

Vacant Property Review Committee  
May 14, 2019

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VACANT PROPERTY REVIEW COMMITTEE

Caucus Room, City Hall  
Philadelphia, Pennsylvania  
Tuesday, May 14, 2019  
10:22 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  
ANGEL RODRIGUEZ, Philadelphia Land Bank  
CAROLYN PLACKE, LISC  
GARRETT O'DWYER, PACDC  
JAMETTA JOHNSON, Planning Commission  
MARK DODDS, PHCD

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1 CHAIRWOMAN JARMON: Good morning. We're  
2 going to get started. My name a Susie Jarmon.  
3 I have a couple items that I want to table.

4 On Page 3, we have 1848 North Bouvier  
5 Street. That property was transferred to Land  
6 Bank. The address 2715 Orianna is 2417  
7 Orianna, which is an Urban Garden Agreement.

8 MR. O'DWYER: Is that on Page 3?

9 CHAIRWOMAN JARMON: That, I'm sorry, is on  
10 Page 3, also.

11 And the other items are on Page 4, 2147  
12 Federal, 2723 Oakford, and 2727 Oakford. Those  
13 items are tabled.

14 And I'd like to add the addendum to the  
15 agenda.

16 Are there any attorneys in the room?

17 (Hands raised.)

18 CHAIRWOMAN JARMON: Do you want to come  
19 up?

20 (Witness approached the podium.)

21 MR. MASCIANTONIO: Good morning,  
22 Chairwoman and Members of the Board. Paul  
23 Masciantonio, attorney for 2646 Janney Street,  
24 Philadelphia, PA.

1           This property was purchased by 2646  
2 Janney, LLC --

3           CHAIRWOMAN JARMON: One second. This item  
4 is on the Addendum, Page 2. Go ahead.

5           MR. MASCIANTONIO: -- in December of 2017.  
6 And it had previously, back in 1990, been  
7 transferred from the Redevelopment Authority to  
8 a Geraldine Doman, which had restrictions of  
9 record on it. I believe that the property has  
10 always been properly maintained.

11           And then in 2012, it was transferred to a  
12 Deborah McManus who transferred it to 2646  
13 Janney Street in December of 2017.

14           2646 Janney Street is presently  
15 maintaining the property and intends to develop  
16 it promptly. Permits have been issued, and it  
17 appears there's some restrictions of record  
18 that we would ask the Board to respectfully  
19 consider to remove.

20           MS. CUNNINGHAM: I make a motion that we  
21 issue the Certificate of Completion and  
22 recommend a release of the reversionary  
23 interest on the contingency that the lot is  
24 mowed and cleaned.

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1 MR. MASCIANTONIO: It was mowed and  
2 cleaned. I have a photo I can show you.

3 MS. CUNNINGHAM: You can give it to the  
4 Chair.

5 MR. MASCIANTONIO: Okay. Thank you.

6 MR. RODRIGUEZ: Second.

7 CHAIRWOMAN JARMON: Okay. Thank you. All  
8 in favor?

9 (Ayes.)

10 CHAIRWOMAN JARMON: Any opposed.

11 (No response.)

12 CHAIRWOMAN JARMON: Any other attorneys?

13 MR. MASCIANTONIO: Thank you.

14 CHAIRWOMAN JARMON: You're welcome. Have  
15 a good day.

16 (Witness approached the podium.)

17 CHAIRWOMAN JARMON: Good morning.

18 MR. DUFFY: Greg Duffy of Duane Morris  
19 representing Neighborhood Gardens Trust. With  
20 me, I have the Executive Director Jenny  
21 Greenberg.

22 We're here on behalf of the properties at  
23 521 Mercy Street, 528 Mercy Street, 531 Mercy  
24 Street.

1 MS. CUNNINGHAM: It's on the Addendum  
2 under miscellaneous, if everyone is looking for  
3 it, Attachment J.

4 CHAIRWOMAN JARMON: Yeah. And also, it's  
5 a request for a property swap.

6 Any questions from the Committee regarding  
7 the swaps?

8 (No response.)

9 MR. DUFFY: I'll -- just in case there are  
10 any questions, we're happy to respond.

11 I would like to point out that this garden  
12 comprises portions of the Growing Home  
13 Community Garden and the Mercy Edible Park.  
14 These particular gardens, which are located on  
15 500 Mercy Street block and also 700 Emily  
16 Street block serves refugee family populations  
17 from Burmese and Bhutanese refugee families.

18 They have been featured in National  
19 Geographic, just a few years ago. What we're  
20 trying to do here is to consolidate a number of  
21 the parcels on the 500 Mercy Street block to  
22 avoid loss to development pressure there.

23 We do have a number of the gardeners here  
24 in attendance, as well.

1 MS. CUNNINGHAM: The Law Department and  
2 Land Bank have been working extensively with  
3 NGT to figure out how this would work. And we  
4 came up with a process where NGT will still  
5 have the restrictions and their deeds to the  
6 property that they are receiving from the  
7 developers. And the developers will need a  
8 release of those restrictions when they take in  
9 the NGT properties. It's really kind of just  
10 taking the restrictions from their properties  
11 and putting them into the private deeds.

12 We're going to do the settlement all at  
13 once so that we can make sure that all the  
14 restrictions go on the proper deeds and they  
15 are released from the proper deeds.

16 MR. PADILLA: So is there an agreement in  
17 place with the private property owners?

18 MS. CUNNINGHAM: With them. And the Law  
19 Department has received title reports on all of  
20 those so that we're not taking a reversionary  
21 interest in anything that's encumbered.

22 CHAIRWOMAN JARMON: Any further questions?

23 MR. PADILLA: What's the intention of the  
24 developers?

1 MS. CUNNINGHAM: The developers, they had  
2 purchased theirs privately, but they were  
3 developing single-family homes.

4 MR. O'DWYER: So what is the Committee --  
5 are we issuing a Certificate of Completion?

6 MR. RODRIGUEZ: What will happen is,  
7 they'll acquire the property. They'll have to  
8 have their Certificate of Completion so they  
9 can effect the swap and the restrictions will  
10 be placed on the new property.

11 MS. CUNNINGHAM: They were already  
12 recommended to receive these properties at  
13 VPRC. They just were asking permission to swap  
14 them and then transfer the restrictions.

15 MR. PADILLA: Are we also approving a  
16 change in the entity name? It says here  
17 there's a note that we're looking at this one  
18 entity was -- name of the entity --

19 MS. CUNNINGHAM: That's a different one.  
20 That's Attachment K.

21 MR. PADILLA: That's K. I'm sorry.

22 CHAIRWOMAN JARMON: Any further questions?

23 (No response.)

24 CHAIRWOMAN JARMON: Recommendation?

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1 MR. RODRIGUEZ: Move that we approve the  
2 release and transfer.

3 MR. PADILLA: Second.

4 CHAIRWOMAN JARMON: All in favor?

5 (Aye.)

6 CHAIRWOMAN JARMON: Any opposed?

7 (No response.)

8 CHAIRWOMAN JARMON: Thank you.

9 MR. DUFFY: Thank you very much.

10 CHAIRWOMAN JARMON: Any other attorneys in  
11 the room?

12 MS. WOLF: My name is Marsha Wolf. I'm  
13 here for 1723, 25, 27 and 29 North Howard  
14 Street, which is currently owned by Hector  
15 Vicente, who purchased it the PRA back in  
16 January of 2016.

17 My clients are going to partner with  
18 Hector to develop the property. We have a loan  
19 commitment from Meridian Bank, so we need a  
20 subordination agreement from this Committee and  
21 the PRA. And if you have any questions...

22 MR. PADILLA: We're going to ask you to  
23 speak up please, because we literally can't  
24 hear you.



1 MS. WOLF: 1723, 25, 27 and 29 North  
2 Howard Street.

3 MR. RODRIGUEZ: Attachment H.

4 MS. CUNNINGHAM: This was the gentleman  
5 that was here before, and we asked him for a  
6 partnership agreement.

7 CHAIRWOMAN JARMON: Yeah. He's over  
8 there, Mr. Vincenty. And I think he sent in  
9 permits for each of the properties.

10 Mr. Vincenty, can you just come up and  
11 just state your name for the Committee?

12 (Witness approached the podium.)

13 MR. VINCENTY: Good morning.

14 CHAIRWOMAN JARMON: State your name for  
15 the record, please.

16 MR. VINCENTY: My name is Hector Vincenty.  
17 I'm the current owner of 1723 dash 29 North  
18 Howard Street.

19 CHAIRWOMAN JARMON: So the name that  
20 you're asking these be transferred to is the  
21 1723 North Howard, LP.

22 MR. VINCENTY: Yes, ma'am.

23 CHAIRWOMAN JARMON: Any questions from the  
24 Committee?

1 MS. CUNNINGHAM: Has this been executed?

2 MR. VINCENTY: Pending approval from you  
3 guys.

4 MS. WOLF: The certificate of limited  
5 partnership has been filed.

6 MR. HUNTER: Did this also need an  
7 extension of time?

8 CHAIRWOMAN JARMON: Yes.

9 MR. HUNTER: That needs to also be  
10 secured.

11 CHAIRWOMAN JARMON: Any further questions?

12 MR. RODRIGUEZ: Do you have permits or did  
13 you have to pull permits for this?

14 MR. VINCENTY: Say that again.

15 MR. RODRIGUEZ: You have not pulled  
16 permits.

17 MR. VINCENTY: All permits are approved.  
18 They were also emailed.

19 CHAIRWOMAN JARMON: Any further questions  
20 from the Committee?

21 (No response.)

22 MS. WOLF: I have two questions for the  
23 Committee. One, is how long will it take to  
24 get an executed subordination agreement?

1           And two, at what point during construction  
2 will you release the right of reversion?

3           MS. CUNNINGHAM: We won't release the  
4 right of reversion until we have a certificate  
5 of occupancy.

6           MS. WOLF: So you'll release it per  
7 premises as built?

8           MS. CUNNINGHAM: That's correct.

9           MR. RODRIGUEZ: Also subordination  
10 agreement depends on the terms of the  
11 financing.

12           MS. CUNNINGHAM: And the Committee doesn't  
13 do that. The Law Department does that, so  
14 that's something else --

15           MS. WOLF: Is there someone from the Law  
16 Department I can contact?

17           CHAIRWOMAN JARMON: Yes. You've been in  
18 contact with Phil.

19           MR. JONES: You've been in connect with  
20 me. So I would look over the financing, the  
21 attachments for the -- whatever the bank  
22 determines.

23           MS. WOLF: The term sheet?

24           CHAIRWOMAN JARMON: Yeah.

1 MS. WOLF: Do you want me to give it you?

2 MR. JONES: Yeah. You can email it to me.  
3 You should have my email, if not I can give it  
4 to you.

5 MS. WOLF: Okay.

6 CHAIRWOMAN JARMON: Any further questions?

7 MR. RODRIGUEZ: Do you obtain 50 percent  
8 ownership?

9 MR. VINCENTY: Yes, sir.

10 CHAIRWOMAN JARMON: Recommendation?

11 MR. RODRIGUEZ: I have one more question.  
12 What's your construction timeline?

13 MR. VINCENTY: Seven to eight months,  
14 approximately.

15 MR. RODRIGUEZ: Seven or eight months?

16 MR. VINCENTY: Yes, sir.

17 MR. RODRIGUEZ: So I move that we approve  
18 the name change and the approval, the  
19 subordination agreement, based on  
20 recommendations from the Law Department, and  
21 then we grant the six month extension for  
22 construction.

23 And that the applicant will have to come  
24 back in six months and give us a status report

1 and get another extension.

2 MR. VINCENTY: Okay. No problem.

3 MR. O'DWYER: Second.

4 CHAIRWOMAN JARMON: All in favor?

5 (Aye.)

6 CHAIRWOMAN JARMON: Any opposed?

7 (No response.)

8 CHAIRWOMAN JARMON: Thank you.

9 MR. PADILLA: I just want to be very clear  
10 before you leave, make sure you're here at six  
11 months.

12 MR. VINCENTY: Yes, sir.

13 MR. PADILLA: Thank you.

14 CHAIRWOMAN JARMON: First item is 3340  
15 North 16th Street, 3342, 3346 North 16th, 3320  
16 North 17th, 3327 North 17th, 3331 North 17th,  
17 3342 North 17th, 3344 North 17th, 3346 North  
18 17th, 3412 North 17th, and 3414 North 17th  
19 Street.

20 The applicants have changed their name  
21 from Allegheny Tioga Development to 3300 to  
22 3400 North 17th Street Development, LP.

23 Mr. Miles?

24 MR. MILES: Yes.

1 (Witness approached the podium.)

2 CHAIRWOMAN JARMON: State your name.

3 MR. MILES: Anthony Miles.

4 CHAIRWOMAN JARMON: Can you just give the  
5 Committee a brief -- as far as what you're  
6 doing with these properties?

7 MR. MILES: Yes. There's a total of 11  
8 parcels. They are split up into four different  
9 projects.

10 The first project is 12 four condos on one  
11 lot. And those condos are a combination of  
12 market rate and work force housing under the  
13 City's work force housing program. And those  
14 are 3340, 42, and 46 North 16th Street. That's  
15 project No. 1. So there will be a total of 12  
16 condos with four of those condos being work  
17 force housing.

18 Project No. 2 on the 3300 block of North  
19 17th Street is similar, which would be -- on  
20 those three lots, there would be four condos in  
21 each building.

22 Project No. 3 is 3033, 40, 42, and 46  
23 North 17th Street. That's at the corner of  
24 17th and Ontario. That project is going to be

1 a mixed-use project with a community commercial  
2 cafe on the ground floor level and rentals  
3 above that.

4 And then there's two more parcels on the  
5 3400 block of North 17th Street. And that will  
6 be mixed use, as well. 17th Street is the  
7 designated community commercial corridor. And  
8 these parcels are part of a bigger Master Plan  
9 for the neighborhood, which consists of some  
10 senior housing. There's going to be a campus,  
11 a satellite campus, from a major university,  
12 MOU. So it's part of a bigger Master Plan.

