

Vacant Property Review Committee
September 11, 2018

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VACANT PROPERTY REVIEW COMMITTEE

Caucus Room, City Hall
Philadelphia, Pennsylvania
Tuesday, September 11, 2018
10:10 a.m.

PRESENT:

SUSIE JARMON, OHCD, CHAIRWOMAN
LARRY PADILLA, PRA
LINDA MEDLEY, Law Department
PHIL CHI, Law Department
DEB CUNNINGHAM, Public Property
MICHAEL KOONCE, Council President Clarke's
Office
KEVIN HUNTER, Commerce
GARRETT O'DWYER, PACDC
ARIELLE HARRIS, L&I
JAMETTA JOHNSON, Planning Commission
RACHEL BROOKS, LISC

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2 CHAIRWOMAN JARMON: Good

3 morning. My name is Susie Jarmon. The
4 VPRC is now in session.

5 I would like to table two items
6 on the agenda. Page 3, 2935 to 65 North
7 2nd Street, the Land Bank section. 2935
8 to 65 North 2nd Street. Also, on Page 2,
9 721 West Cumberland Street, the applicant
10 asked us to table this until next month.
11 And I also would like to add the addendum
12 to the agenda.

13 Are there any attorneys in the
14 room?

15 MR. O'DWYER: Ms. Chairman,
16 Maria Gonzalez from HACE is here for
17 that. I told her that it was on the
18 agenda. Why is it getting tabled?

19 CHAIRWOMAN JARMON: The Land
20 Bank Department isn't here and they asked
21 me -- oh, actually Brad is. He can speak
22 to her, but they asked us to take it off.

23 MR. O'DWYER: Okay.

24 CHAIRWOMAN JARMON: Attorneys?

25 (Hands raised.)

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2 (Witnesses approached podium.)

3 CHAIRWOMAN JARMON: And you're
4 here for Wharton Street?

5 MR. DUFFY: Exactly.

6 CHAIRWOMAN JARMON: A release
7 for Wharton Street, 2702 and 2704 Wharton
8 on Page 5. OTC Realty transferred to
9 Neighborhood Garden Trust.

10 MR. DUFFY: Correct.

11 CHAIRWOMAN JARMON: And they
12 are here asking for a release.

13 Can you state your name for the
14 record.

15 MR. DUFFY: Yes. My name is
16 Gregory Duffy, attorney for Neighborhood
17 Gardens Trust. With me I have Marlana
18 Moore, who is a Land Preservation Project
19 Manager for NGT.

20 The garden parcel is known as
21 the South Philly Peace Garden. It's a
22 garden that's set up for the community.
23 Councilman Johnson has been very involved
24 in helping preserve this garden. It
25 is -- would you like to speak to kind of

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2 what its intent and purpose is?

3 MS. MOORE: Yeah. So the
4 garden is meant to bring families
5 together and bring community healing from
6 the trauma of gun violence in that
7 neighborhood. There's a really active
8 community of people involved in
9 maintaining the garden and improving it,
10 and we've worked pretty hard over the
11 past year or so to make sure the garden
12 wouldn't get -- wouldn't have any threats
13 against development.

14 MR. DUFFY: So originally what
15 happened is, the garden was created and
16 then OTE Realty acquired the property
17 from the Redevelopment Authority. They
18 signed a redevelopment agreement through
19 the help of Councilman Johnson and the
20 RDA, or PRA. We've worked out an
21 arrangement where -- and actually VPRC
22 already considered this matter -- where
23 we acquired a separate parcel from the
24 Redevelopment Authority and swapped the
25 parcels. So now that the parcel known as

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2 2702 and 2704 Wharton has been conveyed,
3 swapped to NGT, NGT has now with the
4 gardeners completed garden improvements.
5 It will be preserved for perpetuity as a
6 garden in the community, and we're just
7 asking for the lease from the -- we're
8 asking for the certificate of completion
9 for new ownership.

10 MR. O'DWYER: So this has been
11 transferred already?

12 MR. DUFFY: That's correct.

13 MR. O'DWYER: To Neighborhood
14 Gardens Trust?

15 MR. DUFFY: Exactly.

16 CHAIRWOMAN JARMON: Any further
17 questions?

18 MR. KOONCE: Do we have any
19 pictures or anything?

20 CHAIRWOMAN JARMON: A picture?

21 MS. BROOKS: It's in here,
22 Attachment L.

23 CHAIRWOMAN JARMON: Mike, I
24 think it's a garden already.

25 MR. DUFFY: I think you have

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2 pictures already, but if you'd like a
3 picture --

4 MR. KOONCE: No. I'm good.

5 MS. MEDLEY: What was supposed
6 to be there?

7 CHAIRWOMAN JARMON: I think OTC
8 Realty was to develop, and then I guess
9 after they took title, they were in
10 contact with the gardening group.

11 MS. MEDLEY: So do they just
12 have the two restrictions?

13 CHAIRWOMAN JARMON: It has the
14 two restrictions.

15 MS. MEDLEY: Okay.

16 CHAIRWOMAN JARMON: Any further
17 questions?

18 (No response.)

19 CHAIRWOMAN JARMON:
20 Recommendation?

21 MR. KOONCE: Motion to approve.

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. DUFFY: Thank you.

7 CHAIRWOMAN JARMON: Attorney?

8 (Hand raised.)

9 (Witnesses approached podium.)

10 CHAIRWOMAN JARMON: The address

11 you're here for?

12 MR. WOODS: 2801 Frankford.

13 CHAIRWOMAN JARMON: Okay.

14 State your name for the record.

15 MR. WOODS: My name is Liam

16 Woods. I'm representing 2801 Frankford,

17 and I have with me Dan Beedy (ph). He is

18 the owner.

19 We recently sold the property.

20 Before we sold the property, there was an

21 encumbrance on the property outstanding

22 from 1987. It was from the original

23 owners, or the previous owners of the

24 property had an encumbrance on the

25 property for a grant that they were

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2 granted in 1987. We bought the property,
3 and we just recently sold the property
4 and the encumbrance was not lifted. And
5 then there was also an issue with the
6 taxes, which were appealed, and we
7 have -- the taxes have been appealed, and
8 the City is currently waiting for an
9 assessment to reassess the property taxes
10 on that property. So we want to get --
11 we're trying to get the reverter lifted
12 from 1987.

13 MR. O'DWYER: So the tax issue
14 hasn't been resolved, if I remember last
15 time --

16 MS. CUNNINGHAM: It's
17 144,000-plus in outstanding taxes, and
18 you're appealing; is that correct?

19 MR. WOODS: We have appealed
20 it. We got the nunc pro tunc granted,
21 and we're just waiting for a reassessment
22 of that property right now of the taxes.

23 MS. CUNNINGHAM: But you
24 haven't paid any of it in anticipation of
25 what the reassessment will be?

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2 MR. BEEDY: No. They haven't
3 given us a new value. I mean, they gave
4 us the assessment value of 4.6 million,
5 and we weren't even anywhere near in that
6 realm. So because of the large
7 difference between what we purchased the
8 property for originally and then what we
9 just sold it for and then what we are now
10 being assessed at, they said because of
11 the large dollar amount, they couldn't
12 just grant it. We had to have a
13 third-party appraiser come in. And that
14 was all done, and it's been all turned in
15 at this point and we're just now waiting
16 for the new assessment.

17 There's \$176,000 being held in
18 escrow from the sale of the property in
19 order for -- until it gets released, but
20 there's also \$100,000 being held in
21 escrow for the RDA issue from 1987.

22 MR. WOODS: If you will, we
23 have the letter from the Board of
24 Revision of Taxes saying that -- from May
25 18th saying that your market value appeal

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2 application is on file and they're
3 processing it right now. So we're just
4 currently waiting for them to reprocess
5 it.

6 MR. PADILLA: The hundred
7 thousand that's held for the PRA, is that
8 because of the grant?

9 MR. WOODS: Yes.

10 MR. PADILLA: Is that to repay
11 that grant?

12 MR. WOODS: Excuse me?

13 MR. BEEDY: No. The grant was
14 already paid December 2016. There was a
15 loan, I think, with TD Bank, and that was
16 paid back to you guys. It's more or less
17 the current buyer didn't want to release
18 all the funds until the RDA lifted the
19 reverter from '87.

20 CHAIRWOMAN JARMON: Any further
21 questions?

22 (No response.)

23 CHAIRWOMAN JARMON:
24 Recommendation?

25 MR. PADILLA: Quick question on

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2 this side. Wouldn't taxes have to be
3 satisfied and/or an agreement be made?

4 MS. CUNNINGHAM: Yes.

5 So either the taxes have to be
6 satisfied or you have to be in a payment
7 agreement to satisfy the taxes in order
8 for us to even be allowed to give you a
9 release for the restriction. So I'm not
10 sure if -- I mean, since you have the
11 money in escrow --

12 MR. O'DWYER: Is it being held
13 in escrow by the City or is it being held
14 in escrow by a lender?

15 MR. BEEDY: It's held in escrow
16 at the title company that did the latest
17 transaction.

18 MR. O'DWYER: By the title
19 company?

20 MS. CUNNINGHAM: And who is
21 going to record the release anyway? Is
22 it going to be the title company? Is it
23 going to be recorded at the time of the
24 subsequent sale?

25 MR. BEEDY: Recorded in

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2 regards? I don't know what you're
3 referencing.

4 MS. CUNNINGHAM: Okay. So when
5 you get the reversion released, it needs
6 to be recorded in the Recorder's Office.

7 MR. BEEDY: Yes. The title
8 company will record that.

9 MS. CUNNINGHAM: So it can come
10 with a letter that tells the title
11 company that they're not authorized to
12 record it until the tax issue has been
13 resolved.

