATOS: Oh, yeah,
3 definitely. If you see my house, it's
4 next to the lot, and I could put my
5 insurance --

6 MR. RODRIGUEZ: I don't think
7 you understand the implications of what
8 it would do to your homeowners insurance
9 to have an open recreation space. So you
10 need a plan. Anything that happens on
11 that lot is your responsibility.

12 MR. MATOS: Yeah, I know.

13 MR. RODRIGUEZ: Okay.

14 MS. CUNNINGHAM: Is this a fair
15 market value transfer?

16 CHAIRWOMAN JARMON: Yes.

17 MS. CUNNINGHAM: So you're able
18 to buy the lot at the appraised value?

19 MR. MATOS: Yes. I definitely
20 want to buy. I just going to receive
21 some money from -- I retire from Puerto
22 Rico. I used to work for the DOT in
23 Puerto Rico. They call it Traffic
24 Division with the police. So they gave
25 me -- they going to give me that money in

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2 two months. So I can use that money for
3 something good definitely.

4 MS. CUNNINGHAM: And you
5 realize that this is -- that open space
6 is five lots. It's not the whole thing.

7 MR. MATOS: There's a
8 different -- that's 23, 25, and 27.

9 MS. CUNNINGHAM: Yeah, but
10 there's way more space over there.

11 MR. MATOS: They used to have
12 those for gardening for the school, but
13 they don't use it anymore for two years
14 ago already. And definitely if I get it,
15 I'm trying to do something and clean the
16 whole thing. That's the point, because
17 right now it's a lot of the weed. I
18 mean, it look like a jungle right now.

19 MS. CUNNINGHAM: And you're
20 prepared to accept a restriction that
21 would keep it open recreation space and
22 that you wouldn't be able to build on it?

23 MR. MATOS: Oh, yeah,
24 definitely.

25 MR. KOONCE: Why would we do

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2 that?

3 MS. CUNNINGHAM: If he bought
4 it at fair market value, you're right.

5 MR. KOONCE: Can I suggest
6 something? Why don't you -- just a
7 suggestion. Why don't you keep your plan
8 like simple, like recreational, like
9 greening it, and then we can agree to --
10 or you said you're going to put some sort
11 of -- was it pavers or something?

12 MS. CUNNINGHAM: Gravel.

13 MR. KOONCE: Rock gravel.
14 That's pretty rough for recreation use,
15 isn't it?

16 MR. MATOS: Well, right now the
17 lot is not like even, you know. So first
18 thing we got to do is clean the whole
19 thing, because we'll do whatever we have
20 to do to do something better for the --

21 MR. KOONCE: I mean, we would
22 be okay with just cleaning it and
23 greening it, wouldn't we, with the lot
24 space?

25 MR. RODRIGUEZ: The entire

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2 space, the majority of that land is tax
3 delinquent.

4 MR. KOONCE: Oh.

5 MR. RODRIGUEZ: So you have 721
6 is in the public hands, but 723 and 725
7 are tax delinquent. 727 is about \$5,000
8 in tax delinquency.

9 MR. KOONCE: But it is owned by
10 who?

11 MR. RODRIGUEZ: He's fine. 719
12 is paid up on taxes.

13 MR. KOONCE: What about the
14 one -- so the northern parcels, are those
15 the ones you're speaking about that are
16 tax delinquent?

17 MR. RODRIGUEZ: Correct.

18 MS. CUNNINGHAM: Do you live in
19 2510?

20 MR. MATOS: 2510, yes. That's
21 the house next to the --

22 MR. CUNNINGHAM: But do you
23 live there?

24 MR. MATOS: Yes.

25 MS. CUNNINGHAM: Because it has

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2 an active rental license.

3 MR. MATOS: No. No, it does
4 not.

5 MS. CUNNINGHAM: Okay.

6 MR. MATOS: I bought it in
7 April 2013.

8 MS. CUNNINGHAM: And both that
9 and another property you own at 4736
10 Melrose are both tax delinquent.

11 MR. MATOS: Yeah, that's mine.
12 That's mine.

13 MS. CUNNINGHAM: Those taxes
14 would have to be paid.

15 MR. MATOS: Those what?

16 MS. CUNNINGHAM: Taxes, the
17 real estate taxes.

18 MR. MATOS: Yeah. I did make a
19 payment, down payment, and what happened,
20 I lost my dad and I got to go to Puerto
21 Rico and then spend other money at my dad
22 funeral.

23 MS. CUNNINGHAM: I'm sorry to
24 hear that.

25 MR. RODRIGUEZ: Can I make a

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2 suggestion? Could we maybe table this so
3 that this gentleman can actually get a
4 plan together, resolve his tax issues.

5 MR. PADILLA: Agreed.
6 Piggyback on that, I think we need a
7 project plan, we need a budget, we need
8 evidence of finance. Just saying I'm
9 going to get something in two months, it
10 needs to be a little more concrete.

11 CHAIRWOMAN JARMON: Can you
12 hear him?

13 MR. PADILLA: So we need a
14 project plan, a plan of what you're going
15 to do in writing, and a drawing in terms
16 of what should be there. Keep it simple.
17 We need a budget and we need evidence of
18 your funding -- (Mr. Padilla speaking in
19 Spanish) -- before we can move forward
20 and take a vote on this.

21 MR. MATOS: All right.

22 CHAIRWOMAN JARMON: That was
23 his recommendation.

24 MR. RODRIGUEZ: I move to table
25 this issue until the applicant can get a

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2 project plan together stipulating all of
3 my colleague's issues.

4 MR. PADILLA: And also on tax
5 delinquencies.

6 MR. RODRIGUEZ: He has to
7 resolve his tax lien.

8 MR. PADILLA: And you also have
9 to satisfy any tax delinquency on the
10 other lots.

11 MR. RODRIGUEZ: On his
12 property.

13 MR. PADILLA: On his property.
14 I'm sorry.

15 MR. MATOS: Okay.

16 CHAIRWOMAN JARMON: Okay?

17 MR. MATOS: Yeah.

18 CHAIRWOMAN JARMON: Second?

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 MR. PADILLA: So you understand
4 what's going to happen?

5 MR. MATOS: Thank you. Yeah.

6 CHAIRWOMAN JARMON: All right.
7 So the next items are two side yards, 40
8 South Salford, 2815 West Huntingdon
9 Street. Can I get a recommendation?

10 MS. CUNNINGHAM: Is that her
11 car on 40 South Salford?

12 CHAIRWOMAN JARMON: Is it her
13 car?

14 MS. CUNNINGHAM: There's a car
15 parked on that lot.

16 CHAIRWOMAN JARMON: I don't
17 know. I would have to ask.

18 MS. CUNNINGHAM: It looks like
19 she's improved the front of it and fenced
20 it, but then there's a car parked behind
21 the fence.

22 CHAIRWOMAN JARMON: Okay.
23 Can I get a recommendation?

24 I'll check into that.

25 MR. KOONCE: When we go out

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2 to -- when the inspector goes out to
3 visit to give them the certificate of
4 completion, what are we expecting to see
5 at 40 South Salford?

6 CHAIRWOMAN JARMON: The side
7 yard?

8 MR. KOONCE: Yeah, the side
9 yard. But if there's a car parked that
10 we're not expecting to see, that's not an
11 eligible reuse.

12 CHAIRWOMAN JARMON: Right, if
13 they don't have a permit to have a car
14 parked on there.

15 MS. JOHNSON: It looks nice
16 like with the fence, but it is used for a
17 parking spot.

18 MR. KOONCE: So if they can
19 just remove the car.

20 CHAIRWOMAN JARMON: I will ask
21 them to remove the car off the lot.

22 Any further questions?

23 (No response.)

24 MR. RODRIGUEZ: Is it required
25 to have a fence?

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2 CHAIRWOMAN JARMON: It's fenced
3 already.

4 Recommendation?

5 MR. KOONCE: Motion to approve
6 subject to the removal of the car.

7 (Duly seconded.)

8 CHAIRWOMAN JARMON: All in
9 favor?

10 (Aye.)

11 CHAIRWOMAN JARMON: Any
12 opposed?

13 (No response.)

14 CHAIRWOMAN JARMON: The next
15 are urban garden agreements, which I can
16 accept, if there isn't any questions.

17 MR. HUNTER: I have one
18 question on 4815 and 4817 Merion Street.
19 It looks like there's a bunch of old
20 tires between that and the adjacent City
21 parcel. That's on the City's like social
22 media preview thing. I don't know if
23 they're still in there. That was back in
24 May, but it could be potentially
25 hazardous.

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2 CHAIRWOMAN JARMON: I think
3 they're going to remove that and use the
4 lot as a garden, both of those addresses.

5 MR. HUNTER: It looks like
6 there's a garden on those two lots now.
7 I don't know if they have an existing
8 agreement.

