

Vacant Property Review Committee  
July 9, 2019

Page 1

VACANT PROPERTY REVIEW COMMITTEE

Caucus Room, City Hall  
Philadelphia, Pennsylvania  
Tuesday, July 9, 2019  
10:05 a.m.

PRESENT:

SUSIE JARMON, OHCD, CHAIRWOMAN  
LINDA MEDLEY, Law Department  
WILLIAM NEWCOMB, PRA  
PHILIP JONES, Law Department  
KEVIN HUNTER, Commerce  
DEB CUNNINGHAM, Public Property  
ANGEL RODRIGUEZ, Philadelphia Land Bank  
GARRETT O'DWYER, PACDC  
MARK DODDS, DHCD  
TROY MANDY, PIDC  
CAROLYN PLACKE, LISC  
JAMETTA JOHNSON, Planning Commission

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Vacant Property Review Committee  
July 9, 2019

Page 2

1 7/9/19 - VACANT PROPERTY REVIEW COMMITTEE

2 CHAIRWOMAN JARMON: Good

3 morning. I'd like to introduce everyone  
4 to Troy Mandy from PIDC.

5 My name is Susie Jarmon. We're  
6 going to get started.

7 Are there attorneys in the  
8 room?

9 I do have one. Do you want to  
10 come up to the podium.

11 (Witness approached podium.)

12 CHAIRWOMAN JARMON: Good

13 morning. Can you state your name for the  
14 record and the address you're here for.

15 MS. KENNEDY: Good morning.

16 Mary Kennedy and the address I'm here on  
17 is 894 North 46th Street. The zip code  
18 is 19139.

19 CHAIRWOMAN JARMON: Page 4 of  
20 the agenda.

21 And you're here to ask for the  
22 restrictions to be removed on the deed?

23 MS. KENNEDY: Yes, please. The  
24 reverter restrictions, yes.

25 MS. CUNNINGHAM: I move we

Vacant Property Review Committee  
July 9, 2019

Page 3

1 7/9/19 - VACANT PROPERTY REVIEW COMMITTEE

2 recommend that the restrictions be  
3 released.

4 (Duly seconded.)

5 CHAIRWOMAN JARMON: All in  
6 favor?

7 (Aye.)

8 CHAIRWOMAN JARMON: Any  
9 opposed?

10 (No response.)

11 CHAIRWOMAN JARMON: Thank you.

12 MS. KENNEDY: Thank you.

13 CHAIRWOMAN JARMON: Have a good  
14 day.

15 MS. KENNEDY: Thank you. You  
16 too.

17 CHAIRWOMAN JARMON: The next  
18 item, on Page 2 we have a side yard, 3911  
19 Wyalusing Avenue. It's actually a rear  
20 yard. The person is on Poplar Street.

21 Can I get a recommendation?

22 A recommendation, please.

23 MS. CUNNINGHAM: I move that we  
24 recommend the disposition of 3911  
25 Wyalusing Avenue to Mr. Mann.

Vacant Property Review Committee  
July 9, 2019

Page 4

1 7/9/19 - VACANT PROPERTY REVIEW COMMITTEE

2 (Duly seconded.)

3 CHAIRWOMAN JARMON: All in  
4 favor?

5 (Aye.)

6 CHAIRWOMAN JARMON: Any  
7 opposed?

8 (No response.)

9 CHAIRWOMAN JARMON: The next  
10 items are Urban Garden Agreements. Are  
11 there any questions on the agreements?

12 MR. HUNTER: Did we get any  
13 clarification on the Arnold Street  
14 property?

15 CHAIRWOMAN JARMON: I actually  
16 invited the guy here, yeah. 3313 Arnold.  
17 You want to come up to the  
18 podium?

19 (Witness approached podium.)

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

22 MR. GARTLAND: Seth Gartland.  
23 Good morning.

24 CHAIRWOMAN JARMON: So the  
25 Committee had several questions last

Vacant Property Review Committee  
July 9, 2019

Page 5

1 7/9/19 - VACANT PROPERTY REVIEW COMMITTEE  
2 month, so I invited you here to answer  
3 them.

4 MR. GARTLAND: Thank you. What  
5 do you guys got?

6 MR. HUNTER: The main question  
7 was, it sounded like or it was unclear  
8 from the application from the description  
9 that you gave us. Were you looking to  
10 clear-cut the lot?

11 MR. GARTLAND: No. We want to  
12 keep a lot of the trees. Some of the  
13 trees are hazards, but for the most part,  
14 we want to keep it a green space with a  
15 lot of the old trees that are there and  
16 just work around there as far as a  
17 garden.

18 CHAIRWOMAN JARMON: Any further  
19 questions?

20 MR. DODDS: Do you have more  
21 detailed plans for the space?

22 MR. GARTLAND: Right now it's  
23 just there's about three terraces. This  
24 property is on a slope. There's a top  
25 terrace, a middle terrace, and a bottom

Vacant Property Review Committee  
July 9, 2019

Page 6

1 7/9/19 - VACANT PROPERTY REVIEW COMMITTEE

2 one. We would like to put gardens, just  
3 raised beds on the top and for the middle  
4 one as well, just keep it a nice space  
5 for our community to gather and just  
6 enjoy.

7 MR. HUNTER: If you had to  
8 estimate, what was the percentage of the  
9 trees that you have to remove?

10 MR. GARTLAND: There's going to  
11 be a select few. Maybe a dozen trees.  
12 Not old trees. The particular ones that  
13 are hazards are just newer trees.

14 MR. HUNTER: Thank you.

15 CHAIRWOMAN JARMON: Any further  
16 questions?

17 MR. DODDS: I have one. So in  
18 the Auburn Street property, 921 isn't on  
19 this list. That also, I think, is City  
20 owned.

21 CHAIRWOMAN JARMON: I'll double  
22 check that one. If it is, we can add  
23 that, because the property had that urban  
24 garden also.

25 Any further questions?

Vacant Property Review Committee  
July 9, 2019

Page 7

1 7/9/19 - VACANT PROPERTY REVIEW COMMITTEE

2 MR. HUNTER: With the Orthodox  
3 Street property, it looks like there's  
4 vehicles parked on the lot currently.

5 CHAIRWOMAN JARMON: Yeah. They  
6 were told that they would have to remove  
7 that if they want to use that as a  
8 garden.

9 MR. HUNTER: Okay. And 1826  
10 and 32 are also owned by the Land Bank.  
11 Do you know if those are intended to  
12 be --

13 CHAIRWOMAN JARMON: Right now,  
14 nothing. That's why we were able to put  
15 this on the agenda, and in the future, if  
16 Land Bank is going to take title -- or I  
17 mean, these, then this person will be  
18 told.

19 MR. GARTLAND: Am I done?

20 CHAIRWOMAN JARMON: I'm sorry.  
21 You're good to go.

22 All right. Any further  
23 questions?

24 (No response.)

25 CHAIRWOMAN JARMON:

Vacant Property Review Committee  
July 9, 2019

Page 8

1 7/9/19 - VACANT PROPERTY REVIEW COMMITTEE

2 Recommendation on the gardens?

3 MR. RODRIGUEZ: I move that we  
4 approve the garden agreements.

5 (Duly seconded.)

6 CHAIRWOMAN JARMON: All in  
7 favor?

8 (Aye.)

9 CHAIRWOMAN JARMON: Any  
10 opposed?

11 (No response.)

12 CHAIRWOMAN JARMON: The next  
13 item, 1414 South Napa. This was a  
14 property -- are you Napa?

15 (Witness approached podium.)

