

Vacant Property Review Committee  
October 8, 2019

VACANT PROPERTY REVIEW COMMITTEE

Caucus Room, City Hall  
Philadelphia, Pennsylvania  
Thursday, October 8, 2019  
10:00 a.m.

PRESENT:

SUSIE JARMON, OHCD, CHAIRWOMAN  
LINDA MEDLEY, Law Department  
PHILIP JONES, Law Department  
DEB CUNNINGHAM, Public Property  
BRIAN KENNEDY, Commerce  
ANGEL RODRIGUEZ, Philadelphia Land Bank  
O'DWYER O'DWYER, PACDC  
CARLOYN PLACKE, LISC  
JAMETTA JOHNSON, Planning Commission  
MARK DODDS, DHCD  
MICHAEL KOONCE  
TROY MANDY  
WILLIAM NEWCOMB, PRA

- - -

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2 PROCEEDINGS

3 - - -

4 CHAIRWOMAN JARMON: Good morning.

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

6 get started. I would like to add the

7 Addendum to the agenda. Are there any

8 attorneys in the room?

9 (No response.)

10 CHAIRWOMAN JARMON: All right.

11 We're going to get started. First items

12 are Urban Garden Agreements. Can I get a

13 recommendation?

14 MR. KOONCE: Motion to approve.

15 MR. O'DWYER: Second.

16 CHAIRWOMAN JARMON: All in favor?

17 (Aye.)

18 CHAIRWOMAN JARMON: Any opposed?

19 (No response.)

20 CHAIRWOMAN JARMON: The next item

21 is properties being transferred to Civetta

22 Property Group LLC from the Land Bank. The

23 addresses are 1327 South 27th Street, 2613

24 Earp, 2616 Earp, 2701 Earp, 2703 Earp, 2714

1 Earp, 2719 Earp, 2724 Earp, 2727 Earp, 2735  
2 Earp, 2639 Reed, 2641 Reed, 2643 Reed, 2614  
3 Sears, 2626 Sears, 2630 Sears, 2642 Sears,  
4 2648 Sears and 2700 Sears.

5 (Witness approached the podium.)

6 MR. VASSALLO: My name is Bradley  
7 Vassallo, Senior Development Specialist.  
8 On June 21, 2019, the developer came out as  
9 the winning bid in the process. It was a  
10 single application. You can see this in  
11 the development summary details of the  
12 development, and I will answer any  
13 questions that you might have.

14 CHAIRWOMAN JARMON: Are there any  
15 questions?

16 MR. KOONCE: I have a question.  
17 What exactly are they going to do with the  
18 property? What's the development?

19 MR. VASSALLO: So the requirements  
20 in the RFP, it's 19 parcels. The  
21 requirements were 70 percent, not less than  
22 70 percent and were sold at 80 percent of  
23 the area's median income. So 70 percent  
24 will be sold, so rather 14 of the 19

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1 parcels of homes developed will be sold at  
2 \$185,000 and the remainder will be sold at  
3 \$230,000. And there will be income  
4 restrictions of those 14 properties that  
5 were designated as 80 percent AMI.

6 CHAIRWOMAN JARMON: Any further  
7 questions?

8 (No response.)

9 CHAIRWOMAN JARMON:  
10 Recommendation?

11 MR. KOONCE: Motion to approve.

12 MR. O'DWYER: Second.

13 CHAIRWOMAN JARMON: All in favor?

14 (Aye.)

15 CHAIRWOMAN JARMON: Any opposed?

16 MS. HOWARD: I live on Sears  
17 Street and I need to talk to somebody about  
18 this purchase.

19 CHAIRWOMAN JARMON: You can come  
20 up to the podium.

21 (Witness approached podium.)

22 CHAIRWOMAN JARMON: State your  
23 name for the record.

24 MS. HOWARD: My name is Leslie A.

1 Howard. I reside at 2624 Sears Street  
2 where I've been living for 30 plus years.  
3 There's a sign at 2626 Sears Street for the  
4 Philadelphia Land Bank. I've been taking  
5 care of that property for 33 years  
6 including grooming it.