13 MR. RODRIGUEZ: Mr. Miles, I have a  
14 question for you. On our fact sheet, based on  
15 the finance that's presented, you're showing  
16 \$63 a square foot for construction; is that  
17 accurate?

18 MR. MILES: No. That's not.

19 MS. CUNNINGHAM: What is it?

20 MR. RODRIGUEZ: What's your guess on the  
21 square footage, price per square foot?

22 MR. MILES: In terms of construction?

23 MR. RODRIGUEZ: Yes.

24 MR. MILES: It's \$100 per square foot, but

1 I don't know where that number came from.

2 MR. RODRIGUEZ: It's a formula based on  
3 the proposed financing versus -- so it's \$100 a  
4 square foot?

5 MR. MILES: Mm-hmm.

6 MR. RODRIGUEZ: Are you self-performing  
7 any of the work?

8 MR. MILES: Are you talking about in terms  
9 of construction?

10 MR. RODRIGUEZ: Yeah.

11 MR. MILES: No. We've already -- we  
12 already have a minority owned construction  
13 company that's going to be operating as GC. So  
14 we're not self-performing any of the work.

15 MR. PADILLA: So am I correct to assume  
16 it's three phases, how you described it?

17 MR. MILES: What's that.

18 MR. PADILLA: Is it safe to assume that  
19 it's three phases based on your description?

20 MR. MILES: No. We plan to build them all  
21 at the same time.

22 MS. CUNNINGHAM: Okay. The Master Plan  
23 you're speaking of is a neighborhood Master  
24 Plan, right, it's not your company's?



1 MR. MILES: No. It's the neighborhood  
2 Master Plan that we adopted.

3 MS. CUNNINGHAM: But this project is your  
4 company's project, and you're not involved in  
5 the rest of the development?

6 MR. MILES: No, we are.

7 MS. CUNNINGHAM: You are?

8 MR. MILES: So as I described it, the  
9 neighborhood produced a Master Plan with what  
10 they wanted from the neighborhood, which  
11 included a community farmers market. They  
12 wanted a community cafe. They wanted market  
13 rate housing. They wanted senior housing.

14 And what we did was reverse engineer the  
15 plan and just looked at the lots that we had in  
16 the neighborhood and just plugged in what the  
17 community wanted.

18 So to be clear, outside of this, we have  
19 another 30 parcels -- is what you're describing  
20 as part of the Master Plan. We own them. They  
21 are non-City parcels, correct.

22 MS. CUNNINGHAM: But they are not part of  
23 this particular project?

24 MR. MILES: They are not a part of this,

1 no.

2 MR. O'DWYER: The work force housing  
3 units, they are going to be rental?

4 MR. MILES: No. Everything is home  
5 ownership. That's what the community wanted.  
6 They wanted home ownership.

7 MS. JOHNSON: You said the mixed used cafe  
8 had rental above.

9 MR. MILES: Those will be -- yes. Those  
10 will be rentals.

11 MS. CUNNINGHAM: 20 market rate rental  
12 units and eight work force condominiums and  
13 four work force rental units, so there are  
14 rentals.

15 MR. MILES: Yeah. There are rentals. And  
16 then we agreed across the board, the community  
17 wanted us -- we came into this without any  
18 community, you know, any community solicitation  
19 that we were going to do at least a minimum of  
20 10 percent of everything we built as work  
21 force, either rentals or condominiums. And the  
22 community asked us if we could up that number  
23 to 15 percent.

24 MR. O'DWYER: And all is home ownership

1 none as rental?

2 MR. MILES: There are some rentals.

3 MR. O'DWYER: None of the work force ones  
4 are going to be rentals?

5 MS. CUNNINGHAM: Four of them.

6 MR. MILES: Four of them. 15 percent of  
7 all home ownership units and rentals, we're  
8 doing across the board on everything we build.

9 MR. O'DWYER: So for the rental and home  
10 ownership for the Land Bank, what's the deed  
11 restriction on that? Is this in perpetuity?

12 MR. RODRIGUEZ: Work force rental  
13 properties, the restrictions on that, the first  
14 10 years for the first home buyer will be  
15 income restricted at 120 percent.

16 If that home buyer sells before the 10  
17 year time period, then the second buyer, the 10  
18 years would reset. That would be 10 years.  
19 And it goes up to the third buyer for a maximum  
20 of 30 years.

21 For rental units, that would have to be --  
22 typically, that has to be negotiated --

23 MR. O'DWYER: Do we even have the capacity  
24 to make sure to ensure that a rental program

1 like that is actual --

2 MR. RODRIGUEZ: We would have to income  
3 certified. He would have to, for the rentals,  
4 he would have to show income certified and home  
5 ownership, as well.

6 MR. PADILLA: Our body would review and  
7 approve those prior to any transaction.

8 MS. CUNNINGHAM: So my other question,  
9 which is not really, too -- I'm still having  
10 trouble with why this was a noncompetitive  
11 sale.

12 Why this wasn't RIP, because between the  
13 policy, the disposition policy, and the Mayor's  
14 directive, work force housing is not included  
15 as an exception to competitive sales. So I  
16 just have an issue with that.

17 CHAIRWOMAN JARMON: These properties were  
18 approved for this group back in -- I want to  
19 say '14.

20 MR. MILES: No, '16.

21 CHAIRWOMAN JARMON: '16, back in 2016.  
22 When we were using the LAMA established prices.

23 MR. PADILLA: So this would be prior to  
24 2017.

1 MS. CUNNINGHAM: Prior to any disposition  
2 policy.

3 CHAIRWOMAN JARMON: Yes.

4 MR. PADILLA: Did it go through council  
5 resolution?

6 CHAIRWOMAN JARMON: Everything. It went  
7 all the way.

8 MR. RODRIGUEZ: So it was held because of  
9 another development?

10 MR. MILES: Yes.

11 MS. CUNNINGHAM: And then my other  
12 question is how do we arrive at the discount  
13 prices. I know this is LAMA value, but I  
14 thought that, and I may be wrong, but I thought  
15 we were -- even for ones that were already  
16 approved, we were no longer approving LAMA  
17 values because they're so much significantly  
18 lower than market value.

19 CHAIRWOMAN JARMON: I wasn't aware of  
20 that. I know they changed the system after  
21 these properties were on there, which -- this  
22 was -- these were the prices we were using.

23 And I think shortly after that, when they  
24 established the 2017 policy, that's when they

1 were stating everything had to go and be  
2 appraised.

3 MS. CUNNINGHAM: And so my other question  
4 is that the project funding was committed and  
5 verified. This looks like the total project  
6 cost is 4 and a half million. But at \$100 a  
7 square foot, we're looking at like 6.8 million.  
8 Do you have that kind of funding?

9 MR. MILES: Yes. I don't know where -- I  
10 only had two days to pull this together, so I  
11 might have made an error in the calculations on  
12 my application in two days. But the funding  
13 that I put forth is more than enough money to  
14 complete the project.

15 MR. PADILLA: Have you submitted plans for  
16 this project?

17 MR. MILES: In the packet, I submitted all  
18 of the zoning drawings for the project, but no  
19 full construction documents yet because it was  
20 held up.

21 MR. PADILLA: When are you ready to go  
22 into construction?

23 MR. MILES: As soon as we get approval,  
24 we're going to go ahead and submit all of our

1 applications for zoning. We're moving right  
2 away. And we're hoping to be in the ground in  
3 September.

4 MR. RODRIGUEZ: So based on the  
5 application submitted, we get \$63.31 in your  
6 report. You're saying \$100 square foot, which  
7 would show an increase in the financing.

8 MR. MILES: What's that?

9 THE COURT REPORTER: Can you turn your  
10 microphone on, please?

11 MR. RODRIGUEZ: So what I said was based  
12 on the application that was submitted, these  
13 were the numbers that were submitted and we  
14 verified these numbers. And that's what  
15 derived at \$63 a square foot.

16 You're reporting that it's \$100 a square  
17 foot, which would create a gap in your  
18 financing.

19 So the documentation we have in your  
20 application is for the dollar amount, not for  
21 the increase in the gap.

22 So my concern would be that we get the  
23 financing cleared and the square footage cost  
24 clear, so that we can verify that and pass it

1 to actually develop the property.

2 MR. MILES: What I would -- so that we can  
3 move forward, because this has been kind of  
4 held up for a while -- what I would recommend  
5 we do is we -- that the Committee move forward  
6 to vote and approve the lots on North 16th  
7 Street, North 17th Street. And then we can  
8 come back at the next hearing or whatever and  
9 provide the remaining financing for the cafe so  
10 that we can start to move forward with the  
11 zoning process, because the dollar amount that  
12 I gave you is more than enough to cover those  
13 six properties.

14 MR. PADILLA: I would recommend the  
15 contrary to your recommendation, because we  
16 don't have evidence of your financing.

17 MR. MILES: The financing --

18 MR. PADILLA: Please. Let me finish my  
19 thought process.

20 If this has been delayed, then that would  
21 have given you more time to come here with a  
22 tight package. So there is a gap right now  
23 based on a \$100 square foot construction cost  
24 of your total development cost.



1           So the Committee would require a thorough  
2 break down in your performo to demonstrate your  
3 cost, construction phasing. I would attach  
4 plans to it. Come tight next time so that  
5 we're able to vote on something that's  
6 tangible.

7           Right now it's -- I don't think it's, I  
8 mean, I just don't think it's specific enough  
9 for us to make a decision.

10          MR. RODRIGUEZ: So let me just be clear,  
11 the applicant did submit an application -- he  
12 did submit an application. We do have verified  
13 funding, but the funding is for 4.5 million.

14          MR. PADILLA: But at \$100 a square foot,  
15 it varies from the application.

16          MR. RODRIGUEZ: Correct.

17          MS. CUNNINGHAM: \$2.3 million difference  
18 in funding that we need to verify.

19          MR. PADILLA: Resubmission of the  
20 application with the accurate numbers if  
21 everything else backs that up, right?

22          So I recommend we table this until we  
23 obtain further clarification from finance.

24          MR. DODDS: Should the disposition price

1 also be reviewed given that this is based on  
2 prior --

3 MS. CUNNINGHAM: And a three year ago  
4 price.

5 I understand your frustration with that,  
6 but the reason it was held up was not the  
7 City's.

8 MR. MILES: What's that?

9 MS. CUNNINGHAM: The reason it was on hold  
10 was not because of anything we created. Your  
11 legal issues with your other partnership were  
12 the reason for the hold.

13 MR. MILES: Well, with all due respect, I  
14 had no knowledge of -- no one notified me of  
15 that. But the moment I was notified, I sent  
16 many emails to get clarification to resolve the  
17 issue. I have documentation of that. And then  
18 what when I finally understood it, I provided  
19 that documentation right away.

20 So the holdup was, in fact, not me. Let  
21 me be clear. So what I'm saying was, I've  
22 never received any official documentation when  
23 I submitted my application. It was going  
24 through the process. What I was told is that

1 we're waiting on the Law Department to transfer  
2 the deeds over. At no point did I know that  
3 there was a holdup. And I know the Law  
4 Department can take months to transfer those  
5 deeds over to the RDA or whatever entity.

6 At no point did I -- was I notified until  
7 Ms. Harris -- Ms. Harris, would you come up for  
8 a second? Ms. Harris -- the way we found out  
9 about the issue is Ms. Harris came down to the  
10 RDA to follow up on our application. And then  
11 she was notified of an issue. And this was  
12 after a while of following up -- could you, for  
13 the record -- go on record.

14 MS. CUNNINGHAM: When was that?

15 MS. HARRIS: Good morning. My name is  
16 Doris Harris. This was about the end of the  
17 summer of 2018.

18 MS. CUNNINGHAM: So from 2016 to the end  
19 of 2018, you just thought it was just going  
20 through the process; is that correct?

21 MS. HARRIS: Yes.

22 MS. CUNNINGHAM: Nobody notified you that  
23 there was an issue and that it was put on hold?

24 MS. HARRIS: Nope.

1 MR. MILES: Until we went to the RDA --  
2 you can explain the situation.

3 MS. HARRIS: Until we went to the RDA to  
4 get information on the lot, what was the status  
5 of the lot. Are they being -- because I would  
6 call periodically to find out what was the  
7 status --

8 CHAIRWOMAN JARMON: Not to cut you off,  
9 Miss. We had already did all the paperwork on  
10 these, and they had gone to the Law Department.  
11 But at the time when RDA was to transfer title  
12 to them, my department was told that they  
13 needed an EOP.

14 At the time, they didn't need EOPs. But  
15 it was after that time when that policy was put  
16 in place. So they needed an EOP. So I sent  
17 the EOP to them and they filled it out. But  
18 that's the extent of where it went.

19 But then the end of last year, there was a  
20 property that we transferred to them, I can't  
21 remember it offhand, but it was a property on  
22 Ogden Street, that wasn't developed.

23 So I sent them a reverter letter. I said,  
24 this is going to hold this up, because you

1 haven't done what you needed to do with the  
2 Ogden Street. So that's the status of the  
3 whole thing.

4 MS. CUNNINGHAM: And what happened with  
5 Ogden?

6 CHAIRWOMAN JARMON: It's still a vacant  
7 lot.

8 MS. CUNNINGHAM: Did we revert it?

9 CHAIRWOMAN JARMON: We sent a letter out  
10 to revert --

11 MS. CUNNINGHAM: But we haven't moved  
12 forward with it.

13 MR. RODRIGUEZ: But Mr. Miles is no longer  
14 a part of that partnership, which allowed him  
15 to move forward with this development.

16 MR. O'DWYER: So where did this \$94,723 --  
17 if there was no competitive bid and there was  
18 no appraisal, does this number have any basis  
19 in anything?

20 MS. CUNNINGHAM: It came from LAMA.

21 CHAIRWOMAN JARMON: Yeah, this was the  
22 LAMA established price. With that policy, when  
23 it happened, it was called the direct sale. So  
24 we got a support letter from the council

1 person. That's why we used those prices.