16 CHAIRWOMAN JARMON: I  
17 understand that this recently sold, so  
18 you just want the restrictions lifted?

19 MR. GOWAN: Yes.

20 CHAIRWOMAN JARMON: We  
21 transferred this property to PHDC in  
22 1994.

23 Can I get a recommendation?

24 MS. CUNNINGHAM: You have open  
25 CLIP violations.



Vacant Property Review Committee  
July 9, 2019

Page 9

1 7/9/19 - VACANT PROPERTY REVIEW COMMITTEE

2 MR. GOWAN: Do we?

3 MS. CUNNINGHAM: You do.

4 They're going to need to be taken care of  
5 before we issue a release. From June  
6 21st.

7 MR. GOWAN: What is the  
8 violation?

9 MS. CUNNINGHAM: It looks like  
10 a CLIP violation, probably weeds, grass.

11 MR. HUNTER: Weeds and garbage.

12 MR. GOWAN: Okay.

13 MR. HUNTER: On the front of  
14 the building.

15 MS. JOHNSON: What are you  
16 doing here? Is this house habitable?

17 MR. GOWAN: No. We are  
18 rehabbing it and it's going to be for  
19 rent.

20 CHAIRWOMAN JARMON: They're  
21 going to rehab it, so it's going to be  
22 dirty anyway until it's finished.

23 MR. RODRIGUEZ: I move that we  
24 approve the release upon the cleaning of  
25 the lot.

Vacant Property Review Committee  
July 9, 2019

Page 10

1 7/9/19 - VACANT PROPERTY REVIEW COMMITTEE

2 (Duly seconded.)

3 CHAIRWOMAN JARMON: So let me  
4 know when you've cleaned the front.

5 MS. CUNNINGHAM: And if you can  
6 send a receipt for payment of the  
7 violation so that we -- because there's  
8 not a closing --

9 CHAIRWOMAN JARMON: Just give  
10 me a copy of the receipt once it's done  
11 and the City has a record of it that the  
12 violation has been cleared.

13 MR. GOWAN: Okay.

14 CHAIRWOMAN JARMON: And then we  
15 can proceed with the release.

16 MR. GOWAN: Sounds good. Thank  
17 you.

18 CHAIRWOMAN JARMON: Can I get a  
19 recommendation?

20 MR. O'DWYER: We had a motion  
21 and a second.

22 CHAIRWOMAN JARMON: All in  
23 favor?

24 (Aye.)

25 CHAIRWOMAN JARMON: Any

Vacant Property Review Committee  
July 9, 2019

Page 11

1 7/9/19 - VACANT PROPERTY REVIEW COMMITTEE  
2 opposed?

3 (No response.)

4 CHAIRWOMAN JARMON: Thank you.

5 1304 South Cleveland, another  
6 property that was transferred to PHDC.  
7 1304 Cleveland?

8 (No response.)

9 CHAIRWOMAN JARMON: Can I get a  
10 recommendation?

11 MR. HUNTER: So this property  
12 also has open violations for unsafe  
13 structure. It was issued May 13th.

14 MS. JOHNSON: There's an  
15 agreement of sale.

16 CHAIRWOMAN JARMON: I'm sorry?

17 MS. JOHNSON: I said there's an  
18 agreement of sale on this. They're  
19 selling it.

20 CHAIRWOMAN JARMON: Yeah, an  
21 agreement of sale for 145,000.

22 Can I get a recommendation?  
23 This is from 1995.

24 MR. RODRIGUEZ: I move that we  
25 approve the release upon verification

Vacant Property Review Committee  
July 9, 2019

Page 12

1 7/9/19 - VACANT PROPERTY REVIEW COMMITTEE

2 that the violation from L&I, the unsafe  
3 violation, per settlement is paid for.

4 (Duly seconded.)

5 CHAIRWOMAN JARMON: All in  
6 favor?

7 (Aye.)

8 CHAIRWOMAN JARMON: Any  
9 opposed?

10 (No response.)

11 CHAIRWOMAN JARMON: 3610  
12 Haverford Avenue.

13 (Witness approached podium.)

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

16 MR. AUSTIN-YOUNG: My name is  
17 Kiley Austin-Young. I'm here for Pecunia  
18 Property Group on 3610 Haverford.

19 CHAIRWOMAN JARMON: This was  
20 transferred back in 1979 as a side yard.

21 MR. RODRIGUEZ: Did you acquire  
22 this at Sheriff Sale?

23 MR. AUSTIN-YOUNG: No;  
24 privately.

25 MR. O'DWYER: It looks like

Vacant Property Review Committee  
July 9, 2019

Page 13

1 7/9/19 - VACANT PROPERTY REVIEW COMMITTEE

2 there's some bags of trash.

3 MR. AUSTIN-YOUNG: I recently  
4 put up a fence. I'm not sure how long  
5 ago those -- there was some dumping going  
6 on. We just put up a Rent-A-Fence.

7 MR. O'DWYER: The fence is  
8 there. This is from the 24th of June.

9 MR. AUSTIN-YOUNG: We can go  
10 over there and make sure that's all  
11 cleaned up and send pictures.

12 MS. CUNNINGHAM: Additionally,  
13 you're not selling, right? So there's no  
14 settlement?

15 MR. AUSTIN-YOUNG: No.

16 MS. CUNNINGHAM: So there's  
17 \$1,926.19 owed in back taxes.

18 MR. AUSTIN-YOUNG: Right.

19 MS. CUNNINGHAM: And that's  
20 going to have to be satisfied before we  
21 can issue the release.

22 MR. AUSTIN-YOUNG: Okay.

23 MR. RODRIGUEZ: I move that we  
24 approve the certificate of completion  
25 predicated on proof of payment of back

Vacant Property Review Committee  
July 9, 2019

Page 14

1 7/9/19 - VACANT PROPERTY REVIEW COMMITTEE

2 taxes and having cleaned the lot.

3 (Duly seconded.)

4 MR. AUSTIN-YOUNG: I'm sorry?

5 MR. RODRIGUEZ: Evidence of  
6 cleaning the lot.

7 MR. AUSTIN-YOUNG: Sure.

8 CHAIRWOMAN JARMON: All in  
9 favor?

10 (Aye.)

11 CHAIRWOMAN JARMON: Any  
12 opposed?

13 (No response.)

14 CHAIRWOMAN JARMON: Thank you.

15 4408 Lancaster Avenue.

16 (No response.)

17 CHAIRWOMAN JARMON: This was  
18 transferred back in 1991. Can I get a  
19 recommendation?

20 MR. O'DWYER: Is this all one  
21 property?

22 CHAIRWOMAN JARMON: No. It's a  
23 couple lots there.

24 MR. O'DWYER: So it looks like  
25 in the left there's like a stack of old

Vacant Property Review Committee  
July 9, 2019

Page 15

1 7/9/19 - VACANT PROPERTY REVIEW COMMITTEE

2 tires.

3 CHAIRWOMAN JARMON: Yeah. So  
4 they're going to have to clean that.

5 MR. O'DWYER: But which lot is  
6 theirs? Is that stackable tires on the  
7 lot in question or is that the --

8 CHAIRWOMAN JARMON: I need to  
9 double check. If it is, I will let them  
10 know they need to remove the tires. If  
11 it isn't, then I'll let the Committee  
12 know that that's not his lot.

13 MR. RODRIGUEZ: I move that we  
14 approve the certificate of completion  
15 predicated that they clear the lot of  
16 tires.

17 (Duly seconded.)

18 CHAIRWOMAN JARMON: All in  
19 favor?

20 (Aye.)

21 CHAIRWOMAN JARMON: Any  
22 opposed?

23 (No response.)

24 CHAIRWOMAN JARMON: Thank you.  
25 The next item, 1328 South

Vacant Property Review Committee  
July 9, 2019

Page 16

1 7/9/19 - VACANT PROPERTY REVIEW COMMITTEE

2 Wilton.

3 (No response.)

4 MS. CUNNINGHAM: What is "needs  
5 adjustment of status"?

6 CHAIRWOMAN JARMON: That's what  
7 I'm asking Austin.

8 Oh, agreement of sale. Okay.  
9 So we have the attached agreement of  
10 sale, and this was transferred back in  
11 1984.

12 MR. RODRIGUEZ: I move that we  
13 provide the certificate of completion.

14 (Duly seconded.)

15 CHAIRWOMAN JARMON: All in  
16 favor?

17 (Aye.)

18 CHAIRWOMAN JARMON: Any  
19 opposed?

20 (No response.)