9 CHAIRWOMAN JARMON: They don't.
10 So this will be their first agreement.

11 MS. JOHNSON: Susie, there's
12 2815. We missed one.

13 MR. KOONCE: Actually the
14 motion I believe she asked for was for
15 both.

16 CHAIRWOMAN JARMON: That was to
17 approve the side yards, both of them, and
18 I mentioned the addresses.

19 MS. JOHNSON: Oh, okay.

20 MR. RODRIGUEZ: Madam Chair --

21 CHAIRWOMAN JARMON: And that
22 one is in the rear of her. The
23 Huntingdon is in the rear.

24 MR. RODRIGUEZ: -- going back
25 to the urban garden agreements, on the

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2 Merion Street garden, can we stipulate in
3 the garden agreement that they remove the
4 tires and not use them as fencing.

5 CHAIRWOMAN JARMON: I can't
6 hear you.

7 MR. RODRIGUEZ: Can you
8 stipulate in the agreement that they will
9 remove the tires and not use them as
10 fencing.

11 CHAIRWOMAN JARMON: Okay.

12 MR. RODRIGUEZ: Due to health
13 issues.

14 CHAIRWOMAN JARMON: Any further
15 questions?

16 (No response.)

17 CHAIRWOMAN JARMON: Thank you.

18 The next item, 3848 Poplar
19 Street, Redeemed for a Cause Outreach,
20 Ms. Salley.

21 (Witness approached podium.)

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

24 MS. LOVE: Sure. I got
25 married, so it's Sakina Love, and the

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2 name of my organization is Redeemed for a
3 Cause Outreach.

4 CHAIRWOMAN JARMON: Can you
5 just explain a little bit of what your
6 program is.

7 MS. LOVE: Sure. So our
8 organization works with human trafficking
9 victims that are in the West Philadelphia
10 part of the City, and what we do or what
11 we have been doing for the last year is
12 going out and dealing with a lot of their
13 immediate needs such as mental health
14 services, giving them feminine products.
15 We also help them getting into detox
16 programs.

17 We did a couple rescues where
18 we have transported the women from where
19 they are to programs to help them to get
20 the services that they need. A lot of
21 the work that we do is outside of the
22 Blue Moon Hotel, which is on 51st and
23 Westminster Street. There are a lot of
24 things that happen in there that for sake
25 of time I won't go into, but our whole

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2 idea is to bring services to the women
3 that are not outside, because everything
4 that we do is outside. We're out there
5 rain, sleet, snow, and hail. We do all
6 types of community events. We've done
7 things from January up until this past
8 Saturday we held an event. We have
9 another one on July the 28th.

10 CHAIRWOMAN JARMON: Any
11 questions from the Committee?

12 You're asking to purchase this
13 property?

14 MS. LOVE: Yes; to do a drop-in
15 center where the women will come to the
16 center. We will give them all of their
17 immediate needs, such as clothes. We
18 will do feedings. And then our goal is
19 to help them to get into detox programs
20 that are not just in the Philadelphia
21 area but other places. I have a really
22 good connection with the National Human
23 Trafficking Hotline, and what they do is
24 help the women get into programs
25 nationwide, and some of the women that we

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2 work out there have a desire to go into
3 programs that are outside the
4 Philadelphia area.

5 MR. KOONCE: What's needed for
6 the property? The structure, what do you
7 need to do inside?

8 MS. LOVE: I've only been on
9 the outside, but looking from the outside
10 in, it needs some work, but I can't
11 really tell what, because I haven't been
12 in the inside yet.

13 MS. CUNNINGHAM: So does your
14 organization have the financial
15 wherewithal to be able to rehab this
16 property, make it into what you need, go
17 through all the various -- you're going
18 to need a zoning variance.

19 MS. LOVE: Yes.

20 MS. CUNNINGHAM: I mean,
21 there's a lot.

22 MS. LOVE: So we have partnered
23 with a couple of churches as well as
24 people who want to be personal or private
25 donors and they would give to the cause.

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2 So, yes. We recently just got a huge
3 amount of money from a church that I did
4 a presentation on about human
5 trafficking, and they asked me what was
6 the one thing that we don't have, and I
7 said a house. Everything that we do is
8 outside. There's no privacy, because
9 when we're out there, whether it's a drug
10 dealer, a customer or a pimp, we're being
11 watched. So a lot of the things that we
12 want to do we can't do because of where
13 we are.

14 MR. KOONCE: Are you a
15 501(c)(3)?

16 MS. LOVE: Yes.

17 MR. KOONCE: And would you mind
18 identifying the church?

19 MS. LOVE: The church that gave
20 us the money? In the Light Ministry.
21 It's in the Hunting Park section of the
22 City.

23 MS. CUNNINGHAM: Is there
24 community support?

25 MS. LOVE: Not --

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2 MS. CUNNINGHAM: I know there's
3 a Councilperson's support, but to get a
4 zoning variance, you're going to need
5 community support.

6 MS. LOVE: So there are
7 churches in the area that know what we
8 do. We have their support, as they know
9 the work we do, but have they come out?
10 No.

11 MS. CUNNINGHAM: No. I don't
12 mean -- I mean like if you go and have a
13 community meeting to get support in favor
14 of a zoning variance, are you going to be
15 able to get that?

16 MS. LOVE: I believe so, yes.
17 We attend community meetings. We go to
18 the captain's meeting for the district,
19 the district in that area, the police
20 district. We go to their meetings every
21 month. We also attend any community
22 meetings. There's another organization
23 called Mill Creek on the Rise or Mill
24 Creek on the Move. They do a community
25 meeting. So people are aware of what we

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2 do and we do have their support.

3 MR. KOONCE: I would like to
4 see -- I'm going to request that this be
5 tabled, and what I'd like to see between
6 now and the next time it comes back, say
7 next month, is can we give them an entry,
8 this organization, an entry authorization
9 or at least open it up so they can go in
10 and see what condition the property is
11 in?

12 CHAIRWOMAN JARMON: Okay.

13 MR. KOONCE: So they can come
14 back and tell us what is needed, how much
15 it's going to cost, and that they have to
16 show us that they have the funding for it
17 and also --

18 CHAIRWOMAN JARMON: Excuse me.
19 I think if I order an appraisal, then I
20 can have the appraiser go in and then she
21 can go in at the same time with our
22 inspector.

23 MR. KOONCE: Okay.

24 MR. RODRIGUEZ: They're not
25 doing a home inspection.

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2 CHAIRWOMAN JARMON: Who is not
3 doing a home inspection?

4 MR. RODRIGUEZ: The appraiser
5 is going to do an evaluation on the
6 property. The rehab dollar amount is a
7 separate issue.

8 MR. KOONCE: Right. Susie said
9 she can --

10 CHAIRWOMAN JARMON: They'll be
11 able to look at the property, go in there
12 and see what it looks like with the
13 appraiser.

14 MR. KOONCE: And is there a
15 reason why it has fair market value --

16 CHAIRWOMAN JARMON: No.

17 MR. KOONCE: -- if they're a
18 501(c)(3)? Because I have a feeling they
19 might need the money to do the work. So
20 let's take a look at how much it's going
21 to cost them to improve it.

22 CHAIRWOMAN JARMON: Yeah, and
23 I'll order the appraisal and we'll see
24 how much it is also.

25 MR. RODRIGUEZ: Do you have an

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2 IRS tax certificate?

3 MS. LOVE: Do I have?

4 MR. RODRIGUEZ: Do you have an
5 IRS tax certificate stating that you're a
6 501(c)(3)?

7 CHAIRWOMAN JARMON: Yes, she
8 does. I have that.

9 MR. RODRIGUEZ: All right.

10 CHAIRWOMAN JARMON: So we're
11 going to table this until next month.
12 Hopefully I'll have the appraisal in at
13 that time, and we'll contact you to be
14 able to see the property.

15 MS. LOVE: Okay. All right.
16 Thank you.

17 CHAIRWOMAN JARMON: You're
18 welcome.

19 The next item is a request for
20 an extension. The applicant sent me an
21 e-mail. 1912 East Oakdale and 1914 East
22 Oakdale. Can I get a recommendation?

23 MR. HUNTER: I have a question
24 about this property. Is the applicant
25 here? They said in their, I guess, their

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2 communication with you that they were
3 waiting on the construction permits, and
4 checking the City's basically the permit
5 database, they were given certain things
6 they had to comply with to get the
7 construction permit. I don't know if
8 they've done that or if they've talked
9 to --

10 MR. RODRIGUEZ: So there are
11 outstanding L&I issues they have to
12 resolve before they can do so.

13 CHAIRWOMAN JARMON: Right, and
14 I think that's what she said she was
15 working on.

16 MR. HUNTER: So they had until
17 the end of June to complete those issues,
18 according to the L&I's data. I don't
19 know that they've been contacted, L&I, to
20 extend that. The permit is still open.
21 They haven't closed it.