14 CHAIRWOMAN JARMON:
15 Recommendation?

16 MR. O'DWYER: I didn't -- are
17 we doing contingent?

18 MS. CUNNINGHAM: We won't give
19 the physical letter to the title company.
20 We will send them a letter saying it's
21 been approved --

22 MR. O'DWYER: Contingent upon.

23 MS. CUNNINGHAM: -- contingent
24 upon payment of these taxes, or however
25 you work it out, and that once they

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2 provide us proof of that situation being
3 worked out, we'll provide them a
4 letter -- or not the letter.

5 MR. WOODS: There's two
6 separate escrows right now. There's one
7 for the hundred thousand for the reverter
8 and then there's a separate one for the
9 taxes.

10 MS. CUNNINGHAM: Right, but
11 your escrow agent isn't going to
12 release the hundred thousand dollar
13 payment of taxes.

14 MR. BEEDY: Yes, he will.

15 MS. CUNNINGHAM: Not to us.

16 MR. BEEDY: No, no, no. It
17 goes to me as the seller.

18 MS. CUNNINGHAM: Right. The
19 tax one is what will cover all the taxes
20 should you appeal it.

21 MR. PADILLA: Well, apparently
22 you said there's 144,000 in taxes.

23 MS. CUNNINGHAM: Yes.

24 You do realize that will
25 continue to accrue penalties and interest

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2 throughout this process?

3 MR. PADILLA: They have 176,000
4 in escrow for taxes.

5 MS. CUNNINGHAM: I thought he
6 said 114,000.

7 MR. BEEDY: No. We have
8 \$176,000 being held in escrow right now.

9 MS. CUNNINGHAM: For the taxes?

10 MR. BEEDY: 176 in escrow for
11 the taxes and 100 for the RDA.

12 MR. PADILLA: But they're two
13 different amounts.

14 MS. CUNNINGHAM: Okay.

15 MR. BEEDY: Our appeal was
16 granted for the taxes. I'm just waiting
17 for a reassessment. So you're saying we
18 should go and start -- but we don't even
19 know what it's going to be assessed at
20 yet, so how are we going to pay for
21 something we don't even know what it's
22 going to be?

23 MR. KOONCE: What was the
24 original assessment again?

25 MR. WOODS: 4.6 million.

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2 MS. CUNNINGHAM: Did they give
3 you some kind of a timeline on how long
4 you're going to have to wait?

5 MR. WOODS: This is it. This
6 is the letter. It says as of timely
7 filed through your normal channels.

8 MR. KOONCE: It could take six
9 months or so.

10 MR. WOODS: We have all this
11 money held up in escrow and, you know...

12 MR. KOONCE: But you're not
13 going to be able to move it until that's
14 settled.

15 MR. WOODS: Well, the reverter
16 issue is -- that reverter is from 1987.
17 It's from the property owner waiting for
18 it. We weren't even born. I mean, we
19 were, but...

20 MS. CUNNINGHAM: Well, they
21 don't expire.

22 MR. KOONCE: No, but the issue
23 is, what was your tax bill that you're
24 disputing? Not the value of the
25 property. The tax bill.

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2 MR. WOODS: What was the actual
3 tax bill?

4 MR. BEEDY: The tax bill was
5 \$56,000 per year, and I only paid
6 \$700,000 for the property. Because they
7 assessed me at 4.6 million.

8 MR. KOONCE: So as far as you
9 now owe 56,000, pending appeal.

10 MR. WOODS: That we appealed,
11 yes.

12 MR. BEEDY: No. We ended up
13 appealing it. It ended up being -- two
14 years. It ended up being 140-some
15 thousand.

16 MS. CUNNINGHAM: There's two
17 years. So it's 144,000.

18 MR. KOONCE: So you don't have
19 enough in escrow.

20 MR. BEEDY: We have 35,000 more
21 than what is owed right now today.

22 MR. KOONCE: How do we know
23 that?

24 MR. PADILLA: That's true.

25 MS. CUNNINGHAM: Do we have

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2 something from your escrow agent that
3 tells us there's money in escrow?

4 MR. BEEDY: I can have it
5 e-mailed to you. That's not a problem.

6 MS. CUNNINGHAM: Who is the
7 title company?

8 MR. BEEDY: One second. The
9 title agent is Kimberly. Sorry.

10 MS. CUNNINGHAM: It's okay.

11 MR. WOODS: I mean, it was the
12 First American Title Insurance Company.

13 MR. BEEDY: The property is
14 already transferred, so I no longer own
15 the property. There's a new entity that
16 has it now. They have my property and I
17 don't have any of my money. So I'm just
18 trying to get all these issues lifted so
19 that I can get everything released.

20 CHAIRWOMAN JARMON: So what is
21 the --

22 MR. KOONCE: Can we send a
23 letter to American telling them that it's
24 approved, subject to payment of taxes at
25 settlement? I mean, not settlement.

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2 Payment of taxes.

3 MS. MEDLEY: Yeah. I mean,
4 yeah, but it's just -- yeah.

5 MS. CUNNINGHAM: We have a
6 relationship with them. I'm sure we can
7 probably work it out.

8 MS. MEDLEY: Usually, I mean,
9 we will send a letter, but it's never
10 this amount of money. So we would prefer
11 for them to pay the taxes and then
12 physically give them --

13 MR. KOONCE: So to ensure that
14 they're paying for -- they issue the
15 title. I mean, isn't that the issue?

16 MS. CUNNINGHAM: Yes.

17 MR. KOONCE: We lien on the
18 title.

19 MS. CUNNINGHAM: Yeah. It's
20 just that I'm not sure the Commissioner
21 would sign that because it is such a
22 large amount and -- I mean, we could talk
23 to First American and see if they accept
24 just a letter from us saying we have the
25 release and we will release -- give it to

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2 you as soon as we resolve this tax issue.

3 MS. MEDLEY: I think that's the
4 best.

5 MR. KOONCE: So we could
6 approve -- we're going to approve today
7 contingent upon the tax issue being
8 settled.

9 MS. CUNNINGHAM: In the
10 meantime, we can give a letter to the
11 title company and tell them that.

12 MR. WOODS: So you guys -- I'm
13 sorry. Can you just repeat that?

14 CHAIRWOMAN JARMON: So the
15 recommendation is?

16 MS. CUNNINGHAM: So I move to
17 approve contingent upon payment of the
18 taxes. In the meantime, we will reach
19 out to the title company via letter and
20 let them know that we will release the
21 restrictions upon their verification that
22 the tax issue has been resolved. The
23 motion is just release contingent upon
24 payment of taxes.

25 MR. BEEDY: But the RDA

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2 reverter will be lifted as of today?

3 MS. CUNNINGHAM: No.

4 MR. BEEDY: It will not be
5 lifted?

6 MS. CUNNINGHAM: No.

7 MR. BEEDY: It will not be
8 lifted until the taxes are paid?

9 MS. CUNNINGHAM: So when we
10 vote, it's just a recommendation to the
11 Commissioner. The release doesn't
12 actually -- isn't actually effective
13 until the Commissioner approved it.

14 MR. BEEDY: Understood.

15 MS. CUNNINGHAM: So that won't
16 happen until the tax issue has been
17 resolved.

18 MR. WOODS: As far as that tax
19 assessment goes, so we just continue to
20 wait for them?

21 MS. CUNNINGHAM: Yeah. I mean,
22 we can't influence them at all.

23 MR. PADILLA: Now, the RDA
24 reverter issue is a totally different
25 issue to taxes, correct?

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2 MR. WOODS: Right.

3 MR. PADILLA: So you have to
4 reach out to the PRA and start that
5 process going with them.

6 MR. BEEDY: We've already done
7 that.

8 MR. PADILLA: Who is working on
9 it?

10 MR. BEEDY: Hercules Grigos is
11 representing me.

12 MR. PADILLA: Okay.

13 CHAIRWOMAN JARMON: So the
14 release that he's asking for is the one
15 that we're here for when he's saying RDA.

16 MR. KOONCE: No. I thought
17 there was a separate RDA.

18 MR. PADILLA: I thought it was
19 requesting -- that's the one that's
20 connected to the grant.

21 MR. WOODS: Right.

22 CHAIRWOMAN JARMON: Now I'm
23 confused.

24 MR. KOONCE: Aren't there
25 issues --

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2 MS. CUNNINGHAM: There's two
3 sets. One from 1987.

4 MR. WOODS: That's RDA.

5 MS. CUNNINGHAM: The typical
6 VPRC restrictions in the deed. And then
7 there's a secondary set of restrictions
8 from PRA connected to the grant that they
9 gave. That's what the second escrow is
10 for.

11 MR. WOODS: No, no. One is for
12 the RDA. The second one is just for the
13 tax issue. We have 176,000 just for
14 the --

15 CHAIRWOMAN JARMON: He said the
16 grant is paid.

17 MS. MEDLEY: But they didn't
18 get a release from that. Is that the
19 release that they're talking about or are
20 they talking about the typical VPRC?

21 CHAIRWOMAN JARMON: Did you get
22 a release from the RDA regarding the
23 grant?

24 MR. BEEDY: The RDA was on my
25 settlement sheet in December of 2016, and

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2 they were paid 300-some thousand dollars.
3 I don't have the direct dollar amount.
4 It's in here somewhere, 313,000.

5 MS. CUNNINGHAM: Did they give
6 a satisfaction for that?

7 MR. BEEDY: Yeah. That wasn't
8 an exception on my title report, because
9 that was satisfied. The only exception
10 on my title report was the reverter from
11 1987, which is when you guys gave the
12 grant. So there was only one issue with
13 RDA.

14 CHAIRWOMAN JARMON: Right.

15 MR. BEEDY: My two escrow
16 accounts, one is for taxes, one is for
17 the RDA issue.

18 MS. CUNNINGHAM: Okay. Motion
19 to grant the release contingent upon
20 resolution of the taxes.

21 (Duly seconded.)

22 CHAIRWOMAN JARMON: It's
23 actually two separate issues, but the one
24 we're approving here contingent upon the
25 taxes is the release that takes that

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2 restriction off the deed, and then
3 they're saying you need to settle the
4 issue with the taxes that are owed.