21 CHAIRWOMAN JARMON: Thank you.  
22 2333 North 2nd Street. This  
23 was on the agenda last month with 2335.  
24 However, Land Bank owned this and they  
25 need to have their restriction removed.



Vacant Property Review Committee  
July 9, 2019

Page 17

1 7/9/19 - VACANT PROPERTY REVIEW COMMITTEE

2 Can I get a recommendation?

3 MR. O'DWYER: So who was asking  
4 for the restriction to be removed?

5 CHAIRWOMAN JARMON: The Land  
6 Bank.

7 MR. O'DWYER: The Land Bank?

8 CHAIRWOMAN JARMON: Yes.

9 MS. CUNNINGHAM: Motion to  
10 recommend the release of restrictions.

11 (Duly seconded.)

12 CHAIRWOMAN JARMON: All in  
13 favor?

14 (Aye.)

15 CHAIRWOMAN JARMON: Any  
16 opposed?

17 (No response.)

18 MR. RODRIGUEZ: One abstention.

19 CHAIRWOMAN JARMON: The next  
20 item, 433 and 435 West Indiana. These  
21 were two side yards transferred in 2006.  
22 They were told to clean the lot.

23 Can I get a recommendation  
24 contingent upon the cleaning?

25 MR. O'DWYER: Motion to approve

Vacant Property Review Committee  
July 9, 2019

Page 18

1 7/9/19 - VACANT PROPERTY REVIEW COMMITTEE

2 contingent upon cleaning the lots.

3 (Duly seconded.)

4 CHAIRWOMAN JARMON: All in  
5 favor?

6 (Aye.)

7 CHAIRWOMAN JARMON: Any  
8 opposed?

9 (No response.)

10 CHAIRWOMAN JARMON: 2036 North  
11 Darien.

12 (Witness approached podium.)

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

15 MR. MATTIS: My name is Sean  
16 Mattis. I'm a company representative for  
17 this property.

18 CHAIRWOMAN JARMON: And this  
19 property was transferred back in 1989 as  
20 a single-family dwelling.

21 Can I get a recommendation?

22 MR. RODRIGUEZ: So moved.

23 (Duly seconded.)

24 CHAIRWOMAN JARMON: All in  
25 favor?

Vacant Property Review Committee  
July 9, 2019

Page 19

1 7/9/19 - VACANT PROPERTY REVIEW COMMITTEE

2 (Aye.)

3 CHAIRWOMAN JARMON: Any  
4 opposed?

5 (No response.)

6 CHAIRWOMAN JARMON: Thank you.  
7 Thank you.

8 2327 South Franklin, Suzanne  
9 Wilson. This property has the  
10 self-amortizing mortgage against the  
11 title. I think I was going back and  
12 forth.

13 Do you have an agreement of  
14 sale with this or no?

15 MS. WILSON: No. It's my  
16 brother. It's between him and I. I'm  
17 just going to transfer it once it's paid.

18 CHAIRWOMAN JARMON: You're  
19 going to transfer it to your brother?

20 MS. WILSON: Yes.

21 MR. O'DWYER: So this property  
22 was sold in 1994?

23 CHAIRWOMAN JARMON: No; 2015.  
24 So it had the mortgage against the title.

25 MS. CUNNINGHAM: As well as the

Vacant Property Review Committee  
July 9, 2019

Page 20

1 7/9/19 - VACANT PROPERTY REVIEW COMMITTEE  
2 restrictions not to sell within five  
3 years.

4 MS. WILSON: I think it's over  
5 five years.

6 MS. CUNNINGHAM: I'm sorry?

7 MS. WILSON: I think it's over  
8 five years.

9 MS. CUNNINGHAM: No. It was  
10 2015.

11 MS. WILSON: Oh, I thought it  
12 was '14.

13 CHAIRWOMAN JARMON: No. The  
14 mortgage was recorded February 19, 2015,  
15 so that's when you settled.

16 MS. WILSON: '15?

17 CHAIRWOMAN JARMON: Yes.

18 MR. RODRIGUEZ: So you want to  
19 satisfy the mortgage?

20 MS. CUNNINGHAM: If they wait  
21 until February, they don't even have to  
22 do that.

23 CHAIRWOMAN JARMON: So if you  
24 come back in February, it will be five  
25 years and then you don't have to -- the

1 7/9/19 - VACANT PROPERTY REVIEW COMMITTEE

2 mortgage will be taken off. So you don't  
3 have to pay a difference. So if you  
4 could just wait, you should be good. So  
5 we'll see you in February.

6 MS. CUNNINGHAM: Well, if she's  
7 not selling -- you're not selling it?

8 MR. STAFFORD: No.

9 CHAIRWOMAN JARMON: She'll  
10 transfer it to her brother.

11 MS. CUNNINGHAM: But she could  
12 assign the mortgage and he could assume  
13 the mortgage.

14 MR. RODRIGUEZ: She should  
15 settle the mortgage and then it's  
16 assignment of title.

17 MS. WILSON: I believe that's  
18 what I wanted to do, pay it off and then  
19 just give it to him.

20 MS. CUNNINGHAM: Do you want to  
21 pay off the mortgage?

22 MS. WILSON: Yeah. I won't  
23 have to pay it if I wait until February?

24 CHAIRWOMAN JARMON: Right.  
25 February it is --

Vacant Property Review Committee  
July 9, 2019

Page 22

1 7/9/19 - VACANT PROPERTY REVIEW COMMITTEE

2 MS. CUNNINGHAM: Well, no.

3 It's a ten-year mortgage.

4 MS. WILSON: Right. I still  
5 have to pay.

6 MS. CUNNINGHAM: Yes.

7 MS. WILSON: Right. So can't I  
8 just pay the same amount?

9 MR. RODRIGUEZ: You can pay off  
10 the mortgage, but you can't transfer  
11 title or assign it to your brother until  
12 February.

13 MS. WILSON: Oh, okay. That's  
14 fine.

15 MR. RODRIGUEZ: Two different  
16 timelines. Ten-year mortgage, five-year  
17 restriction.

18 CHAIRWOMAN JARMON: So if she  
19 pays it off, the mortgage is coming off  
20 and then you only have the five-year  
21 restriction.

22 MS. CUNNINGHAM: Yes.

23 CHAIRWOMAN JARMON: So are you  
24 willing to pay the difference?

25 MS. WILSON: The difference is?

Vacant Property Review Committee  
July 9, 2019

Page 23

1 7/9/19 - VACANT PROPERTY REVIEW COMMITTEE

2 MS. CUNNINGHAM: In February  
3 it's half.

4 MS. WILSON: Of the balance in  
5 February? Yes. Yeah. I was aware of  
6 that, that if I didn't wait the whole  
7 time --

8 MS. CUNNINGHAM: Approximately.

9 MR. STAFFORD: So February it  
10 will be half of the mortgage, the balance  
11 of the mortgage, is what they're saying?

12 CHAIRWOMAN JARMON: Yes, and  
13 then you'll be able to transfer it.

14 So what's the recommendation?

15 MR. RODRIGUEZ: I recommend  
16 because -- it's your choice. The issue  
17 of the mortgage being settled, you can  
18 settle the mortgage. The issue of  
19 transferring it to your brother, you have  
20 a restriction for five years. After the  
21 restriction is over, I don't believe that  
22 she has to come back to get a release  
23 because it will sunset.

24 MS. CUNNINGHAM: No. There's  
25 no sunset on the restrictions.

Vacant Property Review Committee  
July 9, 2019

Page 24

1 7/9/19 - VACANT PROPERTY REVIEW COMMITTEE

2 MR. RODRIGUEZ: She would still  
3 have to come back?

4 MS. CUNNINGHAM: She still has  
5 to come back.

6 CHAIRWOMAN JARMON: She still  
7 has to come back to get the release.

8 So what's the recommendation?

9 You want to come back in  
10 February and pay the mortgage and then  
11 the five-year restriction will be off the  
12 deed?

