

Vacant Property Review Committee
August 13, 2019

Page 1

VACANT PROPERTY REVIEW COMMITTEE

Caucus Room, City Hall
Philadelphia, Pennsylvania
Tuesday, August 13, 2019
10:15 a.m.

PRESENT:

SUSIE JARMON, OHCD, CHAIRWOMAN
ANDREW FRISHKOFF, LISC
MARY JONES, Law Department
LINDA MEDLEY, Law Department
WILLIAM NEWCOMB, PRA
DEB CUNNINGHAM, Public Property
ANGEL RODRIGUEZ, Philadelphia Land Bank
KEVIN HUNTER, Commerce
MARK DODDS, DHCD
TROY MANDY, PIDC
JAMETTA JOHNSON, Planning Commission

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Vacant Property Review Committee
August 13, 2019

Page 2

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CHAIRWOMAN JARMON: Good morning. My name is Susie Jarmon. We're going to get started.

First, I would like to table two items, side yards, 815 West Firth, 1747 North 27th Street.

Also I'd like to add today's addendum to the agenda.

Are there any attorneys in the room?

(Hands raised.)

CHAIRWOMAN JARMON: You want to come up.

(Witnesses approached podium.)

CHAIRWOMAN JARMON: State your name for the record and the address you're here for.

MS. GASTON: My name is Cheryl Gaston and I'm here on 1617 through 1619 Ridge Avenue.

CHAIRWOMAN JARMON: This is on the addendum.

Is the applicant here?

MS. GASTON: Well, I believe

1
2 that -- we actually own the property. I
3 believe that the person who made the
4 complaint to you was somebody else.

5 CHAIRWOMAN JARMON: I'm glad
6 Linda is coming in, because I think she
7 has more information. Linda Medley is
8 here.

9 Good morning, Linda.

10 MS. MEDLEY: Good morning.

11 CHAIRWOMAN JARMON: This is the
12 attorney for the 1617-19 Ridge Avenue.

13 Can you just explain what's
14 going on?

15 MS. GASTON: I have some
16 packets for your review, but basically
17 we're here because we had asked for an
18 extension of time to develop this
19 property. There were some circumstances
20 that went in the meantime, which I can
21 explain, and we need another extension to
22 complete the development of this
23 particular property. And I think this
24 was brought to your attention by someone
25 who has been complaining that the

1
2 property hasn't been developed, although
3 their motives and issues I will discuss
4 with you as well.

5 CHAIRWOMAN JARMON: Are there
6 any questions?

7 You're going to explain what's
8 going on?

9 MS. GASTON: Yes. And I do
10 have some packets so you can maybe follow
11 along with me. I hope I have enough for
12 everybody who wants them. And I won't go
13 through and read it to you, but basically
14 this property was purchased by a
15 partnership, a limited partnership, back
16 in 2015, and the partnership included the
17 general partner, who is my client, Noreen
18 Cody, and there was a limited partner, a
19 Mr. Miles. That limited partner was also
20 the general contractor for development
21 of -- the proposed development of this
22 property as well as other properties that
23 Ms. Cody has developed in that particular
24 area.

25 At some point during the

1
2 development of these different
3 properties, the thing that affects what's
4 going to go on in the future is that the
5 actual building materials were purchased
6 back in 2015 with the idea that this
7 property was going to be developed, and
8 also the steel was fabricated for the
9 structure.

10 So the steel is fabricated.
11 The building materials are built. The
12 excavation began. Then there were some
13 issues that caused delays. And then in
14 July of 2016, my client discovered that
15 there were some issues with the limited
16 partner and had to sue that partner to
17 dissolve the partnership, and that
18 lawsuit took like two and a half years.
19 And so during that two-and-a-half-year
20 period, she was able to develop some
21 other properties using another
22 contractor, because the limited partner
23 was the general contractor for the
24 different construction projects that she
25 had started, but this property was tied

1
2 up as part of that lawsuit.

3 So that lawsuit went on from
4 July 2016 until December of 2018, upon
5 which point my client then began to try
6 and get zoning permission to move forward
7 with the development of this property.

8 There were problems with that, because
9 the zoning unit insisted that there be --
10 this is a commercial property, and
11 because it had zoning, you're supposed to
12 have either office, retail, or commercial
13 use on the ground floor frontage and 30
14 feet back. This property fronts on both
15 Ridge Avenue and Ogden Street. And so
16 L&I insisted that there be this
17 commercial, retail, or office on both
18 frontages, which is not something that
19 the community wants on Ogden, which is
20 mainly residential. So she had to apply
21 for a zoning permission, which is why I'm
22 involved. And at this point, we have
23 gotten through most of the zoning
24 process. We've been in front of the
25 Zoning Board. We were just there in

1
2 July. And on July 24th, we had to revise
3 plans to be in accord with what the
4 community had asked for and also what the
5 Zoning Board said that they would
6 approve. And so the plans, the revised
7 plans, are at the back of your packet.
8 Those have been submitted to the relevant
9 Registered Community Organizations for
10 their review, their approval and a
11 revised letter. So once that letter is
12 submitted, we can go back to the Zoning
13 Board and have them stamp those plans and
14 approve this. They've already approved
15 it in principle.

16 So for purposes of getting this
17 project done, we need the zoning permits
18 so that we can get building permits. The
19 building materials are already purchased.
20 They were purchased back in 2015. The
21 steel has been fabricated. My client has
22 the financing in place so that they can
23 move forward. So that as soon as we get
24 the zoning permission, we will be able to
25 move forward very quickly, because,

1
2 again, we don't have to order building
3 materials, we don't have to do anything
4 in terms of getting financing in place or
5 what-have-you. Everything is already in
6 place.

7 And so that's mainly what I
8 discuss here, and I have provided you
9 with exhibits.

10 The first extension -- and this
11 is where the -- I think why we're here.
12 I think this was brought to the attention
13 of the Vacant Property Review Committee
14 and the Law Department by a person named
15 Jaime Weiner. Mr. Weiner has been making
16 noises about the fact that the building
17 materials are stored on the property.
18 I'm sorry. My client bought a storage
19 container and the building materials are
20 there on the property waiting for the
21 approval so she can move forward, and
22 also about the condition of the property.
23 But what I will say to you is, he has his
24 own issues. I didn't want to put it in
25 the writing here, but basically he has

1
2 personal issues.

3 One of the properties that my
4 client developed is 1623 Ridge Avenue.
5 He owns Unit No. 2 in that building.
6 That was built by the limited partner
7 that my client separated from, and there
8 were some issues with the unit, water
9 migration, what-have-you, which my client
10 then fixed because the limited partner
11 would not do anything about it.

12 Mr. Weiner then is also a
13 commercial real estate broker, so he had
14 had a listing agreement with the limited
15 partner to try to find a tenant, what
16 happened before, so many other buildings
17 that my client had built, and I don't
18 think that any of those came to anything.
19 So I think he feels a little aggrieved
20 because he spent time on what happened to
21 do whatever he did in terms of trying to
22 list these properties and nothing came of
23 it.

24 He also is, I think, a little
25 aggrieved because he is -- his company is

1
2 the listing agent, I think, or runs the
3 condominium association for his building,
4 which is 1623, and they have claims about
5 the condition of 1623, which again was
6 constructed by the limited partner in
7 this who is now, of course, nowhere to be
8 found, and he's trying to get my client
9 to pay for a number of those repairs.

10 There have been discussions and
11 negotiations with an attorney with him
12 about those issues, but they have not
13 settled all of that yet. But nothing to
14 do with this particular property.

15 And then the other piece is
16 that my client still owns the retail
17 space at 1623, and he's trying to also
18 come up with these late fees and charges
19 for the space, which my client is, of
20 course, disputing.

21 So I think there's a lot of --
22 there's business issues and/or personal
23 issues, but for purposes of the
24 extension, we are definitely in a really
25 good space at this point. We are that

1
2 far from having our zoning permission,
3 and with that, we can move forward,
4 because, again, we have everything in
5 place to move forward with this
6 development, which my client intends to
7 do.