5 MR. WOODS: How about the fact
6 that we have 176,000 in escrow for the
7 taxes?

8 MS. CUNNINGHAM: That's between
9 you and your title agent.

10 MR. BEEDY: But we also have a
11 hundred thousand dollars being held for
12 an RDA reverter, but you're saying you
13 are linking to the taxes. I don't
14 understand how one has anything to do
15 with the other, especially if it was
16 current. A 2015, '16, '17 issue, I
17 completely understand that. This is from
18 1987. It's 30-some years old.

19 MR. PADILLA: But they don't
20 expire.

21 MS. CUNNINGHAM: They don't
22 expire, so just like any --

23 MR. BEEDY: It expired at six
24 years, though.

25 MS. CUNNINGHAM: No, it didn't.

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2 MR. BEEDY: So technically in
3 1993 it was satisfied, because she never
4 sold the property.

5 MS. CUNNINGHAM: No. It didn't
6 expire. It expires upon satisfactory
7 proof to the Committee and a request, and
8 she never did that.

9 MR. O'DWYER: So we have no
10 issue approving the certificate of
11 completion on the face of it, but we
12 don't do that when there are outstanding
13 tax balances, so that's -- they're
14 separate issues in one sense, but for us
15 to approve it, then we need to make sure
16 that the tax balances are settled.

17 MR. BEEDY: Understood. So you
18 guys will send a letter to the title
19 company?

20 CHAIRWOMAN JARMON: Yes.

21 MS. CUNNINGHAM: Do you know
22 who specifically at First American you
23 were talking to?

24 MR. BEEDY: I can pull it up.

25 MS. CUNNINGHAM: We can do that

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2 separately.

3 MR. PADILLA: We need to take a
4 vote.

5 MS. CUNNINGHAM: Did somebody
6 second?

7 CHAIRWOMAN JARMON: I think
8 somebody seconded. All in favor?

9 (Aye.)

10 CHAIRWOMAN JARMON: Any
11 opposed?

12 (No response.)

13 CHAIRWOMAN JARMON: Thank you.

14 MR. BEEDY: Thank you.

15 MR. WOODS: Thank you.

16 CHAIRWOMAN JARMON: Any other
17 attorneys?

18 (No response.)

19 CHAIRWOMAN JARMON: I want to
20 go back to Page 2, 1755 West Thompson
21 Street, Gesu School.

22 (No response.)

23 CHAIRWOMAN JARMON: We're going
24 to table this item.

25 5416 Whitby Avenue. You want

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2 to come up to the podium.

3 (Witness approached podium.)

4 CHAIRWOMAN JARMON: Good

5 morning. State your name for the record.

6 Can you state your name for the
7 record.

8 MS. SMART-RHOLLEY: Isha

9 Smart-Rholley.

10 CHAIRWOMAN JARMON: And you're
11 here to purchase this lot at 5416 Whitby
12 Avenue?

13 MS. SMART-RHOLLEY: Yes.

14 CHAIRWOMAN JARMON: And even
15 though you qualified to receive it as a
16 side yard, you wanted it for another
17 proposal?

18 MS. SMART-RHOLLEY: Yes.

19 CHAIRWOMAN JARMON: And what
20 was the proposal?

21 MS. SMART-RHOLLEY: Proposal
22 was I normally ship things to my country,
23 Africa. So most of the time I don't have
24 space in the process of bagging them and
25 shipping them to put them. So I want

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2 like to make a structure, like a garage,
3 that I pack my stuff before I call for
4 shipping. So I'm lacking that kind of
5 space. So I decided to put in for the
6 lot so that I can get an extra space to
7 do my shipping stuff.

8 CHAIRWOMAN JARMON: So I think
9 your request is to put a storage bin on
10 the lot?

11 MS. SMART-RHOLLEY: Right, like
12 a storage. So that's why they say
13 instead of me -- they not allow me to put
14 a structure if it's just for yards or
15 anything, but if I want to put a
16 structure, I should purchase the lot.

17 CHAIRWOMAN JARMON: So what
18 she's asking for is to build a structure
19 on the lot so that she would be able to
20 store items that she sends to Africa.

21 Correct?

22 MS. SMART-RHOLLEY: Yes. Yes.

23 CHAIRWOMAN JARMON: Because she
24 doesn't have any storage space.

25 MR. PADILLA: Does she have to

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2 submit plans for that?

3 MS. JOHNSON: It is a
4 residential zone, so you may need a
5 permit.

6 MS. CUNNINGHAM: I'm not really
7 sure.

8 CHAIRWOMAN JARMON: This is the
9 first time we've had this request, so you
10 may need some type of permit to be able
11 to do that.

12 MS. CUNNINGHAM: Is this like a
13 storage pod, those kind of things, or a
14 shed?

15 MS. JOHNSON: She may need a
16 variance.

17 CHAIRWOMAN JARMON: A variance?

18 MS. JOHNSON: She may. I'm not
19 sure. It's an RM-1 zone.

20 MS. CUNNINGHAM: But like a
21 shed-like structure? Is that what you're
22 looking to build? I don't get what it
23 is.

24 MS. SMART-RHOLLEY: It's like
25 making a structure that I can store my

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2 stuff that I --

3 MR. PADILLA: So it's a
4 permanent structure that you want?

5 MS. SMART-RHOLLEY: It is.

6 MR. PADILLA: So permanent
7 means it's a building, which you would
8 have to request plans. We would have to
9 see plans and permitting for that, as
10 well as if you're allowed that use on
11 that site.

12 MS. SMART-RHOLLEY: If I would
13 have requested for a garden -- I put in
14 the explanation if I would have requested
15 to make a garden or like -- or have
16 something for barbecues, they say, okay,
17 this space has been free, but for my
18 purpose of making a structure, that's why
19 they said you should purchase the lot.

20 CHAIRWOMAN JARMON: Right.

21 MS. SMART-RHOLLEY: That's my
22 proposal actually.

23 CHAIRWOMAN JARMON: So she
24 would have to go to L&I, Jametta, for a
25 variance?

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2 MS. JOHNSON: I don't know that
3 she needs one, but she would have to
4 apply for a permit to L&I.

5 CHAIRWOMAN JARMON: You would
6 have to go to L&I and apply for a permit
7 and let them know --

8 MR. KOONCE: She has to take
9 plans to L&I, and they would either
10 reject or approve. If they rejected,
11 then she'd have to get a variance.

12 MR. HUNTER: She doesn't own
13 the property if she applied for permits
14 on the property.

15 MR. KOONCE: We can give her --

16 CHAIRWOMAN JARMON: Site
17 control.

18 MR. KOONCE: Yes.

19 MS. CUNNINGHAM: This is a fair
20 market value transfer?

21 CHAIRWOMAN JARMON: Yes.

22 So what is the recommendation?

23 MS. CUNNINGHAM: It's fair
24 market value. I guess we move it for a
25 site control letter so she can get a

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2 permit from L&I.

3 MR. KOONCE: And she can come
4 back once she gets the permit from --
5 once she gets permitted and she shows
6 that she has the money to build it, then
7 we'll approve it.

8 CHAIRWOMAN JARMON: Okay. So
9 the recommendation is to approve you to
10 get a site control letter so that you can
11 take that to L&I for the permit and let
12 them know exactly what you want to do and
13 see if they will give you a permit to
14 build this structure on the lot. Do you
15 understand?

16 MS. SMART-RHOLLEY: So I'm
17 getting -- I can get a letter from you?

18 CHAIRWOMAN JARMON: Yes. You
19 can get a site control letter from us,
20 and then you would take that to L&I and
21 let them know exactly what it is you want
22 to do and then see if they will give you
23 a permit to do that.

24 MR. HUNTER: You'll need a
25 zoning permit.

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2 MR. PADILLA: So you just can't
3 build without going through a process.

4 CHAIRWOMAN JARMON: So the
5 recommendation is?

6 MS. CUNNINGHAM: Move to give
7 her a site control letter and table the
8 request for a transfer until such time as
9 the permit is approved by L&I.

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 I'll give you a call later.

19 MS. SMART-RHOLLEY: Okay.
20 Thank you.

21 CHAIRWOMAN JARMON: You're
22 welcome.

23 2865 North Darien Street,
24 Domingo Fiorentino.

25 (Witnesses approached podium.)

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2 CHAIRWOMAN JARMON: Good

3 morning. State your name for the record.

4 THE INTERPRETER: Domingo

5 Fiorentino.

6 He don't speak English. I'm

7 going to be translating.

8 CHAIRWOMAN JARMON: Okay. And

9 he's here to purchase the lot at 2865

10 Darien?

11 THE INTERPRETER: Yes.

12 CHAIRWOMAN JARMON: Any

13 questions from the Committee? He owns

14 the house at 69, a lot at 67, and he

15 wants this lot owned by the City at 65.

16 MR. PADILLA: Is this fair

17 market?

18 CHAIRWOMAN JARMON: Yes.

19 MR. KOONCE: What are the

20 plans?

21 CHAIRWOMAN JARMON: What's the

22 plans for it?

23 THE INTERPRETER: To keep it

24 clean and like put -- he want to make

25 it -- keep it clean and all his materials

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2 for construction he want to keep in
3 there.

4 MS. JOHNSON: He also owns the
5 vacant lot 67.

6 CHAIRWOMAN JARMON: Yeah, he
7 owns the lot at 67.

8 MS. CUNNINGHAM: Which has
9 outstanding taxes. Those taxes would
10 have to be satisfied prior to purchasing
11 from the City.

12 MR. HUNTER: There's also a
13 structure --

14 CHAIRWOMAN JARMON: I have a
15 clearance on them, so they must have an
16 agreement. I have a tax clearance.

17 MS. CUNNINGHAM: They don't
18 have it updated as an agreement. I don't
19 know.

20 MR. HUNTER: There was a
21 structure built on 2867 between June of
22 last year and April of this year, and
23 there's no building permit for that
24 structure.