13 MR. O'DWYER: Will the mortgage  
14 go down between now and February?

15 CHAIRWOMAN JARMON: It's going  
16 to go down.

17 MR. O'DWYER: So satisfying the  
18 mortgage, you should wait until February.

19 MR. STAFFORD: If it's less  
20 money, yeah. It's only going over to me  
21 anyway.

22 MS. WILSON: I don't want to  
23 wait too long in case something happens.  
24 Something almost did happen to me, so  
25 that's why.



Vacant Property Review Committee  
July 9, 2019

Page 25

1 7/9/19 - VACANT PROPERTY REVIEW COMMITTEE

2 MR. O'DWYER: So I'm going to  
3 move that we table this.

4 CHAIRWOMAN JARMON: So just get  
5 back in contact with me, Susie Jarmon,  
6 through e-mail. You've been e-mailing  
7 me.

8 MS. WILSON: Yes.

9 CHAIRWOMAN JARMON: Just get  
10 back and just remind me to put it back on  
11 in February.

12 MS. WILSON: Okay.

13 CHAIRWOMAN JARMON: Okay?

14 MS. WILSON: Sounds good.  
15 Thank you all.

16 CHAIRWOMAN JARMON: So this is  
17 tabled.

18 I'd like to add the addendum to  
19 the agenda. The first items are --

20 MS. CUNNINGHAM: Do you have a  
21 question?

22 CHAIRWOMAN JARMON: Are you  
23 okay?

24 MS. WILSON: Just on the  
25 amount.

Vacant Property Review Committee  
July 9, 2019

Page 26

1 7/9/19 - VACANT PROPERTY REVIEW COMMITTEE

2 CHAIRWOMAN JARMON: I'll let  
3 you know what it is.

4 MS. WILSON: Okay.

5 MS. JOHNSON: You have another  
6 item.

7 MS. PLACKE: 2327 South  
8 Franklin.

9 CHAIRWOMAN JARMON: No. That's  
10 them. The Franklin?

11 MS. PLACKE: Yes.

12 CHAIRWOMAN JARMON: That was  
13 them. And the 46th Street was the  
14 attorney that came.

15 MS. JOHNSON: Got you. Got  
16 you.

17 CHAIRWOMAN JARMON: So the next  
18 items are 5107, 9, 11, 13, 21, 23, 25  
19 Market Street.

20 Angel, you want to explain  
21 this, please.

22 MR. RODRIGUEZ: Yeah. So this  
23 transaction has been before the VPRC  
24 previously. This was an RFP that the  
25 Land Bank did for VPRC. It was a

1 7/9/19 - VACANT PROPERTY REVIEW COMMITTEE  
2 competitive sale. Kalidave development  
3 did that. As we were proceeding through,  
4 they needed a letter, a site control  
5 letter. In the minutes it just came off  
6 as it was a Land Bank property. The Land  
7 Bank does not have title to it, so we're  
8 bringing it back to the VPRC so they can  
9 vote on it, with the clarification that  
10 this is a City-owned property being  
11 conveyed out through the RFP process.

12 CHAIRWOMAN JARMON: Can I get a  
13 recommendation?

14 And I think you were also  
15 requesting site control.

16 MR. RODRIGUEZ: Right. That  
17 can't happen without the VPRC.

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

20 MR. O'DWYER: So we're being  
21 asked to pre-approve the disposition.

22 MS. MEDLEY: Well, no. Just to  
23 be clear, when it came before, the VPRC  
24 thought it was already with the Land Bank  
25 and that we were just -- that VPRC was

1 7/9/19 - VACANT PROPERTY REVIEW COMMITTEE  
2 recommending that it be transferred out  
3 to the Land Bank, but it turns out that  
4 the City still owned the property. So  
5 VPRC needs to make a recommendation that  
6 the property be sold to Kalidave. That's  
7 what you're recommending.

8 MS. CUNNINGHAM: And then  
9 there's -- it's not an issue that the RFP  
10 said that the properties will be  
11 transferred to the Land Bank prior to  
12 disposition to the purchaser?

13 MR. RODRIGUEZ: No.

14 MS. CUNNINGHAM: They  
15 understand that all the restrictions will  
16 be in the deed?

17 MR. RODRIGUEZ: Yeah, we  
18 understand.

19 MS. CUNNINGHAM: Okay.

20 MR. RODRIGUEZ: And also that  
21 issue that you're mentioning will be  
22 addressed.

23 CHAIRWOMAN JARMON:  
24 Recommendation?

25 MR. O'DWYER: I move that we

Vacant Property Review Committee  
July 9, 2019

Page 29

1 7/9/19 - VACANT PROPERTY REVIEW COMMITTEE

2 approve disposition to Kalidave LP.

3 (Duly seconded.)

4 CHAIRWOMAN JARMON: All in  
5 favor?

6 (Aye.)

7 CHAIRWOMAN JARMON: Any  
8 opposed?

9 (No response.)

10 MR. RODRIGUEZ: Abstention.

11 CHAIRWOMAN JARMON:  
12 Subordination agreement request for  
13 Diamond Street.

14 (Witnesses approached podium.)

15 CHAIRWOMAN JARMON: So this was  
16 on last month for a name change to a new  
17 entity, but they need the subordination  
18 agreement for the bank.

19 MR. LA FONTAINE: David  
20 La Fontaine from Community Ventures,  
21 Executive Director.

22 This is a conveyance of six  
23 lots for a low-income housing tax credit  
24 development called Susquehanna Square.  
25 The lenders have asked for a

1 7/9/19 - VACANT PROPERTY REVIEW COMMITTEE  
2 subordination of the City's reversionary  
3 interest. We also noticed something that  
4 we've overlooked before, which was that  
5 the conditions on the deed are not really  
6 appropriate for a rental housing  
7 development. There are a few things that  
8 we would just be automatically in default  
9 on. One, that the improvement be  
10 completed within one year. That's a  
11 little bit too tight for new construction  
12 of 37 units.

13 The C condition, which is that  
14 we, among other things, occupy the  
15 premises, our lawyer thought that might  
16 be a problem, because I don't know how --  
17 maybe if the landlord occupies -- we're  
18 not sure how that was intended.

19 And then E, we are not allowed  
20 to expose the property for rental, and it  
21 is a rental property, so --

22 MR. RODRIGUEZ: I think there  
23 are a couple of issues. One, you can't  
24 change the ordinance. The ordinance from  
25 VPRC states you only get a year to

1 7/9/19 - VACANT PROPERTY REVIEW COMMITTEE

2 develop. You would have to come back for  
3 an extension on that first part.

4 The second issue in terms of --  
5 I mean, I think you had mentioned  
6 ownership. I mean, you're going to  
7 convey to a sole-purpose entity, correct?

8 MR. LA FONTAINE: That's  
9 correct. This deed is going to be --

10 MR. RODRIGUEZ: They will be  
11 occupying the premises, be on your site.

12 MR. LA FONTAINE: Okay. So, in  
13 other words, the company is going to be  
14 occupying the units and that's not a  
15 problem?

16 MR. RODRIGUEZ: Right, what  
17 you're building and occupying for the  
18 purpose of low-income tax credit rental.

19 MR. LA FONTAINE: That's  
20 correct.

21 MS. CUNNINGHAM: The purpose of  
22 that is to have to not take  
23 (unintelligible) anymore.

24 MR. LA FONTAINE: Understood.  
25 I kind of thought that, but our lawyer

1 7/9/19 - VACANT PROPERTY REVIEW COMMITTEE

2 saying. We can recommend it, but it  
3 still has to be the Law Department.

4 MR. LA FONTAINE: So we can  
5 talk to Linda Medley?

6 MS. CUNNINGHAM: So that's not  
7 really Law's decision. It's the  
8 Commissioner's decision. Law may make a  
9 recommendation, but we don't really get  
10 to decide if we can against the  
11 Commissioner.