8 CHAIRWOMAN JARMON: Are there
9 any questions from the Committee?

10 MR. RODRIGUEZ: How long until
11 you get your zoning permit?

12 MS. GASTON: I'm sorry?

13 MR. RODRIGUEZ: What's your
14 estimate on when you're going to get the
15 zoning permit?

16 MS. GASTON: We're waiting on
17 the revised letter from the RCO. So
18 they've been in contact. They have them,
19 the new plans, and they have asked me
20 about the suggested revisions about the
21 letter as early as today. So I am
22 expecting that we should have that by
23 this week, and then we have to submit the
24 revised plans to the Zoning Board, along
25 with that letter, and they will take a

1
2 vote in their executive session. I can't
3 say, you know --

4 MR. RODRIGUEZ: So you have to
5 wait until September's Zoning Board
6 meeting?

7 MS. GASTON: Probably. They
8 can do it in their executive sessions.
9 They have executive sessions on, I think,
10 Tuesdays and they have them on Wednesdays
11 before they have hearings, but you just
12 don't know when they're going to take
13 something up that they're, you know,
14 waiting on materials. But I would expect
15 that it should be soon. It shouldn't be
16 that long, and we're thinking that
17 probably by October, we'll be able to
18 move forward.

19 MR. HUNTER: Is the commercial
20 space the only refusal that you guys got
21 from L&I?

22 MS. GASTON: No. No. The
23 refusals were that the commercial on
24 Ogden, we have a nine foot setback at
25 Ogden, which we want to use for bi-level

1
2 space, and the code says you can't have a
3 setback there. And then what kind of
4 brought us an additional issue was that
5 the community, based on some comments
6 made at the RCO meeting, wanted us to
7 increase the height of the commercial
8 space. They had asked us first to
9 increase the size of it, so that we now
10 have a bi-level commercial space as
11 opposed to a one-level space. So we went
12 from about 880 square feet to about 1,800
13 square feet of commercial space. But
14 they also wanted us to raise the height
15 of the ceiling in the commercial space,
16 which meant we would have had to have
17 raised the height of the building above
18 the 55 foot max that was allowed.

19 MR. HUNTER: I was going to
20 say, because that commercial requirement
21 has changed in the code.

22 MS. GASTON: Exactly. I know.
23 Yes. Yes. If we had done this later, we
24 would not have run into that problem,
25 yes.

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MR. HUNTER: When do you expect
to get building permits?

MS. GASTON: I'm sorry?

MR. HUNTER: When do you expect
to get the building permits for the
property?

MS. GASTON: As soon as we get
the zoning permits, then we can move
forward. The architect is prepared to
move forward with putting together the
building plans so that we can move
forward.

MR. HUNTER: Okay. Thank you.

CHAIRWOMAN JARMON: Any further
questions?

(No response.)

CHAIRWOMAN JARMON:
Recommendation?

MR. RODRIGUEZ: I recommend
that we provide a six-month extension to
the project. In that time, we ask that
the developer provide us with the zoning
permit and building permits to the
Chairman.

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Also, one caveat, you have a picture here of standing water.

MS. GASTON: That's been filled in. The building -- the picture before that is how that was backfilled, and that was back because there was a collapse of the property at 1615 into my client's property.

MR. RODRIGUEZ: My only concern is that we do get the lot from the plans about the -- just in terms of streetscape on Ridge Avenue. Can the developer be aware of that and maintain the site appropriately?

MS. GASTON: Yes.

MR. HUNTER: Do you mind amending that motion to add a sidewalk closure permit for the site? Because if they have -- the sidewalk, I guess, has been closed for a while and there's no sidewalk closure permit that I could find. So basically on Ridge now, you would have to cross the street. You can't use that sidewalk. So Streets will

1
2 require as you get a permit to fully
3 close it or to put in a temporary walkway
4 on the street, but as of now, there is no
5 permit for that. So you have a
6 construction fence that's out past the
7 sidewalk right now on the property. I'm
8 just saying there should be a permit
9 issued for that.

10 MR. RODRIGUEZ: So I amend my
11 motion that we --

12 MS. GASTON: I'm sorry. I'm
13 not sure what --

14 MR. RODRIGUEZ: We're asking
15 that you apply for and get a sidewalk
16 closure permit, because currently the way
17 the site is, you are blocking the
18 passageway for everyday citizens. So
19 you're supposed to have a permit so
20 there's a walkway around the job site.
21 Is that not the case?

22 MS. CUNNINGHAM: Right here, it
23 goes all the way to the street.

24 MS. GASTON: There's a fence.

25 MS. CUNNINGHAM: Right, but you

1
2 need somewhere to walk. People need
3 sidewalks to walk on. So you can do the
4 temporary plastic barriers. If you get a
5 sidewalk closure permit, then you can
6 have temporary plastic barriers where
7 people can walk between the fence and the
8 plastic barrier and it's a temporary
9 sidewalk.

10 MR. HUNTER: The Streets
11 Department, when you apply, will tell you
12 what needs to be done on the site. It's
13 a requirement for the code. If you're
14 going to block the sidewalk or any part
15 of the roadway, you have to have a street
16 closure permit.

17 MS. GASTON: The fence is for
18 the building next door. That's not --

19 MS. CUNNINGHAM: This fence is
20 not for your construction site?

21 MS. GASTON: No.

22 MS. CODY: So right next to our
23 property is another project that's going
24 on. That owner put the fence all the way
25 across the front.

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MS. CUNNINGHAM: Did you ask them to redo your property?

MS. GASTON: No.

MS. CUNNINGHAM: So either remove it from the property to provide the sidewalk or get a sidewalk closure permit.

MR. HUNTER: Is that 1615 right there?

MS. GASTON: Yes.

MS. CUNNINGHAM: It's both.

MS. GASTON: It's 1615.

MR. HUNTER: 1615 has one.

MS. CUNNINGHAM: Can they close the sidewalk in front of their property as well?

MR. HUNTER: Only if they have a permit, but they're saying that their sidewalk is open. I don't know --

MS. CODY: We're not blocking anything.

MR. RODRIGUEZ: Well, then my motion stands. I ask that we provide a six-month extension to the developer. In

1
2 that time, they provide us with a zoning
3 permit and a building permit and that
4 they be mindful to maintain the site.

5 (Duly seconded.)

6 CHAIRWOMAN JARMON: All in
7 favor?

8 (Aye.)

9 CHAIRWOMAN JARMON: Any
10 opposed?

11 (No response.)

12 CHAIRWOMAN JARMON: Thank you.

13 MS. GASTON: Thank you.

14 CHAIRWOMAN JARMON: You're
15 welcome.

16 The next items are urban garden
17 agreements. Can I get a recommendation
18 on the agreements?

19 MS. GASTON: Thank you. That
20 completes my business. May be excused?
21 Thank you.

22 CHAIRWOMAN JARMON: Yes.

23 MR. FRISHKOFF: You would like
24 a motion on the urban garden agreements?

25 CHAIRWOMAN JARMON: Urban

Vacant Property Review Committee
August 13, 2019

Page 20

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2 gardens.

3 MR. FRISHKOFF: So moved that
4 we approve the urban gardens.

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 we added to the agenda. They
14 weren't invited here. We had previously
15 approved the subordination agreement, but
16 what they needed also at that time was a
17 six-month extension. So the agreement
18 has been done. So if I can get a
19 recommendation on the six-month
20 extension.

21 MR. HUNTER: Did they remove
22 the vehicle from the lot?

23 CHAIRWOMAN JARMON: They did.

24 MR. RODRIGUEZ: Good point. I
25 move that we approve the extension of

1
2 time for Leon Bobby Realty, LLC for 1323
3 through 1329 North 17th Street.

4 MS. MEDLEY: They actually sold
5 it. They're not -- they sold it.

6 MS. CUNNINGHAM: They did a
7 name change.

8 CHAIRWOMAN JARMON: Right.
9 It's not this group.

10 MS. MEDLEY: This is not the
11 group.

12 MR. RODRIGUEZ: And the
13 aforementioned new owner.

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.

22 629 Porter.

23 You want to come up.

24 (Witness approached podium.)

25 CHAIRWOMAN JARMON: State your

1
2 name for the record.

3 MR. XHOXHI: Good morning. My
4 name is Elson Xhoxhi, the owner.

5 CHAIRWOMAN JARMON: And you're
6 here requesting an additional six-month
7 extension?

8 MR. XHOXHI: Yes, six-month
9 extension for 629 Porter. Last month we
10 received approval from the zoning to
11 build two units there. Everything has
12 been fenced off, as you guys requested at
13 the last meeting, and the architect just
14 finished redrawing from three units to
15 two units. The building, once it's
16 approved from the L&I, we will start
17 construction right away.