25 CHAIRWOMAN JARMON: Do you have

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2 a structure built on your lot at 67?

3 MR. HUNTER: There's like a
4 shed or like a --

5 THE INTERPRETER: Oh, yeah.

6 CHAIRWOMAN JARMON: Yeah. Did
7 you get a permit to do that or you just
8 built it?

9 THE INTERPRETER: No.

10 CHAIRWOMAN JARMON: No. He
11 just built it.

12 MR. KOONCE: I have a couple
13 questions. Does he own 4722 North 4th
14 Street?

15 THE INTERPRETER: What's the
16 name?

17 CHAIRWOMAN JARMON: What is it?

18 MR. KOONCE: 4722 North 4th.

19 THE INTERPRETER: Yeah.

20 MR. PADILLA (translating):
21 Yes. I'm owner of six properties.

22 MR. KOONCE: That one is
23 delinquent, but it's only for 2018.

24 Do you own 704 West Butler?

25 MR. PADILLA (translating):

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2 Yes.

3 MR. KOONCE: 2867 I think has
4 already been referenced. It's delinquent
5 since 1990. Total taxes due on that one
6 are \$1,800.

7 CHAIRWOMAN JARMON: They have a
8 tax clearance. So I don't know. Maybe
9 he is in an agreement with them, but we
10 already looked that up.

11 MR. PADILLA (translating): He
12 says he does have an agreement, but he
13 doesn't have the letter with him.

14 MS. CUNNINGHAM: With
15 Linebarger?

16 MR. PADILLA: I paid 2,085 and
17 then I paid three payments -- or I'm on a
18 three-payment schedule.

19 I am paying. I got a payment
20 agreement.

21 MS. MEDLEY: So, Susie, before
22 it's listed on the agenda here --

23 CHAIRWOMAN JARMON: We check.

24 MS. MEDLEY: -- it goes through
25 it?

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2 CHAIRWOMAN JARMON: Yes.

3 MR. KOONCE: Okay.

4 MS. CUNNINGHAM: It's possible
5 because it's Linebarger that it's not
6 updated on Revenue's website as quickly.

7 MR. PADILLA: We get them all
8 the time.

9 MS. CUNNINGHAM: Yeah.

10 MR. KOONCE: Okay. And you
11 live at -- that's okay. Never mind.
12 Never mind.

13 MR. HUNTER: So I believe the
14 applicant said it was for construction
15 material storage. That wouldn't be
16 allowed on multi-family residential. If
17 it's not part of their accessory to their
18 use on their primary property, it's a
19 separate property, that would also
20 require a variance, I think.

21 CHAIRWOMAN JARMON: So what
22 he's saying is, you would need a variance
23 to store; is that what you're saying?

24 MR. HUNTER: I don't think
25 construction material storage is a use

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2 that's allowed in that zoning district.

3 MS. CUNNINGHAM: Not currently
4 anyway.

5 MR. PADILLA (translating): So
6 it's more than tools. It's larger
7 construction materials.

8 MR. HUNTER: This is like a
9 storage shed and tools in there. I don't
10 think you can say that's accessory.

11 MR. PADILLA (translating):
12 He's not building any structures. Just
13 storing it.

14 MR. HUNTER: I think you still
15 might need a use permit from L&I. I'm
16 not sure. I'm more concerned about the
17 structure on the lot adjacent that
18 doesn't have a building permit.

19 CHAIRWOMAN JARMON: So what's
20 the recommendation on the 2865?

21 MR. PADILLA: Is that a
22 temporary?

23 MR. HUNTER: No. It looks
24 permanent. It's not like a canvas.

25 MR. KOONCE: And also the last

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2 thing for me is, on 4722 North 4th, there
3 are three open violations. I think two
4 are CLIP and one is L&I for storage or
5 externally. What is the third one?

6 MR. PADILLA: What is the third
7 one for?

8 MR. KOONCE: Can you tell what
9 they are?

10 MS. HARRIS: Yes. I think it's
11 just that there's garbage that needs to
12 be cleared or the inspector determined
13 that there was garbage.

14 MR. PADILLA: When was it
15 issued?

16 MS. HARRIS: It was issued in
17 March and updated in June of this year.

18 MR. PADILLA (translating): I
19 had no knowledge of that. I'll pay that,
20 but I didn't have any knowledge of it,
21 and I'll clean that. I usually keep it
22 maintained.

23 MS. HARRIS: It says the
24 mailing address is the lot. So if a
25 notice of violation was sent, then it

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2 couldn't have been delivered.

3 MR. PADILLA (translating):

4 Where do I have to go to make that
5 payment?

6 MS. HARRIS: Probably the
7 concourse.

8 MS. CUNNINGHAM: MSB concourse.

9 MS. HARRIS: 1401 JFK.

10 MS. CUNNINGHAM: 1401 JFK in
11 the concourse level.

12 MR. KOONCE: I think we should
13 table it until we have proof that the
14 taxes have been paid.

15 MR. PADILLA: Well, taxes I
16 think were -- Susie has an agreement.

17 CHAIRWOMAN JARMON: The taxes
18 are clear. It's just these violations
19 that he has.

20 MR. KOONCE: So the violations.

21 MR. PADILLA: The violations,
22 yeah.

23 MS. MEDLEY: Maybe we can
24 basically do what the lots properly would
25 be, but then also add the verification of

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2 having the violations cleared.

3 MR. KOONCE: Yes.

4 MR. PADILLA: He's not building
5 anything on this lot.

6 MR. KOONCE: He has to build if
7 he's going to store.

8 MR. PADILLA: No. I think it's
9 like plywood, you know, materials.

10 MR. KOONCE: So it's going to
11 rain on the plywood and the plywood is
12 going to warp.

13 MR. PADILLA: It's construction
14 materials that they can keep outside.

15 MR. HUNTER: You still need a
16 use permit, because it's a separate lot.

17 MR. KOONCE: If he's going to
18 store machinery, you need to get a curb
19 cut. I mean, I just don't know what he's
20 really going to do with it other than
21 store material.

22 MR. PADILLA: Right.

23 CHAIRWOMAN JARMON: Are you
24 planning to store machinery on the lot,
25 equipment?

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2 MR. PADILLA (translating): No.

3 It's just plywood, you know, just general
4 construction materials.

5 MR. KOONCE: Then that will
6 probably get sorted out at L&I whether he
7 gets his permit or not.

8 MR. PADILLA: So then move
9 to --

10 CHAIRWOMAN JARMON: Table until
11 the violations are cleared?

12 MS. CUNNINGHAM: Yes.

13 MR. PADILLA: And provide proof
14 from L&I whether or not he needs a
15 special use permit for the site.

16 MR. HUNTER: Do we need to do
17 that now or can we do that after the
18 violations are cleared? Because then we
19 have to --

20 MS. MEDLEY: It's being tabled.

21 MR. HUNTER: Right. So L&I --

22 MR. PADILLA: He can't get a
23 special use permit if he doesn't have the
24 lot.

25 MR. HUNTER: Right. Because

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2 he's got to have site control of the lot.

3 MS. CUNNINGHAM: We can give
4 him a site control letter until he comes
5 back with proof of violations, right, and
6 maybe some kind of plan for that lot.

7 CHAIRWOMAN JARMON: Well, his
8 plan is only to store --

9 MS. MEDLEY: I think it will
10 probably be helpful and I guess my
11 suggestion would be to, say, giving him,
12 if the Committee agrees, giving him the
13 site control letter that's contingent
14 upon him bringing that to the Chairperson
15 that the violations have been cleared.
16 That way, he doesn't have to wait until
17 next month to go to the next step.

18 MS. CUNNINGHAM: But the
19 transfer being tabled?

20 MS. MEDLEY: Yeah, the transfer
21 being tabled.

22 MR. HUNTER: Would the
23 violation --

24 MS. CUNNINGHAM: So basically
25 the same thing we did with the last one.

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2 MR. HUNTER: But the
3 violations -- because there is no
4 violation. Like L&I doesn't have it in
5 the system. I just noticed there is no
6 building permit, because it was built
7 last year. So it needs a building
8 permit.

9 MR. KOONCE: They probably will
10 once he files a permit.

11 MR. PADILLA: But he has three
12 violations on another of his properties.

13 MR. KOONCE: Adjacent to this.

14 MR. PADILLA: Which is which
15 one again?

16 MS. HARRIS: 4722 North 4th.

17 CHAIRWOMAN JARMON: So the
18 recommendation is to give you a site
19 control letter so that you can take to
20 L&I to see if you would need a use permit
21 to store your items on the 2865 North
22 Darien that we are going to approve for
23 you hopefully next month. Also you need
24 to go to L&I to clear up the three
25 violations that are against 4722 North

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2 4th Street.

3 MR. PADILLA: And we're tabling
4 the action?

5 CHAIRWOMAN JARMON: We're going
6 to table the item.

7 MR. PADILLA (translating):
8 That evidence is brought to you, Susie?

9 CHAIRWOMAN JARMON: Yes.

10 So did you say everything I
11 just said?

12 MR. PADILLA: Yes.

13 CHAIRWOMAN JARMON: Okay.

14 MR. PADILLA: I just said
15 violations, bring them to you. Site
16 control letter is contingent on that, and
17 then he needs to go to L&I to ensure that
18 he needs some type of special use permit
19 to store his materials.

20 CHAIRWOMAN JARMON: All right.
21 Thank you.

22 MS. CUNNINGHAM: We still need
23 a motion.

24 CHAIRWOMAN JARMON: To table we
25 don't. We're just tabling it.

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2 MS. CUNNINGHAM: We're tabling
3 everything?