12 MR. O'DWYER: We can ask, but  
13 the Commissioner has to approve it.

14 MS. CUNNINGHAM: Has to approve  
15 the recommendation.

16 MR. RODRIGUEZ: So, in essence,  
17 out of the three items, we can act on the  
18 last one.

19 MR. LA FONTAINE: And the  
20 subordination also?

21 MR. O'DWYER: Yes. Right.

22 MR. RODRIGUEZ: I move that we  
23 permit the subordination of the  
24 properties and that we recommend to the  
25 Commissioner that they release the



1 7/9/19 - VACANT PROPERTY REVIEW COMMITTEE  
2 restriction which includes this project  
3 from being a rental project.

4 (Duly seconded.)

5 MS. CUNNINGHAM: One second.  
6 You also wanted an extension?

7 MR. LA FONTAINE: I did, but I  
8 presume --

9 MS. CUNNINGHAM: It's August.  
10 I mean, it will be up for -- it will be a  
11 year before the next meeting.

12 MR. RODRIGUEZ: I'll amend my  
13 recommendation to include a six-month  
14 extension.

15 MR. O'DWYER: I'll second that  
16 as well.

17 MS. PLACKE: Abstain.

18 MR. LA FONTAINE: Can we get  
19 longer than six months?

20 MR. RODRIGUEZ: We cannot.

21 MS. CUNNINGHAM: We're limited  
22 to that. Sorry.

23 MR. LA FONTAINE: Oh, okay.

24 CHAIRWOMAN JARMON: So the  
25 recommendation was that they get the

1 7/9/19 - VACANT PROPERTY REVIEW COMMITTEE

2 subordination agreement?

3 MR. RODRIGUEZ: Correct, and  
4 get an extension for six months and that  
5 we recommend to the Commissioner that the  
6 Commissioner opt to remove the  
7 restriction regarding leasing or renting  
8 the site.

9 MS. CUNNINGHAM: There was a  
10 second.

11 CHAIRWOMAN JARMON: All in  
12 favor?

13 (Aye.)

14 MS. MEDLEY: I'm sorry. I just  
15 want to be clear so you guys don't have  
16 to come back. I know that there was an  
17 issue of changing the name. Has that  
18 already been done?

19 MR. LA FONTAINE: I think that  
20 was done the last VPRC meeting.

21 MS. MEDLEY: Okay.

22 MR. LA FONTAINE: We'll be  
23 conveying these lots to the new entity at  
24 the closing, hopefully in late August.

25 MS. MEDLEY: Go ahead. You can

Vacant Property Review Committee  
July 9, 2019

Page 36

1 7/9/19 - VACANT PROPERTY REVIEW COMMITTEE

2 vote.

3 CHAIRWOMAN JARMON: All in  
4 favor?

5 (Aye.)

6 CHAIRWOMAN JARMON: Any  
7 opposed?

8 (No response.)

9 MS. MEDLEY: So in the past  
10 what we've done is -- we've had a similar  
11 situation a couple of times before. So  
12 basically we would do the paperwork to  
13 change the name over. We can do the  
14 recommendation of having the restrictions  
15 lifted, and the Commissioner can look at  
16 all of that at the time.

17 MR. LA FONTAINE: Thank you.

18 CHAIRWOMAN JARMON: You're  
19 welcome.

20 The next item, 1722 Alter.

21 (No response.)

22 CHAIRWOMAN JARMON: I'm not  
23 sure if they're here.

24 Can I get a recommendation?

25 MR. RODRIGUEZ: So moved.

1 7/9/19 - VACANT PROPERTY REVIEW COMMITTEE

2 CHAIRWOMAN JARMON: And a note  
3 that they need to pay their water bill of  
4 \$145.18.

5 MR. RODRIGUEZ: I move that we  
6 approve the release predicated on their  
7 paying all municipal liens.

8 (Duly seconded.)

9 CHAIRWOMAN JARMON: All in  
10 favor?

11 (Aye.)

12 CHAIRWOMAN JARMON: Any  
13 opposed?

14 (No response.)

15 CHAIRWOMAN JARMON: The next  
16 item, 2521 Front Street.

17 (No response.)

18 MS. CUNNINGHAM: Is this all  
19 the same person?

20 CHAIRWOMAN JARMON: Yeah. It's  
21 the same owner now for both of these  
22 properties, but I don't know why no one  
23 is here to represent, because I don't  
24 know what this is. Some type of  
25 recycling.

Vacant Property Review Committee  
July 9, 2019

Page 38

1 7/9/19 - VACANT PROPERTY REVIEW COMMITTEE

2 MR. RODRIGUEZ: Is the person  
3 here?

4 CHAIRWOMAN JARMON: They're not  
5 here. Can I table this until August?

6 MR. RODRIGUEZ: Yes.

7 CHAIRWOMAN JARMON: Because I  
8 told them to come. And that's for both  
9 items, 2521 Front and 2530 Front.

10 The next item, 3609 and 3611  
11 Helen.

12 (No response.)

13 CHAIRWOMAN JARMON: So these  
14 were transferred as side yards. They owe  
15 water and taxes on both properties. The  
16 water for 3609 is 182.83 and the taxes is  
17 133.54. And then 3611 is 182.83 for  
18 water and taxes are 551.97.

19 MR. RODRIGUEZ: Madam Chair, I  
20 move that we table this. There's parking  
21 on the lot. Apparently they're not here.

22 CHAIRWOMAN JARMON: Table this  
23 until next month. I told them to move  
24 the truck off the lot.

25 I would like to add last

1 7/9/19 - VACANT PROPERTY REVIEW COMMITTEE  
2 month's agenda to the minutes, which was  
3 June.

4 MR. RODRIGUEZ: I move the  
5 minutes of the last meeting.

6 CHAIRWOMAN JARMON: I'm adding  
7 the minutes from last month, June 11th,  
8 yeah.

9 Thank you. The meeting is  
10 adjourned.

11 One second. Can I get the  
12 minutes, a recommendation on the minutes?

13 MR. RODRIGUEZ: So moved.

14 (Duly seconded.)

15 CHAIRWOMAN JARMON: All in  
16 favor?

17 (Aye.)

18 CHAIRWOMAN JARMON: Thank you.  
19 The meeting is now adjourned.

20 (Vacant Property Review  
21 Committee adjourned at 10:36 a.m.)

22 - - -  
23  
24  
25

## CERTIFICATE

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



MICHELE L. MURPHY

RPR-Notary Public

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Vacant Property Review Committee  
July 9, 2019