7 I was forced to have a tree  
8 removed by L&I. We make sure the ground is  
9 cut and shoveled. My main concern is if  
10 there is some building that starts on that  
11 property, how it's going to affect mine.

12 When the abandoned property was  
13 there, we took care of that as well and  
14 then it was demolished. And in that  
15 demolishing of that building, it cost a lot  
16 of damage to my house. So I'm really  
17 concerned.

18 And I'm also interested to know if  
19 I can continue to maintain that property  
20 under I think it's called adverse  
21 possession or something since I've been  
22 maintaining it all of these years, and it  
23 can be proven that I've been maintaining  
24 this property so I was interested in that.

1                   I'm not sure of the process, but  
2 I'm here today to show my interest. I've  
3 been doing some research. I have come up  
4 with a pro bono lawyer that I'm going to  
5 contacting to see if I can get some help to  
6 continue to maintain it.

7                   I've kept it compliant. There  
8 were no rules in place that say we couldn't  
9 keep it compliant, we couldn't keep up the  
10 maintenance or we couldn't store our things  
11 there, so I would like to continue in that  
12 same capacity that I've been doing and I  
13 needed some guidance so I'm here today to  
14 see if that's possible and how to go about  
15 taking care of that.

16                   MR. RODRIGUEZ: So, ma'am, you're  
17 asking for legal advice which this body  
18 can't provide you. And the adverse  
19 possession case is a legal case. It's the  
20 Philadelphia Land Bank. You would have to  
21 file and then it would be our attorney  
22 talking to your attorney. So we cannot  
23 provide you with advice to how to proceed  
24 to file a case against us.

1 MS. HOWARD: I guess what I'm  
2 looking for today is the final verdict on  
3 whatever that you decide. I noticed it was  
4 two dates, today's date and October 23rd so  
5 I was looking to see if I had some time to  
6 continue my pursuit to see if I can claim  
7 it.

8 MS. CUNNINGHAM: Today is a  
9 recommendation by this body to approve this  
10 sale -- I'm sorry, to approve Land Bank's  
11 sale to the purchaser. That's what it is.  
12 It's not anything else.

13 MS. HOWARD: Okay. I'm sorry I  
14 was late. I was in the wrong meeting  
15 across the hall. So am I understanding  
16 that it has been approved for Philadelphia  
17 Land Bank to sell this to --

18 MR. RODRIGUEZ: It still has to go  
19 through a Land Bank Board.

20 MS. HOWARD: Okay. Thank you for  
21 your time.

22 CHAIRWOMAN JARMON: The next item,  
23 1750 North 31s Street. I was asked to put  
24 this on the agenda for Land Bank. I

1 received no attachments.

2 MR. RODRIGUEZ: I suggest that we  
3 table this.

4 CHAIRWOMAN JARMON: We're going to  
5 table this item. The next item is 2600  
6 West Girard Avenue, ABA Real Estate 2  
7 Limited Partnership.

8 (Witness approached the podium.)

9 CHAIRWOMAN JARMON: State your  
10 name for the record.

11 MR. KAPLAN: Andrew Kaplan.

12 CHAIRWOMAN JARMON: Mr. Kaplan is  
13 here asking to be approved to go back to  
14 your original proposal.

15 MR. KAPLAN: The original by-right  
16 proposal.

17 CHAIRWOMAN JARMON: Because he was  
18 unable to get zoning.

19 MS. CUNNINGHAM: So you were here  
20 in March. At that point you said that you  
21 were going to by-right because you were  
22 denied your zoning application and you were  
23 going to come back in a month with that  
24 proposal. Have you done anything other



1 than a financing proposal?

2 MR. KAPLAN: Yes, I have the  
3 zoning use permit. I have financing. I  
4 have final plans and I'm ready to start  
5 construction.

6 MS. CUNNINGHAM: So just the one  
7 permit, no building permit, nothing like  
8 that? In the last six months, what have  
9 you done?

10 MR. KAPLAN: I have the zoning use  
11 permit. I have construction drawings. I  
12 have a financing proposal and I have a  
13 construction contract.

