VACANT PROPERTY REVIEW COMMITTEE

Caucus Room, City Hall
Philadelphia, Pennsylvania
Tuesday, January 8, 2019
10:45 a.m.

PRESENT:
SUSIE JARMON, OHCD, CHAIRWOMAN
LARRY PADILLA, PRA
LINDA MEDLEY, Law Department
PHILIP JONES, Law Department
MARY JONES, Law Department
DEB CUNNINGHAM, Public Property
KEVIN HUNTER, Commerce
MICHAEL KOONCE, Council President Clarke's Office
CHRISTI JACKSON, Philadelphia Land Bank
CAROLYN PLACKE, LISC
MARK DODDS, DHCD
GARRETT O'DWYER, PACDC
JAMETTA JOHNSON, Planning Commission

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CHAIRWOMAN JARMON: Good morning. Sorry for the delay. We're going to get started.

Are there any attorneys in the room?

(Hand raised.)

CHAIRWOMAN JARMON: You want to come up.

I want to add the addendum to the agenda. Can I get a motion?

MR. PADILLA: Motion to approve.

CHAIRWOMAN JARMON: Contingent upon the violations checked on the properties.

(Duly seconded.)

(Witness approached podium.)

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

MR. TUCHINSKY: Good morning, members. Attorney Dmitry Tuchinsky.

CHAIRWOMAN JARMON: And you're here for 1843 East Hazzard?

MR. TUCHINSKY: Correct.
CHAIRWOMAN JARMON: Which is on the addendum.

MR. TUCHINSKY: Just by way of brief background, this is our fourth time here. Two meetings ago there were four alternatives discussed by the Committee and there was supposed to be an action on one of those alternatives.

CHAIRWOMAN JARMON: I think initially they were going to sell the lot for 70,000, am I correct, and then they came back with another offer of 10,000?

MR. TUCHINSKY: Correct, yes. The agreement changed substantially, yes, after the initial discussion.

MS. CUNNINGHAM: I lost my voice. Can you hear me?

The Commissioner is requiring that the property be appraised so that they can determine the proper amount for remittance to the City.

CHAIRWOMAN JARMON: Can you hear her?

MR. TUCHINSKY: Yes.
MR. KOONCE: So are there taxes?

CHAIRWOMAN JARMON: No.

MR. KOONCE: No taxes?

CHAIRWOMAN JARMON: No.

MR. TUCHINSKY: Are there any requirements with respect to the appraisal or would you accept third-party valuations by realtors?

MS. CUNNINGHAM: She wants an appraisal.

MR. KOONCE: We should do the appraisal.

MS. CUNNINGHAM: She wants an appraisal brought to her if anybody wants to sell prior to the expiration of the five-year restriction. She doesn't want to just seek a random agreement of sale that has no basis in valuation.

MR. PADILLA: Makes sense.

MS. JOHNSON: Because you're selling prior to the expiration.

MS. CUNNINGHAM: Yes.

CHAIRWOMAN JARMON: Can someone
say what the recommendation is, because I can hardly hear her. Can I get a recommendation?

MR. HUNTER: What is that?

MR. PADILLA: We need to table this pending the appraisal.

MS. JOHNSON: Right.

MR. HUNTER: I'll make a motion that we table this until we receive an appraisal from them.

CHAIRWOMAN JARMON: So it's going to take at least a month to get the appraisal back, unfortunately.

MR. TUCHINSKY: So just to clarify, who is performing the appraisal?

CHAIRWOMAN JARMON: We have an appraiser that we call.

MR. TUCHINSKY: Okay.

MS. CUNNINGHAM: Then they have to bring an appraisal. The seller has to get an appraisal.

CHAIRWOMAN JARMON: Okay. So you're going to have to or the person that's selling, Mr. Swanson, has to get
MR. TUCHINSKY: I would just reiterate for the Committee, Mr. Swanson is extremely sick. Is there somebody in the Commissioner's office we can liaise to make sure that we get them what they're looking for? Would you, Ms. Jarmon? I'm just trying to understand --

CHAIRWOMAN JARMON: You can speak to her representative here, Deborah Cunningham.

We're going to table it until we receive the appraisal. And then what is our determination going to be?

MR. HUNTER: What is the appraisal?

MS. CUNNINGHAM: The appraisal is the actual value, and Mr. Swanson can sell it for value and remit 85 percent of the proceeds to the City.

MS. JOHNSON: So the City gets back 85 percent of the proceeds because --
MR. PADILLA: Because it's being sold prior to restrictions being lifted.

MS. JOHNSON: Do you understand? So that it can't be sold for less than the full value. They want an appraisal.

MR. TUCHINSKY: I would just ask for a clarification on what precisely the appraisal -- which appraisal is being requested? Can we get three independent realtors to provide an appraisal?

CHAIRWOMAN JARMON: You can get it from whomever.

MR. TUCHINSKY: Or is it fair market?

MR. KOONCE: You need to get it from an appraiser.

CHAIRWOMAN JARMON: From an appraiser.

MR. KOONCE: Certified appraiser.

MR. TUCHINSKY: Thank you.

CHAIRWOMAN JARMON: This item
has been tabled until next month. Is it possible we can get another recommendation that once he gets the appraisal to me, I send it to the Committee, and they agree to the decision here instead of him having to come back?

MS. CUNNINGHAM: I'm okay with that.

MS. JACKSON: Just a clarification on the taxes, because Revenue is showing delinquent taxes.

MS. CUNNINGHAM: From when?

MS. JACKSON: '17.

MS. CUNNINGHAM: From '17? We always require that applicants be tax compliant before we give them the release. All the releases are contingent upon that. There's a blanket motion.

MR. KOONCE: So, in other words, the taxes are checked before the release.

MS. CUNNINGHAM: Always.

MR. KOONCE: And what happens if it comes back with an appraisal for
$6,000?

MS. CUNNINGHAM: Then that's the price.

CHAIRWOMAN JARMON: So what is the recommendation?

MR. KOONCE: The recommendation is that this item be tabled pending receipt of a declaration of value from a certified appraiser and then we will consider issuing a release at settlement in return for 85 percent of the value of the appraisal.

MS. JOHNSON: And payment of all --

MR. KOONCE: And payment of all delinquent taxes.

CHAIRWOMAN JARMON: Second?

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)
CHAIRWOMAN JARMON: Are you okay with the decision? Did you hear what the decision was?

MR. TUCHINSKY: Yeah, we heard it.

CHAIRWOMAN JARMON: Okay.

MR. TUCHINSKY: Just to be clear, can I send you the appraisal?

CHAIRWOMAN JARMON: Yes.

MR. TUCHINSKY: Okay.

CHAIRWOMAN JARMON: Thank you.

Are there any other attorneys in the room?

(No response.)

CHAIRWOMAN JARMON: We're going to get started on Page 2. I have two side yards, 4739 Upland Street and 5416 Whitby Avenue. Can I get a recommendation?

MR. HUNTER: So on the first side yard, they received a side yard from PRA in 2012. I guess there's some issue possibly with the size of the second side yard. It's pretty large for how much
they're allowed per the disposition policy.

CHAIRWOMAN JARMON: I think the disposition policy is no bigger than 3,000 square feet.

MR. PADILLA: The disposition policy, my understanding there are no standards for measurement, the new one.

MS. JACKSON: I thought the combined couldn't exceed 1,440.

MS. CUNNINGHAM: That's right.

MS. JACKSON: So if combined 1,440 -- the first one is nominal. The second one is market value.

MS. CUNNINGHAM: Over 1,800 square feet.

MS. JOHNSON: 930 square feet, right? They have another lot, you're saying?

MS. JACKSON: They got --

MR. HUNTER: The one on the other side.

MS. JACKSON: 4743.

MS. JOHNSON: But this lot is
930 square feet?

MS. CUNNINGHAM: It's for 930, so combined they're over 1,800 square feet.

MS. JOHNSON: So this will go for market value.

MS. CUNNINGHAM: Yes.

CHAIRWOMAN JARMON: I'm going to table this item, 4739 Upland. Can I get a recommendation for Whitby Avenue?

MS. CUNNINGHAM: So moved.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: The next items are Urban Garden Agreements. Can I get a recommendation?

MS. CUNNINGHAM: I just have a quick question. Aren't we doing something else with 2115?

CHAIRWOMAN JARMON: Yeah. He's getting that as a side yard, but he's using these two. He's been taking care
of them for years.

Recommendation?

MR. HUNTER: So moved.

Somebody want to second it?

MR. KOONCE: Wait. We're on?

MS. CUNNINGHAM: Urban Gardens.

MR. KOONCE: Okay.

MS. CUNNINGHAM: Second.

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: The next item is 3252 Germantown Avenue. It's a property that's going to be transferred to the Redevelopment Authority.

MR. PADILLA: I'm recusing myself on this one.

MS. JACKSON: I recuse myself also.

MR. HUNTER: There wasn't an attachment for the actuals here.
CHAIRWOMAN JARMON: We were supposed to receive something from Gregory Heller and I never received an attachment. So, Mike, what do you want to do?

MR. KOONCE: Bill Lenfest -- I forget the name. What name?