2 MR. O'DWYER: But it also indicates it was  
3 discounted. So how much did we discount it  
4 from the LAMA value?

5 CHAIRWOMAN JARMON: We didn't. That was  
6 the price of the LAMA value.

7 MR. O'DWYER: Oh. Well, it says  
8 discounted in the --

9 CHAIRWOMAN JARMON: It wasn't discounted.

10 MR. PADILLA: Well, technically, it would  
11 be discounted based on the market appraised  
12 value at that site versus the price that LAMA  
13 said.

14 MS. CUNNINGHAM: So Tioga Development, was  
15 that the same entity on Ogden Street? And  
16 that's why we have a new entity now?

17 MR. MILES: No.

18 MS. CUNNINGHAM: That's a totally separate  
19 entity?

20 MR. MILES: That's a separate entity,  
21 correct.

22 CHAIRWOMAN JARMON: Any further questions?

23 (No response.)

24 CHAIRWOMAN JARMON: Recommendation?

1 MR. HUNTER: Hold on. The City didn't  
2 make an error in not transferring these  
3 properties, I don't understand why we would be  
4 held to that former price if this is, you know,  
5 something to do with the applicant.

6 I think, you know, keeping to something  
7 that was several years ago doesn't make sense  
8 to me. I'd rather see it at the appraised  
9 value.

10 MS. CUNNINGHAM: I can understand a  
11 discount, but I'd like to know what we're  
12 discounting from.

13 MR. O'DWYER: I completely agree.

14 MS. CUNNINGHAM: I'd like to know what the  
15 difference in value of the prices is and  
16 understand what we're starting with and where  
17 we're going to discount.

18 I understand we need work force housing  
19 and the community needs development, but I'd  
20 like to understand first what the actual value  
21 of the parcel is before we discount it to a  
22 price that we came up with four years ago.

23 And I understand your frustration, sir.  
24 But part of the reason it was held up was

1 because you didn't develop somewhere else. And  
2 I understand that was a separate partnership  
3 and all of that, but part of the reason it was  
4 held up is because you didn't develop.

5 We really need to understand where your  
6 funding is, how much funding you have, whether  
7 you're able to develop the plan that you came  
8 up with. And I'd like to understand where the  
9 discounted price -- what we're discounting  
10 from, what the actual value of the parcel is.  
11 Even just the assessed value is over 120,000.  
12 So, I mean...

13 MR. PADILLA: Again, to keep this moving,  
14 a recommendation is to table this so that we  
15 can obtain an accurate financing structure and  
16 your ability to finance and build -- but  
17 understanding that it's contingent on an  
18 appraised value assessment, which is going to  
19 impact the final total valuing cost.

20 MR. O'DWYER: I second that.

21 MR. RODRIGUEZ: My understanding was if we  
22 get the appraised value to understand the  
23 amount of the discount; is that correct?

24 MR. PADILLA: Correct.



1 MR. RODRIGUEZ: So --

2 MR. PADILLA: Doesn't necessarily mean  
3 we're holding on to the particular discount.

4 MR. RODRIGUEZ: So how -- what's the --  
5 what process do you propose? If we get this  
6 appraised, we also -- I mean, I'm assuming, if  
7 I'm hearing correctly, we're going to get a  
8 better understanding of secured financing for  
9 the new square footage price, correct?

10 MR. PADILLA: Correct.

11 MR. RODRIGUEZ: That's the first part.  
12 Second part, we're going to appraise the  
13 properties. Then the issue becomes we'll  
14 understand where the discount is?

15 MR. PADILLA: And this discount will  
16 probably be a function of what it's going to  
17 take to develop these properties to ensure that  
18 we're accompanying 120 percent of AMI and work  
19 it backwards. It would be a residual building  
20 and land analysis.

21 MS. CUNNINGHAM: What are the size of  
22 these units?

23 MR. MILES: There are one bedroom, one  
24 bath and two bedroom, two bath. And they are

1 big units. The one bedroom, one bath units are  
2 a 1,045 square feet. And the two bedroom, two  
3 baths are around 1,535 square feet.

4 MS. CUNNINGHAM: Depends on household  
5 size, depends on how many bedrooms in the unit.

6 MR. PADILLA: That's correct.

7 MS. CUNNINGHAM: It looks like they are  
8 condos.

9 MR. PADILLA: Not all of them.

10 MS. PLACKE: Do you have a market study to  
11 support all of this?

12 MR. MILES: What's that?

13 MS. PLACKE: Do you have a market study to  
14 support all of this?

15 MR. MILES: To support what in particular?

16 MS. PLACKE: Your development plan.

17 MR. MILES: To support that there's a need  
18 for the housing?

19 MS. PLACKE: No. The development plan  
20 that you're proposing for work force housing,  
21 based on the one bedroom, two bedroom, do you  
22 have a market study to support all of this?

23 MR. MILES: (No response.)

24 MS. PLACKE: So you have a community plan.

1 We understand the community wants this. Did  
2 you go out and secure a market study to verify  
3 that your market can actually support your  
4 development?

5 MR. MILES: What we did do -- we have some  
6 market study through the economy, what they put  
7 together, which I can share. But what we did  
8 is we took it one step further. We went out  
9 and secured partners, employers, that are going  
10 to be working with us to fill the units up that  
11 want housing such as Temple, Einstein, SEPTA.

12 So our target is health care workers,  
13 teachers, firefighters, police officers, and  
14 active duty military is our target for our  
15 units.

16 MR. RODRIGUEZ: Mr. Miles, let me just be  
17 clear with you. You're saying and stipulating  
18 that this is going to be work force housing.  
19 You're aware of the cap --

20 MR. MILES: Yes. I'm fully aware of what  
21 the cap is. 230,000 is the cap. And they  
22 have -- the occupant has to live in it for 10  
23 years. And if they sell it, they have to sell  
24 it to someone else who qualifies. And there's

1 a deed restriction. I'm fully aware of what I  
2 signed up for.

3 MS. JOHNSON: But the question is, is  
4 there a need for one and two bedroom sizes or  
5 is that going to be --

6 MR. MILES: Yes. There is a tremendous  
7 need for one -- for the demos that we're going  
8 after, one and two bedrooms, are what they are  
9 looking for.

10 MR. PADILLA: There was a recommendation.  
11 Are we moving forward?

12 MR. RODRIGUEZ: I ask that you also --

13 MR. PADILLA: Amend it?

14 MR. RODRIGUEZ: Yeah.

15 MR. PADILLA: So recommend to table.  
16 Requesting updated financial structure with  
17 your total development costs, unit counts,  
18 everything that's in the package already. You  
19 just need to justify the increased development  
20 costs. Your ability to finance, capability to  
21 finance that. And based on an appraised value  
22 of these assets and the discount to ensure that  
23 work force housing is what is going to be  
24 developed on the site.

1 Am I missing anything?

2 MR. O'DWYER: Second.

3 CHAIRWOMAN JARMON: All in favor?

4 (Aye.)

5 CHAIRWOMAN JARMON: Any opposed?

6 (No response.)

7 CHAIRWOMAN JARMON: Thank you.

8 The next item is 2301 to 07 Ridge Avenue,

9 Y&R Ridge On the Rise, Inc.

10 (Witness approached the witness stand.)

11 CHAIRWOMAN JARMON: State your name for  
12 the record?

13 MR. GEBREHANA: My name is Razel  
14 Gebrehana.

15 THE COURT REPORTER: Could you spell it  
16 for me?

17 MR. GEBREHANA: R-A-Z-E-L. Last name is  
18 G-E-B-R-E-H-A-N-A. I'm a pharmacist. I  
19 graduated from Temple in 2006. I've worked at  
20 a retail pharmacy, Rite Aid, for about three  
21 years. And then, originally, I worked on Ridge  
22 Avenue.

23 We found a place to move our pharmacy from  
24 a rental property to that corridor. We've been

1 in business on Ridge Avenue for about six  
2 years. We have a lot of community support to  
3 relocate us. And we want this Committee to  
4 help us to move our business location.

5 CHAIRWOMAN JARMON: Are there any  
6 questions from the Committee?

7 MS. CUNNINGHAM: My question is, this  
8 project includes 2301 to 7, 2309, 11, 13 and 15  
9 Ridge Avenue?

10 MR. GEBREHANA: No the first is it's 2301.  
11 And then the second phase is going to be the  
12 rest of them.

13 MS. CUNNINGHAM: The second phase is going  
14 to be what? I'm sorry.

15 MR. GEBREHANA: It's going to be 2309 to  
16 15.

17 MS. CUNNINGHAM: But this is all one  
18 project, there's just two phases; is that  
19 correct?

20 MR. GEBREHANA: Right, right.

21 MS. CUNNINGHAM: My question is, how does  
22 this qualify for a non-competitive sale when  
23 they are contributing four parcels and the City  
24 is contributing four parcels, even though it's

1 consolidated?

2 MR. PADILLA: They're also bringing  
3 economic development to the community, creating  
4 jobs. I mean, they are opening a business, so  
5 it would qualify.

6 MS. CUNNINGHAM: For non-competitive sale?

7 MR. PADILLA: Correct. For discount.

8 MS. CUNNINGHAM: It's not discounted.  
9 It's the appraised value.

10 MR. PADILLA: I'm just looking at the fact  
11 sheet. It says they have a 75 percent  
12 assemblage on this.

13 MS. CUNNINGHAM: They don't. That's what  
14 I'm asking.

15 MR. PADILLA: Or is it 75 percent is  
16 taking into consideration public property? Is  
17 that what you're saying?

18 MS. CUNNINGHAM: They are saying that they  
19 own 75 percent of the total development site.  
20 They own 4,537 square feet, and we're selling  
21 them 3,157 square feet. That's not 75 percent.

22 MR. PADILLA: That would not be 75  
23 percent. That's correct.

24 MS. CUNNINGHAM: It's not quite 60

1 percent.

2 MR. RODRIGUEZ: Typically, we do this by  
3 parcel, not square footage.

4 MS. CUNNINGHAM: So if I assemble and  
5 consolidate 20 parcels and they have two,  
6 that's going to be considered a majority? That  
7 seems silly.

8 MR. PADILLA: You have to look at the --

9 MR. RODRIGUEZ: If there are like, you  
10 know, to make math easy, you acquire a certain  
11 number of parcels. And the remaining parcels  
12 are City-owned, that qualifies.

13 MS. CUNNINGHAM: If you acquired 75  
14 percent.

15 MR. RODRIGUEZ: It's not a square footage  
16 calculation.

17 MS. CUNNINGHAM: Okay.

18 MR. PADILLA: It can be 75 percent of the  
19 block.

20 MR. RODRIGUEZ: Right. Say you have a  
21 short block front facing on Ridge avenue and  
22 you have four lots, okay, you own three of  
23 them, and the City owns the last one. It's in  
24 the middle. It's not a square footage



1 calculation. It's a parcel calculation.

2 MS. CUNNINGHAM: Okay. This particular  
3 lot, the City owns the one on the corner?

4 MR. RODRIGUEZ: Correct.

5 MS. CUNNINGHAM: And they own the four  
6 parcels next to it.

7 MR. RODRIGUEZ: Correct.

8 MR. PADILLA: If you assemble them  
9 together, it's 100 percent.

10 MS. CUNNINGHAM: When you put them  
11 together. I'm just not understanding how the  
12 City's four parcels and their four parcels  
13 gives them a 75 percent super majority.

14 MR. RODRIGUEZ: It's one parcel.

15 MS. CUNNINGHAM: Well, it's a consolidated  
16 parcel.

17 MR. RODRIGUEZ: Which is considered one  
18 parcel. I mean, they've been consolidated.  
19 The legal description is one parcel. It's one  
20 parcel.

21 MS. CUNNINGHAM: Okay.

22 MR. PADILLA: I move to approve.

23 MR. RODRIGUEZ: Second.

24 CHAIRWOMAN JARMON: All in favor?

1 (Aye.)

2 CHAIRWOMAN JARMON: Any opposed?

3 (No response.)

4 CHAIRWOMAN JARMON: Thank you.

5 The next items are Urban Garden

6 Agreements.

7 Can I get a recommendation, other than the  
8 1848 North Bouvier Street?

9 MS. CUNNINGHAM: I have a question. The  
10 one on Orianna, letter D, it goes H, C, D. I'm  
11 not sure --

12 CHAIRWOMAN JARMON: Me neither, but  
13 anyway, the address is 2417 North Orianna.

14 MS. CUNNINGHAM: Did she ask for that as a  
15 side yard at one point?

16 CHAIRWOMAN JARMON: She did, and then she  
17 turned around and said she wanted to purchase  
18 it. But then she said she couldn't afford to  
19 buy it. So we need to have a discussion with  
20 her. I spoke to the Councilwoman's office.

21 But right now, they want to approve her  
22 for Urban Garden while we see what's going on  
23 with her.

24 MR. DODDS: 1919 West Westmoreland, it

1 looks like a building occupies the entire site.

2 CHAIRWOMAN JARMON: I'm sorry?

3 MR. DODDS: The Westmoreland property.

4 CHAIRWOMAN JARMON: What was your  
5 question?

6 MR. DODDS: They want it as a garden  
7 agreement?

8 CHAIRWOMAN JARMON: Yeah.

9 MS. CUNNINGHAM: It's not a vacant lot.

10 CHAIRWOMAN JARMON: It's a lot.

11 MR. DODDS: It looks like a building  
12 occupies the entire site.

13 MS. CUNNINGHAM: Some kind of structure.  
14 From the aerial --

15 CHAIRWOMAN JARMON: No. This is a lot,  
16 because we had an inspection done on it.  
17 You're saying it's a building?