22 MR. RODRIGUEZ: The permit is
23 valid for 60 days.

24 MR. HUNTER: So they have 60
25 days to respond, and the 60 days is up

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2 now, so I don't know.

3 CHAIRWOMAN JARMON: So they're
4 just asking for a six-month extension,
5 which they're eligible to get, to
6 complete whatever it is they have to do
7 in order to get --

8 MR. RODRIGUEZ: I recommend --

9 MS. CUNNINGHAM: It's 05/17,
10 not '18.

11 MR. RODRIGUEZ: I recommend
12 before we grant them an extension table
13 it until next month so that they can
14 resolve it, add a cure period that ended
15 June 30th with L&I. They should be here
16 present to explain their plan moving
17 forward, and then we can assess whether
18 they need a six-month extension, because
19 if they're just completing permitting,
20 construction is going to take over 12
21 months.

22 CHAIRWOMAN JARMON: So the
23 recommendation is to table the item until
24 next month.

25 MR. KOONCE: And ask the

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2 applicant to appear.

3 CHAIRWOMAN JARMON: Okay.
4 Thank you.

5 The next item is 2109 East
6 William Street, Ms. Smith.

7 Good morning.

8 (Witness approached podium.)

9 CHAIRWOMAN JARMON: State your
10 name for the record.

11 MS. SMITH: Shameekah Marie
12 Smith.

13 MR. RODRIGUEZ: I have a
14 question for you, Ms. Smith. According
15 to the documents, it's stating that
16 you're selling the property for 15,000,
17 correct? You have a mortgage against it.
18 You just got the property last April and
19 you have a mortgage against it, a
20 self-amortizing mortgage, of \$12,526.24.
21 Do you understand you have to satisfy
22 that mortgage before you can sell or at
23 the point of sale, you are going to end
24 up having to pay back the City that
25 amount or the balance of that amount?

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2 MS. SMITH: I'm aware.

3 MR. RODRIGUEZ: And what you'll
4 end up netting is only about \$2,500.

5 MS. CUNNINGHAM: Not even that.
6 There are closing costs. There are
7 outstanding taxes of \$1,507.

8 MR. RODRIGUEZ: So you will --

9 MS. SMITH: For 2109?

10 MS. CUNNINGHAM: Yes.

11 MS. SMITH: I wasn't aware of
12 that.

13 MS. CUNNINGHAM: You paid the
14 taxes?

15 MS. SMITH: I'm sorry?

16 MS. CUNNINGHAM: Did you pay
17 the taxes?

18 MS. SMITH: No. I didn't know
19 that there was taxes that I had to pay
20 yearly on.

21 MS. CUNNINGHAM: You didn't
22 realize there were real estate taxes?

23 MS. SMITH: No.

24 MS. CUNNINGHAM: There's real
25 estate taxes on every parcel of real

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2 estate unless you're exempt.

3 MS. SMITH: That I know. I
4 didn't know that I would be having to pay
5 taxes each year on the lot like I was
6 responsible for our property.

7 MS. JOHNSON: Excuse me. What
8 were the terms of the original sale when
9 it was sold?

10 CHAIRWOMAN JARMON: Side yard.

11 MS. CUNNINGHAM: It was a side
12 yard.

13 So you haven't paid taxes since
14 you acquired it and there are outstanding
15 taxes and -- yeah; that's it.

16 MR. KOONCE: What are the
17 outstanding taxes?

18 MS. CUNNINGHAM: Well, there
19 are outstanding taxes on that and there's
20 also outstanding taxes on your primary
21 residence.

22 MS. SMITH: Yes.

23 MS. CUNNINGHAM: So the total
24 outstanding is almost \$2,400, and by the
25 time you paid the mortgage, those taxes,

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2 and the closing costs, you're going to be
3 a negative sum at a \$15,000 sale price.
4 You're going to owe money at closing.

5 MS. SMITH: I didn't know that.

6 MS. CUNNINGHAM: I'm sorry?

7 MS. SMITH: I didn't know that.

8 MS. CUNNINGHAM: I mean, you
9 may want to go back to your buyer and
10 talk to them and renegotiate. It's going
11 to come to the point where you're going
12 to get to the closing table and you're
13 going to owe them money.

14 MS. SMITH: Okay. I wasn't
15 aware. I wanted to purchase the lot --
16 my son was just murdered last year in
17 October and the people who moved into the
18 house next door to the lot continuously
19 throws trash on the lot. Like they had a
20 car engine. I can't move that. They
21 would park their car there, and I would
22 constantly ask them to stop parking their
23 car there because it's already like level
24 and I know if anything happens to it, I'm
25 responsible for it.

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2 I had got the lot because
3 there's like a really bad rat infestation
4 in that area and I was hoping to get the
5 lot and clean it out and stop the rats
6 from coming to my house, but it actually
7 got worse, to the point where I had to
8 relocate out of my home, and now I'm
9 trying to get the funds to move back in.
10 So that was why when they contacted me
11 about selling, I got my property on the
12 lot. I had nowhere else to go, so I
13 can't get my property, and I thought that
14 I would be able to sell the lot. I knew
15 that the majority of the money had to go
16 to the City, but I thought that I would
17 be able to at least take a little bit of
18 money and put the barrier around my
19 basement that they keep telling me I need
20 to do and wanted to keep the rats away.

21 MS. CUNNINGHAM: I'm really
22 sorry, but I just don't see the money in
23 the deal. It's just not there. I mean,
24 maybe if you go back and talk to your
25 buyer and renegotiate a better price.

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2 MS. SMITH: Okay.

3 MR. RODRIGUEZ: I recommended
4 we say no.

5 CHAIRWOMAN JARMON: The
6 recommendation is?

7 MR. RODRIGUEZ: That we decline
8 the lot from -- deny the certificate of
9 completion on this.

10 CHAIRWOMAN JARMON: And the
11 reason?

12 MR. RODRIGUEZ: Tax
13 delinquency.

14 MR. KOONCE: And also it
15 doesn't really help her.

16 MR. RODRIGUEZ: It doesn't at
17 all.

18 MS. CUNNINGHAM: It doesn't
19 help her at all.

20 CHAIRWOMAN JARMON: What
21 they're saying is with you receiving this
22 release, you're really not going to get
23 anything out of the deal.

24 MS. SMITH: I understand.

25 CHAIRWOMAN JARMON: So maybe

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2 you want to go negotiate.

3 MS. SMITH: Once they explained
4 it to me, I understood.

5 MS. CUNNINGHAM: I mean, you're
6 welcome to come back.

7 MR. PADILLA: You can bring
8 this back to the Committee once you have
9 a better plan, hopefully --

10 MS. CUNNINGHAM: A better
11 offer.

12 MR. PADILLA: -- a better offer
13 from the buyer.

14 MR. RODRIGUEZ: So by us saying
15 no to you says VPRC will not agree to
16 this sale. All right? It's not anything
17 that you have --

18 MS. SMITH: No. I understand.
19 Just with the information that you guys
20 just gave me, I would have reconsidered
21 anyway. I can't go into --

22 MR. RODRIGUEZ: Once you
23 contact the Department of Health and
24 their vector --

25 MS. SMITH: I've contacted them

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2 several times. Vector has been out to my
3 property 47 times. The neighbors kept
4 saying that -- when they would come out,
5 the neighbors would say that they didn't
6 understand where it was coming from and
7 then they don't -- when they do this big
8 thing with the City and everybody think
9 they can be on the move, now people want
10 to see -- I just purchased this house in
11 2013, and when I first moved in there, I
12 wasn't aware of rats. Me living in the
13 property for about six months, the people
14 that I purchased the property from sold
15 it to me with structural damage. I was
16 able to get some help from my City
17 Council so that the City was able to help
18 tear down -- they had to tear down the
19 whole front of my house and build it back
20 up, and the company that I purchased the
21 property from deeded me the property, but
22 they deeded it to me under a quick claim
23 deed, and I can't sell it. So I'm stuck
24 with it. And I kept calling the City to
25 come out about the rats and, like I said,

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2 they came out 47 times and they would
3 treat the property, but because of the
4 structural damage in the back, it was a
5 hole that the rats kept getting in. I
6 have paid for that out of pocket. All
7 together I put about \$14,000 into this
8 property and it's still not livable, and
9 I don't know what else to do. So I was,
10 you know, thinking about selling the lot
11 was going to at least be able to get me
12 and my remaining children back into
13 health if that's the case.

14 CHAIRWOMAN JARMON: The
15 recommendation was that we table the
16 item --

17 MR. RODRIGUEZ: The
18 recommendation was to decline, to say no.

19 CHAIRWOMAN JARMON: Yeah. The
20 request is declined, and hopefully you
21 may get a better offer that may help you
22 out a little bit.

23 MR. PADILLA: You can come back
24 to us whenever.

25 MR. RODRIGUEZ: Don't we have

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2 to vote? I put out a proposal that we
3 say no.

4 (Duly seconded.)