18 MR. RODRIGUEZ: I have a
19 question. You own 627 Porter?

20 MR. XHOXHI: I'm sorry?

21 MR. RODRIGUEZ: Do you own 627?

22 MR. XHOXHI: No.

23 MR. RODRIGUEZ: Because I'm a
24 little confused. So you're just building
25 on 629 with exterior egress onto the

Vacant Property Review Committee
August 13, 2019

Page 23

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2 street, right?

3 MR. XHOXHI: Yes; just 629.

4 MS. CUNNINGHAM: I move we
5 recommend the six-month extension.

6 (Duly seconded.)

7 CHAIRWOMAN JARMON: All in
8 favor?

9 (Aye.)

10 CHAIRWOMAN JARMON: Any
11 opposed?

12 (No response.)

13 CHAIRWOMAN JARMON: Thank you.

14 MR. XHOXHI: Thank you very
15 much.

16 CHAIRWOMAN JARMON: This was on
17 the agenda a couple times, the property
18 that's being transferred from Land Bank.
19 The developer asked for a name change.

20 MR. RODRIGUEZ: Madam Chair,
21 it's a correction. It's being
22 transferred out of the Department of
23 Public Property. The name change is due
24 to the use of Opportunity Zones.

25 CHAIRWOMAN JARMON: So the name

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change is to 51 Market Owner LLC.
(Witness approached podium.)
CHAIRWOMAN JARMON: State your
name for the record.
MR. SCHURE: Mark Schure from
the office of Guy Laren.
CHAIRWOMAN JARMON: And you're
here asking for the title to be changed?
MR. SCHURE: That's correct.
CHAIRWOMAN JARMON:
Recommendation?
MR. HUNTER: I move that we
change the title of the entity.
(Duly seconded.)
CHAIRWOMAN JARMON: All in
favor?
(Aye.)
CHAIRWOMAN JARMON: Any
opposed?
(No response.)
MR. RODRIGUEZ: Abstention.
CHAIRWOMAN JARMON: Thank you,
Mark.
The next items, 2515, 19, 21,

1
2 23, and 17 North Hope Street.

3 (Witness approached podium.)

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

6 MR. RENWRICK: Harvey Renwrick.

7 Basically we're here to try to
8 get the RDA reverter lifted from 2517,
9 2519, 2521, and 2523 Hope Street. My
10 seller, Ms. Rivera, is here. She's 80
11 years old. She basically wants to sell
12 the lots because she wants to retire.
13 She's still working every day right now.

14 So basically that's about it.
15 We actually went down to the lots and
16 cleaned them very, very thoroughly. We
17 sent pictures to you.

18 CHAIRWOMAN JARMON: I did get
19 the pictures. I didn't get a chance to
20 print them, but my inspector said they
21 were gardens being maintained.

22 MR. RENWRICK: Yeah. We made
23 sure we got all the debris from around
24 anything that would have stopped the
25 whole process from going. So I actually

Vacant Property Review Committee
August 13, 2019

Page 26

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2 had some in my phone, because I didn't
3 know what to expect, but I don't want to
4 pass my phone around.

5 CHAIRWOMAN JARMON: No. It's
6 fine.

7 MR. RENWRICK: But know it's
8 very, very clean.

9 MS. CUNNINGHAM: I have a
10 question, though. 25, I think it was,
11 15, has it been conveyed to Jose Torres?

12 MR. RENWRICK: Right. We're
13 going from 2517 --

14 CHAIRWOMAN JARMON: They want
15 the restriction off of the deed.

16 MR. RENWRICK: I believe it's a
17 lot that she might have owned years back,
18 but sold it to him.

19 CHAIRWOMAN JARMON: Right. But
20 the restriction was in that deed, so
21 you're asking that that be removed.

22 Can I get a recommendation,
23 please?

24 She's here if anybody has a
25 question.

Vacant Property Review Committee
August 13, 2019

Page 27

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MS. CUNNINGHAM: Did you sell
the other property, 2515, to Jose Torres?

MS. RIVERA: Yes.

MS. CUNNINGHAM: You did?
Okay. All right. That's all I needed to
know. Thanks.

MR. RENWRICK: Thank you.

MR. RODRIGUEZ: Hold on.

CHAIRWOMAN JARMON:
Recommendation?

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

CHAIRWOMAN JARMON: All in
favor?

(Aye.)

CHAIRWOMAN JARMON: Any
opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MR. RENWRICK: Thank you.

CHAIRWOMAN JARMON: 3227 North
17th Street, Alma Boddie?

(No response.)

CHAIRWOMAN JARMON: She's not

Vacant Property Review Committee
August 13, 2019

Page 28

1
2 here. I'm going to table this item.

3 2414 South 3rd Street, Michael
4 Magee.

5 (Witnesses approached podium.)

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

8 MR. MAGEE: Michael Magee.

9 CHAIRWOMAN JARMON: And you're
10 here asking that we remove the
11 restriction on the deed?

12 MR. MAGEE: Yes.

13 CHAIRWOMAN JARMON: Title was
14 transferred to you May 2014?

15 MR. MAGEE: Yes.

16 CHAIRWOMAN JARMON: It's been
17 five years.

18 Any questions from the
19 Committee?

20 MS. CUNNINGHAM: This is the
21 one with the pool, correct?

22 MR. MAGEE: The pool is down.

23 MS. CUNNINGHAM: It's down now?

24 MR. MAGEE: Yes.

25 CHAIRWOMAN JARMON: Yeah. I

Vacant Property Review Committee
August 13, 2019

Page 29

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have the pictures.

MR. MAGEE: And the buyer is
here as well.

CHAIRWOMAN JARMON: Okay.

MR. RODRIGUEZ: So moved.

(Duly seconded.)

CHAIRWOMAN JARMON: All in
favor?

(Aye.)

CHAIRWOMAN JARMON: Any
opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MR. MAGEE: Thank you.

CHAIRWOMAN JARMON: You're
welcome.

2547 East Norris. It's a
property that the City transferred to
PHDC.

(Witness approached podium.)

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

MR. KENNEDY: Benjamin Kennedy.

CHAIRWOMAN JARMON: And you're

Vacant Property Review Committee
August 13, 2019

Page 30

1
2 here asking that the restriction be
3 lifted.

4 Are there any questions from
5 the Committee?

6 MR. RODRIGUEZ: So moved.
7 (Duly seconded.)

8 CHAIRWOMAN JARMON: All in
9 favor?

10 (Aye.)

11 CHAIRWOMAN JARMON: Any
12 opposed?

13 (No response.)

14 CHAIRWOMAN JARMON: Thank you.

15 MR. KENNEDY: Thanks. That's
16 all I do?

17 CHAIRWOMAN JARMON: 21 -- you
18 never know.

19 2124 North Percy.

20 (No response.)

21 CHAIRWOMAN JARMON: This
22 property was transferred in 1991. It's a
23 vacant property.

24 Is anyone here for 2124 Percy?

25 (No response.)

Vacant Property Review Committee
August 13, 2019

Page 31

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CHAIRWOMAN JARMON: Any questions from the Committee on this property?

MS. CUNNINGHAM: Do you know if it's being sold?

CHAIRWOMAN JARMON: You said if it's being sold?

MS. CUNNINGHAM: Never mind. I found it.

MR. RODRIGUEZ: They have approximately a thousand dollars in back taxes.

CHAIRWOMAN JARMON: They would have to pay that.

MS. JOHNSON: And there is an agreement of sale.

MS. CUNNINGHAM: Yeah. I found that.

MR. RODRIGUEZ: Move to table.

CHAIRWOMAN JARMON: I can't hear you.

MR. RODRIGUEZ: I move to table.

(Duly seconded.)

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CHAIRWOMAN JARMON: And the
reason is?

MR. RODRIGUEZ: We wanted
confirmation that they would pay off the
back taxes.

MS. CUNNINGHAM: And that they
were selling it to somebody who is going
to not have it boarded up anymore.

MR. DODDS: There's some sort
of L&I notice.

MS. CUNNINGHAM: An open one?

CHAIRWOMAN JARMON: That's been
on the property for years, yeah. Okay.
I'll table this item.

1122 North 39th Street.

(No response.)

MR. RODRIGUEZ: Same issue.
They owe 2,769.48 in back taxes.

CHAIRWOMAN JARMON: I'll table
this item.

MS. CUNNINGHAM: Do we have any
pictures with it cleaned?