Page 1

<b>A</b>	38:21	17:14 18:6	40:3	35:17	13:1 14:1	credit 29:23	22:15
a.m 1:6 39:21	application	19:2 29:6	certifying	check 6:22	15:1,11	31:18 32:11	direct 40:24
able 7:14	5:8	35:13 36:5	40:25	15:9	16:1 17:1	CUNNING...	Director
23:13	apply 40:22	37:11 39:17	Chair 38:19	choice 23:16	18:1 19:1	1:11 2:25	29:21
Abstain	approached	<b>B</b>	CHAIRW...	City 1:5 6:19	20:1 21:1	3:23 8:24	dirty 9:22
34:17	2:11 4:19	back 12:20	1:9 2:2,12	10:11 28:4	22:1 23:1	9:3,9 10:5	disposition
abstention	8:15 12:13	13:17,25	2:19 3:5,8	32:14,18	24:1 25:1	13:12,16,19	3:24 27:21
17:18 29:10	18:12 29:14	14:18 16:10	3:11,13,17	City's 30:2	26:1 27:1	16:4 17:9	28:12 29:2
accurately	appropriate	18:19 19:11	4:3,6,9,15	City-owned	28:1 29:1	19:25 20:6	DODDS 1:13
40:5	30:6	20:24 23:22	4:20,24	27:10	30:1 31:1	20:9,20	5:20 6:17
acquire 12:21	approve 8:4	24:3,5,7,9	5:18 6:15	clarification	32:1 33:1	21:6,11,20	doing 9:16
act 33:17	9:24 11:25	25:5,10,10	6:21 7:5,13	4:13 27:9	34:1 35:1	22:2,6,22	double 6:21
add 6:22	13:24 15:14	27:8 31:2	7:20,25 8:6	clean 15:4	36:1 37:1	23:2,8,24	15:9
25:18 38:25	17:25 29:2	35:16	8:9,12,16	17:22	38:1 39:1	24:4 25:20	dozen 6:11
addendum	33:13,14	bags 13:2	8:20 9:20	cleaned 10:4	39:21	28:8,14,19	Duly 3:4 4:2
25:18	37:6	balance 23:4	10:3,9,14	13:11 14:2	community	31:21 32:3	8:5 10:2
adding 39:6	Approxima...	23:10	10:18,22,25	cleaning 9:24	6:5 29:20	33:6,14	12:4 14:3
Additionally	23:8	bank 1:12	11:4,9,16	14:6 17:24	company	34:5,9,21	15:17 16:14
13:12	Arnold 4:13	7:10,16	11:20 12:5	18:2	18:16 31:13	35:9 37:18	17:11 18:3
address 2:14	4:16	16:24 17:6	12:8,11,14	clear 15:15	competitive	currently 7:4	18:23 29:3
2:16	asked 27:21	17:7 26:25	12:19 14:8	27:23 35:15	27:2	<b>D</b>	34:4 37:8
addressed	29:25	17:7 26:25	14:11,14,17	clear-cut 5:10	completed	Darien 18:11	39:14
28:22	asking 16:7	27:6,7,24	14:22 15:3	cleared 10:12	30:10	David 29:19	dumping
adjourned	17:3	28:3,11	15:8,18,21	Cleveland	completion	day 3:14	13:5
39:10,19,21	assign 21:12	29:18	15:24 16:6	11:5,7	13:24 15:14	DEB 1:11	dwelling
adjustment	22:11	basically	16:15,18,21	CLIP 8:25	16:13	decide 33:10	18:20
16:5	assignment	36:12	17:5,8,12	9:10	condition	decision 33:7	<b>E</b>
agenda 2:20	21:16	beds 6:3	17:15,19	closing 10:8	30:13 32:6	33:8	E 30:19 32:5
7:15 16:23	assume 21:12	believe 21:17	18:4,7,10	35:24	32:10	deed 2:22	32:6
25:19 39:2	attached 16:9	23:21	18:13,18,24	code 2:17	conditions	24:12 28:16	e-mail 25:6
ago 13:5	attorney	bill 37:3	19:3,6,18	come 2:10	30:5	30:5 31:9	e-mailing
agreement	26:14	bit 30:11	19:23 20:13	4:17 20:24	construction	32:6	25:6
11:15,18,21	attorneys 2:7	bottom 5:25	20:17,23	23:22 24:3	30:11	default 30:8	enjoy 6:6
16:8,9	Auburn 6:18	bringing 27:8	21:9,24	24:5,7,9	contact 25:5	Department	entity 29:17
19:13 29:12	August 32:4	brother 19:16	22:18,23	31:2 35:16	contained	1:9,10	31:7 35:23
29:18 35:2	34:9 35:24	19:19 21:10	23:12 24:6	38:8	40:5	32:14,18,23	essence 33:16
agreements	38:5	22:11 23:19	24:15 25:4	coming 22:19	contingent	33:3	estimate 6:8
4:10,11 8:4	Austin 16:7	building 9:14	25:9,13,16	Commerce	17:24 18:2	description	evidence 14:5
ahead 35:25	Austin-You...	31:17	25:22 26:2	1:11	control 27:4	5:8	40:4
allowed 30:19	12:16,17,23	<b>C</b>	26:9,12,17	Commission	27:15 40:24	detailed 5:21	Executive
Alter 36:20	13:3,9,15	C 30:13	27:12,18	1:14	convey 31:7	develop 31:2	29:21
amend 34:12	13:18,22	called 29:24	28:23 29:4	Commissio...	conveyance	development	explain 26:20
amount 22:8	14:4,7	care 9:4	29:7,11,15	33:11,13,25	29:22	27:2 29:24	expose 30:20
25:25	automatical...	CAROLYN	34:24 35:11	35:5,6	conveyed	30:7	32:7
and/or 40:24	30:8	1:14	36:3,6,18	36:15	27:11	developments	extension
Angel 1:12	Avenue 3:19	case 24:23	36:22 37:2	Commissio...	conveying	32:12	31:3 34:6
26:20	3:25 12:12	Caucus 1:5	37:9,12,15	33:8	35:23	DHCD 1:13	34:14 35:4
answer 5:2	14:15	certificate	37:20 38:4	Committee	copy 10:10	Diamond	<b>F</b>
anymore	aware 23:5	13:24 15:14	38:7,13,22	1:2 2:1 3:1	correct 31:7,9	29:13	far 5:16
31:23	Aye 3:7 4:5	16:13 40:2	39:6,15,18	4:1,25 5:1	40:8	difference	favor 3:6 4:4
anyway 9:22	8:8 10:24	certification	change 29:16	6:1 7:1 8:1	couple 14:23	21:3 22:24	8:7 10:23
24:21	12:7 14:10	40:21	30:24 36:13	9:1 10:1	30:23 36:11	22:25	12:6 14:9
Apparently	15:20 16:17	CERTIFY	changing	11:1 12:1		different	