MR. DODDS: Is it the hotel?

MR. KOONCE: No, no, but what -- they incorporated, so they've set up a --

MR. DODDS: North 10? Is that it, the North 10?

MR. KOONCE: What name is the applicant?

MR. DODDS: That's what I'm asking, is it North 10?

MR. KOONCE: Anyway, they've acquired all of the properties on Germantown Avenue except for this one and one other one. The use is going to be a neighborhood community center and a rec center, not exactly like the one on Hunting Park Avenue, but sort of a
smaller version. They're in the process of raising the funds, and I think they have -- for one of the funders -- do you know about this, Larry? They need to have -- they need to show site control or they're going to lose the funds.

MR. PADILLA: That's correct.

MR. KOONCE: But do you know which one?

MR. PADILLA: I do not know which one.

MR. KOONCE: So that's why we're doing this now, conveying it to PRA. PRA will issue a purchase agreement or agreement of sale or whatever to show site control, and then at the proper time when they have zoning and everything else, they will convey the property.

MR. PADILLA: The redevelopment agreement would be attached to this particular action. A site control letter will be issued by the agency allowing them to proceed.

CHAIRWOMAN JARMON: Can I get a
recommendation?

MR. O'DWYER: I move that we transfer it to PRA.

CHAIRWOMAN JARMON: Can I get a second?

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

The next items are properties that are being transferred from the Land Bank. 5423 to 27 Lena and 1901 through 15 North 33rd Street. Can I get a recommendation?

MS. CUNNINGHAM: I have a question on 33rd Street. Is that the same price as the sales price? Is the price the sales price?

MR. KOONCE: Attachment B, there was a request for proposal, Larry.
CHAIRWOMAN JARMON: This is Land Bank.

MS. JACKSON: And there was an RFP on this property. It's for multi-family housing, commercial on the ground floor. And your question was?

MS. CUNNINGHAM: Is the price of the value the sales price? What's the sale price?

MR. KOONCE: 300-something.

MS. JACKSON: Yeah. It was a discounted price because the land is contaminated. One second.

Can we pass this one? I'll get right back to you.

MS. PLACKE: Can we also find out what the remediation plan is for the site?

MR. JACKSON: Yes.

CHAIRWOMAN JARMON: They both left.

MR. KOONCE: I don't think there is going to be a remediation plan until they have -- I don't think they're
going to spend the money until they have the site. We do have a remediation report. I mean, we have the environmental report.

MR. PLACKE: Oh, there is an environmental, okay.

MR. HUNTER: The Lena Street property, so what's PRA's intent for that property to transfer it to the Land Bank? It didn't say in the...

CHAIRWOMAN JARMON: Well, it's not PRA. It's Land Bank that owns it, and they're transferring it.

MR. PADILLA: So first I need to recuse myself from that vote as well. These are the properties that were tax delinquent by the landlord that was in the media. We are attempting to stabilize the property, and residents live there, and this is part of the ongoing litigation between our agency to get title back, as we are in the second position in terms of the finance.

So the intent is to make it
stabilized. PHA's real estate property management arm is the entity that's managing these properties on our behalf, and our intent is to maintain them as affordable property by divesting them at some point in the future once they are stable.

MS. CUNNINGHAM: Is it vacant?
MR. PADILLA: One of them is fully vacant. The other one is just partially vacant.
MR. O'DWYER: And the partially vacant is residential?
MR. PADILLA: They're both residential, yeah. They were historical previously mill properties, but they're loft apartments.
MR. KOONCE: So there were three buildings. Two of the buildings PRA could take back because of the mortgage documents.
MR. PADILLA: Correct.
MR. KOONCE: They took those back. The third building they couldn't
take back because there was a filing --
something that was filed improperly. So
then PRA asked the Land Bank to acquire
it at Sheriff Sale. And the Land Bank
acquired it at Sheriff Sale. Meanwhile
the residents that claim -- well, the
residents, most believe that they have
been abused, that they were living in
horrible conditions --

   MR. PADILLA: Correct.

   MR. KOONCE: -- were relocated,

and now once the properties go back to
PRA, I assume the intent -- because
they're three really large buildings.
The intent is to find a developer?

   MR. PADILLA: Correct. The
goal is to stabilize them and maintain
them as a core building.

   MR. KOONCE: Right.

   CHAIRWOMAN JARMON: So are we
still waiting for something? So I'm
going to go to the next item, the 629
Porter Street, a request for an
extension.
MR. KOONCE: Well, why don't we just pass. Can we approve the Land Bank? Does anybody have any issues?

MS. CUNNINGHAM: I just want to know the purchase price on 33rd.

MR. KOONCE: I believe it's 300-and-some thousand dollars.

MS. CUNNINGHAM: I just wanted to know if they're --

MR. XHOXHI: Excuse me. I'm here for 629 Porter Street.

CHAIRWOMAN JARMON: Yeah. Have a seat for a second, one second.

MR. KOONCE: Do you know what the purchase price is?

We'll have it for you. Can we come back to that one on 33rd Street. I would move that we approve the other item, the Lena Street property.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any
opposed?

(No response.)

CHAIRWOMAN JARMON: The next item is an extension request, 629 Porter Street. You want to come up to the podium.

(Witness approached podium.)

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

MR. XHOXHI: Good morning. My name is Elson Xhoxhi.

CHAIRWOMAN JARMON: And can you just explain to the Committee your extension request.

MR. XHOXHI: A little bit of background on the property. We purchased it at auction and we're requesting an extension for the construction of 629 Porter Street and also making a request to remove a deed restriction on the property so that we're able to build a multi-unit apartment building or actually go to the Zoning Board and apply for a three-unit apartment building rather than
a single-unit building.

MS. JOHNSON: You'll need a variance, because it's not for multi-family.

MR. XHOXHI: Right. Exactly.

But they told me that before I can apply to the Zoning, I would need that deed restriction removed from the property.

MS. CUNNINGHAM: I'm not sure who told you that, but that's incorrect. You don't need the deed restriction removed.

CHAIRWOMAN JARMON: You don't need the deed restriction in order to get a variance. You don't need the restriction.

MR. XHOXHI: So I can just take this in writing?

CHAIRWOMAN JARMON: Right. You can take the deed.

MR. XHOXHI: All right. That makes it easier. Yes. Thank you very much, guys.

CHAIRWOMAN JARMON: But your
request is for extension of time?

MR. XHOXHI: Yes.

MR. O'DWYER: Right now you don't need an extension.

CHAIRWOMAN JARMON: Right. You just got it in May, so you still have until May of this year.

MR. HUNTER: One thing I noticed is that there's currently cars parked on the lot.

MR. XHOXHI: Yes. There is apparently cars parked on the lot. We have posted the posters there we were going to Zoning, but I was told to come here and make the deed restriction request. That's why that was pushed back.

MR. HUNTER: Just that the cars can't -- because it's zoned RSA-5, you can't have non-accessory parking on the lot.

CHAIRWOMAN JARMON: You don't know whose cars they are?

MR. XHOXHI: I don't know whose
cars they are. They've always been parked on that lot. The lot is actually fenced, but there's open to the side, and the cars just park on there. Until we can start construction --

    MR. DODDS: The cars have to be removed. It doesn't matter whose cars they are.

    MR. XHOXHI: Okay.

    MS. CUNNINGHAM: Actually, it's your responsibility to post it and have them towed.

    MR. DODDS: Exactly.

    MR. XHOXHI: I can post no parking signs and possibly a towing sign as well?

    CHAIRWOMAN JARMON: Yes. You own it.

    MR. XHOXHI: Okay.

    MR. PADILLA: Just to be clear, you have to come back to this Committee in May, which is, from what I understand, that's the year, and that's when you need to request an extension.
MR. XHOXHI: Okay.

MR. PADILLA: Based on what you're building, you will require an extension.

MR. XHOXHI: Perfect. So just to be clear, I don't need any type of deed changes or anything? I can simply go to the Zoning Board and make a variance?

CHAIRWOMAN JARMON: Right.

MR. PADILLA: The deed restriction, correct me if I'm wrong, would come off once he presents COs to this Committee.

Once your project is completed and you provide a certificate of occupancy, we can move to remove the restriction at that point.

MR. XHOXHI: Okay. Thank you very much.

CHAIRWOMAN JARMON: Thank you.

The next item is 5741 Knox Street.

(Witness approached podium.)
CHAIRWOMAN JARMON: State your name for the record, sir.

MR. SMIGELSKI: Timothy Smigelski.

CHAIRWOMAN JARMON: And you're here asking for the restrictions to be removed?

MR. SMIGELSKI: Yes.

CHAIRWOMAN JARMON: You're the current owner?

MR. SMIGELSKI: Yes.

MS. CUNNINGHAM: You purchased this in 2016?

MR. SMIGELSKI: Yes.

MS. CUNNINGHAM: And the deed contains five restrictions. The deed contains five restrictions, one of them being that the restriction is that you can't sell it for five years.

MR. SMIGELSKI: Oh.

MR. O'DWYER: This was originally settled in 1991.

MS. CUNNINGHAM: No. It was settled in 2016. That was a typo.
MR. PADILLA: This is a fairly recent transaction.