CHAIRWOMAN JARMON: It is
clean. It's just a bad picture, but it

1
2 is clean. You ask that it be tabled.

3 1809 Wilder, transferred as --

4 MR. DODDS: Can I just
5 interrupt? Do we need to table the item
6 if the owner is not here, if they just
7 agree to pay the taxes?

8 CHAIRWOMAN JARMON: Well,
9 that's what I wanted to say, because they
10 have to pay it at settlement.

11 MR. RODRIGUEZ: We can revisit
12 it. I mean, do you want to do that?

13 MR. DODDS: I don't see why
14 not, yeah.

15 MR. RODRIGUEZ: I'm willing to
16 remove that.

17 MR. DODDS: I'd make a motion
18 to approve the release, provided they pay
19 the back taxes.

20 MS. JOHNSON: That's for all of
21 the other properties?

22 MR. DODDS: Well, for this one
23 in particular.

24 CHAIRWOMAN JARMON: I think the
25 other one they want the person to come

Vacant Property Review Committee
August 13, 2019

Page 34

1
2 for Percy because of it being a boarded
3 property.

4 MS. JOHNSON: What about 3227
5 17th Street?

6 CHAIRWOMAN JARMON: No. That's
7 horrible, the condition of it.

8 MR. HUNTER: There's also
9 \$16,000 in taxes.

10 MS. CUNNINGHAM: Yeah. They
11 have a lot.

12 CHAIRWOMAN JARMON: So we're on
13 1122 North 39th Street.

14 MR. RODRIGUEZ: Motion to
15 approve pending they pay.

16 MR. DODDS: Yeah, provided that
17 they pay the back taxes.

18 (Duly seconded.)

19 CHAIRWOMAN JARMON: All in
20 favor.

21 (Aye.)

22 CHAIRWOMAN JARMON: Any
23 opposed?

24 (No response.)

25 CHAIRWOMAN JARMON: 1809

Vacant Property Review Committee
August 13, 2019

Page 35

1
2 Wilder.

3 (No response.)

4 CHAIRWOMAN JARMON: This was
5 transferred back in 1998 as a side yard.
6 I think it's been developed. I have the
7 Certificate of Occupancy.

8 Can I get a recommendation?

9 MR. RODRIGUEZ: So moved.

10 (Duly seconded.)

11 CHAIRWOMAN JARMON: All in
12 favor?

13 (Aye.)

14 CHAIRWOMAN JARMON: Any
15 opposed?

16 (No response.)

17 CHAIRWOMAN JARMON: 1208 North
18 Taylor Street.

19 (Witnesses approached podium.)

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

22 MR. RUSH: Good morning. My
23 name is James Bristol Rush.

24 MS. GREENFIELD-RUSH: I'm
25 Vivian Greenfield Rush.

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CHAIRWOMAN JARMON: And you're here asking that the restriction be removed on the deed transferred in 2004?

MR. RUSH: Yes.

CHAIRWOMAN JARMON: Any questions from the Committee?

MS. CUNNINGHAM: There was an action in conservatorship for the property. Has that been --

MR. NEWCOMB: I checked the docket. The case was dismissed.

MS. CUNNINGHAM: It was lifted on the record?

MR. NEWCOMB: Yes, on the docket. It's still recorded, but the case has been dismissed.

MS. CUNNINGHAM: Did you have an attorney that represented you in that, in the conservatorship?

MR. RUSH: Yes, we did.

MS. CUNNINGHAM: Could you ask them to record the court order, a certified copy of the court order so that it's in the chain of title?

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MR. RUSH: All right.

MS. CUNNINGHAM: The lis pendens should be lifted. It was recorded, so the lifting of the lis pendens should also be recorded.

MR. RUSH: The lifting of the lis pendens should be recorded; is that what you're saying?

MS. CUNNINGHAM: The lis pendens was recorded. It's the lifting of the lis pendens that needs to be recorded.

MR. RUSH: Thank you. Yes. I believe he sent us copies of that lifting of that lis pendens, the attorney did.

MS. CUNNINGHAM: It's on the docket, but it's not in the chain of title recorded at Records with the deed. Where the deed is recorded, it's on the court docket, but it's not in Records, in the land title.

MR. RUSH: All right.

MR. RODRIGUEZ: I move we move to transfer.

Vacant Property Review Committee
August 13, 2019

Page 38

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(Duly seconded.)

CHAIRWOMAN JARMON: All in
favor?

(Aye.)

CHAIRWOMAN JARMON: Any
opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MR. RUSH: Thank you. I have a
question. When might the form be
released? Is that appropriate for me to
ask?

CHAIRWOMAN JARMON: It is. It
may take at least a month for you to get
the executed document. Do you have a
settlement scheduled?

MR. RUSH: Yes, for tomorrow.

MS. CUNNINGHAM: When?

MR. RUSH: Tomorrow.

MR. NEWCOMB: You should
postpone that.

MS. CUNNINGHAM: Yeah.

CHAIRWOMAN JARMON: You may
want to postpone it.

Vacant Property Review Committee
August 13, 2019

Page 39

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MR. RUSH: Postpone the
settlement?

MS. CUNNINGHAM: I'm not sure
that the Commissioner is in today.

MS. MEDLEY: But we could
get -- if your buyer will accept a letter
from the City saying that this is what
the recommendation was, that we could get
you that for tomorrow, but we won't be
able to get you the actual document to
record.

MR. RUSH: Well, if you get a
letter to that effect, that would
suffice.

MS. MEDLEY: Okay. That's
fine. We can do that.

MR. RUSH: To whom do I contact
to get that?

MS. MEDLEY: Ms. Jarmon. We'll
get the letter to Ms. Jarmon.

MR. RUSH: Thank you. We'll
wait then until the City is over to get
that then.

CHAIRWOMAN JARMON: Okay.

Vacant Property Review Committee
August 13, 2019

Page 40

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MR. RUSH: Thank you very much.

CHAIRWOMAN JARMON: You're
welcome.

2726 North 12th Street.

(No response.)

MR. RODRIGUEZ: That's also in
the addendum.

CHAIRWOMAN JARMON: Yeah. I
took that off the addendum.

MR. RODRIGUEZ: Oh, okay.

CHAIRWOMAN JARMON: 2726 North
12th Street is a three-story property for
sale. Can I get a recommendation?

MR. HUNTER: Move to issue the
Certificate of Completion.

(Duly seconded.)

CHAIRWOMAN JARMON: All in
favor?

(Aye.)

CHAIRWOMAN JARMON: Any
opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.
222 Hermitage. It's a vacant

Vacant Property Review Committee
August 13, 2019

Page 41

1
2 lot that was transferred as a side yard.

3 (Witness approached podium.)

4 CHAIRWOMAN JARMON: Good
5 morning. State your name for the record,
6 please.

7 MS. TROXELL: My name is
8 Deborah Troxell. My husband, who could
9 not be here, is David T. Focer.

10 CHAIRWOMAN JARMON: And you
11 received this lot as a side yard to your
12 property back in 2002?

13 MS. TROXELL: Yes.

14 MR. RODRIGUEZ: So moved.

15 (Duly seconded.)

16 CHAIRWOMAN JARMON: All in
17 favor?

18 (Aye.)

19 CHAIRWOMAN JARMON: Any
20 opposed?

21 (No response.)

22 CHAIRWOMAN JARMON: Thank you.

23 MS. TROXELL: Thank you.

24 CHAIRWOMAN JARMON: All right.

25 243 and 245 West George. The applicant

1
2 couldn't attend. I think there's a thing
3 in there where he has to go back to
4 Washington on Friday. If we can rush
5 this release and us get it to him before
6 then, if possible.

7 MR. RODRIGUEZ: So moved.

8 (Duly seconded.)

9 CHAIRWOMAN JARMON: All in
10 favor?

11 (Aye.)

12 CHAIRWOMAN JARMON: Any
13 opposed?

14 (No response.)

15 CHAIRWOMAN JARMON: Thank you.

16 1806 East Albert.

17 (No response.)

18 CHAIRWOMAN JARMON: This is a
19 side yard transferred back in 1984. Can
20 I get a recommendation?

21 MR. NEWCOMB: Just note that
22 there's some trash and debris on the
23 property which needs to be cleaned up.

24 MR. RODRIGUEZ: So moved,
25 provided they clean the lot.

Vacant Property Review Committee
August 13, 2019

Page 43

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(Duly seconded.)