18 MR. DODDS: That's what I see.

19 CHAIRWOMAN JARMON: Let's double check on  
20 that one.

21 MR. PADILLA: That's G, right?

22 CHAIRWOMAN JARMON: Yeah.

23 MR. RODRIGUEZ: So can we amend the motion  
24 stating that we're approving the Urban Gardens

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1 with the exception of 1919 West Westmorland  
2 Street, until that's verified whether it's a  
3 vacant lot or a building and removal of 1848  
4 North Bouvier Street?

5 MR. DODDS: Is anyone from L&I here?  
6 Properties A, C, D all have fencing that looks  
7 questionable. It's high. It's blocked off.  
8 It doesn't appear that gardening...

9 CHAIRWOMAN JARMON: This is the first time  
10 that they are asking to do that. Once they get  
11 approved, then they have to clean it up.

12 MR. DODDS: Fair enough.

13 CHAIRWOMAN JARMON: Yeah.

14 MR. PADILLA: So it would be contingent on  
15 everyone meeting L&I restrictions and  
16 guidelines.

17 CHAIRWOMAN JARMON: Second?

18 MR. PADILLA: Second.

19 CHAIRWOMAN JARMON: All in favor?

20 (Aye.)

21 CHAIRWOMAN JARMON: Any opposed?

22 (No response.)

23 CHAIRWOMAN JARMON: I don't know where she  
24 got all of these A, B, C, A, A, whatever. But

1 any way...

2 MR. RODRIGUEZ: Madam Chair, I wanted to  
3 stipulate I will be abstaining from all of the  
4 Land Bank transactions.

5 CHAIRWOMAN JARMON: So a representative is  
6 here for the transfers of Land Bank properties  
7 in the 7th District. And it looks like they  
8 all are side yards.

9 MS. OTERO: Good morning. My name is Mary  
10 Otero representing Councilwoman Sanchez today.  
11 We want to put on record that the Councilwoman  
12 is supporting the following transfers: 4707  
13 Hawthorne Street, 2923 North Orianna, 237 West  
14 Thayer, 3415 Tampa Street and 2901 North 6th  
15 Street.

16 MS. CUNNINGHAM: These are all for no  
17 consideration?

18 CHAIRWOMAN JARMON: Yes.

19 MS. CUNNINGHAM: Letter B, 2923 North  
20 Orianna Street, Ms. Rivera received her primary  
21 home from VPRC in 2000, so she would not be  
22 eligible for a side yard.

23 MS. OTERO: Okay. I was not aware of  
24 that.

1 MR. PADILLA: So is she adjacent to this  
2 property?

3 MS. OTERO: She's next door.

4 MS. CUNNINGHAM: She got it through here.  
5 She already got a property for a dollar. I  
6 thought we don't do two?

7 MR. RODRIGUEZ: The restriction on  
8 anything that happened at that time was 10  
9 years ago if I'm not mistaken.

10 So she got the property in 2000. We're in  
11 2019. So she's occupied and lived in the  
12 property for 19 years. That restriction is  
13 long past due.

14 MS. CUNNINGHAM: The restriction is, but  
15 we don't give two properties --

16 MR. RODRIGUEZ: That is not the case.

17 CHAIRWOMAN JARMON: I don't know if that's  
18 the case.

19 MS. CUNNINGHAM: We said that a month ago.  
20 If you wanted a second property --

21 MR. RODRIGUEZ: She's occupying the  
22 property?

23 MS. CUNNINGHAM: Yes.

24 CHAIRWOMAN JARMON: She occupies the

1 property and she wants a side yard.

2 MR. RODRIGUEZ: Right. So she's owner  
3 occupying the first property she got 19 years  
4 ago.

5 MS. CUNNINGHAM: For a dollar.

6 MR. RODRIGUEZ: Right. So it's a dollar  
7 home program, correct?

8 MS. CUNNINGHAM: Yes.

9 MR. RODRIGUEZ: For home ownership. The  
10 restriction on those, if I'm not mistaken, are  
11 10 years.

12 MR. PADILLA: Correct.

13 MR. RODRIGUEZ: Right. So she satisfied  
14 that, correct?

15 MS. CUNNINGHAM: She did.

16 MR. RODRIGUEZ: The issue is, I think what  
17 you're confusing, is if you're an owner  
18 occupied and there are vacant lots on either  
19 side or to the rear, you only qualify for  
20 non-limited disposition on one of those lots.

21 Any other lot after that, you would have  
22 to be considered at fair market value. You're  
23 confusing another issue with a different  
24 program for owner occupied with dollar houses,

1 in which case she's been in the property for 19  
2 years, which was the point of program.

3 MR. PADILLA: Under the Disposition  
4 Policy, it just basically stipulates the owner  
5 needs to be owner occupied for a period of  
6 seven or more years, be in good standing, and  
7 show some evidence in maintaining that property  
8 next door.

9 But I have not seen any restriction based  
10 on how you acquire the property you live at,  
11 and use that acquisition price contingent on  
12 the acquisition of another public property.

13 MR. RODRIGUEZ: Even if you were to look  
14 at it in terms of the subsidy piece where she  
15 got house and what it was valued at in 2000, it  
16 goes by the basis on subsidy. That wouldn't  
17 qualify, so...

18 MS. CUNNINGHAM: Okay.

19 CHAIRWOMAN JARMON: Recommendation?

20 MR. PADILLA: Recommend to approve.

21 MS. CUNNINGHAM: Are we talking about all  
22 of them?

23 CHAIRWOMAN JARMON: All of them as side  
24 yards.



1 MS. CUNNINGHAM: We don't have anyone --  
2 never mind. Go ahead.

3 MR. HUNTER: The Tampa Street one, there's  
4 still an open L&I violation to the current  
5 fence on the property. That is not compliant.

6 MR. PADILLA: Which is that one?

7 MR. HUNTER: Tampa.

8 CHAIRWOMAN JARMON: So what is the...

9 MS. PLACKE: It has a gate in front of it.

10 MR. HUNTER: L&I issued several  
11 violations.

12 CHAIRWOMAN JARMON: It's against the City,  
13 right -- or no. Land Bank owns it.

14 MR. HUNTER: There's a fence that somebody  
15 put up on City property. That fence has open  
16 L&I violations on it.

17 MR. RODRIGUEZ: So the Land Bank has  
18 violations that need to be satisfied.

19 So contingent upon transfer, we would have  
20 to remove the fence. So the resident who is  
21 applying doesn't have the violation, the agency  
22 has the violation.

23 CHAIRWOMAN JARMON: Right.

24 MS. CUNNINGHAM: And then we don't have a

1 fact sheet or pictures for 2901 North 6th  
2 Street.

3 CHAIRWOMAN JARMON: We just passed that  
4 out.

5 MR. PADILLA: So again, move to approve  
6 contingent that any and all L&I violations are  
7 cleared by the Philadelphia Land Bank upon  
8 transfer.

9 MR. O'DWYER: Second.

10 CHAIRWOMAN JARMON: All in favor?

11 (Aye.)

12 CHAIRWOMAN JARMON: Any opposed?

13 (No response.)

14 MS. OTERO: Thank you.

15 CHAIRWOMAN JARMON: You're welcome.

16 Next item, extension request, 623 Mercy  
17 Street. Mohammed?

18 (No response.)

19 CHAIRWOMAN JARMON: We're going to table  
20 this item.

21 Next item, 629 Porter.

22 (Witness approached the podium.)

23 MR. JOBEY: Good morning. Elton Jobey.

24 CHAIRWOMAN JARMON: And you're here

1 requesting an additional six month extension.

2 Would you let the Committee know the  
3 status of the project?

4 MR. JOBEY: The status of the project, we  
5 are meeting with the community, actually, today  
6 at 6:30 to request a multi-unit approval.

7 And then zoning is scheduled for June 5th  
8 to, again, request the multi-unit approval from  
9 Zoning Board.

10 MR. HUNTER: Is this the same appeal that  
11 was continued in March? Or is this a new  
12 appeal?

13 MR. JOBEY: In March, we requested an  
14 extension from the Zoning Board. We had to go  
15 around in the neighborhood and get signatures  
16 from the neighbors saying that they were okay  
17 with us building a multi-unit project in that  
18 location.

19 MR. PADILLA: So they requested an  
20 extension here in March?

21 MR. HUNTER: You guys were here.

22 MR. JOBEY: I did request an extension in  
23 March. I was here because the lawyer said  
24 there was a deed restriction from the VPRC

1 saying we could not build a multiunit. But  
2 when I was here, that was not the case. All  
3 deed restrictions, I was told, would be removed  
4 once we had the Certificate of Occupancy or  
5 Completion.

6 MR. HUNTER: The other thing is last time  
7 you were here, we asked the cars be removed  
8 from the lot.

9 I know the neighborhood uses the lot, but  
10 it's in violation of the City's land use.

11 MR. JOBEY: We reinstalled some no parking  
12 signs. Once we start construction, I don't  
13 think there's any way to keep those cars off  
14 the lot.

15 MS. CUNNINGHAM: What's with the trash on  
16 the lot?

17 MR. JOBEY: They keep putting trash back  
18 on the lot. We cleared it twice already.

19 MS. CUNNINGHAM: Well, no. You need to  
20 monitor and maintain it. It's your lot. You  
21 need to monitor and maintain weekly, twice a  
22 week, however often you need to keep it clear  
23 from trash.

24 MR. RODRIGUEZ: I would ask that moving

1 forward after today, you put up temporary  
2 fencing until you are ready to develop.

3 MR. JOBEY: Okay.

4 CHAIRWOMAN JARMON: Recommendation?

5 MS. CUNNINGHAM: I'm going to move that  
6 we...

7 CHAIRWOMAN JARMON: You said you go before  
8 the Zoning Board in June?

9 MR. JOBEY: Yes June 5th is when the  
10 Zoning Board is scheduled.

11 MS. CUNNINGHAM: I'm going to recommend  
12 that we table until after your Zoning Board  
13 hearing.

14 MR. RODRIGUEZ: Can I add to your motion?

15 MS. CUNNINGHAM: Sure.

16 MR. RODRIGUEZ: We'll stipulate you put up  
17 temporary fencing after today.

18 MR. O'DWYER: Second.

19 CHAIRWOMAN JARMON: All in favor?

20 (Aye.)

21 CHAIRWOMAN JARMON: Any opposed?

22 (No response.)

23 MR. JOBEY: So tabled until what date?

24 CHAIRWOMAN JARMON: Until you get the

1 approval from the Zoning Board.

2 MR. RODRIGUEZ: That will be in July.

3 MR. JOBEY: Thank you.

4 CHAIRWOMAN JARMON: 2129 East York Street.

5 (Witness approached the podium.)

6 MR. LASKY: Hello. How are you all today?

7 CHAIRWOMAN JARMON: Fine. How are you?

8 MR. LASKY: All right. So this is  
9 relatively simple. We're just asking for an  
10 extension for 2129 East York Street.

11 This property was transferred on  
12 June 26th, 2018. It had a deed restriction  
13 transferred on it from the Redevelopment  
14 Authority. The deed restriction reads that it  
15 would be -- the developer would undertake the  
16 rehabilitation improvement of the premises  
17 within one year.

18 We're under that year timeframe due to  
19 Philadelphia adopting the new building codes,  
20 the 2015 building codes. We had to go back to  
21 the architect to make sure everything complies.  
22 We're in conformity and are soon to be  
23 submitting.

24 So if we could get an extension for a

1 year, the property will be built out and we'd  
2 be back here and request a release then.

3 MS. CUNNINGHAM: We're only able to do a  
4 six month extension.

5 MR. LASKY: Okay.

6 CHAIRWOMAN JARMON: So you'd have to come  
7 back.

8 MR. DODDS: This says April.

9 MR. LASKY: The deed was actually signed  
10 April, but it was actually closed in June. So  
11 the recording date here is June 26, 2018.

12 MS. CUNNINGHAM: But the property is  
13 transferred upon signing the deed, not upon  
14 recording it.

15 MR. O'DWYER: What's your timeline for  
16 construction getting done?

17 MR. LASKY: Right now, we're in the middle  
18 of -- some middle stages. We should probably  
19 have a permit within the next three months. So  
20 when we come back in six month, I assume we'll  
21 have started.

22 MR. O'DWYER: And you have all your  
23 financing lined up and everything?

24 MR. LASKY: Absolutely, yes.

1 MS. JOHNSON: Are there some CLIP  
2 violations? Has this lot been cleaned?

3 MR. LASKY: Yes. It has been cleaned.  
4 I'm not sure if there's still violations  
5 outstanding that need to be paid.

6 We also have 614 Dudley. I don't know if  
7 that's supposed to be heard at the same time,  
8 similar situation.

9 MS. CUNNINGHAM: What's your timeline now?

10 MR. LASKY: So like I said, it should be  
11 within about three months we'll have permits in  
12 hand, okay? And then when we come back in six  
13 months, or before six months, I assume we would  
14 have started.

15 MS. JOHNSON: You have not submitted any  
16 paperwork for permits?

17 MR. LASKY: No. The architect is working  
18 on everything right now.

19 MR. HUNTER: Did you say you're likely  
20 seeking a variance on the property?

21 MR. LASKY: We're not seeking a variance,  
22 no.

23 MR. RODRIGUEZ: So you had mentioned  
24 before it was under which building code?



1 MR. LASKY: So Philadelphia just changed  
2 October 2018 from 2009 building code to 2015  
3 building code.

4 And also additionally added some language  
5 about the pilot house distance from the rear of  
6 the property, all that stuff.

7 MR. RODRIGUEZ: Our question is that the  
8 lot size is only 929. So is that why you're  
9 trying to get under the old building code?

10 MR. LASKY: No. We're not trying to get  
11 under the old building, actually. And no, the  
12 lot size is actually not impacting our  
13 application for a building permit.

14 CHAIRWOMAN JARMON: Any further questions?

15 MR. O'DWYER: I move that we grant an  
16 extension for six months.

17 (Duly seconded.)

18 CHAIRWOMAN JARMON: All in favor?

19 (Aye.)

20 CHAIRWOMAN JARMON: Any opposed?

21 (No response.)