5 CHAIRWOMAN JARMON: All in
6 favor?

7 (Aye.)

8 CHAIRWOMAN JARMON: Any
9 opposed?

10 (No response.)

11 CHAIRWOMAN JARMON: Thank you.

12 MS. SMITH: Thank you.

13 CHAIRWOMAN JARMON: Take care.

14 MS. CUNNINGHAM: Good luck.

15 MS. SMITH: Thank you.

16 CHAIRWOMAN JARMON: 2133 North
17 Front Street.

18 MR. KOONCE: Can we hold on for
19 just a second?

20 CHAIRWOMAN JARMON: Sure.

21 MR. KOONCE: What do you think
22 her break-even point is?

23 MS. CUNNINGHAM: Her break-even
24 is probably 17,000.

25 MR. KOONCE: Okay. And that's

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2 like 10,500 for the mortgage --

3 MS. CUNNINGHAM: Give or take.

4 I can't estimate closing costs. It
5 depends on the title company and transfer
6 taxes.

7 MR. KOONCE: I was thinking --

8 MS. CUNNINGHAM: But that's
9 still not going to get her enough with
10 what she needs to do.

11 MR. PADILLA: That's not going
12 to get her monies that she will be using
13 for self-improvement.

14 MS. CUNNINGHAM: Right.

15 MR. KOONCE: No, no, no.

16 MS. CUNNINGHAM: That's
17 break-even out of the deal.

18 MR. KOONCE: If she conveyed
19 the -- if she paid off the mortgage, the
20 remainder of the mortgage, we're talking
21 about 10,800, 11,000, right?

22 MS. CUNNINGHAM: I mean, she's
23 only amortized \$2,400. So a little over
24 11,000.

25 MR. KOONCE: And then she owes

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2 about 2,000 in taxes?

3 MS. CUNNINGHAM: Yeah.

4 MR. KOONCE: So we're at 13.

5 MS. CUNNINGHAM: She's got
6 closing costs.

7 MR. KOONCE: I got that. There
8 are closing costs --

9 MS. CUNNINGHAM: Transfer
10 taxes, recording fees.

11 MR. KOONCE: And recording.
12 She's close.

13 MS. CUNNINGHAM: And she's got
14 open L&I violations and she's got --

15 MR. KOONCE: L&I violations on?

16 MS. CUNNINGHAM: On the lot.

17 MR. KOONCE: Never mind.

18 CHAIRWOMAN JARMON: The next
19 item is 2133 North Front Street.

20 2133 Front?

21 (No response.)

22 MR. PADILLA: They were here
23 last month.

24 MS. CUNNINGHAM: They did a
25 different lot last month.

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2 CHAIRWOMAN JARMON: Yeah, for
3 the 2127. So they're just asking for
4 this additional lot.

5 MS. CUNNINGHAM: What does it
6 look like inside? We just have a picture
7 of a wall.

8 CHAIRWOMAN JARMON: My
9 inspector couldn't climb the wall. So he
10 can't see over the wall.

11 MS. CUNNINGHAM: Can they give
12 us pictures of it?

13 CHAIRWOMAN JARMON: I'm sorry?

14 MS. CUNNINGHAM: Can they send
15 us pictures of it?

16 CHAIRWOMAN JARMON: I can ask.

17 MS. CUNNINGHAM: The
18 applicants.

19 CHAIRWOMAN JARMON: Can I get a
20 recommendation, and we'll see if we'll be
21 able to get a picture of the interior.

22 MR. RODRIGUEZ: I move that we
23 approve it predicated that we get
24 pictures of the lot that it's clean.

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: The next
9 item is 6737 North Sydenham Street. This
10 property was just recently acquired at
11 Sheriff Sale. We had transferred it out
12 to an applicant as a single-family
13 dwelling.

14 Can I get a recommendation?
15 This was back in 1990.

16 MR. RODRIGUEZ: Can you clarify
17 for me? So this went up for Sheriff Sale
18 and --

19 CHAIRWOMAN JARMON: Someone
20 recently acquired it at Sheriff Sale. So
21 they're trying to sell it. We
22 transferred this out to someone back in
23 1990 and I think it was demolished since
24 then.

25 MR. KOONCE: So in other words,

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2 they need the restrictions removed to get
3 the proceeds from the Sheriff Sale?

4 CHAIRWOMAN JARMON: Yes, from
5 1990.

6 Can I get a recommendation?

7 MR. KOONCE: Motion to approve.
8 (Duly seconded.)

9 CHAIRWOMAN JARMON: All in
10 favor?

11 (Aye.)

12 CHAIRWOMAN JARMON: 1937
13 Fontain Street. This property was
14 transferred out as a side yard. Can I
15 get a recommendation?

16 MR. RODRIGUEZ: So moved.
17 (Duly seconded.)

18 CHAIRWOMAN JARMON: The next
19 item, 2027 Ellsworth -- I'm sorry. 1937
20 Fontain.

21 MR. RODRIGUEZ: So moved.
22 Seconded by Mike.

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 2027 Ellsworth.

7 (Witness approached podium.)

8 CHAIRWOMAN JARMON: Hi.

9 MR. ROSE: Hi. My name is Sean

10 Rose. I'm here on behalf of Darren

11 Clark.

12 CHAIRWOMAN JARMON: And you

13 just recently built on this lot?

14 MR. ROSE: He did, yes.

15 CHAIRWOMAN JARMON: And we have

16 the certificate of occupancy.

17 MR. ROSE: They do have it,

18 yes.

19 MS. CUNNINGHAM: And it's being

20 sold?

21 MR. ROSE: It's currently --

22 yes, it's currently being sold. It

23 settles on the 29th.

24 MS. CUNNINGHAM: And the

25 delinquent taxes are being paid at

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2 settlement?

3 MR. ROSE: Yes. Correct.

4 CHAIRWOMAN JARMON:

5 Recommendation?

6 MS. CUNNINGHAM: I move that we
7 issue a certificate of completion.

8 MR. RODRIGUEZ: Based on paying
9 back --

10 MS. CUNNINGHAM: Contingent
11 upon paying the delinquent taxes at
12 settlement.

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. ROSE: Thank you.

22 CHAIRWOMAN JARMON: 1144 South
23 Sydenham. There's a certificate from the
24 City and an agreement of sale. Can I get
25 a recommendation? This was transferred

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2 as a side yard, but they have since built
3 property.

4 MR. KOONCE: Motion to approve.
5 (Duly seconded.)

6 CHAIRWOMAN JARMON: All in
7 favor?

8 (Aye.)

9 CHAIRWOMAN JARMON: Any
10 opposed?

11 (No response.)

12 CHAIRWOMAN JARMON: The lady
13 that just slammed the door was the next
14 person. Well, we are going to go past
15 that for right now and see if she comes
16 back.

17 2231 North Colorado. This was
18 transferred as a single-family dwelling
19 back in 1987.

20 MS. CUNNINGHAM: This is
21 another one -- well, there's a few issues
22 with this. Water and OPA both have the
23 wrong owner listed. I tried to get that
24 fixed yesterday, but they have the owner
25 for 2331 listed. But the other issue is

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2 there's not even enough to cover the
3 water liens, the back taxes at \$10,000.
4 They owe 8,450 in taxes, 2,520 in water
5 liens. I didn't even look further than
6 that because that's more than 10,000.

7 MR. RODRIGUEZ: Also it's
8 unsafe, its structure, since September
9 2017.

10 MR. HUNTER: Two open
11 violations?

12 MR. RODRIGUEZ: Since September
13 2017.

14 CHAIRWOMAN JARMON: Okay. And
15 someone wants to buy it and they'll buy
16 it with those violations, correct?

17 MR. RODRIGUEZ: Right, but what
18 we're saying is their back due taxes will
19 not cover -- the resources at the
20 settlement will not cover the City's lien
21 amount.

22 CHAIRWOMAN JARMON:
23 Recommendation?

24 MR. KOONCE: Motion to table.
25 (Duly seconded.)

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2 CHAIRWOMAN JARMON: And the
3 reason?

4 MR. KOONCE: Because the
5 offer price is less than the amount of
6 taxes due and there are probably
7 violations, and so the owner would
8 need -- the current owner needs to come
9 in and show us that they have the
10 wherewithal to --

11 CHAIRWOMAN JARMON: Pay those
12 violations?

13 MR. KOONCE: Pay them back,
14 yeah.

15 (Duly seconded.)

16 MR. KOONCE: Or just pay them.

17 CHAIRWOMAN JARMON: All in
18 favor?

19 (Aye.)

20 CHAIRWOMAN JARMON: Any
21 opposed?

22 (No response.)

23 CHAIRWOMAN JARMON: Thank you.

24 The next item is the 1510 North
25 25th Street. This settled back in 1990.

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2 Now it's a vacant property, and he's
3 selling it for 310,000. He settled this
4 in 1990. Probably because of the area.