MS. JOHNSON: So this is wrong?

CHAIRWOMAN JARMON: No, I don't think it was recently transferred to him. We transferred it out in '91.

MS. CUNNINGHAM: No. The City acquired it in '91. It's probably just a typo. We transferred it to him in 2016.

MR. PADILLA: July 2016.

MR. O'DWYER: You bought the property in July 2016 from the City of Philadelphia?

MR. SMIGELSKI: Yes. I own the three properties around it and I was going to add it as a backyard to the 156 West Price Street property, and now we're getting ready to do the subdivision and I need to convey it into another LLC out of my construction LLC.

MS. CUNNINGHAM: You can convey it into the other LLC as long as the LLC keeps the deed restrictions.

MR. SMIGELSKI: Can I develop
the property?

MS. CUNNINGHAM: Yes.

MR. SMIGELSKI: I can build the homes?

MS. CUNNINGHAM: Yes.

MR. SMIGELSKI: The title agent is asking for some kind of --

MS. CUNNINGHAM: Subordination.

MR. SMIGELSKI: -- reversion.

MS. JOHNSON: Subordination.

MR. SMIGELSKI: A reverter certificate so that --

CHAIRWOMAN JARMON: They're probably asking for a release.

MS. SMIGELSKI: So that it can be conveyed.

MS. CUNNINGHAM: Are you the LLC?

MR. SMIGELSKI: Yes.

MS. CUNNINGHAM: So as long as your LLC is willing to accept the restriction, then the title company should be fine with that going to the new deed.
MR. SMIGELSKI: Okay.

MR. DODDS: The ultimate goal is to develop the property. Wouldn't it be proper to go to settlement and --

MR. KOONCE: He needs to convey it as for a release if it's sold.

MS. CUNNINGHAM: If he has a certificate of occupancy for them.

MR. DODDS: Okay.

MR. PADILLA: So do you have a PRA redevelopment agreement on the site?

CHAIRWOMAN JARMON: No.

MR. SMIGELSKI: I guess where can I go with the subdivision then? Because we're trying to --

MS. CUNNINGHAM: You have to go to L&I to get a permit for a subdivision. You have to get a permit.

MR. SMIGELSKI: Yes. We have all that underway.

MS. CUNNINGHAM: And you have to go to L&I for a permit.

MR. SMIGELSKI: So we'll be asking for a new OPA address.
MS. CUNNINGHAM: You go to OPA for that.

MR. SMIGELSKI: Understood. So I can't get the release for the certificate today?

MS. CUNNINGHAM: No.

CHAIRWOMAN JARMON: Not until you've developed it.

MR. SMIGELSKI: Not until I develop it, okay. All right. Thank you.

CHAIRWOMAN JARMON: So I'm going to table this item.

The next item, 3048 North Leithgow Street. This was transferred in '99 as a side yard.

Sir, after further discussion, we think that you may need an extension.

MR. SMIGELSKI: Okay.

CHAIRWOMAN JARMON: Six-month extension.

Can I get a recommendation?

MR. O'DWYER: Move that we grant a six-month extension.

(Duly seconded.)
CHAIRWOMAN JARMON: All in favor?

(Aye.)

MR. SMIGELSKI: That will be for to get the property developed?

CHAIRWOMAN JARMON: Right.

Yes. Because you haven't done the development within the deeded time it was transferred.

MR. O'DWYER: So in six months you'll need to come back and give us a status update with where things stand.

MR. SMIGELSKI: Okay. Thank you.

CHAIRWOMAN JARMON: You're welcome.

3048 Leithgow.

(Witness approached podium.)

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

MR. BENGOCHEA: William A. Bengochea.

CHAIRWOMAN JARMON: And are you the current owner?
1  
2     MR. BENGOCHEA: No, I am not.  
3     The current owner, he's in Florida. It's  
4     my cousin, Reinel Leon.  
5     CHAIRWOMAN JARMON: And he's  
6     had this as a side yard since 1999?  
7     MR. BENGOCHEA: That is  
8     correct.  
9     CHAIRWOMAN JARMON: Can I get a  
10    recommendation?  
11     MR. KOONCE: Motion to 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: Thank you.  
20     MR. BENGOCHEA: Thank you.  
21     CHAIRWOMAN JARMON: 2122 East  
22    Arizona Street, Cynthia O'Brien. This is  
23    her third time attending this meeting.  
24     (Witnesses approached podium.)  
25     CHAIRWOMAN JARMON: Hi. State
your name for the record.

MS. O'BRIEN: Cynthia O'Brien.

CHAIRWOMAN JARMON: Questions from the Committee?

MR. HUNTER: So it's my understanding that the Commissioner of Public Property also wants to see an appraisal on this property as well as the Hazzard Street property from earlier.

CHAIRWOMAN JARMON: Now, the recommendation is that the Commissioner is requesting an appraisal be done on this lot.

MR. STRAUB: Excuse me. Can I talk?

CHAIRWOMAN JARMON: Sure.

State your name.

MR. STRAUB: I'm Ryan Straub. This is my cousin. I'm also her realtor. We sold the property for $350,000, which is a three-story street-to-street four-bedroom house and next to it was a side lot that she acquired through the City of Philadelphia
for $15,000, and the whole parcel is being sold for 350 with the side lot for 25,000. So the house 325 will combine with 350. I'm not quite sure what the problem is. We're just looking for --

MS. CUNNINGHAM: The issue is that OPA values the lot at $49,000, that we don't have an appraisal on the side yard and that the deed restriction requires that she remit 85 percent of the proceeds from the side yard to the City.

MR. STRAUB: So with that being said, it's being sold for 25,000 and --

MS. CUNNINGHAM: We can't just take an agreement of sale. We need an appraised value.

MR. STRAUB: I'm just curious, how come two months ago it was requested and I provided it and last month it was here and now we're back here again? It just seems like we're just going in circles.

MS. CUNNINGHAM: The Commissioner is requiring an appraisal.
MR. STRAUB: If we were notified this -- this is our third month here. If we were told this in November, we would have had whatever was requested. Every time something was requested, it was provided, and we're just being --

MS. CUNNINGHAM: We actually haven't been provided anything.

MR. STRAUB: It seems like she's being prevented from selling her property. She's trying to move on in her life.

MS. CUNNINGHAM: She's not prevented from selling her property.

MR. STRAUB: Absolutely she is.

MS. CUNNINGHAM: How?

MR. STRAUB: We need the payoff and the restrictions removed, and we've been waiting for three months and she still has not received that.

MS. CUNNINGHAM: She's not prevented from selling her house.

MR. STRAUB: No; she actually is.
MS. CUNNINGHAM: She's not.

MR. STRAUB: I mean, no disrespect. We can't sell it until we get what we need from you guys, and we're being held up four months.

MS. CUNNINGHAM: She can sell her house. She can't sell the side yard.

MR. STRAUB: Well, it's together. Who wants to buy the house without the side yard? I mean, she lived in the house for 20 years. She maintained the side lot for all 20 years. She acquired it a few years ago. Now she's selling her property.

MS. CUNNINGHAM: I understand your frustration.

MR. KOONCE: It's also deed restricted.

MS. CUNNINGHAM: It is deed restricted. Your client signed the deed restrictions in the deed. She understood that when she was given the property. And so those deed restrictions need to be completed before you can sell the
MR. STRAUB: Yeah. So we were trying to have them removed.

MS. CUNNINGHAM: The restriction is that she has to keep it for five years.

MS. O'BRIEN: I know.

MS. CUNNINGHAM: For an exception. That exception requires an appraisal.

MR. STRAUB: Okay. And then once the appraisal comes in, then what?

MS. CUNNINGHAM: Then she will have to remit 85 percent of that appraised value.

MR. STRAUB: So as we discussed like two months ago, we went through all of that.

MS. CUNNINGHAM: But your value is not an appraised value. It's a made-up value.

MR. STRAUB: I understand.

MS. CUNNINGHAM: That's what we need. We need the real value.
Sorry.

MR. STRAUB: That's okay.

MS. CUNNINGHAM: I know I sound angry. I'm not.

MR. STRAUB: So then what exactly do you need? An appraisal from a licensed appraiser?

MS. CUNNINGHAM: Yes.

MR. STRAUB: And once we obtain that and forward it to Ms. Jarmon and then once we receive that, approximately how long before we can clear title?

MR. KONCE: Well, you can't clear title. You can clear title at settlement.

MR. STRAUB: I'm sorry. I mean how long before we get the restrictions removed and the payoff?

MS. CUNNINGHAM: As long as it takes the title company to put the City on the settlement sheet.

MR. STRAUB: But will we have to come back here again next month?

MS. CUNNINGHAM: If you get it
tomorrow, I'll start working on it

MR. STRAUB: Okay.

MS. CUNNINGHAM: So we move

that we approve the release -- I'm sorry;

recommend that the restrictions be

released contingent upon receipt of an

appraisal and remittance of 85 percent of

the proceeds to the City.

(Duly seconded.)

MR. STRAUB: So the only issue

that I'm having now is this buyer who is

purchasing this has been under contract

for four months and I'm going to lose

him. The contract expires on January

31st. Once that date comes, he's gone.