22 THE COURT REPORTER: What's your name?

23 MR. LASKY: My name is Clifford Lasky.

24 And if I may, similarly 614 Dudley?

1 CHAIRWOMAN JARMON: I think that property  
2 was owned by the Redevelopment Authority. So  
3 you're going to have to contact them. You  
4 didn't get that from the City.

5 MR. LASKY: Okay. Thank you.

6 CHAIRWOMAN JARMON: 2123 Palethorp Street.  
7 (Witness approached the podium.)

8 MS. CORTEZ: Good morning. My name is  
9 Jasmine Cortez.

10 CHAIRWOMAN JARMON: And you're here  
11 requesting a release of the restrictions?

12 MS. CORTEZ: Yes.

13 MR. O'DWYER: Is it a single-family home?

14 MS. CORTEZ: Yes.

15 MR. O'DWYER: Do you live there?

16 MS. CORTEZ: No. I used to live there.  
17 Right now it's vacant.

18 MR. O'DWYER: Can people live there or is  
19 it not --

20 MS. CORTEZ: People can live there.

21 MR. O'DWYER: When did you leave?

22 MS. CORTEZ: Maybe a year ago.

23 CHAIRWOMAN JARMON: Recommendation?

24 MR. RODRIGUEZ: So moved.

1 MR. O'DWYER: Second.

2 CHAIRWOMAN JARMON: All in favor?

3 (Aye.)

4 CHAIRWOMAN JARMON: Any opposed?

5 (No response.)

6 CHAIRWOMAN JARMON: Thank you.

7 2958 North Lawrence Street. This was a  
8 property that was transferred from PHDC to the  
9 applicant. It's a single-family dwelling.  
10 Transferred back in 1987.

11 Can I get recommendation?

12 MR. O'DWYER: Move that we issue the  
13 Certificate of Completion.

14 MR. PADILLA: Second.

15 CHAIRWOMAN JARMON: All in favor?

16 (Aye.)

17 CHAIRWOMAN JARMON: Any opposed?

18 (No response.)

19 CHAIRWOMAN JARMON: Next item, 409 North  
20 Salford.

21 (Witness approached the podium.)

22 CHAIRWOMAN JARMON: You're here for  
23 Salford?

24 MR. SNIPES: Yes, ma'am.

1 CHAIRWOMAN JARMON: Okay. You can just  
2 state your name.

3 MR. SNIPES: Deborah Snipes.

4 CHAIRWOMAN JARMON: And you're here to  
5 sell this property. Is this property occupied  
6 or vacant?

7 MR. SNIPES: It's vacant right now.

8 MR. RODRIGUEZ: When was the last time it  
9 was occupied?

10 MR. SNIPES: When the district attorney  
11 evicted the young lady. Maybe that was in 2013  
12 or '11.

13 And when I put my name on this property, I  
14 didn't know that it was still restricted by  
15 whyever I'm here.

16 My grandfather died in 1987. When my  
17 grandmother came to City Hall to clear up all  
18 his properties, this one didn't come up. Those  
19 people lived in that house from 1987 until 2013  
20 or '14 for nothing.

21 And I went there and paid the back taxes.  
22 As soon as I put my name on that property, then  
23 anything else had to do with it, is coming to  
24 the house.

1           The DA gave me 72 hours to claim my house,  
2 just like I got 24 hours to come here today.  
3 He's fighting with her for two years in the  
4 court before he sent a letter to my  
5 grandfather's home New Jersey, which hasn't  
6 changed since I was born, and I'm 63 years old.

7           When I go to pay the taxes and water  
8 bill -- first I had to go to a hearing. So  
9 they said, You don't have to pay the penalty  
10 and interest. When I go downtown to pay it,  
11 they don't know nothing about it. So I'm a  
12 little frustrated. I want to sell this house.  
13 Now they tell me it's a redevelopment house and  
14 you have to go to a meeting to get them  
15 released. But when I put my name on there to  
16 get the deed, it didn't tell me that.

17           MS. CUNNINGHAM: It's in the deed.

18           CHAIRWOMAN JARMON: It probably missed it.

19           MR. SNIPES: Okay.

20           CHAIRWOMAN JARMON: Can I get a  
21 recommendation?

22           MR. RODRIGUEZ: So moved.

23           MR. O'DWYER: Second.

24           MS. CUNNINGHAM: Just to let you know,

1 you're going to get a letter with your release  
2 saying you owe back taxes. Try to get them to  
3 fix the number so that the number that comes up  
4 on our end is the one that you're expecting to  
5 pay.

6 If they are waiving penalties and  
7 interest, get something from Revenue that says  
8 that. Because we're not going to be able to  
9 give you the release unless you've paid those  
10 taxes.

11 MR. RODRIGUEZ: How you do that is you got  
12 a judgment. You have to get that judgment to  
13 Revenue. And then they'll...

14 MR. SNIPES: Where do I go to do that now?

15 MS. CUNNINGHAM: The Department of  
16 Revenue. It's in the Municipal Services  
17 Building. Go to the 5th floor.

18 MR. SNIPES: And I get them to do what to  
19 the judgment?

20 MR. RODRIGUEZ: You have a judgment that  
21 waives penalties and interest, correct?

22 MR. SNIPES: Yes.

23 MR. RODRIGUEZ: So they have to look for  
24 the judgment that was entered, so that they'll

1 release that price.

2 MR. SNIPES: Okay. But I can sell it even  
3 if I don't do that and the taxes is paid. It  
4 can still be sold, right?

5 MS. CUNNINGHAM: Right now, your balance  
6 is \$4,549.14 in real estate taxes.

7 MR. SNIPES: Okay. But that can be paid,  
8 all that. When I got to wait for a hearing you  
9 know, it may be three months. I did that when  
10 I went to Broad and Chestnut.

11 Then you got to wait. And I did all of  
12 that to go downtown to pay, and they said, We  
13 don't know nothing about that. Time is money.  
14 I'm sitting here thinking. I'm not getting  
15 paid. I want it done.

16 CHAIRWOMAN JARMON: Okay. Did we vote?

17 MR. RODRIGUEZ: I made a motion.

18 MR. O'DWYER: I seconded it.

19 CHAIRWOMAN JARMON: All in favor?

20 (Aye.)

21 CHAIRWOMAN JARMON: Any opposed?

22 (No response.)

23 MR. SNIPES: All right now. Thank you.

24 CHAIRWOMAN JARMON: Next item, 2323

1 Ellsworth.

2 MR. O'DWYER: This was transferred as a  
3 side yard?

4 CHAIRWOMAN JARMON: Yeah.

5 MS. CUNNINGHAM: Are they selling it or  
6 did they just want the release?

7 MR. PADILLA: There's a sale on it.

8 MR. O'DWYER: Is that a structure in the  
9 back? Is that permanent or...

10 MS. CUNNINGHAM: Looks like a concrete  
11 slab.

12 MR. O'DWYER: I move that we issue the  
13 Certificate of Completion contingent upon  
14 photographic evidence that this has been  
15 cleaned out.

16 MR. RODRIGUEZ: Second.

17 CHAIRWOMAN JARMON: All in favor?

18 (Aye.)

19 CHAIRWOMAN JARMON: Any opposed?

20 (No response.)

21 CHAIRWOMAN JARMON: Next item, 2665 Tulip  
22 Street. This was transferred back in 1999.

23 I received an email this morning. The lot  
24 has been cleaned.



1 MS. CUNNINGHAM: Motion to recommend  
2 release of the reversionary interest.

3 MR. O'DWYER: Second.

4 CHAIRWOMAN JARMON: All in favor?

5 (Aye.)

6 CHAIRWOMAN JARMON: Any opposed?

7 (No response.)

8 CHAIRWOMAN JARMON: 2917 West Arizona.

9 The applicant is not selling. They just want  
10 the restrictions off the deed.

11 MS. CUNNINGHAM: They are going to need to  
12 clean it.

13 CHAIRWOMAN JARMON: They need to clean it.  
14 I emailed them that.

15 MR. RODRIGUEZ: They need to appropriately  
16 fence the property. The fence is in disrepair.

17 MR. PADILLA: Move to approve Certificate  
18 of Completion contingent on the cleaning of  
19 this lot and the installation -- removal of the  
20 existing fences and installation of appropriate  
21 fence.

22 (Duly seconded.)

23 CHAIRWOMAN JARMON: All in favor?

24 (Aye.)

1 CHAIRWOMAN JARMON: Any opposed?

2 (No response.)

3 CHAIRWOMAN JARMON: 1843 East Hazzard  
4 Street. This is, I think, the third time that  
5 this property has come before the Committee.

6 (Witness approached the podium.)

7 MR. KLOTZBACH: Good morning. My name is  
8 Karl, K-A-R-L, Klotzbach, K-L-O-T-Z-B-A-C-H.

9 MS. CUNNINGHAM: You're the buyer?

10 MR. KLOTZBACH: I am. Yes, ma'am. I  
11 didn't know that this was up for release twice  
12 before until last week when Ms. Jarmon emailed  
13 me.

14 MS. CUNNINGHAM: So Mr. Swanson was gifted  
15 this property in 2017. There is a reversionary  
16 right in containing the deed.

17 The restriction does not allow him to sell  
18 it prior to expiration of five years of  
19 maintaining it. It hasn't been even close to  
20 five years.

21 MR. KLOTZBACH: I understand. The way it  
22 was explained to me by his real estate agent is  
23 he's an elderly gentleman. He's lived next  
24 door for the better part of 33 or 36 years. I

1 am developing catty corner to it.

2 When I saw it come up for sale, I  
3 obviously offered to purchase it to develop it.

4 MS. JOHNSON: He's not allowed to sell it.

5 MS. CUNNINGHAM: He's not allowed to sell  
6 it.

7 MR. O'DWYER: What are the terms of the  
8 restrictions?

9 MS. CUNNINGHAM: He cannot sell it for  
10 more than 15 percent over and above what he  
11 paid for it.

12 MR. RODRIGUEZ: The first issue is he just  
13 got the property. So whether we approve the  
14 sale is --

15 MS. CUNNINGHAM: And he hasn't paid the  
16 taxes at all since he's gotten it.

17 MR. KLOTZBACH: So if I were to acquire it  
18 from him, I'd have to pay \$1.15 cents? Is  
19 that --

20 MS. CUNNINGHAM: No. You would have to  
21 pay the sales price and you would have to remit  
22 the balance to the City.

23 MR. O'DWYER: Does he understand that?

24 MR. KLOTZBACH: I don't believe he does

1 after speaking with him. Again, I believe he's  
2 an elderly gentleman. I've spoken to his agent  
3 multiple times. I don't foresee he's going to  
4 be the current owner much longer.

5 MR. O'DWYER: Well, his agent should read  
6 the deed.

7 MS. CUNNINGHAM: His agent has been here  
8 several times with it. It might have been his  
9 attorney. I'm not sure.

10 MR. KLOTZBACH: I wasn't aware of any of  
11 this.

12 MS. CUNNINGHAM: Also, do we allow buyers  
13 to come and ask for the restriction to be  
14 released and not without the seller?

15 CHAIRWOMAN JARMON: He couldn't come in.  
16 He's incapacitated, the applicant, so...

17 MS. CUNNINGHAM: And this is not really  
18 directed towards you, it's directed towards the  
19 Committee. The first time he came, the price  
20 was \$70,000. The second time he came, the  
21 price was \$20,000. And now, the price is  
22 \$69,000. So it's changed.

23 MR. KLOTZBACH: It was offered on the MLS,  
24 the Multiple Listing Service, the real estate

1 service --

2 MS. CUNNINGHAM: He wasn't even supposed  
3 to list it for sale. It's not even supposed to  
4 be offered for sale according to the deed  
5 restrictions. That's grounds for reverting.

6 MR. O'DWYER: Has the lot been inspected  
7 to make sure that he's actually cleaning and  
8 maintaining it?

9 MS. JOHNSON: Are you saying the taxes are  
10 delinquent?

11 MS. CUNNINGHAM: The taxes are delinquent.

12 MS. JOHNSON: So why don't we revert it?

13 MR. KLOTZBACH: I can tell you that it's  
14 fenced in with a little tree on it. And it is  
15 maintained. I see it when I go by it.

16 MS. JOHNSON: So he acquired it and  
17 doesn't pay taxes on it.

18 MS. CUNNINGHAM: He tried to sell it. He  
19 didn't sell it.

20 MR. KLOTZBACH: If the Committee allows it  
21 to go to sale, obviously, his taxes would be  
22 paid in settlement.

23 MS. CUNNINGHAM: That's not really a  
24 consideration at the moment, because we don't

1 have Mr. Swanson here. So we can't approve or  
2 we can't recommend a sale at that price without  
3 asking him if he's willing to take only a  
4 certain amount of it and give the rest to the  
5 City.

6 MR. KLOTZBACH: Is that something that I  
7 could go back to him with? I'd be happy to do  
8 so.

9 MS. JOHNSON: How are we going to verify  
10 that he agreed to those terms?

11 MR. RODRIGUEZ: Yeah. I have a problem  
12 with you acting as his agent.

13 MS. CUNNINGHAM: It's a conflict of  
14 interest. You're the buyer.

15 MR. RODRIGUEZ: You're not a party to this  
16 negotiation. It's a negotiation -- he has an  
17 obligation to the City based on the deed  
18 restriction.

19 And the real question before the Body is  
20 do we revert this, because he's not supposed to  
21 sell it. He got it a year and some time ago.  
22 He's not supposed to list it at all. We  
23 shouldn't even be having this conversation.

24 Regardless of how long he lived at the

1 property, and then to sell it and therefore --  
2 essentially it's flipping City properties. So  
3 for us, it's a bigger issue.

4 MS. JOHNSON: And also not paying taxes.

5 MS. CUNNINGHAM: The point of this program  
6 is to get these properties maintained and pay  
7 taxes. And by not paying the taxes since he  
8 acquired it, he hasn't fulfilled his part of  
9 the obligation.