4 CHAIRWOMAN JARMON: We're
5 tabling for him to take title.

6 MS. MEDLEY: You have to agree
7 to give him the site control letter.

8 MR. HUNTER: That isn't in the
9 motion, the site control letter.

10 CHAIRWOMAN JARMON: We'll just
11 make a recommendation to give him the
12 site control letter in order to take to
13 L&I to see if he needs a use permit, and
14 also he stated that he needs to clear up
15 those three violations. Recommendation?

16 MS. CUNNINGHAM: So moved.

17 (Duly seconded.)

18 CHAIRWOMAN JARMON: All in
19 favor?

20 (Aye.)

21 CHAIRWOMAN JARMON: I have two
22 side yards, 4806 Merion Avenue. The
23 address for Pearl Bautista is 4804 Merion
24 Avenue for a side yard. Then 2902 North
25 Hancock, the adjacent owner is 2900 North

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2 Hancock. Can I get a recommendation of
3 the side yards?

4 MS. CUNNINGHAM: 2900 is a
5 commercial deli.

6 CHAIRWOMAN JARMON: She lives
7 in that property.

8 MS. CUNNINGHAM: She lives in
9 there?

10 CHAIRWOMAN JARMON: Yes.

11 MS. CUNNINGHAM: So it's a
12 mixed use?

13 CHAIRWOMAN JARMON: Yeah,
14 there's a mixed use, but they didn't say
15 on the disposition policy that if it was
16 a commercial property and they occupied
17 it, that they couldn't get it as a side
18 yard.

19 MS. JOHNSON: And 4806 is not
20 adjacent to 4805.

21 CHAIRWOMAN JARMON: No. That's
22 the wrong address. 4804. I just made
23 that correction.

24 MR. HUNTER: One other thing on
25 2906 North Hancock, so currently that lot

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2 is fenced in with, it looks like, 24 --

3 COURT STENOGRAPHER: I'm sorry.

4 I can't hear.

5 MS. CUNNINGHAM: I'm sorry. It

6 looks like a school bus in there.

7 MR. HUNTER: Yeah. There's

8 some vehicles parked and it's kind of all

9 combined into one lot. So I don't know

10 if the applicant is supposed to put a

11 fence in.

12 CHAIRWOMAN JARMON: I think

13 that fence has been there for years.

14 MR. O'DWYER: So somebody else

15 is currently using --

16 CHAIRWOMAN JARMON: No. She

17 had it fenced in for years to keep people

18 from dumping on it.

19 MS. JOHNSON: It's part of an

20 assemblage.

21 CHAIRWOMAN JARMON: So it was a

22 part of it anyway.

23 MS. HARRIS: They got lots of

24 311 calls.

25 MR. HUNTER: There's several

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2 expired licenses and inactive licenses.

3 CHAIRWOMAN JARMON: For?

4 MR. HUNTER: For 2900 North

5 Hancock. There's also a tax balance of

6 \$883.41 for 2018.

7 CHAIRWOMAN JARMON: How much?

8 MR. HUNTER: \$883.41.

9 CHAIRWOMAN JARMON: I have a

10 clearance, so she must have an agreement.

11 MR. HUNTER: It was just for

12 last year, so that's possible.

13 CHAIRWOMAN JARMON: So you're

14 saying they're expired licenses?

15 MR. HUNTER: Right.

16 MS. KOONCE: This is licenses.

17 MR. HUNTER: Yeah.

18 MS. HARRIS: Depending on when

19 they expire, she just may not be

20 conducting business.

21 MR. HUNTER: Right. I'm not

22 sure.

23 MR. KOONCE: It doesn't really

24 look like it was open in the pictures I

25 saw.

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2 CHAIRWOMAN JARMON: And the
3 recommendation for the side yards?

4 Recommendation?

5 MR. KOONCE: Is she also
6 storing for 2904?

7 CHAIRWOMAN JARMON: She owns
8 the store -- I think the property she's
9 in is a commercial property.

10 MR. KOONCE: Right. But she
11 wants 02, but is that her stuff on 2904
12 as well?

13 CHAIRWOMAN JARMON: I didn't
14 ask that question. I can ask.

15 MS. CUNNINGHAM: But it's
16 totally fenced. It's like three lots.

17 MS. HARRIS: It's like a weird
18 corner, yeah.

19 CHAIRWOMAN JARMON: So it's her
20 items on 2904?

21 MR. KOONCE: Well, yeah, and 02
22 through 06.

23 CHAIRWOMAN JARMON: Through 06?
24 Okay.

25 MS. JOHNSON: I show 2902

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2 through 2910 being a private vacant lot.
3 So there's an assemblage of vacant lots
4 and they're all --

5 MS. CUNNINGHAM: Is it all the
6 way to 10? I couldn't tell from the
7 pictures --

8 COURT STENOGRAPHER: I'm sorry.
9 One person at a time.

10 MR. O'DWYER: I'm sorry. I was
11 asking if they were privately owned and I
12 was asking if they were owned by her, and
13 the answer was?

14 MS. JOHNSON: No; separate
15 private lots.

16 CHAIRWOMAN JARMON: The
17 recommendation for the side yards?

18 MR. KOONCE: I would move to
19 approve 4806 Merion Avenue.

20 (Duly seconded.)

21 CHAIRWOMAN JARMON: And you
22 want to table the 2902?

23 MR. KOONCE: I'd just like to
24 know whether -- if she has an operating
25 business, whether -- or we could do a

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2 subject to verification as to whether
3 she's running a business still or not.

4 CHAIRWOMAN JARMON: Well, we
5 can table it and we'll check into it.

6 MR. KOONCE: Okay.

7 (Duly seconded.)

8 CHAIRWOMAN JARMON: All in
9 favor?

10 (Aye.)

11 CHAIRWOMAN JARMON: The next
12 items are Urban Garden Agreements. Are
13 there any questions?

14 MR. HUNTER: I just have one on
15 D, 706 West Lehigh. It looks like
16 there's as of late April, there's a truck
17 stored on there.

18 CHAIRWOMAN JARMON: A what?

19 MR. HUNTER: It looks like a
20 food truck or something stored on the
21 lot. I don't know if it's clean now.

22 CHAIRWOMAN JARMON: You said a
23 fruit truck?

24 MR. HUNTER: Like a red truck
25 or something.

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2 CHAIRWOMAN JARMON: We'll check
3 that.

4 Any further questions for the
5 Urban Gardens?

6 (No response.)

7 CHAIRWOMAN JARMON: And there's
8 no Attachment D. We can disregard that.

9 1923 South 6th Street. The
10 applicant just received the permit to
11 build. I just had Austin run back to the
12 job and get the permits that I have here
13 from L&I. He's asking for a six-month
14 extension to start his development.

15 MR. O'DWYER: So you did verify
16 that he did get them?

17 CHAIRWOMAN JARMON: I have
18 them, yeah.

19 MS. CUNNINGHAM: Move to
20 extend.

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 The next items are

6 restrictions, certificates of

7 completions. The first set of items are

8 properties that the Land Bank acquired

9 from PHDC which had prior restrictions on

10 the deed, and they're asking for the

11 restrictions to be lifted so that they

12 can sell these properties, lots.

13 Can I get a recommendation?

14 MR. O'DWYER: Move to lift the

15 restrictions.

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 is 2063 East Letterly Street. This

25 property is developed. I'm waiting for

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2 the applicant to send the certificate of
3 occupancy. Can I get an approval
4 contingent upon receipt of the
5 certificate of occupancy?

6 MR. KOONCE: 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: Frankford
15 is taken care of. The next two are lots
16 that were transferred back in 1999 as
17 side yards, 1003 and 1005 North 40th
18 Street. Can I get a recommendation?

19 MR. O'DWYER: Are they -- I'm
20 looking through. Are there pictures of
21 the lots?

22 CHAIRWOMAN JARMON: Yeah. It's
23 one picture in there. It's both lots
24 together.

25 MR. O'DWYER: Motion to issue

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2 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: The next

11 item, 4927 West Thompson Street. This

12 was transferred back in 1997.

13 MR. KOONCE: Motion to approve.

14 MR. O'DWYER: It was

15 transferred as a side yard?

16 CHAIRWOMAN JARMON: It was

17 transferred -- let me see. Yeah, it was

18 a side yard. They were told to clean

19 this lot too. So I'm waiting for them to

20 clean it.

21 MR. O'DWYER: So it was a side

22 yard? Sorry.

23 CHAIRWOMAN JARMON: Yes.

24 MR. O'DWYER: So motion to

25 issue the certificate of completion

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1 9/11/18 - VACANT PROPERTY REVIEW COMMITTEE
2 contingent upon them cleaning out the
3 lot.

4 (Duly seconded.)

5 CHAIRWOMAN JARMON: All in
6 favor?

7 (Aye.)

8 CHAIRWOMAN JARMON: 3721
9 Brandywine Street. This is a property
10 that had a restriction on the deed that
11 RDA is in the process of selling to an
12 applicant. They asked that we remove the
13 restriction.

14 MR. PADILLA: I would recuse
15 myself from the vote.

16 MS. CUNNINGHAM: This is the
17 condemnation, right?

18 CHAIRWOMAN JARMON: Yeah.

19 MR. O'DWYER: It was recently
20 condemned by the RDA?

21 CHAIRWOMAN JARMON: It actually
22 wasn't -- yeah, they did recently condemn
23 it, but we transferred it out in '84 to
24 Leroy Woods, but then they condemned it
25 and they're in the process of selling it.

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2 MR. KOONCE: Motion to approve,
3 but I always thought, Larry, in the
4 condemnation they remove the lien.

5 CHAIRWOMAN JARMON: No.

6 MR. PADILLA: It was existing
7 on this property.

8 MS. CUNNINGHAM: Were they
9 condemning all the houses themselves?

10 CHAIRWOMAN JARMON: They're in
11 the process -- who, RDA?

12 MS. CUNNINGHAM: Yeah.
13 Sometimes they condemn them as an agent.

14 CHAIRWOMAN JARMON: I don't
15 know. They condemned to transfer to
16 someone.

17 MR. O'DWYER: Is this that
18 they're taking the property from Leroy?
19 Is this like an eminent domain? I'm just
20 confused.