MR. KOONCE: We'll do the best

we can. So far it's going to depend upon

you getting an appraisal quickly.

MR. STRAUB: That's fine. I

understand, but I wish we were told this

November -- back in November.

MR. KOONCE: But we can go

around and around and around on that.
MR. PADILLA: Just to be clear, there's a motion right now to approve the release contingent upon producing the appraisal. So if everything happens, you may not necessarily need to come back next month.

MR. STRAUB: Okay. That's what I wanted to hear then. Okay. I'll get right on it.

CHAIRWOMAN JARMON: Okay.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

2029 North Hope Street, Norris Square.

(Witness approached podium.)

CHAIRWOMAN JARMON: I'm sorry.

2140 North 5th Street, the person that requested asked me to delete this.
2029 North Hope. State your name for the record.

MS. DeCARLO: My name is Patricia DeCarlo and I'm the Executive Director for Norris Square, and I wanted to congratulate the Committee for coming up with a fair and efficient resolution to the gentleman's problem, because I know the VPRC can be a complicated process for folks. And so that was really nice.

So we're here because in 1996 the City of Philadelphia granted three lots to Norris Square Civic Association that had really abandoned and destroyed properties, and that was 2038 North Hope Street, 2209 North 2nd Street, and 2029 North Hope. So 2038 North Hope Street, 2209 North 2nd Street, both of them were fixed totally by our neighborhood-based construction company and sold to neighbors in the community for low income, for $32,000 in 1999 and $45,000 also in 1999. That was a large one on
2nd Street. They still live there. They've been paying their taxes, and their properties are now worth 137 and 174.

And I'm giving you this information so that you have a sense of accomplishment that it actually works. When you give properties and then they get fixed and they get sold to low-income families, they benefit from it. They're still benefiting from it. And I hope the City continues and engages that process, not just to people who are gentrifying the neighborhood and selling it for 500,000 but for low-income families to be able to benefit.

Now to 2029 North Hope Street, that is a lot, because we had to demolish it because it was in terrible condition and no matter what we did, it just wasn't going to work out. It is a lot. See this little skinny little thing?

CHAIRWOMAN JARMON: Yeah, we have the picture.
MS. DeCARLO: And that's a lot that was a teeny little house.

CHAIRWOMAN JARMON: We have the picture. Thank you.

MS. DeCARLO: Good.

And we would like to be able to sell it to a gentleman who wants to build his home there, and we're asking -- we've had this since 1996. We've been paying taxes all along. So we'd like to have the reversion eliminated, extinguished so that we can move forward and sell the lot.

MS. CUNNINGHAM: The original proposal was to build on that lot, correct?

MS. DeCARLO: I'm sorry. What?

CHAIRWOMAN JARMON: Yes.

MS. JOHNSON: The original proposal was to build?

MS. DeCARLO: Yes, but we couldn't build on it because -- we couldn't fix the property, the building, because it was in too --
MS. JOHNSON: So it was a house on it?

MS. DeCARLO: Yes. It was a little house on it. And the other two we were able to rehab, but that one we weren't able to and eventually we had to demolish it.

MR. O'DWYER: So the original proposal was to rehab the property, but that was not feasible and you ended up having to demolish it?

MS. DeCARLO: Yes; with permission from the City.

MR. PADILLA: Am I missing something? For 23 years and nothing was done on this lot?

CHAIRWOMAN JARMON: No.

MS. DeCARLO: Well, we maintained it as a lot.

MR. PADILLA: But there was a proposal to build? I just want to be clear.

MS. DeCARLO: I'm sorry?

MR. PADILLA: There was a
proposal to build or to stabilize?

MS. DeCARLO: There was a proposal to rehab the property, but we were unable to because it was in too bad a shape.

CHAIRWOMAN JARMON: Recommendation from the Committee?

MS. JOHNSON: So now it is going to be built. The person you're selling it to is going to build upon it?

MS. DeCARLO: Yes.

MS. JOHNSON: And it will be for low income as well?

MS. DeCARLO: No. This gentleman is building for his own property, and I don't think he's a low-income person. But he wants to live there and he's willing to build a house.

MS. CUNNINGHAM: It's difficult for us to issue a certificate of completion when you did not complete the project.

MS. DeCARLO: Well, if I may, we completed a project from back in 1996,
two out of three properties. The third property just was not in sufficiently stable condition to be able to rehab it, and that's what we've done in the neighborhood throughout, and some we weren't able to, so they were lots and we maintained them as lots, and others we were able to and we were able to then sell it to low-income families, which was --

MS. CUNNINGHAM: What are your plans for the proceeds of the sale?

MS. DeCARLO: I'm sorry?

MS. CUNNINGHAM: What do you plan to do with the proceeds from the sale?

MS. DeCARLO: It goes back into providing for low-income housing. It goes back into our real estate for low-income housing. That's basically the purpose of the funds.

MR. O'DWYER: So what the Committee has done in the past in cases like this is done some kind of -- I don't
remember, Linda, if you recall whether it was an MOU or a memorandum of some type that the organization commits to put the proceeds back into its affordable housing efforts and --

MS. CUNNINGHAM: Usually it's a specific project.

MR. O'DWYER: I think in the past we've done it both ways, but I'm not sure.

MR. PADILLA: I mean, they're an organization that's dedicated to the preservation of affordable housing then --

MS. DeCARLO: I'm sorry. I'm not understanding what you guys are conversing and that's a problem because then I won't know what to do. What is it that's being proposed?

MR. O'DWYER: We're talking about how the Committee handles situations like this in the past and about your organization. Norris Square Civic Association does have a long track
record in that neighborhood of building
and providing affordable housing.

MS. DeCARLO: Yes. We've been
doing it for over 30 years.

CHAIRWOMAN JARMON: So the
recommendation is?

MR. O'DWYER: If the Committee
is comfortable, I would recommend that we
issue the certificate of completion
contingent upon an agreement between
Norris Square Civic Association and the
City that the proceeds of the sale will
go to support their ongoing affordable
housing efforts.

(Duly seconded.)

MS. DeCARLO: Not a problem.

Great. Thank you for that. That's a
good solution.

MR. O'DWYER: I think we need
to vote.

CHAIRWOMAN JARMON: All in
favor?

(Aye.)

CHAIRWOMAN JARMON: Any
opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MS. DeCARLO: Thank you.

CHAIRWOMAN JARMON: Next item, 2123 East Firth Street, Robin Semmelroth.

(Witness approached podium.)

CHAIRWOMAN JARMON: Hi. State your name for the record.

MS. SEMMELROTH: Good morning.

My name is Robin Semmelroth.

CHAIRWOMAN JARMON: And you received this lot as a side yard in 2007?

MS. SEMMELROTH: I've been caring for it since 1999, but, yes, I did receive it in 2007 as a side yard. I rented the property and then I later bought that property, and it's been my home until 2015.

CHAIRWOMAN JARMON: Are there any questions from the Committee?

MR. O'DWYER: So the lot does not appear to be clean.

MS. SEMMELROTH: I just cleaned
the lot the other day. I raked out five
bags of leaves and sticks with my
husband. There is some shrubbery in the
yard that includes a smoke bush, a lilac,
a caria, a heavenly bamboo, a curly
willow, and there's actually flower beds
on the other side. The pad with the
Belgian blocks is where I was maintaining
the trash cans.

MR. O'DWYER: So as long as you
can provide photos to the Chairwoman that
the lot has been cleaned up --

MS. SEMMELROTH: I can e-mail
them to you right now, if you'd like,
ma'am.

CHAIRWOMAN JARMON: You can
send it through e-mail. You have copies
with you?

MS. SEMMELROTH: They're in my
phone. I'm sorry. I didn't print them.

CHAIRWOMAN JARMON: No. You
have to send it through the e-mail.

MR. PADILLA: So move to
approve contingent on pictures of
evidencing that the lot has been cleaned.


(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MS. SEMMELROTH: Would that also include the question of those liens with regard to when the house was demolished in the '80s?

CHAIRWOMAN JARMON: I'll have to see that, when it was put on there.

MS. SEMMELROTH: Oh, okay. Thank you very much for your time.

CHAIRWOMAN JARMON: You're welcome.

2638 Federal Street.

MR. O'DWYER: So this was transferred as a side yard that's now
been built and has a certificate of occupancy.

MS. CUNNINGHAM: I move to issue the release.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

MS. JOHNSON: No.

(Witness approached podium.)

CHAIRWOMAN JARMON: They voted before you got up there.

MR. McKERNAN: Good morning. I couldn't hear. Thank you very much.

CHAIRWOMAN JARMON: I know, they did it so fast.

The next item, 1557 East Hewson Street.

(Witness approached podium.)

CHAIRWOMAN JARMON: Good morning. State your name for the record,
MR. MURAWSKI: Michael Murawski.

CHAIRWOMAN JARMON: And you're here requesting a release so that you can sell this property?

MR. MURAWSKI: Yes.

MR. O'DWYER: So the property was supposed to be built and it was built in 2014.

MR. MURAWSKI: Yes.