CHAIRWOMAN JARMON: All in
favor?

(Aye.)

CHAIRWOMAN JARMON: Any
opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.
2521 Front and 2530 Front.

(No response.)

MR. RODRIGUEZ: This one has a
lot of zoning issues. So I would say
since they're not here --

CHAIRWOMAN JARMON: They came
late last month and I told them to be
here today.

MR. RODRIGUEZ: I would suggest
we table it.

CHAIRWOMAN JARMON: We're going
to table 2521 and 2530 Front Street.

3609 Helen and 3611 Helen.
They also came late last month.

(No response.)

MS. CUNNINGHAM: They have cars

Vacant Property Review Committee
August 13, 2019

Page 44

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2 parked there too.

3 CHAIRWOMAN JARMON: I'm going
4 to table these two.

5 2039 West Boston. This is a
6 property that was transferred to PHDC.

7 MR. RODRIGUEZ: So moved.
8 (Duly seconded.)

9 CHAIRWOMAN JARMON: All in
10 favor?

11 (Aye.)

12 CHAIRWOMAN JARMON: Any
13 opposed?

14 (No response.)

15 CHAIRWOMAN JARMON: 1912
16 Lawrence.

17 (No response.)

18 MR. RODRIGUEZ: So moved.
19 (Duly seconded.)

20 CHAIRWOMAN JARMON: All in
21 favor?

22 (Aye.)

23 CHAIRWOMAN JARMON: Any
24 opposed?

25 (No response.)

Vacant Property Review Committee
August 13, 2019

Page 45

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MS. CUNNINGHAM: Did she plan
on selling that?

CHAIRWOMAN JARMON: I think
they just wanted the restriction off the
deed. She wasn't sure. It was her
husband's.

MR. RODRIGUEZ: So I'd like to
amend my motion that she get into a
payment plan, satisfy the City taxes.

MR. HUNTER: I'll second.

CHAIRWOMAN JARMON: What was
the recommendation?

MR. RODRIGUEZ: The
recommendation was to provide the
release, predicated that she satisfy the
City taxes or get into a payment plan.

MR. HUNTER: This is Parrish
Street?

MR. RODRIGUEZ: No. This is
Lawrence.

(Duly seconded.)

CHAIRWOMAN JARMON: All in
favor?

(Aye.)

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CHAIRWOMAN JARMON: All right.
4818 Parrish. This was transferred in
1999, single-family dwelling. Can I get
a recommendation? The applicant couldn't
attend the meeting today.

MR. HUNTER: Are they selling?
Because I didn't see an agreement of
sale. There's like 7,000 in back taxes.

CHAIRWOMAN JARMON: 7,000 in
back taxes?

MR. HUNTER: Yes.

MS. CUNNINGHAM: If they're
going to sell it, we can do it contingent
upon payment of the taxes if they -- I
mean, either way, we can do contingent
upon payment of taxes.

CHAIRWOMAN JARMON:
Recommendation?

MS. CUNNINGHAM: So issue the
certification, contingent upon payment of
back taxes.

(Duly seconded.)

CHAIRWOMAN JARMON: All in
favor?

Vacant Property Review Committee
August 13, 2019

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(Aye.)

CHAIRWOMAN JARMON: Any
opposed?

(No response.)

CHAIRWOMAN JARMON: I would
like to add last month's minutes, July
9th, 2019 minutes to the meeting.

The meeting is adjourned.
Thank you. Have a good day.

(Vacant Property Review
Committee concluded at 10:57 a.m.)

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CERTIFICATE

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

MICHELE L. MURPHY
RPR-Notary Public

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

Vacant Property Review Committee
August 13, 2019

A	anymore 32:9	aware 15:14	Boston 44:5	14:18 19:6	charges 10:18	39:5	copies 37:15
a.m 1:6 47:12	applicant	Aye 19:8 20:8	bought 8:18	19:9,12,14	checked	Committee	copy 36:24
able 5:20	2:24 41:25	21:17 23:9	Bristol 35:23	19:22,25	36:11	1:2 8:13	correct 24:10
7:24 12:17	46:5	24:18 27:16	broker 9:13	20:6,9,12	Cheryl 2:19	11:9 28:19	28:21 48:8
39:11	apply 6:20	29:10 30:10	brought 3:24	20:23 21:8	circumstan...	30:5 31:3	correction
Abstention	16:15 17:11	34:21 35:13	8:12 13:4	21:15,18,21	3:19	36:7 47:12	23:21
24:22	48:21	38:5 40:20	build 22:11	21:25 22:5	citizens 16:18	community	couple 23:17
accept 39:7	approached	41:18 42:11	building 5:5	23:7,10,13	City 1:5	6:19 7:4,9	course 10:7
accord 7:3	2:15 21:24	43:5 44:11	5:11 7:18	23:16,25	29:19 39:8	13:5	10:20
accurately	24:3 25:3	44:22 45:25	7:19 8:2,16	24:4,8,11	39:23 45:10	company	court 36:23
48:5	28:5 29:21	47:2	8:19 9:5	24:16,19,23	45:17	9:25	36:24 37:21
action 36:9	35:19 41:3		10:3 13:17	25:4,18	claims 10:4	complaining	cross 15:24
actual 5:5	appropriate	B	14:3,6,12	26:5,14,19	clean 26:8	3:25	CUNNING...
39:11	38:12	back 4:15 5:6	14:24 15:5	27:10,14,17	32:25 33:2	complaint 3:4	1:11 16:22
add 2:8 15:18	appropriat...	6:14 7:7,12	17:18 19:3	27:20,22,25	42:25	complete 3:22	16:25 17:19
47:7	15:15	7:20 15:7	22:15,24	28:6,9,13	cleaned 25:16	completes	18:2,5,12
added 20:13	approval	26:17 31:12	buildings	28:16,25	32:23 42:23	19:20	18:15 21:6
addendum	7:10 8:21	32:6,19	9:16	29:5,8,11	client 4:17	Completion	23:4 26:9
2:9,23 40:8	22:10	33:19 34:17	built 5:11 9:6	29:14,16,22	5:14 6:5	40:16	27:2,5
40:10	approve 7:6	35:5 41:12	9:17	29:25 30:8	7:21 8:18	concern	28:20,23
additional	7:14 20:4	42:3,19	business	30:11,14,17	9:4,7,9,17	15:10	31:5,9,18
13:4 22:6	20:25 33:18	46:9,11,22	10:22 19:20	30:21 31:2	10:8,16,19	concluded	32:7,12,22
address 2:17	34:15	backfilled	buyer 29:3	31:7,14,21	11:6	47:12	34:10 36:8
adjourned	approved	15:6	39:7	32:2,13,20	client's 15:8	condition	36:13,18,22
47:9	7:14 20:15	bad 32:25		32:24 33:8	close 16:3	8:22 10:5	37:3,10,17
aforementi...	22:16	Bank 1:12	C	33:24 34:6	18:15	34:7	38:19,23
21:13	approximat...	23:18	cars 43:25	34:12,19,22	closed 15:21	condominiu...	39:4 43:25
agenda 2:9	31:12	barrier 17:8	case 16:21	34:25 35:4	closure 15:19	10:3	45:2 46:13
20:13 23:17	architect	barriers 17:4	36:12,17	35:11,14,17	15:22 16:16	confirmation	46:20
agent 10:2	14:10 22:13	17:6	Caucus 1:5	35:20 36:2	17:5,16	32:5	currently
aggrieved	area 4:24	based 13:5	caused 5:13	36:6 38:3,6	18:7	confused	16:16
9:19,25	asked 3:17	basically 3:16	caveat 15:2	38:9,14,24	code 13:2,21	22:24	
agree 33:7	7:4 11:19	4:13 8:25	ceiling 13:15	39:25 40:3	17:13	conservator...	D
agreement	13:8 23:19	15:23 25:7	Certificate	40:9,12,18	Cody 4:18,23	36:9,20	David 41:9
9:14 20:15	asking 16:14	25:11,14	35:7 40:16	40:21,24	17:22 18:21	constructed	day 25:13
20:17 31:17	24:9 26:21	began 5:12	48:2	41:4,10,16	collapse 15:7	10:6	47:10
46:8	28:10 30:2	6:5	certification	41:19,22,24	come 2:14	construction	DEB 1:11
agreements	36:3	believe 2:25	46:21 48:20	42:9,12,15	10:18 21:23	5:24 16:6	Deborah 41:8
19:17,18,24	association	3:3 26:16	certified	42:18 43:3	33:25	17:20 22:17	debris 25:23
Albert 42:16	10:3	37:15	36:24	43:6,9,15	coming 3:6	contact 11:18	42:22
allowed 13:18	attend 42:2	Benjamin	CERTIFY	43:20 44:3	comments	39:18	December 6:4
Alma 27:23	46:6	29:24	48:3	44:9,12,15	13:5	contained	deed 26:15,20
amend 16:10	attention	bi-level 12:25	certifying	44:20,23	Commerce	48:5	28:11 36:4
45:9	3:24 8:12	13:10	48:24	45:4,12,23	1:12	container	37:19,20
amending	attorney 3:12	block 17:14	chain 36:25	46:2,10,18	commercial	8:19	45:6
15:18	10:11 36:19	blocking	37:18	46:24 47:3	6:10,12,17	contingent	definitely
and/or 10:22	37:16	16:17 18:21	Chair 23:20	47:6	9:13 12:19	46:14,16,21	10:24
48:23	attorneys	Board 6:25	Chairman	chance 25:19	12:23 13:7	contractor	delays 5:13
ANDREW	2:10	7:5,13	14:25	change 21:7	13:10,13,15	4:20 5:22	Department
1:9	August 1:6	11:24 12:5	CHAIRW...	23:19,23	13:20	5:23	1:10,10
ANGEL 1:12	Avenue 2:21	boarded 32:9	1:9 2:2,13	24:2,14	Commission	control 48:23	8:14 17:11
anybody	3:12 6:15	34:2	2:16,22 3:5	changed	1:14	conveyed	23:22
26:24	9:4 15:13	Bobby 21:2	3:11 4:5	13:21 24:9	Commissio...	26:11	develop 3:18
		Boddie 27:23	11:8 14:15				5:20