14 MS. CUNNINGHAM: Because you've  
15 had this property for over five years.

16 MR. KAPLAN: Yes. I was working  
17 with the community for four years trying to  
18 come to something where the community and  
19 everybody was happy. We couldn't reach a  
20 consensus on a project that worked for  
21 everybody. In an effort to move on from  
22 this, I have an appeal pending to revisit  
23 the ZBA's decision, but I decided to go  
24 by-right so I can stop that process and

1 just build the project as a by-right  
2 project.

3 MR. O'DWYER: I think the concern  
4 is that you were just in about the exact  
5 same place six months ago, except that  
6 right now you would have already broken  
7 ground.

8 MS. CUNNINGHAM: That's what you  
9 told us in March, that if we gave you six  
10 months where would you be and you said you  
11 would have broken ground. But you haven't  
12 taken steps to be at that place at this  
13 point in time.

14 MR. KAPLAN: Six months ago we  
15 were appealing the ZBA's hearing.

16 MS. CUNNINGHAM: Six months ago we  
17 have minutes that say that you said by this  
18 point you would be breaking ground, and  
19 you're not.

20 MR. KAPLAN: There must have been  
21 some miscommunication. We were going for a  
22 20-unit project. We have filed and we have  
23 a hearing next week at the Court of Appeals  
24 to appeal the ZBA's hearing and we were

1 proceeding with that plan.

2 MR. O'DWYER: Six months ago you  
3 told us that it was a 20-unit project and  
4 the by-right was 16 and you were denied for  
5 the 20, so you were just going to go for  
6 the 16 and it just was going to take a  
7 floor off and not really impact the  
8 architecture and that you would be breaking  
9 ground in six months.

10 MR. KAPLAN: We met with the  
11 community and the community wanted us to do  
12 the 20-unit plan, so we decided to work  
13 with them and do that. The legal cost and  
14 time were mounting and we just decided to  
15 go back to the 16-unit by-right --

16 MS. CUNNINGHAM: But you decided  
17 that six months ago. We've had this same  
18 exact conversation in March.

19 MR. KAPLAN: When we left here, we  
20 were going to do that, and then we met with  
21 the community. The community was like  
22 don't give up, let's keep pushing. We kept  
23 pushing and it didn't go well, so we  
24 decided to let that go and come back and

1 build.

2 MS. CUNNINGHAM: Right. That's  
3 the conversation we had in March. Since  
4 then --

5 MR. KAPLAN: Since then we met  
6 with the community. They wanted us --

7 MS. CUNNINGHAM: You've been  
8 meeting with the community for five years.

9 MR. KAPLAN: I'm done with the  
10 community. I have a by-right approval.

11 MR. KOONCE: I think the first  
12 question is what have you been doing for  
13 the last six months, what have you done to  
14 move the property forward other than meet  
15 with the community in the last six months?

16 MR. KAPLAN: We planned our appeal  
17 of the hearing of the ZBA.

18 MR. KOONCE: Why would you plan  
19 your appeal if you were going to build  
20 by-right?

21 MR. KAPLAN: There's a lot of  
22 people involved in this process because of  
23 how long we were working with the  
24 community. So after we met with the

1 community, we just were going to do  
2 by-right. People didn't want us to do that  
3 and said keep fighting.

4 So we filed an appeal with the  
5 court. And going through that process, we  
6 realized it's an uphill battle and it's one  
7 project and it's best to go by-right. This  
8 is the law. This is what we have to deal  
9 with and instead of fighting the process,  
10 we decided to go with the process. So it's  
11 not a static thing that we have been  
12 dealing with.

13 We have been dealing with a lot of  
14 people and we're trying to appease  
15 everybody and we can't just do that. The  
16 easiest way to get this done is by-right  
17 without any involvement by anybody.

18 So we met with a bank and we have  
19 a proposal. We have final building  
20 drawings. We have construction documents  
21 and now we have the zoning use permit to go  
22 by-right. We didn't have the zoning use  
23 permit. There's nothing in the way at this  
24 point to stop us from construction.