10 MR. KLOTZBACH: I understand. I wasn't  
11 aware that I wasn't able to be here. I would  
12 only be putting it back on the tax roll in the  
13 form of building it and having a viable  
14 property.

15 MR. PADILLA: Make a recommendation to  
16 table until they do representative of the  
17 seller.

18 MR. DODDS: This is the fourth time.

19 CHAIRWOMAN JARMON: Yeah. This is the  
20 fourth time.

21 MR. PADILLA: So move to revert?

22 (Duly seconded.)

23 CHAIRWOMAN JARMON: All in favor?

24 (Aye.)

1 MR. KLOTZBACH: How would I go about  
2 purchasing --

3 MR. RODRIGUEZ: You have to wait until  
4 after it's reverted.

5 MS. CUNNINGHAM: You can contact the Land  
6 Bank at a later date.

7 MR. KLOTZBACH: Awesome. Thank you.

8 CHAIRWOMAN JARMON: Next item, 516 North  
9 34th Street.

10 MR. RODRIGUEZ: Welcome back.

11 MR. KLOTZBACH: Thank you for having me,  
12 again.

13 CHAIRWOMAN JARMON: You're in the process  
14 of purchasing this?

15 MR. KLOTZBACH: No. I'm not purchasing  
16 this. I'm here on behalf as the actual real  
17 estate agent on behalf of the client that I  
18 represent.

19 He purchased this property a couple of  
20 years ago from another developer. He purchased  
21 it as an owner. The property was developed  
22 back in 2013. It started construction in '14.  
23 It was completed. It's been occupied, paying  
24 taxes, what have you, for the last five years.



1 We didn't know that there was --

2 MR. RODRIGUEZ: So moved.

3 MR. O'DWYER: Second.

4 CHAIRWOMAN JARMON: All in favor?

5 (Aye.)

6 CHAIRWOMAN JARMON: Any opposed?

7 (No response.)

8 CHAIRWOMAN JARMON: 1206 Ogden Street.

9 It's a property that PRA actually owns, but it  
10 has our restriction in the deed. So we have to  
11 do something.

12 (Witnessed approached the podium.)

13 MR. PADILLA: Just to quickly explain,  
14 there are a few properties, this one being one,  
15 which has restrictions from both the City and  
16 from the Philadelphia Redevelopment Authority.

17 Currently -- the language is currently  
18 being worked out for the issuance of these  
19 clearances in the future. But that's still in  
20 the process. We don't know how long that's  
21 going to take.

22 MS. CUNNINGHAM: I move that we recommend  
23 to issue the Certificate of Completion and  
24 release the reversionary interest.

1 MR. RODRIGUEZ: Second.

2 CHAIRWOMAN JARMON: All in favor?

3 (Aye.)

4 CHAIRWOMAN JARMON: It's going to be two  
5 different releases that you get, one from the  
6 City and then one from the Redevelopment  
7 Authority.

8 MS. STIER: So just to understand -- I'm  
9 her real estate agent she's the owner and  
10 seller. We're getting a partial release?

11 CHAIRWOMAN JARMON: Right. It will be a  
12 partial release, then you'll get the other from  
13 the redevelopment authority.

14 MS. STIER: Right. We're currently  
15 working from them, as well.

16 CHAIRWOMAN JARMON: Oh, okay.

17 MS. STIER: Once we get both of them, it's  
18 my understanding, we have to record the deed,  
19 which we're working with the title company to  
20 do. And then we can move forward to  
21 settlement. Once that's done, the two  
22 certificates, then she can sell the property?

23 CHAIRWOMAN JARMON: Right. But make sure  
24 you record those certificates.

1 She said she's already in contact with  
2 them. I think I did refer her to them.

3 MS. STIER: Yes. We've been in contact  
4 with the Redevelopment Authority and the title  
5 company knows.

6 MS. MEDLEY: I think the language, VPRC is  
7 just certifying one way or the another why the  
8 actual release is done. We're giving them the  
9 certification. We're just certifying that.

10 MR. RODRIGUEZ: That they did what they  
11 were supposed to do.

12 MS. MEDLEY: Right.

13 CHAIRWOMAN JARMON: So did we vote?

14 MS. CUNNINGHAM: We did.

15 MS. STIER: So we got the certificate for  
16 today?

17 CHAIRWOMAN JARMON: No. You're probably  
18 not going to get it today.

19 MR. PADILLA: You're going to have to  
20 follow up with PRA. It can take upwards of 45  
21 days, but we still have not gotten the language  
22 from legal. It's going to take a little bit.

23 MS. STIER: Okay.

24 CHAIRWOMAN JARMON: Next item, 2257 Howard

1 Street.

2 (Witness approached the podium.)

3 CHAIRWOMAN JARMON: Can you state your  
4 name for the record?

5 MR. LANTIGUA: Eddy Lantigua.

6 MR. RODRIGUEZ: You're the purchaser?

7 MR. LANTIGUA: No, I'm the seller.

8 MR. RODRIGUEZ: So you're the second  
9 owner?

10 MR. LANTIGUA: Yeah. I'm the second  
11 owner.

12 MR. RODRIGUEZ: You bought it from  
13 Ms. Ramos?

14 MS. CUNNINGHAM: All of this debris on the  
15 lot needs to be removed.

16 MR. LANTIGUA: Is that a recent picture?

17 MS. CUNNINGHAM: April 24th.

18 MR. LANTIGUA: Okay.

19 MR. RODRIGUEZ: We need the fence and, you  
20 know, the debris to be removed.

21 CHAIRWOMAN JARMON: Well, if someone's  
22 going to build on it. Is someone going to  
23 build?

24 MR. LANTIGUA: Yeah. They are going to

1 build on it.

2 MS. CUNNINGHAM: I move that we issue the  
3 Certificate of Completion and recommend the  
4 release of the reversionary interest contingent  
5 upon cleaning the lot to the Chair's  
6 satisfaction. You're going to need to send  
7 evidence of that cleaning to Ms. Jarmon.

8 MR. O'DWYER: Second.

9 CHAIRWOMAN JARMON: All in favor?

10 (Aye.)

11 CHAIRWOMAN JARMON: Any opposed?

12 (No response.)

13 CHAIRWOMAN JARMON: Thank you. Next item,  
14 2150 North 19th Street.

15 (No response.)

16 CHAIRWOMAN JARMON: The person isn't here.

17 MS. CUNNINGHAM: And the letter is from  
18 the buyer and not the seller.

19 CHAIRWOMAN JARMON: I'm going to table  
20 this item until next month.

21 Next item, 1915 West George Street. Eric  
22 Clever?

23 (Witness approached the podium.)

24 MS. CUNNINGHAM: This only had two deed

1 restrictions. Was he supposed to build  
2 something?

3 CHAIRWOMAN JARMON: No. This was a rear  
4 yard, side yard. It wasn't to build.

5 MR. O'DWYER: It's a side yard. What are  
6 the terms of the deed restriction? Is it five  
7 year? 10 year?

8 CHAIRWOMAN JARMON: Five year in 2014.

9 MR. O'DWYER: It hasn't been five years.

10 CHAIRWOMAN JARMON: Wait a second. This  
11 one had the self-amortizing mortgage.

12 MS. CUNNINGHAM: It did.

13 CHAIRWOMAN JARMON: \$10,433 is attached.

14 MS. CUNNINGHAM: Which means you still owe  
15 5,216.50, approximately. That amount will have  
16 to be verified by PRA.

17 Was this supposed to be for parking?

18 CHAIRWOMAN JARMON: It was for a rear  
19 yard.

20 MS. CUNNINGHAM: Are you using this for  
21 parking?

22 MR. CLEVER: Yes, it's used for parking.

23 MS. CUNNINGHAM: Okay. So it's not zoned  
24 for parking. And it looks like it's been used

1 for parking.

2 MR. CLEVER: It was used for parking long  
3 before -- my name is Lawrence Clever. I have  
4 power of attorney for my son. This was used as  
5 parking long before he ever bought the place.

6 MS. CUNNINGHAM: That doesn't change the  
7 zoning.

8 MR. CLEVER: I'm sure he didn't know that.  
9 So it's zoned as a yard?

10 MS. JOHNSON: Residential. But it was  
11 conveyed as a side yard.

12 MR. CLEVER: It's used as parking for the  
13 residents on Cambridge, 1914 Cambridge.

14 MR. RODRIGUEZ: We appreciate you saying  
15 that, but the point for us is it's not zoned  
16 for parking. So it's a misuse of the parcel.  
17 That's not -- is it being sold to be developed?

18 MR. CLEVER: No. It's being sold -- it's  
19 not yet listed. It's to be sold along with  
20 1914 Cambridge Street as, essentially, part of  
21 the...

22 MR. RODRIGUEZ: What it is right now?

23 MS. CUNNINGHAM: As a parking space? They  
24 are under the impression that it's a parking

1 space for the house?

2 MR. CLEVER: That would be the impression,  
3 yes.

4 MR. RODRIGUEZ: That's a problem.

5 MS. CUNNINGHAM: That is an issue.

6 MR. RODRIGUEZ: So we couldn't convey or  
7 condone misuse of the property. So it would  
8 have to be contingent on the new buyer going in  
9 and getting it rezoned.

10 MR. HUNTER: If you get a variance from  
11 the Zoning Board allowing you to do  
12 non-accessory parking -- you have two separate  
13 parcels, right? So this parcel, it's  
14 technically accessory. It's a separate parcel  
15 is and it's not accessory parking.

16 So you need to go to L&I, request a use  
17 permit for non-accessory parking. They are  
18 going to deny that permit. And you have to go  
19 to the ZBA to have them hear that as an appeal.

20 MR. CLEVER: I see. So his next step  
21 would be to go to L&I?

22 MR. HUNTER: You need to go to L&I. File  
23 a use permit for non-accessory parking.

24 MS. CUNNINGHAM: You're saying his next



1 step. But we can't issue a release based on  
2 non-conforming use of this property.

3 MR. CLEVER: Clearly understood. This is  
4 why we did this in advance of listing the  
5 property.

6 MR. RODRIGUEZ: So I move that we table  
7 this item so that they can go through the  
8 process to approach L&I for a use permit and  
9 get the property properly zoned prior to any  
10 kind of disposition on their part for transfer  
11 of the title.

12 MR. HUNTER: Just so you know, that  
13 process will probably take about three to six  
14 months, because you have to go through zoning.

15 MR. PADILLA: His question to the  
16 Committee, we still can't clear contingent on  
17 future use. So we can only clear based on the  
18 current stipulations on that lot.

19 MR. RODRIGUEZ: Right. So what I'm saying  
20 is we table this and not grant the release.

21 If he goes -- now that he has, you know,  
22 title to it, he goes and legally changes the  
23 use while it's in his ownership and then comes  
24 to us and asks for the release, and he's

1 legally changed that --

2 MR. PADILLA: Okay.

3 CHAIRWOMAN JARMON: So what else is going  
4 to happen? He has the self-amortizing  
5 mortgage. He's going to come back --

6 MR. RODRIGUEZ: Until the process is done,  
7 the balance will be calculated until the time  
8 he's able to disclose the property.

9 MR. PADILLA: In the meantime, the lot has  
10 to be maintained clean. And you cannot park on  
11 the site.

12 MR. RODRIGUEZ: I mean, he's well past --  
13 the deed restrictions expire in a month.

14 MS. CUNNINGHAM: The deed restrictions  
15 never expire. They need to be released  
16 otherwise none of us would be here.

17 CHAIRWOMAN JARMON: We're going to table  
18 this, and you get back in touch with me.

19 MR. CLEVER: Understood. I appreciate the  
20 information. That helps a great deal. Thank  
21 you.

22 CHAIRWOMAN JARMON: You're welcome, sir.  
23 Next item, 3013 Lambert Street.

24 (Witness approached the podium.)

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1 CHAIRWOMAN JARMON: State your name for  
2 the record.

3 MR. SCURRY: Jamil Scurry.

4 CHAIRWOMAN JARMON: The photos are  
5 incorrect. They went to the wrong place. So  
6 this is the single family dwelling?

7 MS. JOHNSON: It is a house?

8 MR. SCURRY: It's a house.

9 MR. O'DWYER: Is it occupied?

10 MR. SCURRY: Not any more.

11 MR. O'DWYER: How long has it been vacant  
12 for?

13 MR. SCURRY: A week.

14 CHAIRWOMAN JARMON: Okay. So you're in  
15 the process of selling it.

16 MR. O'DWYER: It's hospitable, like  
17 someone would be able to live there?

18 MR. SCURRY: Yes.

19 CHAIRWOMAN JARMON: Recommendation?

20 MR. O'DWYER: I move that we issue the  
21 Certificate of Completion.

22 (Duly seconded.)

23 CHAIRWOMAN JARMON: All in favor?

24 (Aye.)

1 CHAIRWOMAN JARMON: Any opposed?

2 (No response.)

3 CHAIRWOMAN JARMON: Next items, 1532 and  
4 1536 South Bouvier Street.

5 (Witness approached the podium.)

6 CHAIRWOMAN JARMON: It was transferred to  
7 Chosen 300 Ministries in 2014, and then they,  
8 in turn, sold the properties without the City's  
9 permission.

10 Can you state your name for the record?

11 MR. ALLEGRETTI: My name is Bud  
12 Allegretti, A-L-L-E-G-R-E-T-T-I.

13 We purchased these two properties from one  
14 entity, which was probably the third owner.  
15 There were a lot of transactions. And we  
16 developed the properties. They were developed  
17 last year. And these two are sold.

18 MR. O'DWYER: What were these initially  
19 sold as? These were initially supposed to be  
20 to the church and what were the terms?

21 CHAIRWOMAN JARMON: I'm not really sure.  
22 I can't remember. They weren't to develop. I  
23 think it was just to maintain them and keep  
24 them clean, but don't quote me. Normally, I

1 remember everything.

2 MR. RODRIGUEZ: How long ago did you sell  
3 these?

4 MR. ALLEGRETTI: One of them was under  
5 agreement, but the buyer dropped out. It was  
6 supposed to settle the first of this month.  
7 And the other one is this month, 1532. So that  
8 one is under agreement. The other one is back  
9 on the market.