Vacant Property Review Committee
August 13, 2019

Page 2

developed 4:2 4:23 5:7 9:4 35:6	effect 39:14 egress 22:25 either 6:12 18:5 46:16	feels 9:19 fees 10:18 feet 6:14 13:12,13	garden 19:16 19:24	Hall 1:5 Hands 2:12	5:13,15 8:24 9:2,8 10:12,22,23 43:13	41:4,10,16 41:19,22,24 42:9,12,15 42:18 43:3 43:6,9,15 43:20 44:3 44:9,12,15 44:20,23 45:4,12,23 46:2,10,18 46:24 47:3 47:6	lifted 25:8 30:3 36:13 37:4 lifting 37:5,7 37:11,15 limited 4:15 4:18,19 5:15,22 9:6 9:10,14 10:6		
developer 14:23 15:13 18:25 23:19	Elson 22:4 entity 24:14 estate 9:13 estimate 11:14	fence 16:6,24 17:7,17,19 17:24 fenced 22:12 filled 15:4 financing 7:22 8:4	Gaston 2:19 2:20,25 3:15 4:9 11:12,16 12:7,22 13:22 14:4 14:8 15:4 15:16 16:12 16:24 17:17 17:21 18:4 18:11,13 19:13,19	hear 31:22 hearings 12:11 height 13:7 13:14,17 Helen 43:22 43:22 Hermitage 40:25 Hi 28:6 29:22 Hold 27:9 hope 4:11 25:2,9 horrible 34:7 HUNTER 1:12 12:19 13:19 14:2 14:5,14 15:17 17:10 18:9,14,18 20:21 24:13 34:8 40:15 45:11,18 46:7,12 husband 41:8 husband's 45:7	item 20:13 28:2 32:15 32:21 33:5 items 2:6 19:16 24:25	JOHNSON 1:14 31:16 33:20 34:4 JONES 1:10 Jose 26:11 27:3 July 5:14 6:4 7:2,2 47:7	Linda 1:10 3:6,7,9 lis 37:3,5,8,10 37:12,16 LISC 1:9 list 9:22 listing 9:14 10:2 little 9:19,24 22:24 LLC 21:2 24:2 long 11:10 12:16 lot 10:21 15:11 20:22 26:17 34:11 41:2,11 42:25 43:13 lots 25:12,15		
development 3:22 4:20 4:21 5:2 6:7 11:6	everybody 4:12 everyday 16:18 evidence 48:4 Exactly 13:22 excavation 5:12 excused 19:20 executed 38:16 executive 12:2,8,9 exhibits 8:9 expect 12:14 14:2,5 26:3 expecting 11:22 explain 3:13 3:21 4:7 extension 3:18,21 8:10 10:24 14:21 18:25 20:17,20,25 22:7,9 23:5 exterior 22:25	find 9:15 15:23 fine 26:6 39:17 finished 22:14 first 2:5 8:10 13:8 Firth 2:6 five 28:17 fixed 9:10 floor 6:13 Focer 41:9 follow 4:10 foot 12:24 13:18 foregoing 48:7,20 form 38:11 forward 6:6 7:23,25 8:21 11:3,5 12:18 14:10 14:11,13 found 10:8 31:10,18 Friday 42:4 FRISHKO... 1:9 19:23 20:3 front 6:24 17:25 18:16 43:10,10,21 frontage 6:13 frontages 6:18 fronts 6:14 fully 16:2 48:5 further 14:15 future 5:4	general 4:17 4:20 5:23 George 41:25 getting 7:16 8:4 glad 3:5 go 4:12 5:4 7:12 42:3 goes 16:23 going 2:4 3:14 4:7,8 5:4,7 11:14 12:12 13:19 17:14,23 25:25 26:13 28:2 32:8 43:20 44:3 46:14 good 2:2 3:9 3:10 10:25 20:24 22:3 35:22 41:4 47:10 gotten 6:23 Greenfield 35:25 GREENFL... 35:24 ground 6:13 group 21:9 21:11 guess 15:20 Guy 24:7 guys 12:20 22:12	idea 5:6 included 4:16 increase 13:7 13:9 information 3:7 insisted 6:9 6:16 inspector 25:20 intends 11:6 interrupt 33:5 invited 20:14 involved 6:22 issue 13:4 32:18 40:15 46:20 issued 16:9 issues 4:3	Jaime 8:15 James 35:23 JAMETTA 1:14 Jarmon 1:9 2:2,3,13,16 2:22 3:5,11 4:5 11:8 14:15,18 19:6,9,12 19:14,22,25 20:6,9,12 20:23 21:8 21:15,18,21 21:25 22:5 23:7,10,13 23:16,25 24:4,8,11 24:16,19,23 25:4,18 26:5,14,19 27:10,14,17 27:20,22,25 28:6,9,13 28:16,25 29:5,8,11 29:14,16,22 29:25 30:8 30:11,14,17 30:21 31:2 31:7,14,21 32:2,13,20 32:24 33:8 33:24 34:6 34:12,19,22 34:25 35:4 35:11,14,17 35:20 36:2 36:6 38:3,6 38:9,14,24 39:20,21,25 40:3,9,12 40:18,21,24	J Jaime 8:15 James 35:23 JAMETTA 1:14 Jarmon 1:9 2:2,3,13,16 2:22 3:5,11 4:5 11:8 14:15,18 19:6,9,12 19:14,22,25 20:6,9,12 20:23 21:8 21:15,18,21 21:25 22:5 23:7,10,13 23:16,25 24:4,8,11 24:16,19,23 25:4,18 26:5,14,19 27:10,14,17 27:20,22,25 28:6,9,13 28:16,25 29:5,8,11 29:14,16,22 29:25 30:8 30:11,14,17 30:21 31:2 31:7,14,21 32:2,13,20 32:24 33:8 33:24 34:6 34:12,19,22 34:25 35:4 35:11,14,17 35:20 36:2 36:6 38:3,6 38:9,14,24 39:20,21,25 40:3,9,12 40:18,21,24	job 16:20 JOHNSON 1:14 31:16 33:20 34:4 JONES 1:10 Jose 26:11 27:3 July 5:14 6:4 7:2,2 47:7	K Kennedy 29:24,24 30:15 KEVIN 1:12 kind 13:3 know 12:3,12 12:13 13:22 18:20 26:3 26:7 27:7 30:18 31:5	long 11:10 12:16 lot 10:21 15:11 20:22 26:17 34:11 41:2,11 42:25 43:13 lots 25:12,15
DHCD 1:13 different 5:2 5:24 direct 48:23 discovered 5:14 discuss 4:3 8:8 discussions 10:10 dismissed 36:12,17 disputing 10:20 dissolve 5:17 docket 36:12 36:16 37:18 37:21 document 38:16 39:11 DODDS 1:13 32:10 33:4 33:13,17,22 34:16 dollars 31:12 door 17:18 due 23:23 Duly 19:5 20:5 21:14 23:6 24:15 27:13 29:7 30:7 31:25 34:18 35:10 38:2 40:17 41:15 42:8 43:2 44:8 44:19 45:22 46:23 dwelling 46:4	F fabricated 5:8,10 7:21 fact 8:16 far 11:2 favor 19:7 20:7 21:16 23:18 24:17 27:15 29:9 30:9 34:20 35:12 38:4 40:19 41:17 42:10 43:4 44:10,21 45:24 46:25	G	half 5:18	I idea 5:6 included 4:16 increase 13:7 13:9 information 3:7 insisted 6:9 6:16 inspector 25:20 intends 11:6 interrupt 33:5 invited 20:14 involved 6:22 issue 13:4 32:18 40:15 46:20 issued 16:9 issues 4:3	item 20:13 28:2 32:15 32:21 33:5 items 2:6 19:16 24:25	JOHNSON 1:14 31:16 33:20 34:4 JONES 1:10 Jose 26:11 27:3 July 5:14 6:4 7:2,2 47:7	L L 48:14 L&I 6:16 12:21 22:16 32:11 land 1:12 23:18 37:22 Laren 24:7 late 10:18 43:16,23 Law 1:10,10 8:14 Lawrence 44:16 45:21 lawsuit 5:18 6:2,3 Leon 21:2 letter 7:11,11 11:17,21,25 39:7,14,21	M Madam 23:20 Magee 28:4,8 28:8,12,15 28:22,24 29:3,15 maintain 15:14 19:4 maintained 25:21 making 8:15 MANDY 1:13 Mark 1:13 24:6,24 Market 24:2 MARY 1:10 materials 5:5 5:11 7:19 8:3,17,19 12:14 matter 48:7	
early 11:21 East 29:18 42:16	E early 11:21 East 29:18 42:16								