5 MS. CUNNINGHAM: One of the
6 ones they gave us, the boarded up one.

7 MR. PADILLA: 316,000.

8 CHAIRWOMAN JARMON: 310. Is it
9 310 or 316? 316. And we settled this in
10 1990.

11 Can I get a recommendation?

12 MR. KOONCE: I haven't checked
13 the taxes. Are they okay with taxes?

14 MS. CUNNINGHAM: Which one?
15 I'm sorry.

16 MR. KOONCE: 1510 North 25th.

17 CHAIRWOMAN JARMON: And that
18 would have to be paid at settlement.

19 MS. CUNNINGHAM: Yeah, but it's
20 like \$500.

21 MS. JOHNSON: Isn't the
22 building structurally unsound?

23 CHAIRWOMAN JARMON: It is, but
24 someone is purchasing it.

25 MS. CUNNINGHAM: Somebody wants

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2 to rehab it.

3 CHAIRWOMAN JARMON: I don't
4 know if they're going to tear it down or
5 rehab it.

6 MR. KOONCE: I'm sure they're
7 going to tear it down.

8 CHAIRWOMAN JARMON: Nine times
9 out of ten, they're going to tear it
10 down.

11 MR. KOONCE: Because the values
12 on that in that area are --

13 CHAIRWOMAN JARMON: Yeah.

14 Can I get a recommendation?

15 MR. KOONCE: Motion to approve
16 subject to taxes being settled.

17 (Duly seconded.)

18 CHAIRWOMAN JARMON: All in
19 favor?

20 (Aye.)

21 CHAIRWOMAN JARMON: Any
22 opposed?

23 (No response.)

24 CHAIRWOMAN JARMON: So we're
25 going to go back to 329 South 52nd

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2 Street.

3 Hi.

4 (Witness approached podium.)

5 MS. BASTON: I need --

6 CHAIRWOMAN JARMON: Is your
7 name Sandra?

8 MS. BASTON: Sandra. My name
9 is Sandra Baston. I just want a release
10 for my property.

11 CHAIRWOMAN JARMON: So you're
12 selling your property?

13 MS. BASTON: I'm selling my
14 property. I'm paying my taxes off and
15 I've been paying them off.

16 CHAIRWOMAN JARMON: You owe
17 taxes on it now or no?

18 MS. CUNNINGHAM: Yeah.

19 MS. BASTON: Yes, I do owe
20 taxes, and I pay them every year. I owe
21 one back tax, and can really pay that
22 today. Okay? And then forward my front
23 taxes. I'm on a payment arrangement.

24 MS. CUNNINGHAM: There's a
25 delinquency of \$29,000.

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2 MS. BASTON: Yes, it is.

3 That's on the back taxes.

4 MS. CUNNINGHAM: Yes.

5 MS. BASTON: Yeah, and it will
6 be paid off. I'm selling it for \$70,000.
7 It will be paid off, off the top.

8 CHAIRWOMAN JARMON: Okay.

9 MS. BASTON: It's not a
10 problem.

11 MS. CUNNINGHAM: As well as
12 water liens, right?

13 MS. BASTON: Water, yeah.
14 Water. Okay?

15 MS. CUNNINGHAM: You realize
16 this is on the August Sheriff Sale list?

17 MS. BASTON: I know it is, and
18 I'm going to -- if it doesn't go through,
19 regardless I have the backup through the
20 Sheriff and whatnot, so it's not a
21 problem. But what I need today is a
22 release, and I spoke to somebody at PHA
23 and they told me that I could get -- I
24 had to come here to get a release.

25 CHAIRWOMAN JARMON: You're here

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2 requesting the release, so it has to be
3 prepared and executed.

4 MS. BASTON: Okay. Has it been
5 approved? Are you going to --

6 CHAIRWOMAN JARMON: We're
7 trying to do that now.

8 MS. BASTON: Okay.

9 CHAIRWOMAN JARMON: Can I get a
10 recommendation?

11 MS. CUNNINGHAM: I'm going to
12 move that we approve -- that we issue a
13 certificate of completion contingent upon
14 the taxes being paid at settlement.

15 MS. BASTON: Yes.

16 MS. CUNNINGHAM: And water.
17 And I'm going to need the name of the
18 title company. It's a sizable amount.
19 The Commissioner is going to want to see
20 the settlement sheet.

21 MS. BASTON: How many title
22 companies do we have here? Only one I
23 know is on Broad Street.

24 MS. CUNNINGHAM: What title
25 company are you using to do the sale?

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2 MS. BASTON: It's on Land Title
3 Building.

4 CHAIRWOMAN JARMON: On Broad
5 Street.

6 MS. BASTON: That's the only
7 one I ever knew all my life.

8 MS. CUNNINGHAM: No. The Land
9 Title Building isn't a title company. It
10 used to be years ago, but there are title
11 companies all over.

12 MS. BASTON: Okay. Well,
13 that's the only one I know. That's the
14 one I'm going to use.

15 MR. KOONCE: Can you contact
16 the buyer and find out what --

17 MS. BASTON: Pardon me?

18 MR. KOONCE: There's a buyer,
19 correct?

20 MS. BASTON: Can I contact
21 the --

22 CHAIRWOMAN JARMON: You have a
23 buyer?

24 MS. BASTON: Yes, I have a
25 buyer.

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2 MR. KOONCE: The buyer is
3 probably going to want title insurance.

4 MS. BASTON: Let me ask him.
5 You want me to ask him?

6 MR. RODRIGUEZ: Yes.

7 MS. BASTON: I'll ask him right
8 now. It's not a problem.

9 MR. RODRIGUEZ: You don't have
10 to do that.

11 MS. CUNNINGHAM: We're
12 recommending issuing the certificate of
13 completion contingent upon you supplying
14 that information to Ms. Jarmon.

15 CHAIRWOMAN JARMON: That the
16 taxes or whatever are going to be paid at
17 settlement.

18 MS. BASTON: Any way you go,
19 the title company is not going to let you
20 sell the house without the taxes being
21 paid.

22 MS. CUNNINGHAM: Right, but you
23 can also do a private sale, and we want
24 to make sure -- the Commissioner is going
25 to want to see the settlement sheet for

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2 that amount of money. I mean, it's a
3 sizable amount. She's going to want to
4 see a settlement sheet before she signs
5 your release. What will happen is, your
6 release will go to your title company and
7 they will hold it in escrow until the
8 sale is completed and the taxes are paid.

9 MS. BASTON: What I'm trying to
10 say is this to you: I'm supposed to be
11 going to settlement today.

12 MS. CUNNINGHAM: Well, that's
13 not going to happen.

14 MS. BASTON: Okay. I was
15 understood is that you were supposed to
16 give me some type of -- just saying that
17 you're going to release it. Okay? Any
18 way you go --

19 MS. CUNNINGHAM: This Committee
20 recommends we issue the certificate of
21 completion and recommends to the
22 Commissioner that she release the
23 restrictions, but it's ultimately up to
24 the Commissioner.

25 MS. BASTON: Okay. All right.

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2 Can I get anything stating that I was
3 here today and you submitted it?

4 CHAIRWOMAN JARMON: Yeah. We
5 can give you something saying it was
6 approved today, but you still have to --

7 MS. BASTON: That's what I
8 need. That's all I need.

9 CHAIRWOMAN JARMON: -- pay off
10 those taxes at the time of settlement.

11 MS. BASTON: The taxes is going
12 to be paid. Because if not, it will be
13 on the person anyway if they didn't do
14 the right thing; am I correct?

15 CHAIRWOMAN JARMON: What's
16 going to happen?

17 MS. BASTON: I'm going to do
18 the right thing. Okay? But what I'm
19 trying to say to you is, if I didn't pay
20 the taxes, it would be on the new owner.

21 MR. KOONCE: Right, ma'am.

22 MS. BASTON: I'm going to do
23 the right thing.

24 MS. CUNNINGHAM: But we're not
25 going to release the restrictions without

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2 the taxes being paid.

3 MS. BASTON: At the time of the
4 sale, they should be paid.

5 MS. CUNNINGHAM: Right, and
6 that's when you'll get the release.

7 MS. BASTON: Just give me
8 something to say that I was here and you
9 sent it in to be released.

10 CHAIRWOMAN JARMON: Can I get a
11 recommendation?

12 MR. RODRIGUEZ: I think we have
13 a recommendation.

14 MS. CUNNINGHAM: I made a
15 recommendation.

16 (Duly seconded.)

17 CHAIRWOMAN JARMON: All in
18 favor?

19 (Aye.)

20 MS. CUNNINGHAM: The
21 recommendation is that we approve the
22 certificate of completion contingent upon
23 the name of the title company being
24 furnished, a settlement sheet, and the
25 taxes and water liens being paid at

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2 closing.

3 MS. BASTON: All that is going
4 to be paid, anything that the City owns.

5 CHAIRWOMAN JARMON: Okay.
6 Thank you, ma'am.

7 (Duly seconded.)