10 MS. CUNNINGHAM: So you're the second  
11 purchaser? You purchased them subject to the  
12 deed restrictions?

13 MR. ALLEGRETTI: We're actually the  
14 fourth. We went through Church of 300  
15 Ministries and another LLC and another LLC and  
16 finally to us. It was part of a group of four.

17 MS. CUNNINGHAM: The taxes are current,  
18 and that's kind of the point of all of this.

19 I move that we issue a Certificate of  
20 Completion and recommend that we release the  
21 reversionary interest.

22 MR. RODRIGUEZ: Second.

23 CHAIRWOMAN JARMON: All in favor?

24 (Aye.)

1 CHAIRWOMAN JARMON: Any opposed?

2 (No response.)

3 CHAIRWOMAN JARMON: Thank you. 1731  
4 Erdman Street.

5 (Witness approached the podium.)

6 CHAIRWOMAN JARMON: State your name for  
7 the record.

8 MR. ZOLLO: Good morning, everybody.  
9 Thank you for having me. My name is Tony  
10 Zollo.

11 MR. RODRIGUEZ: What is that structure on  
12 the lot?

13 MR. ZOLLO: I believe what you're  
14 referring to is like a temporary Rubbermaid  
15 shed that I had gotten from Lowes or Sears and  
16 put up. It's made of plastic.

17 MR. O'DWYER: This does not look like a  
18 shed.

19 MS. JOHNSON: Is this the right picture?

20 MR. ZOLLO: No. That's not my property.

21 MS. CUNNINGHAM: That's an inaccurate  
22 picture.

23 MR. ZOLLO: Yeah. That's an inaccurate  
24 picture.

1 MR. O'DWYER: What's on your property?

2 MR. ZOLLO: Currently, it's a vacant lot.  
3 It has a temporary plastic shed on it, as well  
4 as a fence.

5 CHAIRWOMAN JARMON: Okay. Well, I'm going  
6 to order an update for another picture.

7 MR. ZOLLO: May I provide some context?

8 CHAIRWOMAN JARMON: Go ahead.

9 MR. ZOLLO: So I'm selling this lot along  
10 with the adjacent house, which I lived in for  
11 the last 10 years about.

12 We had settlement scheduled for the 20th.  
13 And the buyer is going to buy both properties  
14 together. So I was just hoping I could bring  
15 that context into this conversation.

16 MS. CUNNINGHAM: We can recommend the  
17 release contingent upon photographic evidence  
18 that the lot is clear and in compliance.

19 I can't guarantee that you are going to  
20 actually get it, the release, because the  
21 Commissioner is going to want to see the  
22 evidence. And you may have to remove that  
23 plastic shed.

24 MR. RODRIGUEZ: Assuming you're going to

1 have to remove it.

2 MR. ZOLLO: Okay. I mean, I can do that  
3 now, like today.

4 MS. CUNNINGHAM: Okay. And then send the  
5 photographs to the Chair.

6 MR. CLEVER: Okay.

7 MR. O'DWYER: And then we can start the  
8 process.

9 MR. CLEVER: Wonderful.

10 MR. PADILLA: The only caution that I  
11 would give you and everybody else here that's  
12 seeking a similar release, is that -- and I  
13 know sometimes you come across these  
14 restrictions not knowing, but they do take  
15 time. And you closing -- your settlements need  
16 to take this process into consideration.

17 So you can provide us a date of next week  
18 that it settles, but that means nothing because  
19 the process is a process. It can take a day.  
20 It can take 40 days. It just depends.

21 MS. CUNNINGHAM: And the other caveat is  
22 that the Committee makes a recommendation. The  
23 final approval is the Department of Public  
24 Properties. It's not ours.



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1 MR. RODRIGUEZ: Can I ask one question?  
2 Your list on the agenda is listed that  
3 Community Ventures originally got the property.  
4 And you received the vacant lot from Community  
5 Ventures?

6 MR. CLEVER: That's accurate, yes. In May  
7 of 2010, for consideration of one dollar.

8 MR. RODRIGUEZ: So they sold it to you?

9 MR. CLEVER: Yes. For the consideration  
10 of one dollar.

11 CHAIRWOMAN JARMON: As a side yard.

12 MR. RODRIGUEZ: As a side yard?

13 CHAIRWOMAN JARMON: Mm-hmm.

14 MR. PADILLA: But community Ventures did  
15 not seek permission from the City to sell.

16 MS. CUNNINGHAM: They did not, no.

17 MR. PADILLA: This has come across several  
18 times.

19 MR. O'DWYER: I move that we issue the  
20 Certificate of Completion contingent upon  
21 photographic evidence submitted to the Chair  
22 that the lot has been cleaned out.

23 MS. JOHNSON: Second.

24 CHAIRWOMAN JARMON: All in favor?

1 (Aye.)

2 CHAIRWOMAN JARMON: Any opposed?

3 (No response.)

4 CHAIRWOMAN JARMON: Thank you. 879 North  
5 5th Street.

6 (Witness approached the podium.)

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

9 MR. BARROW: Good morning, Nicholas  
10 Barrow, B-A-R-R-O-W, owner occupant of 879  
11 North 5th since 2016.

12 MS. JOHNSON: Is this a new house?

13 MR. BARROW: Yes, ma'am. It was a new  
14 built house. I was the first occupant. The  
15 home was purchased from SK2 development or AKA  
16 Streamline back in June of 2016.

17 I've lived in it as a primary owner  
18 occupant since then. And I'm in the process of  
19 selling the property to another residential  
20 owner occupant with the settlement in early  
21 June.

22 This issue came up subject to the buyer's  
23 title search. So I'm here today to  
24 respectfully seek some resolution for a

1 reversion.

2 MR. RODRIGUEZ: So moved.

3 MR. O'DWYER: Second.

4 CHAIRWOMAN JARMON: All in favor?

5 (Aye.)

6 CHAIRWOMAN JARMON: Any opposed?

7 (No response.)

8 CHAIRWOMAN JARMON: Thank you. 5841

9 Willows Avenue is next. The owner was unable  
10 to attend. She's an elderly woman.

11 MR. O'DWYER: Is this a house or...

12 CHAIRWOMAN JARMON: No. It's a lot.

13 MS. CUNNINGHAM: It's a lot and we don't  
14 have photos.

15 MR. RODRIGUEZ: Yeah, we do.

16 CHAIRWOMAN JARMON: We handed them out.  
17 Can I get a recommendation?

18 MR. O'DWYER: Move that we issue the  
19 Certificate of Completion.

20 MR. RODRIGUEZ: This was as a side yard?

21 CHAIRWOMAN JARMON: It was a side yard,  
22 yes.

23 MR. O'DWYER: In 1991.

24 MR. PADILLA: Second.

1 CHAIRWOMAN JARMON: All in favor?

2 (Aye.)

3 CHAIRWOMAN JARMON: Any opposed?

4 (No response.)

5 CHAIRWOMAN JARMON: Thank you. 1509

6 Tasker.

7 (Witness approached the podium.)

8 CHAIRWOMAN JARMON: State your name.

9 MS. SORTANKO: Hi. My name is Danielle  
10 Sortanko.

11 CHAIRWOMAN JARMON: Good morning.

12 MS. SORTANKO: Good morning. I'm here for  
13 1509 Tasker Street. The RDA was reported in  
14 1993. We purchased the property in 2014, built  
15 a new construction and just sold it last week.

16 MS. CUNNINGHAM: Why haven't you been  
17 paying the taxes while it was undergoing the  
18 construction?

19 MS. SORTANKO: We didn't pay the taxes?

20 MS. CUNNINGHAM: No. There is an  
21 outstanding balance of \$1,188.76.

22 MS. SORTANKO: We might have overlooked  
23 that, but I believe we did eventually --

24 MS. CUNNINGHAM: That's preconstruction

1 amount.

2 MS. SORTANKO: Oh, okay.

3 MS. CUNNINGHAM: That's going to have to  
4 be satisfied prior to issuing the release.

5 MR. DODDS: You just sold it?

6 MS. SORTANKO: We sold it already, yes.  
7 So they were paid at closing.

8 MS. CUNNINGHAM: I'll send a letter with  
9 it with instructions on where to send the  
10 settlement sheet so we have evidence of the  
11 paid taxes.

12 MS. SORTANKO: Okay. Great.

13 MS. CUNNINGHAM: Move to issue a  
14 Certificate of Completion and recommend a  
15 release of the reversionary interest.

16 MR. O'DWYER: Second.

17 CHAIRWOMAN JARMON: All in favor?

18 (Aye.)

19 CHAIRWOMAN JARMON: Any opposed?

20 (No response.)

21 CHAIRWOMAN JARMON: Thank you. 4918  
22 Saybrook.

23 (No response.)

24 CHAIRWOMAN JARMON: This property was

1 transferred in 1989. It looks like a vacant  
2 lot.

3 MR. RODRIGUEZ: He was here last month.

4 MR. HUNTER: The owner came and he was  
5 unaware that L&I had pulled a demolition permit  
6 on his house.

7 MS. CUNNINGHAM: There's a demolition  
8 permit.

9 MR. RODRIGUEZ: Is the owner here?

10 CHAIRWOMAN JARMON: No, he's not here.

11 MR. RODRIGUEZ: Can we table this?

12 CHAIRWOMAN JARMON: Yes. We're going to  
13 table this item.

14 2002 South 5th Street.

15 (No response.)

16 CHAIRWOMAN JARMON: Can I get a  
17 recommendation? It needs to be cleaned.  
18 Transferred in 2002.

19 MR. O'DWYER: Are these multiple parcels  
20 that the person owned that are --

21 MS. CUNNINGHAM: Same name, right, as the  
22 ones previously?

23 MR. RODRIGUEZ: I move that we approve  
24 with the contingency that they clean the lot

1 and pay the taxes.

2 (Duly seconded.)

3 CHAIRWOMAN JARMON: All in favor?

4 (Aye.)

5 CHAIRWOMAN JARMON: Any opposed?

6 (No response.)

7 CHAIRWOMAN JARMON: Next item, 2009 East  
8 Hazzard.

9 (Witness approached the podium.)

10 CHAIRWOMAN JARMON: We have a Certificate  
11 of Occupancy. State your name for the record.

12 MR. STAAB: My name is Timothy Staab.

13 MR. RODRIGUEZ: Move that we approve.

14 MR. O'DWYER: Second.

15 CHAIRWOMAN JARMON: All in favor?

16 (Aye.)

17 CHAIRWOMAN JARMON: Any opposed?

18 (No response.)

19 CHAIRWOMAN JARMON: Thank you. 1612 Titan  
20 Street.

21 (No response.)

22 CHAIRWOMAN JARMON: This is a  
23 single-family dwelling.

24 MR. O'DWYER: When was it sold last?

1 MS. CUNNINGHAM: In '86. I have no idea.

2 MR. O'DWYER: I move that we issue a  
3 Certificate of Completion.

4 (Duly seconded.)

5 CHAIRWOMAN JARMON: All in favor?

6 (Aye.)

7 CHAIRWOMAN JARMON: Any opposed?

8 (No response.)

9 CHAIRWOMAN JARMON: 213 East Phil-Ellena.

10 (No response.)

11 CHAIRWOMAN JARMON: Next Generation, CDC.

12 This was a last minute request, as all of these  
13 are on this addendum.

14 MR. O'DWYER: Move that we issue the  
15 Certificate of Completion contingent upon all  
16 taxes being satisfied.

17 (Duly seconded.)

18 CHAIRWOMAN JARMON: All in favor?

19 (Aye.)

20 CHAIRWOMAN JARMON: Any opposed?

21 (No response.)

22 CHAIRWOMAN JARMON: Next item, 3067 Amber  
23 Street.

24 (Witness approached the podium.)



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1 MR. SCHEMM: Good morning. My name is  
2 Paul Schemm.

3 CHAIRWOMAN JARMON: And you are the owner?

4 MR. SCHEMM: That is correct. I purchased  
5 it in 2009 at sheriff's sale.

6 MS. CUNNINGHAM: You purchased it at  
7 sheriff's sale?

8 MR. SCHEMM: Correct. The deed  
9 restriction was put on in 1988.

10 MS. CUNNINGHAM: Yeah. I'm going to move  
11 that we issue a Certificate of Completion and  
12 recommend a release of the reversionary  
13 interest contingent upon cleaning the lot.

14 MR. SCHEMM: The lot has been cleaned. I  
15 can show you some pictures.

16 MS. CUNNINGHAM: Send them to the Chair.

17 MR. SCHEMM: I already sent them to the  
18 Chair.

19 CHAIRWOMAN JARMON: You sent them to me?  
20 Okay.

21 MR. RODRIGUEZ: Second.

22 CHAIRWOMAN JARMON: All in favor?

23 (Aye.)

24 CHAIRWOMAN JARMON: Any opposed?

1 (No response.)

2 CHAIRWOMAN JARMON: Thank you. 3222 H  
3 Street.

4 (Witness approached the podium.)

5 CHAIRWOMAN JARMON: State your name for  
6 the record.

7 MR. MOORE: Richard Moore.

8 CHAIRWOMAN JARMON: He's with Esperanza  
9 asking for additional six month extension. And  
10 we attached the documents to the agenda.

11 MR. RODRIGUEZ: Which item?

12 MR. MOORE: 3222 H Street.

13 MR. O'DWYER: How long do you expect --  
14 how much longer do you expect construction to  
15 last?

16 MR. MOORE: We're completing phase one  
17 right now. We hope to be done at the end of  
18 June. Then we have phase two. Phase one is a  
19 parking facility for the health center at 861  
20 East Allegheny.

21 Phase two will be a community center. And  
22 we hope to start that in the beginning of 2020.  
23 So we're starting the planning phase this  
24 summer for that.