MR. O'DWYER: So I move that we issue a certificate of completion.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MR. MURAWSKI: All right.

CHAIRWOMAN JARMON: 135 West Dauphin Street, Joseph Ovelman.
(Witness approached podium.)

CHAIRWOMAN JARMON: Hi. State your name for the record.

MR. OVELMAN: Joseph Ovelman.

CHAIRWOMAN JARMON: And I think that Mr. Ovelman, you're not trying to sell. You just wanted to pay off the balance of the mortgage.

MR. OVELMAN: That's correct, and lift the restrictions.

MS. CUNNINGHAM: I'm sorry. I didn't hear.

CHAIRWOMAN JARMON: 135 West Dauphin Street, the applicant, he's not trying to sell. He just wants the restriction lifted off the deed and pay the balance of the mortgage.

MR. OVELMAN: Correct.

MR. O'DWYER: Is this similar to the previous property, one we need an appraisal for?

CHAIRWOMAN JARMON: He's not selling.

MS. CUNNINGHAM: You're not
sitting it, right?

MR. OVELMAN: That's correct.

MS. CUNNINGHAM: Why do you need the restrictions lifted?

MR. OVELMAN: The properties that I have -- the property I have next door is me and my mother's name. I want to add my mom's name to this deed, which I understand does not require --

MS. CUNNINGHAM: You can do that without lifting the restrictions.

MR. OVELMAN: I hear that, but then we're thinking about -- I'm going into default on my student loan and I'm worried about the property, so I want it in my mom's name and we may try and put both things on one deed, the lot and the house.

MS. CUNNINGHAM: We can't lift the restrictions. You've only had the property for a little bit of time and there's a restriction, a five-year restriction in your deed.

MR. OVELMAN: So can it be
combined with the restrictions?

Ms. Cunningham: Yeah. As long as you keep the restrictions in the deed, it's fine.

Mr. Ovelman: But then would the restriction apply to the house next door?

Mr. Padilla: If he pays the balance of the mortgage --

Ms. Cunningham: The mortgage and the deed restrictions are two separate documents. They each have their own satisfaction. So they're separate documents.

Ms. Medley: But if he wants to pay off the mortgage, he should be able to do that.

Ms. Cunningham: He can pay the mortgage. That will not lift the restrictions.

Mr. Padilla: Because the restrictions are --

Ms. Medley: Five years.

Ms. Cunningham: Until the time
it comes back for release at the appropriate time.

MR. KOONCE: But there's no point in paying off the mortgage if the restrictions are going to remain.

MS. MEDLEY: Well, but the mortgage goes for ten years. So if he wants it to be a shorter amount of time, then he can pay it off.

MS. CUNNINGHAM: It's a self-amortizing mortgage.

MS. MEDLEY: Yeah, but that goes for ten years, because if he pays that off, then he just has the five years that is on the deed.

MS. JACKSON: But ultimately your goal is to transfer it from your name directly into your mom's name, correct?

MR. OVELMAN: I'm sorry. I missed the question. MS. JACKSON: Ultimately your goal is to transfer it from your name into your mom's name?
MR. OVELMAN: No. Just to add my mom's name, like the property next door. But if the restrictions aren't lifted, I should wait three years to do that because why would I pay off the mortgage now?

MS. MEDLEY: You can wait ten years.

CHAIRWOMAN JARMON: What's the recommendation?

MR. OVELMAN: I only want to pay off the mortgage if I can lift the restrictions, and the reason I want to lift the restrictions is so that I can figure out how to deal with the student loan thing that's happening outside of this property.

MR. KOONCE: Which means selling the property, but --

MR. OVELMAN: No, no, no. They won't make me sell the property. I'm not -- I don't know. I don't know.

MS. JACKSON: Are you trying to let them mortgage the property?
MR. OVELMAN: I'm sorry?

MS. JACKSON: Are you using the property as collateral? I'm trying to understand what your student loans have to do with it.

MR. OVELMAN: I'm remaining in default, but I'm not sure what they can -- I have to -- so I just tried to sue the institution. I didn't try to sue. I have a student loan thing that's happening that I haven't been paying. I just went into default in September of '17 and I'm concerned about the properties that I own, so I want to --

MS. CUNNINGHAM: You're concerned that they will get a judgment and execute on the property?

MR. OVELMAN: Yes.

MR. PADILLA: They can.

MS. CUNNINGHAM: They can, but that's not really our concern. Our concern is that the City retains their reversionary interest.

MR. OVELMAN: That the City
retains the what interest?

MS. CUNNINGHAM: Reversionary interest.

MS. JOHNSON: Reversionary interest.

MR. OVELMAN: Is that the 85 percent that's in the deed thing when it's sold?

MS. CUNNINGHAM: Yes.

MR. OVELMAN: I'm not interested in selling.

So I can add -- so can I just ask, I can add my mom's name to the deed, correct?

MR. PADILLA: Yeah. The restrictions will remain on the property.

MR. OVELMAN: If I combine the property with the house next door and make it one deed, do the restrictions on the --

MS. CUNNINGHAM: They only apply to the portion of the property that was the side yard.

MR. OVELMAN: Okay.
MS. CUNNINGHAM: If you do a consolidation like that, the surveyor will write a legal description that includes both properties, but they will also include that there are restrictions as to the side yard portion of the property.

MR. OVELMAN: So in five years, are all restrictions lifted on this?

MS. CUNNINGHAM: You will still have to come back to the Committee and ask for that.

MR. OVELMAN: What would I have to bring to do that?

MR. O'DWYER: As long as you maintain the properties and done what you were supposed to do for the period of time that you were supposed to do it, then they'll be lifted.

MR. OVELMAN: Then I can pay off the rest of the mortgage and then I can add it -- it can all be one property without restrictions; is that correct?

MS. CUNNINGHAM: Yes.
MR. OVELMAN: Thank you very much.

MR. PADILLA: Three more years, because he's had it for two.
You've had it for two, so it means three more years you would come back here requesting a release, and as was stated, as long as it's maintained and you provide photographic evidence of the same, that should suffice.

MR. OVELMAN: So I know it's not -- my student loan problem is not your thing, but once I have this other -- once I see a student loan lawyer, if there's some reason I needed to come back, can I come back?

MS. CUNNINGHAM: Sure.
CHAIRWOMAN JARMON: Sure.
MR. OVELMAN: Thank you.
CHAIRWOMAN JARMON: You're welcome.
MR. PADILLA: So it's tabled.
CHAIRWOMAN JARMON: I'm going to table this item.
The next item is 1820 South 58th Street.

(Witness approached podium.)

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

MS. CHANDLER: Jane Chandler.

CHAIRWOMAN JARMON: And you're the owner of this lot?

MS. CHANDLER: Yes.

CHAIRWOMAN JARMON: When did you get this at Sheriff Sale? You acquired this at Sheriff Sale?

MS. CHANDLER: Yes.

CHAIRWOMAN JARMON: When did you get it?

MS. CHANDLER: I think last year.

CHAIRWOMAN JARMON: 2018.

MS. JOHNSON: And what are your plans for the lot?

MS. CHANDLER: To sell it.

CHAIRWOMAN JARMON: You're selling, okay.

MS. JOHNSON: This is adjacent
to a property owned by the Land Bank, another property, 1818.

MS. JACKSON: Yes, and I've been cleaning this lot.

MR. O'DWYER: So this was originally sold in 1995 to somebody, then it ended up in the Sheriff Sale process?

CHAIRWOMAN JARMON: Right. Exactly. And she acquired it.

MR. O'DWYER: She purchased it?

CHAIRWOMAN JARMON: So we need to get the restriction off the prior deed from '95.

MR. KOONCE: I thought the Sheriff Sale --

MS. CUNNINGHAM: They still maintain the physical release to record it.

CHAIRWOMAN JARMON: They don't take the restriction off.

Can I get a recommendation?

MS. JACKSON: I have a question actually. I'm from the Land Bank, and actually we've been getting complaints
about this lot, because there's some
parcels that we own that are adjacent to
your parcel. What are the plans for the
lot and who are you selling it to?

MS. CHANDLER: Well, I have a

sale person just selling it. I don't
know who is selling it to. He just said
I have to come to the meeting.

MR. PADILLA: So there's no

seller basically. She wants to put it on

sale; is that correct?

MS. CHANDLER: No.

CHAIRWOMAN JARMON: No. We

have an agreement.

MR. O'DWYER: The buyer is Sven

Wolfs.

CHAIRWOMAN JARMON: Steven

Wolfs is purchasing it.

Do you know what he's going to
do?

MS. CHANDLER: I don't really

know.

MS. JACKSON: It's adjacent to

us and we've been, through a PHS
contract, we've been maintaining this lot.

CHAIRWOMAN JARMON: What's the recommendation of the Committee?

MR. HUNTER: So I have a question about the sidewalks on this lot, because it seems like there are no sidewalks where there should be a sidewalk. Is there any way that the release can be contingent on repairing those sidewalks?

CHAIRWOMAN JARMON: I don't think she owns the whole thing.

MR. HUNTER: But she owns that corner, right? I mean, they're completely degraded.