8 MS. BASTON: When do I get
9 the --

10 CHAIRWOMAN JARMON: I got to
11 get out of here first to do anything. So
12 you can give me a call this afternoon.

13 MS. BASTON: And I can come
14 pick it up? Where is your office, ma'am?

15 CHAIRWOMAN JARMON: 1234 Market
16 Street.

17 MS. BASTON: And what floor?

18 CHAIRWOMAN JARMON: 16.

19 MS. BASTON: Okay. Thank you
20 very much.

21 CHAIRWOMAN JARMON: Have a good
22 day.

23 MS. BASTON: Thank you.

24 CHAIRWOMAN JARMON: 1321 South
25 Dorrance.

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2 MR. RODRIGUEZ: I have a
3 question. Technically this isn't a
4 certificate of completion. This is a
5 name change.

6 CHAIRWOMAN JARMON: Yes.
7 (Witness approached podium.)

8 MR. RODRIGUEZ: So we're not
9 providing a certificate of completion.
10 We're just shifting the restrictions to
11 the --

12 CHAIRWOMAN JARMON: You were
13 here last month, correct?

14 MR. JAIN: I was here last
15 month. My name is Sanjiv Jain. I'm the
16 owner of Distinguished Properties. I'm
17 also the owner of 1321 South Dorrance,
18 LP. We had created the LP when I first
19 got this property, and when we got to
20 settlement, it was explained that we have
21 to go through this whole process and come
22 here. So we deferred that until we're
23 ready to build. So we're ready to build,
24 and so I'm here requesting two things.
25 One is the approval to be able to

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1 7/10/18 - VACANT PROPERTY REVIEW COMMITTEE
2 transfer from Distinguished Properties
3 into the single entity ownership so we
4 can build, as well as subjugation to
5 future financing.

6 CHAIRWOMAN JARMON: So I think
7 he's asking for a subordination
8 agreement.

9 MR. RODRIGUEZ: Right.

10 MR. JAIN: I'm sorry. And a
11 subordination of future financing.

12 MR. RODRIGUEZ: I move that
13 we approve the name change and the
14 subordination agreement.

15 (Duly seconded.)

16 CHAIRWOMAN JARMON: All in
17 favor?

18 (Aye.)

19 CHAIRWOMAN JARMON: Any
20 opposed?

21 (No response.)

22 MR. JAIN: Thank you very much.

23 CHAIRWOMAN JARMON: You're
24 welcome.

25 The next item is 2320 Mercer

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2 Street.

3 (Witness approached podium.)

4 CHAIRWOMAN JARMON: Hi.

5 MR. IGHLADEN: Hi.

6 CHAIRWOMAN JARMON: Can you
7 state your name for the record.

8 MR. IGHLADEN: Brahim,
9 B-R-A-H-I-M, last name I-G-H-L-A-D-E-N.

10 CHAIRWOMAN JARMON: And you're
11 here to request a release on the 2320. I
12 understand that you've already built on
13 the property?

14 MR. IGHLADEN: Yes, ma'am,
15 correct.

16 CHAIRWOMAN JARMON: I think I
17 have the certificate.

18 MR. RODRIGUEZ: It's not in the
19 packet.

20 CHAIRWOMAN JARMON: Do you have
21 the certificate of occupancy?

22 MR. IGHLADEN: We e-mailed it
23 to you.

24 CHAIRWOMAN JARMON: Well, then
25 I have it.

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2 MR. IGHLADEN: I can e-mail it
3 again.

4 CHAIRWOMAN JARMON: Yeah,
5 please.

6 MR. IGHLADEN: Sure.

7 MR. KOONCE: Motion to approve
8 subject to receiving the certificate of
9 occupancy.

10 (Duly seconded.)

11 CHAIRWOMAN JARMON: All in
12 favor?

13 (Aye.)

14 CHAIRWOMAN JARMON: Any
15 opposed?

16 (No response.)

17 MR. IGHLADEN: Ms. Jarmon, I
18 will e-mail it to you in a second.

19 CHAIRWOMAN JARMON: Please.

20 MR. IGHLADEN: Thank you.

21 CHAIRWOMAN JARMON: Thanks.

22 Have a good day.

23 230 Federal Street. This was
24 transferred out as a side yard back in
25 1986. Can I get a recommendation?

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2 MR. RODRIGUEZ: There's no
3 paperwork attached to this. What are
4 they asking for?

5 MS. CUNNINGHAM: Are they
6 selling?

7 MR. RODRIGUEZ: It's just a
8 picture. It's a nice patio.

9 CHAIRWOMAN JARMON: They are
10 selling. It was a side yard. Can I get
11 a recommendation to approve it and I'll
12 get the documents to you?

13 MR. KOONCE: I didn't check.
14 Are there any tax issues?

15 MS. CUNNINGHAM: There are
16 none.

17 MR. KOONCE: Motion to approve.
18 (Duly seconded.)

19 CHAIRWOMAN JARMON: All in
20 favor?

21 (Aye.)

22 CHAIRWOMAN JARMON: Any
23 opposed?

24 (No response.)

25 CHAIRWOMAN JARMON: The next

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2 item, 2050, 52, and 54. Mr. Frozan, he
3 couldn't attend, but I attached the
4 permits that he has obtained for those
5 three properties.

6 MS. CUNNINGHAM: What's he
7 asking for? A certificate of completion?

8 CHAIRWOMAN JARMON: He's asking
9 for a certificate of completion.

10 MR. RODRIGUEZ: This applicant
11 or this property has been up three times
12 before this Committee. It was supposed
13 to be a parking lot. It was never
14 rezoned as a parking lot, never fenced or
15 never paved. And they're trying to
16 develop it currently. We asked them to
17 write a plan.

18 CHAIRWOMAN JARMON: Bring
19 documentation here.

20 MR. RODRIGUEZ: Right, to say
21 that they were going to build. So this
22 is a building permit, although --

23 MS. CUNNINGHAM: Still don't
24 have a plan.

25 MR. HUNTER: So they're not

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2 selling it?

3 CHAIRWOMAN JARMON: They're
4 building.

5 MR. RODRIGUEZ: They're
6 building up, which if they got building
7 permits --

8 MR. PADILLA: They should have
9 plans.

10 MR. RODRIGUEZ: -- they should
11 have plans and stuff.

12 MR. KOONCE: What's the ask of
13 us now?

14 MR. RODRIGUEZ: He wants a
15 release.

16 CHAIRWOMAN JARMON: He wants a
17 release.

18 MR. RODRIGUEZ: Which I don't
19 understand why.

20 CHAIRWOMAN JARMON: Because he
21 originally had it as parking and he used
22 it for his business that was right there,
23 but now he's decided that he wanted to
24 build three single-family dwellings.

25 MR. PADILLA: Is this the one

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2 who he's built other properties around
3 it?

4 MS. CUNNINGHAM: Yeah.

5 CHAIRWOMAN JARMON: Yeah.

6 MS. CUNNINGHAM: But he still
7 hasn't actually done what we asked him to
8 do.

9 MR. PADILLA: Correct.

10 CHAIRWOMAN JARMON: Which was?

11 MS. CUNNINGHAM: We asked him
12 to submit plans.

13 MS. JOHNSON: So maybe he
14 thought the building permits were --

15 CHAIRWOMAN JARMON: He did
16 submit the plans. I had this thing on
17 here so many daggone times. I do have
18 his plans. So I'll have him -- I'll look
19 for them on the previous agenda. They
20 were attached.

21 MR. KOONCE: And is he the
22 original applicant?

23 CHAIRWOMAN JARMON: Yeah.

24 MS. CUNNINGHAM: Or the son or
25 something like that.

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2 MR. HUNTER: The only
3 construction permit he has is for
4 foundation.

5 MR. PADILLA: Correct.

6 MR. HUNTER: He doesn't have an
7 actual building permit.

8 MR. PADILLA: Foundation only.

9 MS. CUNNINGHAM: He only has a
10 foundation permit. He doesn't have a
11 building permit. I don't know if his
12 plans include a building permit.

13 MR. RODRIGUEZ: Since the
14 applicant could not make it today, I
15 suggest we table it.

16 (Duly seconded.)

17 CHAIRWOMAN JARMON: All in
18 favor?

19 (Aye.)

20 CHAIRWOMAN JARMON: Any
21 opposed?

22 (No response.)

23 CHAIRWOMAN JARMON: The next
24 item, 710 North 43rd Street. This was
25 transferred as a side yard back in 1991.

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2 MS. CUNNINGHAM: So they
3 purchased this at Sheriff Sale, but they
4 haven't yet paid the 2018 taxes. So
5 they're delinquent. Those are
6 delinquent. And it doesn't look like the
7 Sheriff has yet recorded the deed, but
8 it's been over a year, which is odd. I
9 mean, they're sometimes slow, but not
10 that slow.