21 MS. JOHNSON: It's part of an
22 assemblage with other lots, though. It
23 looks like there's 21, 23, 25, 27.
24 They're all RDA.

25 CHAIRWOMAN JARMON: They

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1 9/11/18 - VACANT PROPERTY REVIEW COMMITTEE
2 condemned it in order to sell it to
3 someone and it has the restriction on the
4 deed from 1984.

5 MS. JOHNSON: I know they're
6 all RDA properties.

7 MR. O'DWYER: So we don't need
8 to hear from Mr. Leroy Woods?

9 CHAIRWOMAN JARMON: It was
10 condemned from him.

11 MS. CUNNINGHAM: He doesn't
12 even own it.

13 MR. O'DWYER: That's what I'm
14 asking, he doesn't own the property.

15 CHAIRWOMAN JARMON: No.

16 MR. KOONCE: RDA owns the
17 property.

18 CHAIRWOMAN JARMON: RDA owns
19 it.

20 MS. CUNNINGHAM: Move to
21 release.

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: 1334

6 Palethorp. This property was transferred
7 back in 1982.

8 MR. O'DWYER: Does it have a
9 certificate of completion?

10 CHAIRWOMAN JARMON: It wasn't
11 recently transferred. This is a resale.

12 Can I get a recommendation?

13 MR. KOONCE: Motion to approve.

14 (Duly seconded.)

15 MR. KOONCE: This is just to
16 get out of the way. They're just asking
17 us to get out of the way.

18 CHAIRWOMAN JARMON: Yeah.

19 MR. PADILLA: You haven't taken
20 a vote.

21 CHAIRWOMAN JARMON: All in
22 favor?

23 (Aye.)

24 CHAIRWOMAN JARMON: Any
25 opposed?

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2 (No response.)

3 CHAIRWOMAN JARMON: The next
4 item is 2646 Martha, 2648, 2650 Martha,
5 2652 Martha, 2645 Collins, and 2647
6 Collins.

7 MS. CUNNINGHAM: So PAID
8 transferred this to Mr. Galster, right?

9 CHAIRWOMAN JARMON: Yes.

10 MS. JOHNSON: Nothing was ever
11 built. Was there a restriction?

12 CHAIRWOMAN JARMON: It has our
13 restriction on the deed, the City's
14 restriction. They never built on it.

15 MR. O'DWYER: Was PAID supposed
16 to build on it?

17 CHAIRWOMAN JARMON: I don't
18 think so.

19 MR. O'DWYER: It looks like
20 there's some storage containers on it.

21 CHAIRWOMAN JARMON: Yeah. They
22 were told to remove those storage
23 contains that's on one of those lots, but
24 for the most part, they just --

25 MR. PADILLA: At 45 and 47

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2 Collins.

3 CHAIRWOMAN JARMON: Yeah.

4 They've been maintaining them and keeping
5 them clean. But they're going to remove
6 that storage bin on there.

7 MS. CUNNINGHAM: So moved to
8 approve.

9 MR. KOONCE: Hold on a second.
10 When they were transferred, what were
11 they supposed to do with the properties?

12 CHAIRWOMAN JARMON: I don't
13 know back in 1991, Mike.

14 MR. O'DWYER: Isn't that the
15 Industrial Development --

16 CHAIRWOMAN JARMON: Yeah, but
17 they never did anything.

18 MR. KOONCE: Second.

19 CHAIRWOMAN JARMON: All in
20 favor?

21 (Aye.)

22 CHAIRWOMAN JARMON: I'm not
23 sure if this person is here, so we're
24 probably going to table. 3613 to 15
25 North 8th Street.

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2 Oh, you are here. Okay. You
3 want to come up to the podium.

4 (Witnesses approached podium.)

5 CHAIRWOMAN JARMON: Do you have
6 the agreement of sale and the items that
7 I requested?

8 MS. APONTE: Yes.

9 CHAIRWOMAN JARMON: Can I see
10 them, please.

11 She's asking to sell this
12 property for 75,000.

13 Can you state your name for the
14 record.

15 MS. KUSMAN: I'm Diane Kusman.

16 MS. APONTE: Lucy Aponte.

17 CHAIRWOMAN JARMON: You're the
18 owner?

19 MS. APONTE: Yes.

20 MS. CUNNINGHAM: Was this a
21 fair market value transfer when she
22 received it?

23 CHAIRWOMAN JARMON: Yes.

24 MS. CUNNINGHAM: So there's
25 just the two restrictions on it?

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2 CHAIRWOMAN JARMON: I can't
3 answer that because I don't have the deed
4 in front of me, but I think it was a sale
5 to her. I can check when I get back.

6 MR. O'DWYER: So what she
7 acquired in 2014 were two buildings and
8 then a rear lot. Is that accurate?

9 CHAIRWOMAN JARMON: It was like
10 weird how it is. I think it was a
11 building and then it was the rear of one
12 of them also included in the deed.

13 Wasn't it a building and then
14 it was like the rear?

15 MS. KUSMAN: Yes. It's two
16 buildings in the front, then there's a
17 lot that leads to the back and there's a
18 big building. It used to be a commercial
19 property.

20 CHAIRWOMAN JARMON: Right.

21 MR. O'DWYER: And so this was a
22 fair market value purchase. There
23 weren't any restrictions on it?

24 CHAIRWOMAN JARMON: It is
25 restrictions on there.

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2 MR. O'DWYER: For what?

3 MS. MEDLEY: Just the two.

4 MS. CUNNINGHAM: It was just
5 the two?

6 MS. MEDLEY: Assuming that it
7 was just for fair market value, then it
8 just would have been the two, that they
9 had to develop within a year and then
10 whatever they did with it had to be in
11 accordance with the comprehensive land
12 use. So if they paid fair market value,
13 then it looks like they at least gated it
14 and I guess someone kept the area --

15 MS. KUSMAN: Everything is at
16 its original state. They didn't get to
17 do anything. The intent was to open up a
18 day care for her.

19 MS. CUNNINGHAM: But they never
20 did that?

21 MS. KUSMAN: No.

22 MS. CUNNINGHAM: Does she
23 remember if she paid like full market
24 value for the property?

25 MS. KUSMAN: They paid 20,000

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2 for the home or the property.

3 MS. CUNNINGHAM: That sounds

4 like the assessed value at that time.

5 Well, yeah, maybe. 2014.

6 CHAIRWOMAN JARMON: The

7 recommendation?

8 MR. KOONCE: Motion to approve.

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 1833 North 19th Street. Can I

18 get a recommendation? This is a

19 property.

20 MR. PADILLA: Move to approve.

21 (Duly seconded.)

22 CHAIRWOMAN JARMON: All in

23 favor?

24 (Aye.)

25 CHAIRWOMAN JARMON: 3428 North

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2 23rd Street. Again, this is a
3 single-family dwelling that they received
4 from Nehemiah.

5 MR. HUNTER: The Record
6 Department's website, there's a \$4,611
7 tax balance on this property.

8 CHAIRWOMAN JARMON: 4,000?

9 MR. HUNTER: 611.73.

10 CHAIRWOMAN JARMON: In taxes.
11 Can I get a recommendation?

12 MS. CUNNINGHAM: Move to
13 approve contingent upon payment of
14 delinquent taxes.

15 (Duly seconded.)

16 CHAIRWOMAN JARMON: All in
17 favor?

18 (Aye.)

19 CHAIRWOMAN JARMON: The next
20 item is 3036 North Warnock.

21 MR. HUNTER: This one has two
22 open violations on the property and
23 there's also a tax balance on this one of
24 \$2,790.52.

25 CHAIRWOMAN JARMON: What was

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2 the balance?

3 MR. HUNTER: \$2,790.52.

4 CHAIRWOMAN JARMON: Okay. And

5 this was transferred as a single-family

6 dwelling back in 1981.

7 Can I get a recommendation?

8 MS. CUNNINGHAM: Move to

9 approve contingent upon payment of

10 delinquent taxes and resolution of the

11 violations.

12 MR. O'DWYER: What were the

13 violations?

14 CHAIRWOMAN JARMON: It all

15 depends on what violations it is.

16 MR. HUNTER: It was a material

17 service violation and there's one- or

18 two-family violation.

19 MS. CUNNINGHAM: Is that a lead

20 violation?

21 MS. HARRIS: Can I see it?

22 MR. HUNTER: I don't...

23 CHAIRWOMAN JARMON: Well, if

24 somebody is buying it, then they're

25 responsible for whatever the violations

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2 are against it, I assume.

3 MS. HARRIS: Yeah.

4 MR. O'DWYER: They'd much
5 rather get it in the hands of a buyer to
6 address the violation.

7 MS. HARRIS: The one- and the
8 two-family is like a zoning thing. So if
9 there are too many people or -- too many
10 people than it's zoned for. That's what
11 that violation is.

12 CHAIRWOMAN JARMON: Okay.
13 Thank you.

14 The next item is -- did we make
15 a recommendation?

16 MR. O'DWYER: I don't think we
17 had a recommendation.

18 CHAIRWOMAN JARMON: Okay. Go
19 ahead.

20 MR. O'DWYER: So are we going
21 to do both contingent upon both
22 addressing the violations and tax
23 compliance or just tax compliance?

24 CHAIRWOMAN JARMON: I would
25 think the taxes, because the new owner,

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2 that's going to be their responsible,
3 correct?

4 MS. CUNNINGHAM: Yeah. Those
5 aren't ongoing violations. Those are
6 single violations.

7 MR. O'DWYER: So motion to
8 approve contingent upon tax compliance
9 being shown to the Chair.

10 (Duly seconded.)

11 CHAIRWOMAN JARMON: All in
12 favor?

13 (Aye.)

14 CHAIRWOMAN JARMON: Any
15 opposed?

16 (No response.)