MS. CUNNINGHAM: It's a little different when they came from a Sheriff Sale. Technically we believe the Sheriff Sale extinguishes the reversionary interest because the City was noticed. And so really all it is is a formality to get the release.

MR. HUNTER: Because we could
have taken it.

MS. CUNNINGHAM: We could have taken it.

So I'm just going to ask that you pick up the trash.

CHAIRWOMAN JARMON: Yes. Just have it cleaned up and let me know when it's done.

MS. CHANDLER: Okay. So who I must tell when it's done?

MS. JOHNSON: Ms. Jarmon.

CHAIRWOMAN JARMON: You can forward it to me, Susie Jarmon.

MS. CHANDLER: Susie Jarmon.

Do you have a card?

CHAIRWOMAN JARMON: Did we vote on this?

MR. O'DWYER: No. I move that we issue a certificate of completion contingent upon photographic evidence being submitted to the Chair that the lot has been cleaned.

(Duly seconded.)

CHAIRWOMAN JARMON: All in
favor?
   (Aye.)
MS. CHANDLER: Thank you.
CHAIRWOMAN JARMON: Just give me a call and then I'll give you my e-mail.

Any opposed?
(No response.)
CHAIRWOMAN JARMON: 1131 South Dorrance Street. They're going to send me the certificate of occupancy.

MR. O'DWYER: I move that we issue the certificate of completion contingent upon the receipt of the certificate of occupancy.
(Duly seconded.)
CHAIRWOMAN JARMON: All in favor?
(Aye.)
CHAIRWOMAN JARMON: Any opposed?
(No response.)
CHAIRWOMAN JARMON: The next item is 536 Somerset Street. The lady, a
senior citizen, had a doctor's appointment today. This was transferred as a side yard in 1983. Can I get a recommendation?

MR. HUNTER: Are they selling the lot?

CHAIRWOMAN JARMON: They're selling it. There's an agreement here, along with their property.

MS. CUNNINGHAM: Motion to issue a certificate of completion.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: 5524 West Oxford Street. This is a property that PHDC transferred out in 1986.

MS. JOHNSON: It's a house, two-story house.

CHAIRWOMAN JARMON: Can I get a
MR. O'DWYER: So this is the owner, or who is looking for the certificate of completion?

CHAIRWOMAN JARMON: The current owner is asking for the certificate.

MR. O'DWYER: And this is currently inhabited?

CHAIRWOMAN JARMON: Yes.

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

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: 2906 North 2nd Street.

(Witnesses approached podium.)

CHAIRWOMAN JARMON: This was transferred back in 1999.

Hi. State your name for the
MS. ESCOBAR: Good morning. My name is Maria J. Escobar.

MS. JOHNSON: This is also a house that's occupied. The house is occupied?

MS. ESCOBAR: Yes.

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

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MS. ESCOBAR: I have a question. When soon we can get the certificate?

CHAIRWOMAN JARMON: Do you have settlement scheduled?

MS. ESCOBAR: Yes; the 10th.

CHAIRWOMAN JARMON: When is it?
MS. ESCOBAR: January 10th, Thursday.

CHAIRWOMAN JARMON: We'll see if we can get it rushed.

MS. ESCOBAR: Thank you so much.

CHAIRWOMAN JARMON: You're welcome.

2245 and 2247 Wilder Street, Vince Viney. These two lots were transferred as side yards back in 1998.

(Witness approached podium.)

MR. KOONCE: When you bought the properties or even now, what's your intent?

MR. VINEY: We are going to build single-family homes on each of the lots.

My name is Vincent S. Viney.

MR. O'DWYER: So these were originally transferred as side yards?

CHAIRWOMAN JARMON: Yes.

MR. O'DWYER: So you'll need to clean the lots out.
MR. VINEY: We're actually -- we have building permits now. So within the next week, we're going to start construction there.

MR. KOONCE: Is there any reason that you needed the release before the construction is completed?

MR. VINEY: You know, the challenge we always have is with financial institutions giving us funding with the restrictions. They don't want to fund construction draws with the restriction on them.

MR. KOONCE: They don't, but we can always give documentation subordinating our interest. We can always take second place.

MR. VINEY: Okay.

MR. KOONCE: Would that work for you?

MR. VINEY: Each bank is a little different, so, I mean, it's hard to say right now. We're actually working on funding right now. So it's kind of
tough to say.

The other challenge we run into is when the homes are done, we usually end up pre-selling homes, and what ends up happening is we need the RDA removal to -- you need the CO to get the removal and then the owner is moving in like the day we get the CO and we don't have the reverter removed, and it just creates settlement issues and stuff. I mean, if there's any way we can get it sooner, it really helps us a lot, because --

MS. CUNNINGHAM: What if we get the release, have it signed and hold it in escrow until we get the CO?

MR. VINEY: If we get that from Ms. Jarmon quickly, that would be perfect.

MS. CUNNINGHAM: Does that work for everyone?

MR. VINEY: That would be great.

CHAIRWOMAN JARMON: So that you won't have to wait once you have the CO.
MR. VINEY: Yeah. We'll get the CO and if everything is ready, it's just a matter of getting -- we can come pick it up that day or something. That would be great.

CHAIRWOMAN JARMON: Okay.

MR. VINEY: And if we need a letter for the bank, we can also get that?

MR. KOONCE: Yes.

MR. VINEY: Thank you.

CHAIRWOMAN JARMON: Recommendation?

MR. PADILLA: Move to approve the release on this property to be held in escrow until the time a certificate of occupancy is provided to this Committee.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)
MR. O'DWYER: Do we need to do a motion on the subordination agreement?

CHAIRWOMAN JARMON: No.

MR. VINEY: Thank you.

CHAIRWOMAN JARMON: Thank you.

1411 North Dover Street. It's a property that was transferred from PHDC in 1986.

(Witness approached podium.)

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

MR. CHERRY: How you doing? My name is Brian Cherry, C-H-E-R-R-Y.

CHAIRWOMAN JARMON: And you're the current owner?

MS. JOHNSON: This is also a house.

MR. CHERRY: Yes.

MS. JOHNSON: And it's occupied?

MR. CHERRY: No. I'm actually moving on the block there.

CHAIRWOMAN JARMON: You are in the process of selling?
MR. CHERRY: No. I'm in the process of rehabbing it.

CHAIRWOMAN JARMON: Okay. You just recently acquired it, okay.

MR. CHERRY: Yes. I just need the RDA restrictions lifted.

MR. KOONCE: Why?

MR. CHERRY: I'm trying to obtain a loan and they won't fund a house.

MR. KOONCE: As I informed the prior gentleman, we can give you a letter of subordination. In other words, the banks are hesitant to give you a loan unless they're in first position.

MR. CHERRY: Yes, the hard money loan. I guess they won't give it to me unless the RDA --

MR. KOONCE: They will give it -- my experience is they'll give it to you if you get a letter from the City subordinating the City's interest to the bank's interest. In other words, the bank wants to be the first position.
MR. CHERRY: Okay. Well, this is my first time, so I'm honestly not sure.

MS. CUNNINGHAM: The other part of it is, we can't even give that until you're tax compliant. You have to pay the back taxes.

MR. CHERRY: The back taxes are paid. I just believe I need to pay 2018.

MS. CUNNINGHAM: 2018 was due last month. 2019 is due this March.

MR. CHERRY: I can pay the back taxes. Do I need to come back?

MR. KOONCE: No. I think we can just give you the letter subject to the payment of the taxes.

MR. DODDS: Would the City prefer to keep the restrictions or --

MR. KOONCE: We keep the restrictions. We're just subordinating the City's interest in the bank so that he can borrow money.

MR. DODDS: So why do we need the restrictions?
MS. CUNNINGHAM: Why do you want it?

MR. KOONCE: To make sure it's done.

MS. CUNNINGHAM: But it was done in 1986. Isn't this one of the ones where they need to bring it up to code to get the --

CHAIRWOMAN JARMON: It already was up to code when we transferred title out in '86.

MR. KOONCE: It was?

CHAIRWOMAN JARMON: Yeah. And then since then, he acquired it.

MR. KOONCE: Okay.

CHAIRWOMAN JARMON: Yeah.

MS. CUNNINGHAM: So I would --

CHAIRWOMAN JARMON: Can I get a recommendation?

MS. CUNNINGHAM: I move to issue a certificate of completion contingent upon payment of back taxes.

(Duly seconded.)

CHAIRWOMAN JARMON: So it's
approved contingent upon you paying the
back taxes. If you get me a copy of the
receipt and then we'll work on the
release.

MR. CHERRY: And then you'll
lift the restrictions?

CHAIRWOMAN JARMON: Yeah.

MR. CHERRY: So do you want me
to take a picture and e-mail it to you?

CHAIRWOMAN JARMON: Yeah. You
can do that.

MR. CHERRY: I'll do that.

CHAIRWOMAN JARMON: All in
favor?

(Aye.)

CHAIRWOMAN JARMON: Any
opposed?

(No response.)

CHAIRWOMAN JARMON: 5628 Utah.

This was transferred back in 1978.

MR. O'DWYER: It looks like
it's still occupied. I move that we
issue a certificate of completion.