11 MR. RODRIGUEZ: Madam Chair --

12 CHAIRWOMAN JARMON: Yes, they
13 are. I've had some for two years.

14 MR. RODRIGUEZ: -- this picture
15 shows -- is that a fence or a hedge?

16 CHAIRWOMAN JARMON: Is it a
17 fence or?

18 MR. RODRIGUEZ: Is it a fence
19 or it's overgrown grass?

20 CHAIRWOMAN JARMON: I don't
21 know, but I know I told them that they
22 needed to clean this up. So I don't know
23 what it is.

24 MR. RODRIGUEZ: Can we actually
25 get a picture of the yard behind whatever

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2 this is?

3 MR. KOONCE: Actually, even if
4 we have a picture, if it truly was sold
5 at Sheriff Sale, they can't do anything
6 with it.

7 MS. CUNNINGHAM: I mean --

8 MR. KOONCE: Can we just table
9 it and let's see if it truly --

10 MS. CUNNINGHAM: The Sheriff is
11 having issues, because they have a
12 distribution schedule already. They've
13 already distributed the proceeds. So I
14 don't know why they haven't recorded the
15 deed.

16 CHAIRWOMAN JARMON: So we'll
17 table it and we'll check to see when his
18 deed is recorded into this owner's name.

19 Recommendation --

20 MR. RODRIGUEZ: Table.

21 CHAIRWOMAN JARMON: -- was to
22 table.

23 (Duly seconded.)

24 CHAIRWOMAN JARMON: The next
25 item is 1521 Capitol Street.

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2 MR. HUNTER: We have to vote on
3 that.

4 MR. RODRIGUEZ: I tabled. Deb
5 seconded.

6 CHAIRWOMAN JARMON: All in
7 favor?

8 (Aye.)

9 CHAIRWOMAN JARMON: Any
10 opposed?

11 (No response.)

12 CHAIRWOMAN JARMON: The next
13 item, I attached two deeds to the things
14 that Austin handed out, and I was a
15 little suspicious of this transfer
16 because it was a recent transfer from the
17 old applicant to someone in 2017, and
18 then they are trying to sell it for
19 \$100,000. So I pulled both of those
20 deeds for you guys to tell me what you
21 think with the signatures on both of the
22 deeds. So I e-mailed the title company
23 and told them that those two signatures
24 did not match, and what I need is
25 something from the owner, which is

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2 Charles Lawson, notarized, also with his
3 license attached stating that he did do
4 this transfer back in 2017. She e-mailed
5 me and said he was in prison. Well, then
6 you need to go to prison and do this.

7 So I'm just letting the
8 Committee know.

9 MR. RODRIGUEZ: So this is
10 what? If he currently -- he's serving a
11 prison sentence from what?

12 CHAIRWOMAN JARMON: I didn't
13 ask all of that.

14 MR. RODRIGUEZ: The only reason
15 why I ask is because if his signature on
16 a legal document that was put on there
17 while he was in prison, obviously that's
18 kind of like fraud.

19 CHAIRWOMAN JARMON: That's what
20 I'm saying.

21 MR. RODRIGUEZ: So in which
22 case he could have, but the point is we
23 don't have an affidavit stating that he
24 did.

25 CHAIRWOMAN JARMON: That's what

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2 I asked for. So my request is that they
3 give me something, a letter from the
4 Mr. Lawson stating that he did this
5 transfer to this individual and have it
6 notarized, along with a piece of ID from
7 him before we can proceed. Because if
8 that signature on that deed says Mr., I
9 don't know who signs something saying
10 their name is Mr. or Mrs. whatever on
11 their document. So that is a little
12 suspicious also.

13 MS. CUNNINGHAM: That's not
14 even close to the same signature. I'm
15 not sure I trust that notary secured
16 there. And I'm not sure even why Records
17 took this. They should have had an
18 acknowledgment for a notary.

19 CHAIRWOMAN JARMON: The whole
20 thing was a mess.

21 MS. CUNNINGHAM: Oh, there it
22 is.

23 CHAIRWOMAN JARMON: But it
24 still looks different. They have the
25 notary signature down there, but that's

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2 not this Tiffany person, so I don't
3 know -- and then they attached a legal
4 description and put it into this new deed
5 instead of typing up a legal description.
6 So the legal description has the same
7 recording information in this deed here.

8 So can I get a recommendation
9 so we can keep moving forward here that
10 we table.

11 MS. CUNNINGHAM: I move that we
12 table this until we can learn more about
13 Mr. Lawson's circumstances.

14 MR. RODRIGUEZ: Can we be
15 specific as to what the deliverable is we
16 want.

17 MR. KOONCE: Well, the notary
18 seal as listed doesn't match --

19 CHAIRWOMAN JARMON: The
20 signature that's on there either.

21 MR. KOONCE: That's the first
22 thing.

23 MS. CUNNINGHAM: The signatures
24 don't match. Until he confirms that the
25 suspected deed fraud either is or isn't

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2 deed fraud.

3 MR. PADILLA: We need clear
4 legal documentation of this transaction.

5 MS. CUNNINGHAM: There you go.

6 CHAIRWOMAN JARMON: This item
7 will be tabled until I hear from them,
8 which I probably won't.

9 The next item is 1542 South
10 Bouvier Street. This property was
11 recently developed.

12 MR. RODRIGUEZ: So moved.

13 (Duly seconded.)

14 CHAIRWOMAN JARMON: All in
15 favor?

16 (Aye.)

17 CHAIRWOMAN JARMON: Thank you.

18 I think I need a certificate of
19 occupancy with this.

20 I'd like to add the addendum to
21 the agenda. The first address is 517,
22 519 Hoffman Street.

23 (Witness approached podium.)

24 CHAIRWOMAN JARMON: Hi. Good
25 morning. State your name for the record.

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2 MR. SHEPHERD: Good morning.

3 Chad Shepherd.

4 CHAIRWOMAN JARMON: Cheryl

5 Shepherd is your wife?

6 MR. SHEPHERD: No. That was my
7 mother.

8 CHAIRWOMAN JARMON: Your
9 mother, okay. So you're here selling
10 both?

11 MR. SHEPHERD: No; only 519.
12 517 is already sold in development.

13 CHAIRWOMAN JARMON: But you
14 still need the release because the
15 restriction is on both deeds.

16 MR. SHEPHERD: Got you.

17 CHAIRWOMAN JARMON: Can I get a
18 recommendation?

19 MR. RODRIGUEZ: So moved.

20 MR. KOONCE: Wait a minute.
21 Again, I'm just doing this because I
22 don't know about tax issues.

23 MS. CUNNINGHAM: Nobody did.
24 They just gave this to us this morning.
25 So I'm going to say contingent upon

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2 paying any delinquent taxes, if there are
3 any.

4 MR. SHEPHERD: Is this for just
5 519? 517 was sold and they've already
6 built on that.

7 MR. RODRIGUEZ: They built
8 without a release?

9 CHAIRWOMAN JARMON: Yeah.

10 MR. SHEPHERD: They did. I
11 didn't even know about this release until
12 I was trying to sell 519. So, yes, he
13 did disrespectfully build on it, but,
14 yes. I would not want to help him in any
15 way, but 519 --

16 MS. CUNNINGHAM: The purchase
17 is still going to be contingent upon
18 taxes, if there are any.

19 MR. SHEPHERD: Got you. Right.

20 CHAIRWOMAN JARMON: Okay. Can
21 I get a second?

22 MR. RODRIGUEZ: I moved it.
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. SHEPHERD: Thank you. Did

8 I miss what just happened?

9 MR. RODRIGUEZ: You got your

10 certificate.

11 CHAIRWOMAN JARMON: They just

12 approved the release for you.

13 MR. SHEPHERD: Am I supposed to

14 leave with anything?

15 CHAIRWOMAN JARMON: No. I'll

16 e-mail once I have the release.

17 MR. SHEPHERD: Okay.

18 CHAIRWOMAN JARMON: 2204 North

19 2nd Street, Iris Benitez.

20 (Witnesses approached podium.)

21 CHAIRWOMAN JARMON: Good

22 morning. State your name for the record.

23 MS. BENITEZ-BROWN: Iris

24 Benitez-Brown.

25 CHAIRWOMAN JARMON: And you're

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2 here asking for a release on the 2204
3 North 2nd Street?

4 MS. BENITEZ-BROWN: Yes.

5 CHAIRWOMAN JARMON: You're in
6 the process of selling. I think you had
7 two lots that were transferred to you as
8 side yards. You got two lots for side
9 yards from the City?

10 MS. BENITEZ-BROWN: They are a
11 garden.

12 CHAIRWOMAN JARMON: But she's
13 only asking for the release for 04.

14 MR. KOONCE: Could we just do
15 both if they're not --

16 CHAIRWOMAN JARMON: That's what
17 I thought.

18 So we're going to recommend
19 that we release both of the addresses,
20 because you also got the 2206 from us.

21 MS. BENITEZ-BROWN: Yes.

22 CHAIRWOMAN JARMON: Instead of
23 you having to come back.

24 MS. BENITEZ-BROWN: Thank you.

25 CHAIRWOMAN JARMON: And it's

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2 been so long ago. So I'll add 2206.