1 MR. KOONCE: Susie, what did we  
2 settle this property for?

3 CHAIRWOMAN JARMON: I'm not sure,  
4 Mike.

5 MR. DODDS: When do you expect to  
6 break ground?

7 MR. KAPLAN: As soon as we close  
8 on the construction loan, so I'm going to  
9 say within 60 days.

10 MS. MEDLEY: Is that 60 days to  
11 close or 60 days to begin?

12 MR. KAPLAN: To construct.

13 MS. CUNNINGHAM: Your construction  
14 loan is contingent on us extending this for  
15 24 months, and that's not something we can  
16 do.

17 MR. KAPLAN: Well, it's an  
18 18-month bill process with some time built  
19 in. I'm assuming we're going to get  
20 whatever you can give us and we'll come  
21 back and show you the progress --

22 MR. RODRIGUEZ: What my colleague  
23 is stating is your bank is looking for  
24 terms that we cannot provide. Ordinance

1 states we can only do six months.

2 MR. KAPLAN: No. They said we  
3 will be okay if we get the six months in  
4 good faith for whatever process you require  
5 us to go through.

6 MR. RODRIGUEZ: So these are not  
7 the final documents?

8 MS. CUNNINGHAM: For the  
9 financials --

10 MR. KAPLAN: This is the proposal.  
11 Once we have approval from you to proceed,  
12 we're going to meet with them this week,  
13 finalize it, go to the bank, loan  
14 documents. We have a flat fee on  
15 attorneys' fees and we're going to proceed  
16 as we have done with other deals.

17 MR. KOONCE: Is the issue here  
18 that we can only approve him the extension?

19 MS. MEDLEY: The way that it's  
20 been interpreted is we just do it in  
21 six-month increments. That's the  
22 interpretation.

23 MR. KOONCE: And there was a time  
24 of completion in the deed?

1 MS. CUNNINGHAM: One year.

2 MS. MEDLEY: Yes, they're to do it  
3 within one year unless they get approval  
4 for extended time, which we've been doing  
5 in six months.

6 MS. CUNNINGHAM: Did we do all of  
7 those extensions or did he not come back?

8 MR. KOONCE: He came back in March  
9 of 2018 and we tabled this and then it  
10 wasn't until a year later --

11 MS. CUNNINGHAM so you've never  
12 gotten an extension?

13 CHAIRWOMAN JARMON: No, he's never  
14 gotten it in writing.

15 MS. CUNNINGHAM: I'm sorry. I  
16 don't think you're going to follow through.  
17 It's been five years and you haven't done  
18 really much of anything other than talk to  
19 people.

20 MR. KAPLAN: I've been doing this  
21 for 25 years. I've never not built a  
22 project when I said I'm going to build it.  
23 I'm on record saying this project will be  
24 built. We will start with construction as



1 soon as we have --

2 MS. CUNNINGHAM: But you also  
3 agreed to have it done in a year. That was  
4 the deed restriction. That was the  
5 condition and you didn't. You didn't come  
6 back for the extension.

7 MR. KAPLAN: I own the other  
8 properties next to it so that's why --

9 MS. CUNNINGHAM: So this was  
10 nominal?

11 MR. KAPLAN: What's that?

12 MS. CUNNINGHAM: Was this a  
13 nominal conveyance to you?

14 MR. KAPLAN: I don't know what  
15 that means.

16 MS. CUNNINGHAM: How much did you  
17 pay for the property?

18 MR. KAPLAN: I don't remember.

19 MS. CUNNINGHAM: Did you pay  
20 anything for the property?

21 CHAIRWOMAN JARMON: He did. I'm  
22 not sure what it was. It might have been  
23 \$20,000 something.

24 MR. DODDS: The last sales date in

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1 2014 says \$14,962.

2 MS. CUNNINGHAM: So \$15,000-ish.

3 MR. RODRIGUEZ: Do you have a  
4 zoning use permit?

5 MR. KAPLAN: Yes.

6 MR. RODRIGUEZ: Have you provided  
7 that to Ms. Jarmon?

8 MR. KAPLAN: No. I would be happy  
9 to.

10 MR. RODRIGUEZ: Do you have a  
11 funding proposal?

12 MR. KAPLAN: Yes.

13 MR. RODRIGUEZ: So I guess the  
14 real question is do we give him 30 days.

15 MS. MEDLEY: I would suggest this  
16 Committee possibly considers three months.  
17 He said that they can start within 60 days,  
18 so if they came back in three months and  
19 they haven't started --

20 MR. RODRIGUEZ: My suggestion is  
21 30 days to make sure that he has executed  
22 the funding, and you have your zoning  
23 permit and your funding and your building  
24 permit or have you applied for your

1 building permit?