Vacant Property Review Committee
August 13, 2019

max 13:18	name 2:3,17	OHCD 1:9	partnership	piece 10:15	properties	raised 2:12	25:6,6,22
mean 33:12	2:19 21:7	okay 14:14	4:15,15,16	place 7:22 8:4	4:22 5:3,21	13:17	26:7,12,16
46:16	22:2,4	27:6 29:5	5:17	8:6 11:5	9:3,22	RCO 11:17	27:8,21
means 48:22	23:19,23,25	32:14 39:16	pass 26:4	plan 45:2,10	33:21	13:6	repairs 10:9
meant 13:16	24:5 25:5	39:25 40:11	passageway	45:17	property 1:2	RDA 25:8	reporter
Medley 1:10	28:7 29:23	old 25:11	16:18	Planning	1:11 3:2,19	read 4:13	48:24
3:7,10 21:4	35:21,23	once 7:11	pay 10:9	1:14	3:23 4:2,14	real 9:13	represented
21:10 39:6	41:5,7	22:15	31:15 32:5	plans 7:3,6,7	4:22 5:7,25	really 10:24	36:19
39:16,20	named 8:14	one-level	33:7,10,18	7:13 11:19	6:7,10,14	Realty 21:2	reproduction
meeting 12:6	need 3:21	13:11	34:15,17	11:24 14:12	8:13,17,20	reason 32:3	48:21
13:6 22:13	7:17 17:2,2	open 18:20	payment	15:11	8:22 10:14	received	requested
46:6 47:8,9	33:5	32:12	45:10,17	plastic 17:4,6	14:7 15:8,9	22:10 41:11	22:12
Michael 28:3	needed 20:16	Opportunity	46:15,17,21	17:8	16:7 17:23	recommend	requesting
28:8	27:6	23:24	pendens 37:4	please 26:23	18:3,6,16	14:20 23:5	22:6
MICHELE	needs 17:12	opposed	37:6,8,11	41:6	23:17,23	recommend...	require 16:2
48:14	37:12 42:23	13:11 19:10	37:12,16	podium 2:15	27:3 29:19	14:19 19:17	requirement
migration 9:9	negotiations	20:10 21:19	pending	21:24 24:3	30:22,23	20:19 24:12	13:20 17:13
Miles 4:19	10:11	23:11 24:20	34:15	25:3 28:5	31:4 32:14	26:22 27:11	residential
mind 15:17	never 30:18	27:18 29:12	Pennsylvania	29:21 35:19	34:3 36:10	35:8 39:9	6:20
31:9	31:9	30:12 34:23	1:5	41:3	40:13 41:12	40:14 42:20	response
mindful 19:4	new 11:19	35:15 38:7	people 17:2,7	point 4:25 6:5	42:23 44:6	45:13,15	14:17 19:11
minutes 47:7	21:13	40:22 41:20	Percy 30:19	6:22 10:25	47:11	46:5,19	20:11 21:20
47:8	NEWCOMB	42:13 43:7	30:24 34:2	20:24	proposed	record 2:17	23:12 24:21
month 22:9	1:11 36:11	44:13,24	period 5:20	pool 28:21,22	4:21	22:2 24:5	27:19,24
38:15 43:16	36:15 38:21	47:4	permission	Porter 21:22	provide 14:21	25:5 28:7	29:13 30:13
43:23	42:21	order 8:2	6:6,21 7:24	22:9,19	14:23 18:6	29:23 35:21	30:20,25
month's 47:7	nine 12:24	36:23,24	11:2	possible 42:6	18:24 19:2	36:14,23	32:17 34:24
morning 2:3	noises 8:16	Organizati...	permit 11:11	postpone	45:15	39:12 41:5	35:3,16
3:9,10 22:3	Noreen 4:17	7:9	11:15 14:24	38:22,25	provided 8:8	recorded	38:8 40:6
35:22 41:5	Norris 29:18	owe 32:19	15:19,22	39:2	33:18 34:16	36:16 37:5	40:23 41:21
motion 15:18	North 2:7	owned 26:17	16:2,5,8,16	PRA 1:11	42:25	37:6,8,11	42:14,17
16:11 18:24	21:3 25:2	owner 17:24	16:19 17:5	predicated	Public 1:11	37:13,19,20	43:8,11,24
19:24 33:17	27:22 30:19	21:13 22:4	17:16 18:8	45:16	23:23 48:15	Records	44:14,17,25
34:14 45:9	32:16 34:13	24:2 33:6	18:19 19:3	prepared	purchased	37:19,21	47:5
motives 4:3	35:17 40:5	owns 9:5	19:3	14:10	4:14 5:5	redo 18:3	restriction
move 6:6 7:23	40:12	10:16	permits 7:17	PRESENT	7:19,20	redrawing	26:15,20
7:25 8:21	note 42:21		7:18 14:3,6	1:8	purposes	22:14	28:11 30:2
11:3,5	notes 48:6	P	14:9,24	previously	7:16 10:23	refusal 12:20	36:3 45:5
12:18 14:9	notice 32:11	packet 7:7	person 3:3	20:14	put 8:24 16:3	refusals	retail 6:12,17
14:11,12	number 10:9	packets 3:16	8:14 33:25	principle 7:15	17:24	12:23	10:16
20:25 23:4		4:10	personal 9:2	print 25:20	putting 14:11	Registered	retire 25:12
24:13 31:20	O	parked 44:2	10:22	probably		7:9	reverter 25:8
31:23 37:24	objections	Parrish 45:18	PHDC 29:20	12:7,17	Q	release 33:18	review 1:2
37:24 40:15	48:4	46:3	44:6	problem	question	42:5 45:16	3:16 7:10
moved 20:3	Occupancy	part 6:2	Philadelphia	13:24	22:19 26:10	released	8:13 47:11
27:12 29:6	35:7	17:14	1:5,12	problems 6:8	26:25 38:11	38:12	revise 7:2
30:6 35:9	October	particular	phone 26:2,4	proceedings	questions 4:6	relevant 7:8	revised 7:6,11
41:14 42:7	12:17	3:23 4:23	picture 15:3,5	48:4	11:9 14:16	remove 18:6	11:17,24
42:24 44:7	office 6:12,17	10:14 33:23	32:25	process 6:24	28:18 30:4	20:21 28:10	revisions
44:18	24:7	partner 4:17	pictures	25:25	31:3 36:7	33:16	11:20
MURPHY	Ogden 6:15	4:18,19	25:17,19	project 7:17	quickly 7:25	removed	revisit 33:11
48:14	6:19 12:24	5:16,16,22	29:2 32:23	14:22 17:23		26:21 36:4	Ridge 2:21
	12:25	9:6,10,15	PIDC 1:13	projects 5:24	R	Renwick	3:12 6:15
N	Oh 40:11	10:6			raise 13:14		