CHAIRWOMAN JARMON: I think it
is. Yeah, it's still occupied.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: The next item, 1862 North Bucknell. This was a property transferred from PHDC to an applicant.

MS. JOHNSON: It's also a house.

(Witness approached podium.)

CHAIRWOMAN JARMON: Hi. State your name for the record.

MR. STONER: Kareem Stoner.

MR. O'DWYER: This is also a house.

CHAIRWOMAN JARMON: Oh, Kareem Stoner. You own the property now?

MR. STONER: Yes.

CHAIRWOMAN JARMON: You want to
sell it?

MR. STONER: Yes. I needed a certificate.

MS. JOHNSON: It's occupied?

MR. STONER: Yes.

CHAIRWOMAN JARMON: Can I get a recommendation?

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

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MR. STONER: How will I receive that? I got a settlement Friday.

CHAIRWOMAN JARMON: You have a settlement Friday?

MR. STONER: Yeah.

CHAIRWOMAN JARMON: We'll try to rush it. Okay?
MR. STONER: All right.

CHAIRWOMAN JARMON: Thank you.

We have two to be rushed.

The next items are properties that Land Bank transferred into their ownership, but has deed restrictions on them from the City. Can I get a recommendation?

MR. O'DWYER: These were transferred from a City agency to the Land Bank?

CHAIRWOMAN JARMON: Land Bank transferred to them from the City. It came from the City to the Land Bank.

MS. CUNNINGHAM: These came from PHDC.

CHAIRWOMAN JARMON: These ones came from PHDC? Yeah, but they have our restrictions in them.

MR. O'DWYER: I move that we grant the Land Bank's request for release.

(Duly seconded.)

CHAIRWOMAN JARMON: All in
favor?
(Aye.)
CHAIRWOMAN JARMON: Any opposed?
(No response.)
CHAIRWOMAN JARMON: The next item is 242 West Rittenhouse.
(Witness approached podium.)
CHAIRWOMAN JARMON: Hi. Can you state your name for the record.
MR. EDWARDS: Yes. My name is Alan Edwards.
CHAIRWOMAN JARMON: You're buying?
MR. EDWARDS: I'm the purchaser.
CHAIRWOMAN JARMON: So you're purchasing 242 and then it says 01 to 05.
MR. EDWARDS: Yes; I guess the rear lot.
CHAIRWOMAN JARMON: And what are you going to do with it?
MR. EDWARDS: Our plan is to develop, obviously build something on the
property. Get a variance to, I guess, the 05 and 242 Rittenhouse and build on it.

CHAIRWOMAN JARMON: And this transferred back in '86. Can I get a recommendation?

MS. CUNNINGHAM: I'm just going to ask that you clean up the lot, pick up the trash.

MR. EDWARDS: Absolutely.

CHAIRWOMAN JARMON: Just clean it.

MR. EDWARDS: Absolutely. As soon as we have possession.

CHAIRWOMAN JARMON: Recommendation?

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

MR. KOONCE: Subject to --

MS. CUNNINGHAM: Subject to payment of any City encumbrances and to clean the lot.

MR. EDWARDS: That's fine. So we clean the lot and then forward, I
guess --

CHAIRWOMAN JARMON: Right, to me.

MS. JACKSON: And pay taxes.

MR. EDWARDS: Of course, pay the taxes and all the liens. Understood.

CHAIRWOMAN JARMON: Can I get a second?

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MR. EDWARDS: Thank you.

CHAIWOMAN JARMON: 618 Dudley -- I mean 619 Dudley. I ordered an updated inspection, because they just called me on this yesterday and they claim that all of this mess is cleaned off. Can I get a recommendation
contingent upon them cleaning this lot?

MR. DODDS: What was the original transfer for this property?

CHAIRWOMAN JARMON: It was a side yard.

MR. DODDS: And do we -- is it our understanding that the applicant has -- the picture is --

CHAIRWOMAN JARMON: Is a bunch of appliances.

MR. DODDS: So since 2002 has this been used as a dumping ground?

CHAIRWOMAN JARMON: I don't know. I just know that our recent picture in 2017, this is what it looked like. When they originally received it, it definitely wasn't like this. They got it as a side yard.

MR. DODDS: And when did they get it? In 2002?

CHAIRWOMAN JARMON: In 2002, yes, but I'm not sure when they dumped all of this stuff on it.

MS. CUNNINGHAM: We haven't
inspected it over that time.

CHAIRWOMAN JARMON: Well, we've probably had updated inspections, but not over the year since 2002 that we settled. We settled in 2002.

Can I get a recommendation contingent upon it being cleaned?

MS. CUNNINGHAM: This is the one you're talking about, this picture?

MR. KOONCE: I know, but this is -- I don't think the fence is compliant with zoning, which is why you can hide all that stuff back there probably.

MR. PADILLA: You can see it.

CHAIRWOMAN JARMON: So what is the recommendation? You can table this item.

MR. KOONCE: The lot be cleaned and the fence --

CHAIRWOMAN JARMON: Fence be in compliance.

MR. KOONCE: Yeah, with zoning requirements.
MR. O'DWYER: Is the original applicant the one who is applying for the release?

CHAIRWOMAN JARMON: No. No. They since sold it to someone else.

Can I get a recommendation from someone, please?

Can I get a recommendation?

MR. PADILLA: Recommend to approve contingent that the lot is cleaned and that the fence be compliant with current standards.

(Duly seconded.)

MR. DODDS: I guess I'd just like to say is the Committee comfortable with somebody neglecting a property, turning it into a dumping ground for years and then making a profit off of the sale of that property?

MR. O'DWYER: I think the difficulty would be that the original term of the restrictions was for five years from 2002, so we just know what it looks like now, not --
MR. DODDS: Good point. Good

CHAIRWOMAN JARMON: Yeah. We

haven't had it since 2002.

MS. MEDLEY: The current owner

is Richard Montgomery?

CHAIRWOMAN JARMON: No. He

since sold it, if I'm not mistaken. I

have to double-check.

MS. JACKSON: So when did he

sell it; do you know?

CHAIRWOMAN JARMON: I'm sorry?

MS. JACKSON: Do you know when

he sold it?

CHAIRWOMAN JARMON: No. I

mean, we can table this and I can look up

all of these questions that are being

asked and we bring it back next month.

Hopefully he'll have it --

MR. KOONCE: Cleaned.

CHAIRWOMAN JARMON: -- cleaned

off, because I did order an inspection

yesterday.

MS. JOHNSON: Can we just
approve it contingent upon?

CHAIRWOMAN JARMON: We can do it contingent upon. I'll verify who now owns it.

MS. JACKSON: The question, is this Richard's stuff or the old guy's stuff?

CHAIRWOMAN JARMON: That's what I'm going to verify.

MS. JACKSON: Is it the new owner or the old owner?

CHAIRWOMAN JARMON: I'm going to check that out and I'll let you guys know.

MR. PADILLA: So just recommend to table it so that we can get further evidence next month. Just table it.

CHAIRWOMAN JARMON: Because I could let them know.

MR. PADILLA: So there's a motion on the table. I mean, I'm fine.

CHAIRWOMAN JARMON: As far as the fence and them cleaning it?

MS. JOHNSON: They have to
clean it regardless of whose it is, the
condition, and make it compliant.

MR. O'DWYER: I mean, I feel
like in the end, regardless of what the
answer to the questions raised would be,
we're going to end up saying that it has
to be cleaned and issue the certificate
of completion.

CHAIRWOMAN JARMON: Right.

MR. PADILLA: So there's a
motion on the table.

CHAIRWOMAN JARMON: Can you say
it again?

MR. PADILLA: So motion to
approve contingent on cleaning the lot,
replacing or repairing the fence to be
compliant with current L&I standards.

(Duly seconded.)

CHAIRWOMAN JARMON: All in
favor?

(Aye.)

CHAIRWOMAN JARMON: Any
opposed?

(No response.)
CHAIRWOMAN JARMON: Thank you.

6650 Crowson. This was a property the guy just asked me yesterday -- it was a foreclosure. It's right now vacant. They had some kind of housing agency gave the people that were occupying it, put them in another property and they had lost that. So that's their request, the bank's request.

MS. CUNNINGHAM: Motion to issue a certificate of completion.

MS. JOHNSON: So it's being sold now?

CHAIRWOMAN JARMON: Yeah, the bank.

MS. CUNNINGHAM: We gave it out in 1982. So they brought it to code. This is a totally new owner. And so I move that we issue a certificate of completion.

MR. O'DWYER: I second that.

CHAIRWOMAN JARMON: All in favor?

(Aye.)
CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

2724 George Street, Daniel.

(Witness approached podium.)

MS. JOHNSON: This has already been sold?

MS. JACKSON: Yes.

MR. CARROLL: My name is Dan Carroll.

MS. CUNNINGHAM: Mr. Carroll, you acquired this property in 2016?

MR. CARROLL: Yes.

MS. CUNNINGHAM: As a side yard?

MR. CARROLL: Correct.

MS. CUNNINGHAM: And it contains restrictions in the deed --

MR. CARROLL: Correct.

MS. CUNNINGHAM: -- that do not allow you to sell it prior to the expiration of five years.