Vacant Property Review Committee  
July 9, 2019

Page 2

15:19 16:16 17:13 18:5 18:25 29:5 35:12 36:4 37:10 39:16 <b>February</b> 20:14,21,24 21:5,23,25 22:12 23:2 23:5,9 24:10,14,18 25:11 fence 13:4,7 fine 22:14 finished 9:22 first 25:19 31:3 five 20:2,5,8 20:24 23:20 five-year 22:16,20 24:11 Fontaine 29:19,20 31:8,12,19 31:24 32:5 32:19 33:4 33:19 34:7 34:18,23 35:19,22 36:17 foregoing 40:7,21 forth 19:12 Franklin 19:8 26:8,10 front 9:13 10:4 37:16 38:9,9 fully 40:5 further 5:18 6:15,25 7:22 future 7:15  <b>G</b> garbage 9:11 garden 4:10 5:17 6:24 7:8 8:4 gardens 6:2 8:2 <b>GARRETT</b> 1:12	<b>Gartland</b> 4:22,22 5:4 5:11,22 6:10 7:19 gather 6:5 give 10:9 21:19 go 7:21 13:9 24:14,16 35:25 going 2:6 6:10 7:16 9:4,18,21 9:21 13:5 13:20 15:4 19:11,17,19 24:15,20 25:2 31:6,9 31:13 good 2:2,12 2:15 3:13 4:20,23 7:21 10:16 21:4 25:14 <b>GOWAN</b> 8:19 9:2,7 9:12,17 10:13,16 grass 9:10 green 5:14 Group 12:18 guy 4:16 guys 5:5 35:15  <b>H</b> habitable 9:16 half 23:3,10 Hall 1:5 happen 24:24 27:17 happens 24:23 Haverford 12:12,18 hazards 5:13 6:13 Helen 38:11 Hi 12:14 hopefully 35:24 house 9:16 housing	29:23 30:6 32:11 <b>HUNTER</b> 1:11 4:12 5:6 6:7,14 7:2,9 9:11 9:13 11:11  <b>I</b> improvement 30:9 include 34:13 includes 34:2 Indiana 17:20 intended 7:11 30:18 interest 30:3 introduce 2:3 invited 4:16 5:2 issue 9:5 13:21 23:16 23:18 28:9 28:21 31:4 32:14 35:17 issued 11:13 issues 30:23 item 3:18 8:13 15:25 17:20 26:6 36:20 37:16 38:10 items 4:10 25:19 26:18 33:17 38:9  <b>J</b> <b>JAMETTA</b> 1:14 Jarmon 1:9 2:2,5,12,19 3:5,8,11,13 3:17 4:3,6,9 4:15,20,24 5:18 6:15 6:21 7:5,13 7:20,25 8:6 8:9,12,16 8:20 9:20 10:3,9,14 10:18,22,25 11:4,9,16 11:20 12:5	12:8,11,14 12:19 14:8 14:11,14,17 14:22 15:3 15:8,18,21 15:24 16:6 16:15,18,21 17:5,8,12 17:15,19 18:4,7,10 18:13,18,24 19:3,6,18 19:23 20:13 20:17,23 21:9,24 22:18,23 23:12 24:6 24:15 25:4 25:5,9,13 25:16,22 26:2,9,12 26:17 27:12 27:18 28:23 29:4,7,11 29:15 34:24 35:11 36:3 36:6,18,22 37:2,9,12 37:15,20 38:4,7,13 38:22 39:6 39:15,18 <b>JOHNSON</b> 1:14 9:15 11:14,17 26:5,15 <b>JONES</b> 1:10 July 1:6 June 9:5 13:8 39:3,7  <b>K</b> Kalidave 27:2 28:6 29:2 keep 5:12,14 6:4 Kennedy 2:15,16,23 3:12,15 <b>KEVIN</b> 1:11 Kiley 12:17 kind 31:25 know 7:11	10:4 15:10 15:12 26:3 30:16 35:16 37:22,24  <b>L</b> L 40:15 L&I 12:2 La 29:19,20 31:8,12,19 31:24 32:5 32:19 33:4 33:19 34:7 34:18,23 35:19,22 36:17 <b>Lancaster</b> 14:15 Land 1:12 7:10,16 16:24 17:5 17:7 26:25 27:6,6,24 28:3,11 landlord 30:17 late 35:24 Law 1:9,10 32:14,18,22 33:3,8 Law's 33:7 lawyer 30:15 31:25 lease 32:7 leasing 35:7 left 14:25 lenders 29:25 letter 27:4,5 liens 37:7 lifted 8:18 36:15 limited 34:21 Linda 1:9 33:5 LISC 1:14 list 6:19 little 30:11 long 13:4 24:23 longer 34:19 look 36:15 looking 5:9 looks 7:3 9:9 12:25 14:24	lot 5:10,12,15 7:4 9:25 14:2,6 15:5 15:7,12,15 17:22 38:21 38:24 lots 14:23 18:2 29:23 35:23 low-income 29:23 31:18 32:11 LP 29:2  <b>M</b> <b>Madam</b> 38:19 main 5:6 Mandy 1:13 2:4 Mann 3:25 MARK 1:13 Market 26:19 Mary 2:16 matter 40:7 Mattis 18:15 18:16 mean 7:17 31:5,6 32:21 34:10 means 40:23 Medley 1:9 27:22 32:21 33:5 35:14 35:21,25 36:9 meeting 34:11 35:20 39:5,9,19 mentioned 31:5 32:2 mentioning 28:21 <b>MICHELE</b> 40:15 middle 5:25 6:3 minutes 27:5 39:2,5,7,12 39:12 money 24:20 month 5:2 16:23 29:16 38:23 39:7	month's 39:2 months 34:19 35:4 morning 2:3 2:13,15 4:21,23 mortgage 19:10,24 20:14,19 21:2,12,13 21:15,21 22:3,10,16 22:19 23:10 23:11,17,18 24:10,13,18 motion 10:20 17:9,25 move 2:25 3:23 8:3 9:23 11:24 13:23 15:13 16:12 25:3 28:25 33:22 37:5 38:20 38:23 39:4 moved 18:22 36:25 39:13 municipal 37:7 <b>MURPHY</b> 40:15  <b>N</b> name 2:5,13 4:21 12:15 12:16 18:14 18:15 29:16 35:17 36:13 Napa 8:13,14 need 9:4 15:8 15:10 16:25 29:17 37:3 needed 27:4 needs 16:4 28:5 neither 32:7 new 29:16 30:11 35:23 <b>NEWCOMB</b> 1:10 newer 6:13 nice 6:4 North 2:17 16:22 18:10	note 37:2 notes 40:6 noticed 30:3  <b>O</b> <b>O'DWYER</b> 1:12 10:20 12:25 13:7 14:20,24 15:5 17:3,7 17:25 19:21 24:13,17 25:2 27:20 28:25 32:9 33:12,21 34:15 objections 40:4 occupies 30:17 occupy 30:14 occupying 31:11,14,17 Oh 16:8 20:11 22:13 34:23 <b>OHCD</b> 1:9 okay 7:9 9:12 10:13 13:22 16:8 22:13 25:12,13,23 26:4 28:19 31:12 34:23 35:21 old 5:15 6:12 14:25 once 10:10 19:17 ones 6:12 open 8:24 11:12 opposed 3:9 4:7 8:10 11:2 12:9 14:12 15:22 16:19 17:16 18:8 19:4 29:8 36:7 37:13 opt 35:6 ordinance 30:24,24 Orthodox 7:2 overlooked
---	---	--	---	---	--	---	--

Vacant Property Review Committee  
July 9, 2019

Page 3

30:4 owe 38:14 owed 13:17 owned 6:20 7:10 16:24 28:4 owner 37:21 ownership 31:6	26:11 34:17 Planning 1:14 plans 5:21 please 2:23 3:22 12:15 26:21 podium 2:10 2:11 4:18 4:19 8:15 12:13 18:12 29:14 Poplar 3:20 PRA 1:10 pre-approve 27:21 predicated 13:25 15:15 37:6 premises 30:15 31:11 32:8 PRESENT 1:8 presume 34:8 previously 26:24 prior 28:11 privately 12:24 probably 9:10 problem 30:16 31:15 proceed 10:15 proceeding 27:3 proceedings 40:4 process 27:11 project 34:2,3 proof 13:25 properties 28:10 33:24 37:22 38:15 property 1:2 1:11 2:1 3:1 4:1,14 5:1 5:24 6:1,18 6:23 7:1,3 8:1,14,21 9:1 10:1	11:1,6,11 12:1,18 13:1 14:1 14:21 15:1 16:1 17:1 18:1,17,19 19:1,9,21 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1,6 27:10 28:1 28:4,6 29:1 30:1,20,21 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1,20 provide 16:13 Public 1:11 40:16 purchaser 28:12 purpose 31:18,21 purview 32:17 put 6:2 7:14 13:4,6 25:10	8:23 10:19 11:10,22 14:19 17:2 17:23 18:21 23:14 24:8 27:13 28:5 28:24 32:22 33:9,15 34:13,25 36:14,24 39:12 recommend... 28:2,7 record 2:14 4:21 10:11 12:15 18:14 recorded 20:14 recycling 37:25 regarding 35:7 rehab 9:21 rehabbing 9:18 release 9:5,24 10:15 11:25 13:21 17:10 23:22 24:7 33:25 37:6 released 3:3 remind 25:10 remove 6:9 7:6 15:10 32:15,16 35:6 removed 2:22 16:25 17:4 rent 9:19 Rent-A-Fen... 13:6 rental 30:6 30:20,21 31:18 32:7 34:3 renting 35:7 reporter 40:25 represent 37:23 representat... 18:16 reproduction	40:22 request 29:12 requesting 27:15 response 3:10 4:8 7:24 8:11 11:3,8 12:10 14:13 14:16 15:23 16:3,20 17:17 18:9 19:5 29:9 36:8,21 37:14,17 38:12 restriction 16:25 17:4 22:17,21 23:20,21 24:11 32:17 34:2 35:7 restrictions 2:22,24 3:2 8:18 17:10 20:2 23:25 28:15 36:14 reversionary 30:2 reverter 2:24 Review 1:2 2:1 3:1 4:1 5:1 6:1 7:1 8:1 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1,20 RFP 26:24 27:11 28:9 right 5:22 7:13,22 13:13,18	21:24 22:4 22:7 27:16 27:18 31:16 33:21 RODRIGU... 1:12 8:3 9:23 11:24 12:21 13:23 14:5 15:13 16:12 17:18 18:22 20:18 21:14 22:9 22:15 23:15 24:2 26:22 27:16 28:13 28:17,20 29:10 30:22 31:10,16 32:13,25 33:16,22 34:12,20 35:3 36:25 37:5 38:2,6 38:19 39:4 39:13 room 1:5 2:8 RPR-Notary 40:16	39:14 see 21:5 select 6:11 self-amortiz... 19:10 sell 20:2 selling 11:19 13:13 21:7 21:7 send 10:6 13:11 Seth 4:22 settle 21:15 23:18 settled 20:15 23:17 32:3 settlement 12:3 13:14 She'll 21:9 Sheriff 12:22 side 3:18 12:20 17:21 32:10 38:14 similar 36:10 single-family 18:20 site 27:4,15 31:11 35:8 situation 36:11 six 29:22 34:19 35:4 six-month 34:13 slope 5:24 sold 8:17 19:22 28:6 sole-purpose 31:7 sorry 7:20 11:16 14:4 20:6 34:22 35:14 sounded 5:7 Sounds 10:16 25:14 South 8:13 11:5 15:25 19:8 26:7 space 5:14,21 6:4 Square 29:24 stack 14:25	stackable 15:6 STAFFORD 21:8 23:9 24:19 started 2:6 state 2:13 4:21 12:14 18:13 states 30:25 status 16:5 stenographic 40:6 Street 2:17 3:20 4:13 6:18 7:3 16:22 26:13 26:19 29:13 37:16 structure 11:13 subordinati... 29:12,17 30:2 33:20 33:23 35:2 sunset 23:23 23:25 supervision 40:24 sure 13:4,10 14:7 30:18 36:23 Susie 1:9 2:5 25:5 Susquehanna 29:24 Suzanne 19:8
P PACDC 1:12 Page 2:19 3:18 paid 12:3 19:17 paperwork 36:12 parked 7:4 parking 38:20 part 5:13 31:3 particular 6:12 pay 21:3,18 21:21,23 22:5,8,9,24 24:10 37:3 paying 37:7 payment 10:6 13:25 pays 22:19 Pecunia 12:17 Pennsylvania 1:5 percentage 6:8 permit 33:23 person 3:20 7:17 37:19 38:2 PHDC 8:21 11:6 Philadelphia 1:5,12 PHILIP 1:10 pictures 13:11 PIDC 1:13 2:4 PLACKE 1:14 26:7		Q question 5:6 15:7 25:21 questions 4:11,25 5:19 6:16 6:25 7:23	R raised 6:3 really 30:5 33:7,9 rear 3:19 receipt 10:6 10:10 recommend 3:2,24 17:10 23:15 32:16 33:2 33:24 35:5 recommend... 3:21,22 8:2		S sale 11:15,18 11:21 12:22 16:8,10 19:14 27:2 satisfied 13:20 satisfy 20:19 satisfying 24:17 saying 23:11 27:19 33:2 says 32:6 Sean 18:15 second 10:21 31:4 34:5 34:15 35:10 39:11 seconded 3:4 4:2 8:5 10:2 12:4 14:3 15:17 16:14 17:11 18:3 18:23 29:3 34:4 37:8		T table 25:3 38:5,20,22 tabled 25:17 take 7:16 31:22 32:15 32:23 taken 9:4 21:2 40:6 talk 33:5 tax 29:23 31:18 32:11 taxes 13:17 14:2 38:15 38:16,18 ten-year 22:3