3 MS. CUNNINGHAM: So I move that
4 we issue a certificate of completion
5 contingent upon payment of any delinquent
6 taxes, if there are any, on both 2204
7 North 2nd and 2206 North 2nd.

8 MR. HUNTER: The lots need to
9 be cleaned as well.

10 MS. CUNNINGHAM: It's a garden.

11 CHAIRWOMAN JARMON: Yeah. She
12 used them for gardens for years.

13 MR. HUNTER: It just looks like
14 a tarp.

15 CHAIRWOMAN JARMON: You used
16 them as gardens, didn't you?

17 MS. BENITEZ-BROWN: Pardon me?

18 CHAIRWOMAN JARMON: Did you use
19 the lots as gardens?

20 MS. BENITEZ-BROWN: There were
21 beautiful gardens, but I got sick.

22 CHAIRWOMAN JARMON: Yeah, I
23 remember.

24 MS. CUNNINGHAM: So you ripped
25 up the gardens now? Is that what's going

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2 on? What's going on in this?

3 CHAIRWOMAN JARMON: She's
4 selling it.

5 MS. JOHNSON: With the tarp.

6 MS. BENITEZ-BROWN: It is
7 gardens. They have orchard.

8 MR. KOONCE: Is this a picture
9 of something you've seeded and covered
10 until it grows?

11 MS. BENITEZ-BROWN: I don't see
12 the picture.

13 (Ms. Benitez-Brown shown
14 picture.)

15 MS. BENITEZ-BROWN: Yes.

16 CHAIRWOMAN JARMON: Okay. And
17 the recommendation was approved for you
18 to receive releases on both properties,
19 the 2204 North 2nd and 2206 North 2nd.

20 (Duly seconded.)

21 CHAIRWOMAN JARMON: All in
22 favor?

23 (Aye.)

24 CHAIRWOMAN JARMON: Thank you.

25 MS. BENITEZ-BROWN: Thank you.

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2 CHAIRWOMAN JARMON: Have a good
3 day.

4 The next item, 1510, 1512 North
5 Hollywood Street, Rayford Means.

6 (Witness approached podium.)

7 MR. MEANS: Good morning,
8 everyone.

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

11 MR. MEANS: Rayford Means,
12 M-E-A-N-S.

13 CHAIRWOMAN JARMON: And you're
14 here requesting the release on both of
15 these lots?

16 MR. MEANS: That's correct.
17 1510 North Hollywood Street, 1512 North
18 Hollywood Street.

19 CHAIRWOMAN JARMON: And I know
20 that your property is also included in
21 the sale.

22 MR. MEANS: That's correct,
23 1514 North Hollywood Street.

24 MS. CUNNINGHAM: What was the
25 use for 1510 when he acquired it?

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2 CHAIRWOMAN JARMON: They were
3 side yards.

4 MS. CUNNINGHAM: Did they have
5 all five restrictions on it? Was it a
6 nominal transfer? Because he just
7 acquired it in August 2017.

8 CHAIRWOMAN JARMON: It has the
9 two restrictions in it.

10 MR. RODRIGUEZ: He would have
11 had five restrictions in August '17.
12 August '17 you would have five
13 restrictions.

14 MS. CUNNINGHAM: For 1510
15 anyway.

16 CHAIRWOMAN JARMON: He
17 purchased them. So there's two
18 restrictions in the deed.

19 MS. CUNNINGHAM: It was not
20 nominal?

21 CHAIRWOMAN JARMON: No, it was
22 not.

23 MR. KOONCE: Oh, this is fair
24 market value?

25 CHAIRWOMAN JARMON: Yes. Both

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2 were.

3 Can I get a recommendation?

4 MR. KOONCE: Just one last
5 question, because I probably missed it,
6 but they were acquired as open space,
7 side yards?

8 CHAIRWOMAN JARMON: To his
9 property that he owns at 1514, and they
10 were acquired at different times, I see.

11 Recommendation?

12 MS. JOHNSON: I recommend that
13 we issue a certificate of completion.

14 MS. KOONCE: Subject to taxes
15 being paid on these and any other real
16 estate owned.

17 (Duly seconded.)

18 CHAIRWOMAN JARMON: All in
19 favor?

20 (Aye.)

21 CHAIRWOMAN JARMON: Any
22 opposed?

23 (No response.)

24 CHAIRWOMAN JARMON: Thank you.

25 MR. MEANS: Thank you.

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2 CHAIRWOMAN JARMON: Thank you.

3 So the 2058 East Susquehanna
4 Avenue, I had sent Bill out this morning
5 to do a picture. I know it's already
6 developed and the guy said he would have
7 his certificate of occupancy this week.

8 Can I get a recommendation?

9 (No response.)

10 CHAIRWOMAN JARMON:

11 Recommendation?

12 MR. KOONCE: On the 16th it was
13 conveyed as a side yard?

14 CHAIRWOMAN JARMON: No. He
15 purchased it. He got it at the auction
16 and then he developed on it. That's what
17 the proposal was.

18 MR. KOONCE: For D?

19 CHAIRWOMAN JARMON: Yeah,
20 Susquehanna. So now the property is
21 built.

22 MS. JOHNSON: It's that new
23 house?

24 CHAIRWOMAN JARMON: Yes.

25 MS. CUNNINGHAM: Does he have a

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2 certificate of occupancy?

3 CHAIRWOMAN JARMON: He's going
4 to send me the certificate of occupancy.

5 MS. CUNNINGHAM: So I'll move
6 that we issue a certificate of completion
7 contingent upon any delinquent taxes
8 being paid, if there are any, and a
9 certificate of occupancy.

10 (Duly seconded.)

11 CHAIRWOMAN JARMON: All in
12 favor?

13 (Aye.)

14 CHAIRWOMAN JARMON: Any
15 opposed?

16 (No response.)

17 MS. CUNNINGHAM: His closing is
18 in five days.

19 CHAIRWOMAN JARMON: Yeah. And
20 hopefully he said he'll have the
21 certificate of occupancy before then.

22 MS. CUNNINGHAM: Okay.

23 CHAIRWOMAN JARMON: The next
24 item, 5602 Chew Avenue. This was a
25 commercial property back in 2002 and

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2 they're selling it for \$20,000.

3 MR. RODRIGUEZ: Are there any
4 back taxes? It's awfully low for a
5 commercial property.

6 MR. KOONCE: We can just sell
7 it subject to. We can just agree to the
8 release subject to.

9 MS. JOHNSON: Subject to what?

10 MR. KOONCE: Payment of all
11 back taxes.

12 CHAIRWOMAN JARMON:
13 Recommendation?

14 MR. RODRIGUEZ: Just a point of
15 discussion. If the back taxes are more
16 than the sales price, then --

17 MR. KOONCE: Yeah, but if the
18 motion is -- or if the Committee says
19 subject to the payment of back taxes and
20 they aren't paid, then we don't do the
21 release.

22 CHAIRWOMAN JARMON: Right.

23 MR. RODRIGUEZ: All right.

24 MS. CUNNINGHAM: Oh, wait.

25 Their agreement of sale says the buyer

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2 will pay all taxes and liens against the
3 property. So it's \$20,000 in addition to
4 the liens and taxes.

5 MR. KOONCE: But the other
6 issue that's sometimes overlooked is it's
7 not just the liens on that particular
8 property. It's the taxes and liens on
9 anything that property owner owns.

10 MS. CUNNINGHAM: Yeah.

11 MR. RODRIGUEZ: So they have to
12 be a qualified purchaser.

13 MR. KOONCE: No. They have to
14 be qualified to sell it.

15 MR. RODRIGUEZ: Sell it.

16 CHAIRWOMAN JARMON:
17 Recommendation?

18 MR. KOONCE: Recommendation to
19 approve subject to taxes and liens or any
20 judgments by the City being satisfied
21 prior to closing.

22 (Duly seconded.)

23 CHAIRWOMAN JARMON: All in
24 favor?

25 (Aye.)

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2 CHAIRWOMAN JARMON: And the
3 last item I have are urban garden
4 agreements for 2255 North Howard Street.
5 Can I get a recommendation?

6 MR. KOONCE: Motion to approve.
7 (Duly seconded.)

8 CHAIRWOMAN JARMON: All in
9 favor?

10 (Aye.)

11 CHAIRWOMAN JARMON: Thank you.
12 Just to add last month's
13 minutes to the agenda, June the 12th, to
14 add the minutes to the agenda.

15 The meeting has been adjourned.

16 (Vacant Property Review
17 committee adjourned at 11:30 a.m.)

18 - - -

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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

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

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