MR. CARROLL: I didn't think it
said that. I thought it said if I sold it, I would just have to pay what was the balance on the mortgage.

MS. CUNNINGHAM: That's what your mortgage documents say. It's not what your deed restriction says.

MR. CARROLL: Okay.

MR. O'DWYER: The deed restriction says he can't sell it at all, not that there's a penalty?

MS. CUNNINGHAM: It says that you cannot sell it for more than 15 percent over and above the cost of the property and initial improvements.

MS. MEDLEY: Without the prior approval of the VPRC.

MS. CUNNINGHAM: Without the prior approval of the Committee.

MR. CARROLL: Yeah. So it was for 2723 Poplar, which is my home. So it wasn't sold separately. It was sold with 2723 Poplar. So it's a small lot. It's 13 by 33. It's not a buildable lot. It was just part of that sale. It wasn't an
independent sale. I mean, you can't build anything on it. It's just a yard.

MS. JOHNSON: So what's required?

MS. CUNNINGHAM: I don't see that it's any different than any of the others, that the Commissioner is going to require an appraisal.

MS. JACKSON: It was sold --

MS. JOHNSON: And you're going to have to reimburse --

MS. CUNNINGHAM: With this house.

MS. JOHNSON: So this is the same thing, that you'll have to reimburse --

MS. CUNNINGHAM: It's a 14 foot wide lot. It's a buildable lot.

MR. CARROLL: It's 13 by 33.

MS. CUNNINGHAM: Right. 14 foot wide is a buildable lot.

MR. CARROLL: It's on George Street also, which is a super small street, so the architect told me it would
have to have a setback. So he said you can't build anything on it unless --

MR. PADILLA: You still need to provide an appraisal to establish value for that portion of the site.

MR. CARROLL: I'm sorry. One more time.

MR. PADILLA: You still would have to provide an appraisal for that portion of the lot.

MS. JOHNSON: And then because he sold it early, you would have to reimburse the City, right, for --

MR. PADILLA: Correct.

MS. JOHNSON: -- 85 percent of the value.

MR. PADILLA: Of the value established.

MS. CUNNINGHAM: It's the value, less your initial costs for improvements and purchase. You had an initial cost for a mortgage, correct?

MR. CARROLL: Yes. I think it was like $12,000 or something like that.
MS. CUNNINGHAM: So we would deduct the $12,000 from that too.

MR. CARROLL: I mean, I don't know if it matters, but I moved to Poplar Street in 2006 and had taken care of it now for a long time. It just took me a long time to be able to purchase it.

MS. CUNNINGHAM: We can all agree to disagree that taking care of it includes paying the taxes, which means you didn't.

MR. CARROLL: Fair enough. I did try to get it in 2006, but yeah. So you're saying --

CHAIRWOMAN JARMON: So the recommendation is?

MS. CUNNINGHAM: That the applicant needs to obtain an appraisal.

MR. CARROLL: And whatever the appraisal amount comes in at, then I'm responsible for paying that? I thought I was only responsible for paying the --

MS. CUNNINGHAM: We'll get you the number after you give the appraisal.
You can't sell it for more than 15 percent over and above your initial costs.

MR. CARROLL: You said 15 percent or 50?

MR. PADILLA: 15, 1-5.

MS. CUNNINGHAM: Sorry.

MR. CARROLL: Yeah. I got it.

MS. CUNNINGHAM: So we will deduct the cost of the mortgage and the initial costs you had in maintaining the lot and we will deduct that from the appraised price, plus 15 percent, and then the rest will be remitted to the City, of the lot.

MR. CARROLL: The City values it at $5,800. That's the value according to public records, is $5,800. Does that matter?

MR. CUNNINGHAM: No.

MR. PADILLA: But it's got to be a certified appraised value. It will differ from what the City's value is.

MR. CARROLL: So I need to get
an appraisal and then I'll present that
to you?

CHAIRWOMAN JARMON: Yes.

MS. CUNNINGHAM: The appraised
value and the assessed value are totally
different.

CHAIRWOMAN JARMON: Once you
get it --

MR. KOONCE: It shouldn't be,
but they are.

MR. CARROLL: Thank you.

CHAIRWOMAN JARMON: So can I
get a vote?

MR. HUNTER: Motion to table.

CHAIRWOMAN JARMON: Oh, we're																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
tabling it, just like the others?

MS. JOHNSON: Until we get the
appraisal.

MR. CARROLL: Does that mean
I'm coming back again?

CHAIRWOMAN JARMON: We can
approve it contingent and then when you
send the appraisal, then we'll let you
know what it is. This is about the third
time coming back.

MS. CUNNINGHAM: I move we issue a certificate of completion contingent upon receipt of an appraisal and remittance of the proper amount of proceeds to the City.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: The last item, 3102 North Broad and 3104 North Broad. So the applicant sent me a letter from the community group supporting.

(Witness approached podium.)

MR. DODDS: You were here last month, sir?

MR. LaCORTÉ: Yes.

Tom LaCorte, L-A-C-O-R-T-E.

CHAIRWOMAN JARMON: Yes.

MS. CUNNINGHAM: You want an
extension, correct?

CHAIRWOMAN JARMON: Yes.

MS. CUNNINGHAM: So you've gotten community support now.

MR. LaCORTE: Yes. I always did, but it was because I owned it over a year, I needed a six-month extension.

You were asking me to go back to --

CHAIRWOMAN JARMON: Update it, yes.

MR. LaCORTE: Update it.

MS. CUNNINGHAM: So you have community support now. In six months, regarding the extension, in six months we're going to expect to see some permits issued.

MR. LaCORTE: Sure.

MR. DODDS: You're going for a variance?

MR. LaCORTE: No variance.

It's by-right.

MR. PADILLA: But the other uses, it was going to be a while, I guess.
MR. LaCORTE: Right.

MS. CUNNINGHAM: This is by-right.

MR. PADILLA: Yeah. This is by-right.

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

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: I'd like to add last month's minutes to the meeting, December the 11th, 2018. Can I get a recommendation?

MR. O'DWYER: I move that we add the minutes.

(Duly seconded.)

CHAIRWOMAN JARMON: This meeting is adjourned.

MR. KOONCE: We have to go back
to 33rd Street, because we have a sales price.

CHAIRWOMAN JARMON: We have to go back to the one we had discussed, the Land Bank property.

MR. PADILLA: The 1901-15.

MS. JACKSON: So the agreed-upon price was 50,000. We gave the reduction of 200 for the remediation and the contamination on the parcel.

MS. CUNNINGHAM: What's the rest of the reduction for then?

MS. JACKSON: I'm sorry?

MS. CUNNINGHAM: The appraised value is 345,000.

MS. JACKSON: The RFP was 250, and then they discounted 200 of that for their remediation costs.

MS. CUNNINGHAM: And so the break value taking into consideration that there are environmental issues?

MS. JACKSON: No. We gave the appraiser the report, but this is the RFP came back. And it was an RFP. So they
gave their offer.

    MR. KOONCE: Okay. So the
property was appraised taking into
consideration the contamination, and it
was appraised for how much?
    MS. JACKSON: 348.
    MR. KOONCE: 348. Anyway, and
then it went out to bid and there was
only one bid?
    MS. JACKSON: One bid.
    MR. KOONCE: And they came in
at?
    MS. JACKSON: 250.
    MR. KOONCE: 250.
    MS. JACKSON: And they
discounted -- in the end of the proposal,
they discounted it to 50. They took 200
off, discounted it to 50 for the cost
they incurred for remediation.
    MR. KOONCE: So the RFP
actually came back at 50.
    MS. JACKSON: At 50, correct.
    MR. KOONCE: And your
recommendation of the Land Bank is to
move forward?

MS. JACKSON: The recommendation is to move forward. Also we know that they had lost the ability to construct additional units because of the way they were going to have to cap the ground. So if it were a clean site, you would get more units on the site. Because of the way the contamination is, they're going to cap and they have less units, and they also had to put some community space on the bottom so the residents would not be on the bottom floor.

MR. O'DWYER: Community space or commercial space?

MR. JACKSON: Commercial. I'm sorry.

MR. HUNTER: So the question I have is this: This would require variances. Because this project required variances, I just want to confirm that the Land Bank doesn't actually settle until the settlement --
MS. JACKSON: Correct. So the developer has to go through the whole approval process, meaning the RCOs, going through Zoning and everything else before we go to settlement, also signing the development agreements.

MR. HUNTER: Okay.

CHAIRWOMAN JARMON: Recommendation?

MR. KOONCE: What do you need?

MS. CUNNINGHAM: This property is already in the Land Bank, right?

These are Land Bank properties, right?

MS. JACKSON: Yes.

MS. CUNNINGHAM: I'm okay with it.

MR. KOONCE: Motion to approve.

MS. JACKSON: I have to recuse.

MR. HUNTER: I'll second.

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: The meeting is adjourned.
(Vacant Property Review Committee adjourned at 12:15 p.m.)
CERTIFICATE

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

-------------------
MICHELE L. MURPHY
RPR-Notary Public

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Vacant Property Review Board
January 8, 2019

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(215) 504-4622
Vacant Property Review Board
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