Vacant Property Review Committee  
July 9, 2019

Page 4

22:16	16:10 17:21	39:1,20	21:22 22:4	145,000	435 17:20
terms 31:4	18:19 28:2	vehicles 7:4	22:7,13,25	11:21	4408 14:15
terrace 5:25	28:11 38:14	Ventures	23:4 24:22	145.18 37:4	46th 2:17
5:25	transferring	29:20	25:8,12,14	15 20:16	26:13
terraces 5:23	23:19	verification	25:24 26:4	1722 36:20	
Thank 3:11	trash 13:2	11:25	Wilton 16:2	182.83 38:16	5
3:12,15 5:4	trees 5:12,13	violation 9:8	Witness 2:11	38:17	5107 26:18
6:14 10:16	5:15 6:9,11	9:10 10:7	4:19 8:15	1826 7:9	551.97 38:18
11:4 14:14	6:12,13	10:12 12:2	12:13 18:12	19 20:14	
15:24 16:21	Troy 1:13 2:4	12:3	Witnesses	19139 2:18	6
19:6,7	truck 38:24	violations	29:14	1979 12:20	
25:15 36:17	true 40:7	8:25 11:12	words 31:13	1984 16:11	7
39:9,18	Tuesday 1:6	vote 27:9	work 5:16	1989 18:19	7/9/19 2:1 3:1
theirs 15:6	turns 28:3	36:2	32:23	1991 14:18	4:1 5:1 6:1
things 30:7	two 17:21	VPRC 26:23	Wyalusing	1994 8:22	7:1 8:1 9:1
30:14	22:15	26:25 27:8	3:19,25	19:22	10:1 11:1
think 6:19	type 37:24	27:17,23,25		1995 11:23	12:1 13:1
19:11 20:4		28:5 30:25	X		14:1 15:1
20:7 27:14	U	35:20		2	16:1 17:1
30:22 31:5	unclear 5:7		Y	2 3:18	18:1 19:1
35:19	understand	W	yard 3:18,20	2006 17:21	20:1 21:1
thought	8:17 28:15	wait 20:20	12:20	2015 19:23	22:1 23:1
20:11 27:24	28:18	21:4,23	yards 17:21	20:10,14	24:1 25:1
30:15 31:25	Understood	23:6 24:18	32:10 38:14	2019 1:6	26:1 27:1
three 5:23	31:24	24:23	yeah 4:16 7:5	2036 18:10	28:1 29:1
33:17	unintelligible	want 2:9 4:17	11:20 15:3	21 26:18	30:1 31:1
tight 30:11	31:23	5:11,14 7:7	21:22 23:5	21st 9:6	32:1 33:1
time 23:7	units 30:12	8:18 20:18	24:20 26:22	23 26:18	34:1 35:1
36:16	31:14	21:20 24:9	28:17 37:20	2327 19:8	36:1 37:1
timelines	unsafe 11:12	24:22 26:20	39:8	26:7	38:1 39:1
22:16	12:2	35:15	year 30:10,25	2333 16:22	
times 36:11	urban 4:10	wanted 21:18	34:11	2335 16:23	8
tires 15:2,6	6:23	34:6	years 20:3,5,8	24th 13:8	894 2:17
15:10,16	use 7:7	water 37:3	20:25 23:20	25 26:18	
title 7:16	V	38:15,16,18		2521 37:16	9
19:11,24	Vacant 1:2	we'll 21:5	Z	38:9	9 1:6 26:18
21:16 22:11	2:1 3:1 4:1	35:22	zip 2:17	2530 38:9	921 6:18
27:7	5:1 6:1 7:1	we're 2:5 27:7		2nd 16:22	
told 7:6,18	8:1 9:1 10:1	27:20 30:17	0		
17:22 38:8	11:1 12:1	34:21		3	
38:23	13:1 14:1	we've 30:4	1	32 7:10	
top 5:24 6:3	15:1 16:1	32:24 36:10	1,926.19	3313 4:16	
transaction	17:1 18:1	36:10	13:17	3609 38:10	
26:23	19:1 20:1	weeds 9:10,11	10:05 1:6	38:16	
transcript	21:1 22:1	welcome	10:36 39:21	3610 12:11	
40:8,22	23:1 24:1	36:19	11 26:18	12:18	
transfer	25:1 26:1	West 17:20	11th 39:7	3611 38:10	
19:17,19	27:1 28:1	WILLIAM	13 26:18	38:17	
21:10 22:10	29:1 30:1	1:10	1304 11:5,7	37 30:12	
23:13	31:1 32:1	willing 22:24	1328 15:25	3911 3:18,24	
transferred	33:1 34:1	Wilson 19:9	133.54 38:17		
8:21 11:6	35:1 36:1	19:15,20	13th 11:13	4	
12:20 14:18	37:1 38:1	20:4,7,11	14 20:12	4 2:19	
		20:16 21:17	1414 8:13	433 17:20	