17 CHAIRWOMAN JARMON: The next
18 item is 1515 Brown Street. I'm not sure
19 why this was typed in here with this
20 executor of the estate. This is a
21 property that is developed and I have the
22 certificate of occupancy in here.

23 Can I get a recommendation?

24 MR. O'DWYER: Motion to issue a
25 certificate of completion.

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2 (Duly seconded.)

3 CHAIRWOMAN JARMON: All in
4 favor?

5 (Aye.)

6 CHAIRWOMAN JARMON: The next
7 item is 1823 North 2nd Street, Perfect
8 Touch Auto Repair.

9 (Witnesses approached podium.)

10 CHAIRWOMAN JARMON: Good
11 morning.

12 (Good morning.)

13 CHAIRWOMAN JARMON: State your
14 name for the record.

15 MR. DiDONATO: Ian DiDonato and
16 Angel Mendez. Angel Mendez is the owner
17 of the lot and we're currently under
18 agreement for us to purchase it. So in
19 order to do that, we need to get RDA's
20 approval to lift it so we can complete
21 the sale.

22 MS. CUNNINGHAM: So this was
23 just settled in April?

24 CHAIRWOMAN JARMON: Yes.

25 MS. CUNNINGHAM: And they

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2 haven't done anything?

3 CHAIRWOMAN JARMON: It's just a
4 lot.

5 MS. CUNNINGHAM: They haven't
6 mowed it or cleaned it or done any of the
7 things they're supposed to do, right?

8 CHAIRWOMAN JARMON: Right. It
9 needs to be cleaned.

10 MR. O'DWYER: Was this given as
11 a side yard or was this paid fair market
12 value?

13 CHAIRWOMAN JARMON: It was just
14 a lot that was approved for sale to them
15 that they have been using.

16 MR. O'DWYER: Did they say they
17 were going to develop it?

18 CHAIRWOMAN JARMON: No, not to
19 develop. Just to maintain that.

20 MS. CUNNINGHAM: Did they pay
21 fair market value for it?

22 CHAIRWOMAN JARMON: Yes.

23 MR. KOONCE: Do we know what
24 fair market value was?

25 MS. CUNNINGHAM: 23,000.

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2 CHAIRWOMAN JARMON: 30,000, I

3 think.

4 MS. CUNNINGHAM: It was 23.

5 MR. HUNTER: And they're
6 selling it for 70,000. So that's 47,000
7 in profit.

8 MS. CUNNINGHAM: Without
9 actually having to undertake to
10 rehabilitate it and --

11 MS. MEDLEY: Well, I think that
12 the thing that -- never mind. We just
13 said that they had already been using it.
14 They just --

15 CHAIRWOMAN JARMON: They have
16 been using it. They just need to clean
17 it.

18 MS. MEDLEY: What they probably
19 need to do is just clean it.

20 MR. O'DWYER: We didn't require
21 them to do anything at the time it was
22 approved?

23 CHAIRWOMAN JARMON: No. It
24 wasn't approved for a development.

25 MR. HUNTER: There wasn't a

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2 deed restriction that required like
3 development of the lot? Like that's one
4 of the --

5 CHAIRWOMAN JARMON: Just to
6 maintain it and keep it clean. But they
7 need to clean it.

8 MS. MEDLEY: I mean, it would
9 be different if it says they're going to
10 do something with it --

11 COURT STENOGRAPHER: I'm sorry.
12 I just missed that whole thing. There
13 was a comment. So can you repeat what
14 you just said.

15 MS. MEDLEY: So there was a
16 question about, I guess, whether or not
17 they developed it, and what I was saying
18 is what Ms. Jarmon said was that they
19 were already -- prior to purchasing, they
20 were already using it. So I guess they
21 had already fenced it and were cleaning
22 it, I'm assuming, at the time, so they
23 were cutting the grass.

24 CHAIRWOMAN JARMON: For years.

25 MS. MEDLEY: For years. So

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2 there wasn't anything for them to do
3 other than to keep maintaining it, which
4 I guess once they cut the grass again, it
5 will be maintained.

6 MS. CUNNINGHAM: It wasn't
7 fenced.

8 MR. PADILLA: There's a fence.
9 There's a concrete wall and --

10 MS. MEDLEY: Yeah.

11 MS. CUNNINGHAM: That's a much
12 better picture.

13 MS. MEDLEY: There's two.
14 Yeah. She's looking at this one.

15 MS. CUNNINGHAM: I mean, they
16 paid fair market value, so they really --

17 CHAIRWOMAN JARMON:
18 Recommendation?

19 MR. O'DWYER: I move that we
20 issue the certificate of completion
21 contingent upon the lot being totally
22 cleaned out, the grass cut, et cetera.

23 CHAIRWOMAN JARMON: Second?
24 (Duly seconded.)

25 CHAIRWOMAN JARMON: All in

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2 favor?

3 (Aye.)

4 CHAIRWOMAN JARMON: Any

5 opposed?

6 MR. HUNTER: Aye.

7 CHAIRWOMAN JARMON: Thank you.

8 The next item is 912 South

9 Schell Street. They were told to clean

10 this lot. Can I get a recommendation

11 contingent upon them cleaning?

12 MR. HUNTER: They also have

13 open CLIP violations.

14 CHAIRWOMAN JARMON: It was

15 transferred several times. I'm not sure

16 what the violations are.

17 MS. HARRIS: It's a CLIP

18 violation. Once the lot is cleaned, then

19 that will be closed.

20 MS. CUNNINGHAM: So I move to

21 issue the certificate of completion

22 contingent upon evidence of the lot being

23 cleaned.

24 (Duly seconded.)

25 CHAIRWOMAN JARMON: All in

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2 favor?

3 (Aye.)

4 CHAIRWOMAN JARMON: Any

5 opposed?

6 (No response.)

7 CHAIRWOMAN JARMON: The next

8 item is 2538 South 2nd Street.

9 MS. CUNNINGHAM: Do you have a
10 certificate of completion for that?

11 CHAIRWOMAN JARMON: He's going
12 to send it to me. He said he should be
13 getting it shortly.

14 MS. CUNNINGHAM: This is right
15 on my way home. So we're going to move
16 the fence out of the middle of the street
17 so I can walk down the street?

18 CHAIRWOMAN JARMON: Well, I
19 don't know, but...

20 MS. CUNNINGHAM: I'm just
21 kidding.

22 CHAIRWOMAN JARMON:
23 Recommendation?

24 MR. PADILLA: Recommend to
25 approve contingent upon the certificate

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2 of occupancy being provided.

3 (Duly seconded.)

4 CHAIRWOMAN JARMON: All in

5 favor?

6 (Aye.)

7 CHAIRWOMAN JARMON: Any

8 opposed?

9 (No response.)

10 CHAIRWOMAN JARMON: I'd like to

11 go to the addendum.

12 MR. CARTER: I just wanted to

13 make sure if 1755 West Thompson was

14 reviewed.

15 CHAIRWOMAN JARMON: We can go

16 back to that. He's on the first -- the

17 school. You want to come up to the

18 podium, sir.

19 (Witness approached podium.)

20 CHAIRWOMAN JARMON: State your

21 name for the record.

22 MR. CARTER: My name is Bryan

23 Carter.

24 CHAIRWOMAN JARMON: And you're

25 here to purchase 1755 West Thompson

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2 Street?

3 MR. CARTER: Yes.

4 CHAIRWOMAN JARMON: We already
5 did an appraisal on this lot. It came
6 back at 60,000.

7 MR. CARTER: It came back at
8 how much?

9 CHAIRWOMAN JARMON: 60,000 I
10 told you.

11 MR. CARTER: Okay. Well, I
12 wasn't told -- well, 60,000 is good.

13 CHAIRWOMAN JARMON: Or was it
14 66?

15 MR. CARTER: I'll go with 60.

16 (Laughter.)

17 CHAIRWOMAN JARMON: We're going
18 to go with what it is. I think --

19 MS. CUNNINGHAM: Whatever the
20 paper says.

21 CHAIRWOMAN JARMON: I'm not
22 sure, but whatever the appraisal is,
23 that's what it is. And you were in
24 agreeance with the price?

25 MR. CARTER: Yes. Are you

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2 Susie?

3 CHAIRWOMAN JARMON: Yes, I am.

4 MR. CARTER: Hi. Nice to meet
5 you.

6 CHAIRWOMAN JARMON: Hi. You
7 too.

8 MR. O'DWYER: So this is a
9 question for the Chairwoman. So the
10 intended use here and the recipient being
11 a school, they don't qualify for any
12 reduced price based on the use?

13 CHAIRWOMAN JARMON: I think
14 because they are not getting any funding
15 from the City, they don't qualify.

16 MR. O'DWYER: Okay.

17 CHAIRWOMAN JARMON: Right,
18 Linda?

19 MS. MEDLEY: They're not
20 requesting a reduced price?

21 CHAIRWOMAN JARMON: No.

22 MR. CARTER: Am I able to
23 request a reduced? We're an independent
24 non-profit, independent Catholic school,
25 non-profit.

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2 MS. MEDLEY: We can look. I
3 don't think they qualify, but we can look
4 into it. Approve it subject to.

5 CHAIRWOMAN JARMON: We can have
6 it approved contingent upon us looking at
7 the policy.

8 MR. KOONCE: We're going to
9 come back to the Committee before it's
10 formally approved?

11 CHAIRWOMAN JARMON: If they can
12 get it for a reduced price, we can bring
13 it back, but if not --

14 MR. KOONCE: That's what I
15 mean.

16 CHAIRWOMAN JARMON: All right.

17 MR. CARTER: And what's the
18 next step for me to start the process for
19 looking at a possible reduced price?

20 CHAIRWOMAN JARMON: Well, we're
21 going to look into it and I'll let you
22 know.

23 MR. CARTER: Perfect.

24 MR. PADILLA: So my question
25 here to the Committee, wouldn't it be

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2 contingent -- we can approve contingent
3 on the existing purchase price or reduced
4 depending on --

5 MS. CUNNINGHAM: So it's
6 approved at the appraised value, and
7 contingent should be a possibility that
8 the price be reduced.