Vacant Property Review Committee
August 13, 2019

Page 4

9:4 15:13 15:23 right 16:7,22 16:25 17:22 18:9 21:8 22:17 23:2 25:13 26:12 26:19 27:6 37:2,23 41:24 46:2 Rivera 25:10 27:4 roadway 17:15 RODRIGU... 1:12 11:10 11:13 12:4 14:20 15:10 16:10,14 18:23 20:24 21:12 22:18 22:21,23 23:20 24:22 27:9,12 29:6 30:6 31:11,20,23 32:4,18 33:11,15 34:14 35:9 37:24 40:7 40:11 41:14 42:7,24 43:12,18 44:7,18 45:8,14,20 room 1:5 2:11 RPR-Notary 48:15 run 13:24 runs 10:2 rush 35:22,23 35:25 36:5 36:21 37:2 37:7,14,23 38:10,18,20 39:2,13,18 39:22 40:2 42:4	saying 16:8 18:19 37:9 39:8 says 13:2 scheduled 38:17 Schure 24:6,6 24:10 second 45:11 seconded 19:5 20:5 21:14 23:6 24:15 27:13 29:7 30:7 31:25 34:18 35:10 38:2 40:17 41:15 42:8 43:2 44:8,19 45:22 46:23 see 33:13 46:8 sell 25:11 27:2 46:14 seller 25:10 selling 32:8 45:3 46:7 sent 25:17 37:15 separated 9:7 September's 12:5 session 12:2 sessions 12:8 12:9 setback 12:24 13:3 settled 10:13 settlement 33:10 38:17 39:3 side 2:6 35:5 41:2,11 42:19 sidewalk 15:18,20,22 15:25 16:7 16:15 17:5 17:9,14 18:7,7,16 18:20 sidewalks 17:3	single-family 46:4 site 15:14,19 16:17,20 17:12,20 19:4 six-month 14:21 18:25 20:17,19 22:6,8 23:5 size 13:9 sold 21:4,5 26:18 31:6 31:8 somebody 3:4 32:8 soon 7:23 12:15 14:8 sorry 8:18 11:12 14:4 16:12 22:20 sort 32:10 South 28:3 space 10:17 10:19,25 12:20 13:2 13:8,10,11 13:13,15 spent 9:20 square 13:12 13:13 stamp 7:13 standing 15:3 stands 18:24 start 22:16 started 2:4 5:25 state 2:16 21:25 24:4 25:4 28:6 29:23 35:20 41:5 steel 5:8,10 7:21 stenographic 48:6 stopped 25:24 storage 8:18 stored 8:17 street 2:7 6:15 15:24 16:4,23	17:15 21:3 23:2 25:2,9 27:23 28:3 32:16 34:5 34:13 35:18 40:5,13 43:21 45:19 Streets 15:25 17:10 streetscape 15:12 structure 5:9 submit 11:23 submitted 7:8 7:12 subordinati... 20:15 sue 5:16 suffice 39:15 suggest 43:18 suggested 11:20 supervision 48:23 supposed 6:11 16:19 sure 16:13 25:23 39:4 45:6 Susie 1:9 2:3	tenant 9:15 terms 8:4 9:21 15:12 Thank 14:14 19:12,13,19 19:21 21:21 23:13,14 24:23 27:8 27:20,21 29:14,15 30:14 37:14 38:9,10 39:22 40:2 40:24 41:22 41:23 42:15 43:9 47:10 Thanks 27:7 30:15 thing 5:3 42:2 think 3:6,23 8:11,12 9:18,19,24 10:2,21 12:9 26:10 33:24 35:6 42:2 45:4 thinking 12:16 thoroughly 25:16 thousand 31:12 three 22:14 three-story 40:13 tied 5:25 time 3:18 9:20 14:22 19:2 20:16 21:2 times 23:17 title 24:9,14 28:13 36:25 37:19,22 today 11:21 39:5 43:17 46:6 today's 2:8 told 43:16 tomorrow 38:18,20 39:10 Torres 26:11	27:3 transcript 48:8,21 transfer 37:25 transferred 23:18,22 28:14 29:19 30:22 33:3 35:5 36:4 41:2 42:19 44:6 46:3 trash 42:22 Troxell 41:7,8 41:13,23 TROY 1:13 true 48:7 try 6:5 9:15 25:7 trying 9:21 10:8,17 Tuesday 1:6 Tuesdays 12:10 two 2:6 5:18 22:11,15 44:4 two-and-a-... 5:19	walk 17:2,3,7 walkway 16:3 16:20 want 2:13 8:24 12:25 21:23 26:3 26:14 33:12 33:25 38:25 wanted 13:6 13:14 32:4 33:9 45:5 wants 4:12 6:19 25:11 25:12 Washington 42:4 wasn't 45:6 water 9:8 15:3 way 16:16,23 17:24 46:16 we'll 12:17 39:20,22 we're 2:3 3:17 8:11 11:16 12:16 16:14 18:21 25:7 26:12 34:12 43:20 We've 6:24 Wednesdays 12:10 week 11:23 Weiner 8:15 8:15 9:12 welcome 19:15 29:17 40:4 went 3:20 6:3 13:11 25:15 weren't 20:14 West 2:6 41:25 44:5 what-have-... 8:5 9:9 Wilder 33:3 35:2 WILLIAM 1:11 willing 33:15 Witness 21:24 24:3 25:3 29:21 11:16 12:14	41:3 Witnesses 2:15 28:5 35:19 working 25:13 writing 8:25
						X	
						Xhoxhi 22:3 22:4,8,20 22:22 23:3 23:14	
						Y	
						yard 35:5 41:2,11 42:19 yards 2:6 yeah 25:22 28:25 31:18 32:14 33:14 34:10,16 38:23 40:9 years 5:18 25:11 26:17 28:17 32:14	
						Z	
						Zones 23:24 zoning 6:6,9 6:11,21,23 6:25 7:5,12 7:17,24 11:2,11,15 11:24 12:5 14:9,23 19:2 22:10 43:13	
						0	
						1	
						1,800 13:12 10:15 1:6 10:57 47:12 1122 32:16 34:13 1208 35:17 12th 40:5,13 13 1:6 1323 21:2 1329 21:3 15 26:11	

Vacant Property Review Committee
August 13, 2019

16,000 34:9	2530 43:10					
1615 15:8	43:21					
18:9,13,14	2547 29:18					
1617 2:20	2726 40:5,12					
1617-19 3:12	27th 2:7					
1619 2:20						
1623 9:4 10:4	<u>3</u>					
10:5,17	30 6:13					
17 25:2	3227 27:22					
1747 2:7	34:4					
17th 21:3	3609 43:22					
27:23 34:5	3611 43:22					
1806 42:16	39th 32:16					
1809 33:3	34:13					
34:25	3rd 28:3					
19 24:25						
1912 44:15	<u>4</u>					
1984 42:19	4818 46:3					
1991 30:22						
1998 35:5	<u>5</u>					
1999 46:4	51 24:2					
	55 13:18					
<u>2</u>						
2 9:5	<u>6</u>					
2,769.48	627 22:19,21					
32:19	629 21:22					
2002 41:12	22:9,25					
2004 36:4	23:3					
2014 28:14						
2015 4:16 5:6	<u>7</u>					
7:20	7,000 46:9,10					
2016 5:14 6:4						
2018 6:4	<u>8</u>					
2019 1:6 47:8	80 25:10					
2039 44:5	815 2:6					
21 24:25	880 13:12					
30:17						
2124 30:19	<u>9</u>					
30:24	9th 47:8					
222 40:25						
23 25:2						
2414 28:3						
243 41:25						
245 41:25						
24th 7:2						
25 26:10						
2515 24:25						
27:3						
2517 25:8						
26:13						
2519 25:9						
2521 25:9						
43:10,21						
2523 25:9						