1 MS. CUNNINGHAM: You're just requesting  
2 another extension?

3 MR. MOORE: Correct.

4 MR. PADILLA: Is this the second request?

5 CHAIRWOMAN JARMON: Yeah. It's the second  
6 request.

7 MR. RODRIGUEZ: The plan is to transfer  
8 the property. Is it this one that's being  
9 transferred?

10 MR. MOORE: No. This is the one that we  
11 actually purchased from the Land Bank and are  
12 developing currently. And so we're in a  
13 multistage development.

14 CHAIRWOMAN JARMON: Recommendation?

15 MR. O'DWYER: The pictures of the  
16 development -- I'm just a little confused. One  
17 says it's 861 East Allegheny, but the property  
18 that we're talking about is 18 Westmorland?

19 MR. MOORE: That's correct.

20 MR. O'DWYER: Has construction started at  
21 18 Westmoreland or is that phase two?

22 MR. MOORE: No. The reason is because 861  
23 is the health center. It's the old bank  
24 building at the corner of Kensington and

1 Allegheny. The first stage, 3222 to 58 H  
2 Street is a parking facility. And that's, I  
3 think, what the pictures you're seeing there --  
4 you should be seeing.

5 So that is about 50 percent completed  
6 right now. We're going to be getting -- the  
7 foundations are built. They are starting with  
8 the underground water basin in the next two  
9 weeks. And then they'll be bringing the actual  
10 parking garage, the concrete decking and so  
11 forth in the beginning of June. And that will  
12 be done at the end of June.

13 MR. O'DWYER: Okay.

14 MR. RODRIGUEZ: So moved.

15 MR. O'DWYER: Second.

16 CHAIRWOMAN JARMON: All in favor?

17 (Aye.)

18 CHAIRWOMAN JARMON: Any opposed?

19 (No response.)

20 CHAIRWOMAN JARMON: The last item is a  
21 change of name for an entity. It was on last  
22 month. And they are asking to change the name  
23 to Point Breeze Fund, LLC.

24 MR. RODRIGUEZ: So as background, this

1 property was first tabled. We're trying to get  
2 them to settlement and doing due diligence.  
3 They were -- we needed to clarify the entity  
4 that we were transferring the property to.

5 And after discussions with their attorney  
6 and our attorney, we -- this is the property,  
7 the appropriate entity, for the trade.

8 MS. CUNNINGHAM: And the agreement has  
9 already been signed?

10 MR. RODRIGUEZ: Agreement has not been  
11 executed. This is part of due diligence so we  
12 can proceed forward.

13 MS. CUNNINGHAM: Okay.

14 MR. O'DWYER: I move that we grant the  
15 request for a name change.

16 MS. CUNNINGHAM: Second.

17 CHAIRWOMAN JARMON: All in favor?

18 (Aye.)

19 CHAIRWOMAN JARMON: I'd like to add last  
20 month's agenda to the minutes.

21 MR. O'DWYER: Move we adjourn.

22 MR. DODDS: There's still some...

23 CHAIRWOMAN JARMON: You're here for?

24 MR. SINNI: 2147 Federal.

1 CHAIRWOMAN JARMON: I asked earlier. I  
2 said was JBS here. You're JBS? I asked in the  
3 beginning of the meeting. So this item is  
4 being tabled.

5 You want to come up, sir?

6 (Witness approached the podium.)

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

9 MR. SINNI: Brendan Sinni, owner of JBS  
10 Renovations. I was told, and my attorney had  
11 spoken about why appraisals were being done.  
12 We've been totally compliant on these  
13 properties for, I think, six years now.

14 We paid the legal fees for the first two  
15 and half, three years out of pocket. This  
16 became a bankruptcy issue with the family who  
17 owned 2147 and 2145, which we gave back 2145.  
18 We made it to the attention to Mr. Coates back  
19 then -- I don't even know if he's still here or  
20 not -- which we then did, technically, what we  
21 would call land swap, which we got 2018 Federal  
22 for 2145, which cost another \$60,000. But it  
23 was considered a swap. We built that and  
24 everything else.

1           Everything was all on one deed. We've  
2 been in litigation. I think what was in  
3 question was that we were misguided over the  
4 last six years to hold these properties longer,  
5 which was not the case. We've been fighting  
6 them in court on our own. And then the City  
7 then helped -- joined in on the case later. So  
8 I was kind of confused on any of this, to be  
9 honest with you.

10           CHAIRWOMAN JARMON: Do you have the  
11 permits?

12           MR. SINNI: Yeah. 2147 already got  
13 foundation and is about to be framed.

14           CHAIRWOMAN JARMON: Is this for the  
15 Oakfords?

16           MR. SINNI: No. Oakfords are being -- the  
17 financing is applied for Oakfords. And Harman  
18 Deutsch is in the process of getting the prints  
19 in for Oakford Street.

20           MR. RODRIGUEZ: So just so we're clear,  
21 from what I heard, you're saying that for the  
22 past six years you've been in litigation  
23 dealing with various legal issues, one of them  
24 being bankruptcy with the State?

1 MR. ALLEGRETTI: Yes. They wound up --  
2 they did some very good attorney work. They  
3 got a Jersey attorney, eventually, to settle  
4 the case for them for 2147. They received  
5 their settlement. They fought it in every kind  
6 of court possible, which made this go on and  
7 on.

8 MR. RODRIGUEZ: I guess at the last  
9 month's meeting there were two questions. A,  
10 why was it taking so long for the development.  
11 And then another member wanted to know what the  
12 current appraised price was before they could  
13 make a decision.

14 MR. SINNI: We couldn't build.

15 CHAIRWOMAN JARMON: That member is not  
16 here, but we do have the appraised price.

17 But the question before the Committee is  
18 to grant you an extension of time, correct?

19 MR. SINNI: Yes.

20 MR. RODRIGUEZ: All right. So the issue  
21 here being, I guess the one outstanding  
22 question was why was this decision to keep  
23 these as the three properties together and not  
24 proceed with two of them --



1 MR. SINNI: Everything was on one deed.

2 CHAIRWOMAN JARMON: That's what they said  
3 last month, everything was on the same deed.

4 MS. CUNNINGHAM: Because they are all on  
5 one deed, that the bank wouldn't --

6 MR. SINNI: It was the City that would  
7 have to break the deed apart.

8 MS. CUNNINGHAM: I'm sorry?

9 MR. SINNI: The City would have to break  
10 the deed apart.

11 MS. CUNNINGHAM: Yeah. I understand that,  
12 but the bank wouldn't finance the two  
13 separately, because they were --

14 MR. SINNI: With one on there that has a  
15 judgment on it.

16 MR. RODRIGUEZ: That's an underwriting  
17 criteria.

18 MR. SINNI: We worked hand in hand with  
19 the City for this whole entire time. This is  
20 kind of like getting buffaloed at the end.

21 We finally got to a place where  
22 everybody -- I mean, we were a part of a  
23 finance agreement with the Sues(ph) to put up  
24 money out of our own pocket along with City

1 money to get them to back off.

2 MR. RODRIGUEZ: Can you tell the Committee  
3 offhand how much have you expended in legal  
4 fees over the past six years?

5 MR. SINNI: \$70,000, probably, 60, 70.

6 MS. CUNNINGHAM: There was a settlement.

7 MR. SINNI: I haven't gotten a settlement.  
8 The Sues(ph) got a settlement. They got  
9 \$190,000

10 MS. CUNNINGHAM: My understanding was that  
11 you had a settlement, as well.

12 MR. SINNI: No. We have no settlement.

13 MR. RODRIGUEZ: And they got how much?

14 MR. SINNI: I think they got 190,000 from  
15 the City, which the City is now fighting them  
16 back. They owe money on other properties.  
17 They are a sham. I mean they ran as much game  
18 as possible.

19 MR. RODRIGUEZ: Your opinion is that.

20 MR. SINNI: My opinion is that.

21 MR. RODRIGUEZ: The issue before the  
22 Committee is to grant or not grant the  
23 extension of time. Do you have permits?

24 MR. SINNI: Permits are for 2147. We've

1 kept these lots up and paid the taxes on these  
2 lots. We kept them all secured and everything.  
3 I'm waiting to build. We just got freed up in,  
4 basically, January to move forward.

5 And we have the print done. We had the  
6 prints done in '14. They had to be redone.

7 MR. RODRIGUEZ: When do you plan on  
8 getting permit for Oakford?

9 MR. SINNI: They are being submitted now.

10 MR. HUNTER: I have a few questions. The  
11 person who was here last time, your wife, said  
12 that you guys were submitting the permits,  
13 basically, right away after that last hearing,  
14 correct? That hasn't happened.

15 MR. SINNI: How are you supposed to get  
16 permits in less than 30 days?

17 MR. HUNTER: You haven't submitted --

18 MR. SINNI: I'm just saying. The prints  
19 had to be updated. They were done in 2014.  
20 The prints are now being updated. It takes  
21 longer than 30 days to get prints finished.

22 MR. HUNTER: I understand that. I'm  
23 saying the person who was here in front of the  
24 Committee last time said that you were going to

1 submit --

2 MR. SINNI: She was talking about 2147 I'm  
3 pretty sure.

4 MR. HUNTER: No. Those were already  
5 submitted.

6 MR. SINNI: You told her she only had  
7 zoning.

8 MR. HUNTER: I'm saying that there is no  
9 zoning permit.

10 MR. SINNI: No, no. You told her she was  
11 only at the zoning level. I mean, I read the  
12 transcript back. You told her she was going to  
13 zoning and had a building permit for 2147.

14 The reason 2147 got expedited, we had this  
15 place presold twice. We had this finished and  
16 sold and the family came back.

17 MR. HUNTER: Listen --

18 MR. SINNI: I hear where you're going.

19 MR. PADILLA: So this is because of the  
20 lawsuit?

21 MR. HUNTER: We're being told again that  
22 they are going to file permits for Oakford.  
23 They said they were going to do it last time.

24 MR. SINNI: Here's Harman Deutsch's -- the

1 prints for Oakford. Here's the financing for  
2 it.

3 MR. RODRIGUEZ: So the question becomes,  
4 at this point, does this Committee want to  
5 provide an extension of time if they are  
6 providing the documentation now. I don't know  
7 if you're stating that your wife was unprepared  
8 for the last meeting.

9 MR. SINNI: We've been coming for six  
10 years every six months, and all this never got  
11 brought up. She was coming in just to get the  
12 extension.

13 Everyone said we finally got the release.  
14 Everything was moving forward. And I think she  
15 got caught off guard. I should have come  
16 myself. I didn't.

17 MR. HUNTER: My second question is, at the  
18 last meeting, the reason given for why the  
19 properties were not split was because of bad  
20 financing. There was no mention of not wanting  
21 to break the deed.

22 MR. SINNI: You can ask the City here.  
23 Would anyone have broke the deed? I mean...

24 MS. CUNNINGHAM: What? Separated out the

1 properties?

2 CHAIRWOMAN JARMON: We didn't know you  
3 were going to have that issue. I'm sure we  
4 would have transferred title separately with  
5 each one, but we never got that request.

6 MR. SINNI: We tried to make this work.  
7 No one was not breaking the deed for any angle,  
8 I mean...

9 MS. CUNNINGHAM: I'm not sure what you're  
10 saying.

11 MR. RODRIGUEZ: I think we need to be very  
12 clear about asking questions. We can't prove a  
13 negative. So nobody asked the question like  
14 how -- do you know what I mean?

15 The current standing is you've completed  
16 your legal issues, right?

17 MR. SINNI: Yes.

18 MR. RODRIGUEZ: And you're intending to  
19 build?

20 MR. SINNI: Absolutely.

21 MR. RODRIGUEZ: So what is your timeline  
22 in getting the permits and getting everything  
23 done for Oakford Street?

24 MR. SINNI: I'll have the permits within

1 the next month and we'll be building right  
2 away.

3 MR. RODRIGUEZ: All right. So you're  
4 going to have the permits by next month?

5 MR. SINNI: I'd like to say give it 60  
6 days.

7 MR. RODRIGUEZ: So then let's say -- my  
8 recommendation would be let's table it. It  
9 doesn't preclude you from moving forward. Hear  
10 me out. We table it until you get your permits  
11 from them and then you get your extension.

12 MR. PADILLA: If we grant the extension  
13 today, you're burning two months. You're going  
14 to be idle. It's going to eat up two months of  
15 the extension might as well get it cleaned.

16 MR. RODRIGUEZ: It doesn't stop you from  
17 moving forward. You're actually getting more  
18 time than you're asking for.

19 MR. SINNI: I got you.

20 MR. RODRIGUEZ: We're going to table it.  
21 Let the Chair know when you've pulled your  
22 permits. You come back. Email the permits.  
23 And then we vote on an extension of time.

24 MR. SINNI: And that's for Oakford Street?

1 CHAIRWOMAN JARMON: The two Oakford.

2 MR. RODRIGUEZ: Six years was due to the  
3 legal issues.

4 MR. HUNTER: Do we have documentation that  
5 the City said not to separate up the  
6 properties?

7 MR. RODRIGUEZ: That's what I'm saying.  
8 If he didn't ask, why would the City respond?  
9 It's like me sitting here and going I didn't  
10 know you were going to give me \$20, because I  
11 didn't ask you for it. I mean, you can't prove  
12 a negative.

13 CHAIRWOMAN JARMON: Can we get a vote on  
14 this?

15 MR. RODRIGUEZ: I move that we table it.

16 MR. O'DWYER: Second.

17 CHAIRWOMAN JARMON: We're going to table  
18 this item until June -- well, until the  
19 applicant gets the permits made. Second?

20 MR. PADILLA: There was a second already.

21 CHAIRWOMAN JARMON: All in favor?

22 (Aye.)

23 CHAIRWOMAN JARMON: Any opposed?

24 (No response.)



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1 CHAIRWOMAN JARMON: Thank you. Meeting is  
2 adjourned.

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4 (Whereupon the meeting concluded at 12:29 p.m.)

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

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

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Kathryn Doyle  
Court Reporter - Notary Public

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