9 CHAIRWOMAN JARMON: Yeah. We
10 would have to bring it back for a
11 reduction in price.

12 MR. O'DWYER: Yeah. It would
13 have to just be brought back.

14 CHAIRWOMAN JARMON: Yeah.

15 MR. O'DWYER: So what we're
16 going to do is approve it based on you
17 buying it fair -- the school buying it at
18 fair market value, and then if you are
19 eligible for a reduced price and want to
20 go that direction, you would have
21 additional restrictions on it, et cetera.
22 So you could decide that, but you'd have
23 to come back to the Committee for it to
24 consider that reduction.

25 MR. CARTER: Perfect.

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2 MR. O'DWYER: So I move that we
3 sell it for fair market value.

4 MR. KOONCE: I just have one
5 question. What is going to be -- what
6 are we going to be looking for when we go
7 out to do a certificate of completion?

8 MS. CUNNINGHAM: A garden,
9 right?

10 CHAIRWOMAN JARMON: I'm sorry,
11 Mike?

12 MR. PADILLA: What was the
13 requested use?

14 CHAIRWOMAN JARMON: They said
15 to use it as a garden adjacent to the
16 property that they own at 1753.

17 MS. CUNNINGHAM: A teaching
18 garden, right?

19 MR. CARTER: Yes. That's part
20 of our science curriculum. That's the
21 plan.

22 MR. KOONCE: Do you plan to
23 fence it?

24 MR. CARTER: It's already
25 fenced. What we would have to do, it's

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2 overgrowth and there's a tree, not a
3 large tree. So we'd have to clear all of
4 that out.

5 MR. KOONCE: Okay.

6 MR. HUNTER: I'll second.

7 CHAIRWOMAN JARMON: All in
8 favor?

9 (Aye.)

10 CHAIRWOMAN JARMON: Any
11 opposed?

12 (No response.)

13 CHAIRWOMAN JARMON: Thank you.
14 Thank you.

15 MR. CARTER: Thank you, Susie.

16 CHAIRWOMAN JARMON: The next
17 item is 1340 West Hunting Park Avenue.
18 Can I get a recommendation? This was
19 transferred back in 1986. I think
20 they're just asking for the restriction
21 to be lifted and also to add the
22 applicant's current wife to the deed.

23 MR. KOONCE: We can do that
24 once the restrictions are lifted. Motion
25 to approve.

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2 (Duly seconded.)

3 CHAIRWOMAN JARMON: All in
4 favor?

5 (Aye.)

6 CHAIRWOMAN JARMON: Any
7 opposed?

8 (No response.)

9 CHAIRWOMAN JARMON: The next
10 item, 3933 Powelton Avenue and 3935
11 Powelton Avenue. This was transferred
12 back in 2004, approved just to maintain
13 and keep the lot clean. I think the
14 American Red Cross is across the street.

15 MR. KOONCE: Yeah. They're on
16 the corner.

17 CHAIRWOMAN JARMON: So they're
18 asking the restrictions to be lifted on
19 the deed.

20 MR. KOONCE: It says in their
21 letter the City has expressed a
22 willingness to terminate the reversionary
23 interest.

24 CHAIRWOMAN JARMON: That's what
25 he wrote up, and he also sent us a

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2 release, which I told him that's not how
3 it works. We prepare the release. So I
4 think he didn't really know what he was
5 asking for. But he wants the restriction
6 lifted.

7 MR. KOONCE: Do we have
8 anything from Councilwoman Blackwell?

9 CHAIRWOMAN JARMON: No. What
10 do I need?

11 MS. CUNNINGHAM: No. They
12 already have it and they just want a
13 release.

14 MR. PADILLA: They're keeping
15 the use the same, I believe, right?

16 MR. O'DWYER: At any rate, if
17 they've met the conditions, I don't know
18 why we would hold the -- it sounds like
19 the conditions were to keep it clean and
20 green. Is that accurate?

21 CHAIRWOMAN JARMON: I'm sorry?

22 MR. O'DWYER: It sounded as
23 though the conditions were just that they
24 maintain the vacant lot, keep it clean
25 and green?

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2 CHAIRWOMAN JARMON: Yeah.

3 That's what it was. It wasn't to build
4 or anything.

5 MR. KOONCE: Motion to approve.

6 (Duly seconded.)

7 CHAIRWOMAN JARMON: All in
8 favor?

9 (Aye.)

10 CHAIRWOMAN JARMON: Any
11 opposed?

12 (No response.)

13 CHAIRWOMAN JARMON: Thank you.

14 15 East Oxford. I have the
15 agreement of sale in there. They've
16 owned this since 1992.

17 MS. CUNNINGHAM: Motion to
18 approve.

19 MR. O'DWYER: What did they
20 agree to?

21 CHAIRWOMAN JARMON: It was a
22 side yard.

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: 2526 West

7 Girard Avenue was a property transferred

8 from PHDC to the applicant. Can I get a

9 recommendation?

10 MR. O'DWYER: Motion to

11 approve.

12 (Duly seconded.)

13 CHAIRWOMAN JARMON: All in

14 favor?

15 (Aye.)

16 CHAIRWOMAN JARMON: Any

17 opposed?

18 (No response.)

19 CHAIRWOMAN JARMON: 1200 South

20 Bucknell Street, Felton Hayman. You want

21 to come up.

22 (Witnesses approached podium.)

23 CHAIRWOMAN JARMON: The

24 applicant just settled on this. He's

25 asking for a -- you can let them know

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2 what you're asking for.

3 MR. HAYMAN: Felton Hayman,
4 Hayman Construction.

5 Restrictions be removed for
6 1200 South Bucknell Street for my
7 lenders. I bought multiple properties
8 from the City and I'm trying to build on
9 them, and some lenders want the
10 restrictions removed before they lend you
11 the money to build.

12 MR. KOONCE: Can we give him a
13 mortgage letter?

14 MS. MEDLEY: I'm sorry. So he
15 said he wanted?

16 CHAIRWOMAN JARMON: He's trying
17 to get restrictions lifted so that he can
18 get financing from --

19 MS. MEDLEY: And they just
20 settled?

21 CHAIRWOMAN JARMON: They just
22 settled, yeah.

23 MS. MEDLEY: They can get a
24 subordination agreement.

25 CHAIRWOMAN JARMON: Right.

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2 MS. CUNNINGHAM: We're not
3 going to be able to lift the restrictions
4 yet. What was the agreement? What were
5 you supposed to do with the --

6 CHAIRWOMAN JARMON: To build.

7 MR. HAYMAN: To build, yes.

8 MS. CUNNINGHAM: We're not
9 going to be able to release the
10 restrictions until that's been done. And
11 so we can probably give you a
12 subordination letter for your financing.

13 MR. HAYMAN: That's good.
14 That's good.

15 MS. CUNNINGHAM: And
16 subordinate their interest.

17 MR. HAYMAN: Thank you.

18 MR. PADILLA: Once the building
19 is completed, you come back.

20 CHAIRWOMAN JARMON: To get the
21 restriction lifted.

22 MS. MEDLEY: So what you need
23 to give to Ms. Jarmon is the terms and
24 conditions of your loan.

25 MR. HAYMAN: Say it again.

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2 MS. MEDLEY: She'll need the
3 information, the terms and conditions of
4 your construction loan from the bank.
5 Get a letter from the bank saying they
6 need a subordination agreement and then
7 the terms and conditions. Give that to
8 Ms. Jarmon and then the City can draft
9 that.

10 MR. HAYMAN: I gave that in. I
11 sent that in, I believe.

12 CHAIRWOMAN JARMON: It's right
13 here. It's an attached thing here.

14 MS. CUNNINGHAM: From the term
15 sheet attached.

16 MR. HAYMAN: It's probably --

17 CHAIRWOMAN JARMON: From
18 Wharton Homes LLC, the financing.
19 There's a letter in there. Do you see
20 it?

21 MR. O'DWYER: So do we need a
22 motion for that?

23 CHAIRWOMAN JARMON: Yes.

24 MR. O'DWYER: Motion to issue a
25 letter subordinating the City's interest

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2 in 1200 South Bucknell Street to the
3 applicant's lender.

4 MS. MEDLEY: It's a
5 recommendation that the City, not just
6 the letter, just that the City will
7 subordinate its interest so that we can
8 do the agreement. We can give him a
9 letter saying we intend to make that
10 recommendation to the Commissioner.

11 (Duly seconded.)

12 CHAIRWOMAN JARMON: All in
13 favor?

14 (Aye.)

15 CHAIRWOMAN JARMON: Any
16 opposed?

17 (No response.)

18 CHAIRWOMAN JARMON: Thank you.

19 MR. HAYMAN: Thank you.

20 CHAIRWOMAN JARMON: And the
21 next and final item is the 1912 and 14
22 Oakdale. I had this on last month, but I
23 didn't have any information attached as
24 the permits in order for them to start
25 the development on these two lots. Can I

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2 get a recommendation?

3 MS. CUNNINGHAM: Move to
4 approve the extension of time.

5 (Duly seconded.)

6 CHAIRWOMAN JARMON: All in
7 favor?

8 (Aye.)

9 CHAIRWOMAN JARMON: Any
10 opposed?

11 (No response.)

12 CHAIRWOMAN JARMON: I'd like to
13 add last month's agenda.

14 MR. O'DWYER: Motion to add the
15 agenda and minutes.

16 MS. CUNNINGHAM: So moved.

17 CHAIRWOMAN JARMON: All in
18 favor?

19 (Aye.)

20 CHAIRWOMAN JARMON: Thank you.

21 The meeting is now adjourned.

22 Thank you.

23 (Vacant Property Review
24 Committee adjourned at 11:30 a.m.)

25 - - -

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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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