2 MR. KAPLAN: No.

3 MR. RODRIGUEZ: When do you plan  
4 on applying for the building permit?

5 MR. KAPLAN: After this meeting.

6 MR. RODRIGUEZ: Which could take  
7 up to six weeks.

8 MR. KAPLAN: Give or take. It has  
9 taken six weeks at times.

10 MS. CUNNINGHAM: I feel like we  
11 should do less time and monitor your  
12 progress if we're going to do this, that  
13 you come back in 30 days and at that time  
14 we decide if you need to come back in  
15 another 30 days and another 30 days. These  
16 six-month extensions aren't being utilized.

17 MR. RODRIGUEZ: In 30 days we will  
18 be able to see if you executed your funding  
19 and whether you applied for your building  
20 permit.

21 MS. CUNNINGHAM: Yes.

22 MS. MEDLEY: Again, I suggest  
23 giving him three months because if he's  
24 saying he can get the building permit,

1 close on the loan and break ground within  
2 60 days, a 90-day extension with that extra  
3 30 days, we will be able to see if any of  
4 that will be done.

5 MR. RODRIGUEZ: But his last  
6 extension --

7 CHAIRWOMAN JARMON: He never got  
8 it.

9 MR. RODRIGUEZ: And he did none of  
10 that and came up with --

11 MR. KAPLAN: That's not true. We  
12 didn't do nothing. We went back to the  
13 community. Look, I've been doing this a  
14 long time. I'm trying to do the right  
15 thing here and I've been working with the  
16 community for years, way longer than I'm  
17 ever done on a project and it's just not  
18 working. So please don't say I have done  
19 nothing in six months.

20 MR. RODRIGUEZ: I apologize for  
21 that. But what you said that you would be  
22 doing and what you're doing --

23 MR. KAPLAN: That's --

24 MR. RODRIGUEZ: I didn't tell you

1 to say I have a shovel in the ground, did  
2 I?

3 MR. KAPLAN: That was the plan  
4 leaving here.

5 MR. RODRIGUEZ: So that's my  
6 point. So all we have is a written record  
7 of what you said. Did I put those words in  
8 your mouth?

9 MR. KAPLAN: I'm telling you what  
10 happened.

11 MR. RODRIGUEZ: So you're saying  
12 what you can do in a certain amount of time  
13 and that was in six months. I'm asking for  
14 real delivery with this.

15 MR. KAPLAN: I will give you real  
16 delivery.

17 MR. RODRIGUEZ: After this meeting  
18 you said I will apply for the building  
19 permit, did you not? That's what I heard  
20 you say. Did you not say that?

21 MR. KAPLAN: That is what I said.

22 MR. RODRIGUEZ: So that means --

23 MR. KAPLAN: But life happens in  
24 the meantime and I --

1 MR. RODRIGUEZ: So then I can't  
2 trust that you're going to go right after  
3 this.

4 MR. KAPLAN: No, this is it. I'm  
5 not going backwards anymore. I didn't have  
6 this. I didn't have --

7 MR. RODRIGUEZ: I feel really  
8 mistrusted right now.

9 MR. KAPLAN: You don't have to  
10 feel like that --

11 MS. MEDLEY: What I understood him  
12 to say, he was speaking about whether or  
13 not he said that the last time he was here,  
14 not that he just said it this minute. So I  
15 think at this point there should be a  
16 recommendation.

17 CHAIRWOMAN JARMON: Can I get a  
18 recommendation?

19 MS. CUNNINGHAM: I'm going to  
20 recommend that you come back in 60 days  
21 with your financing in place and the  
22 building permit at least in process. I  
23 think that's splitting it down the middle.  
24 It's not 30 and it's not 90, but 60 days

1 because that's how long you said it will be  
2 until you get your funding in place. At  
3 that point, if you have all of those  
4 things, we can entertain a six-month  
5 extension.

6 MR. KENNEDY: I second that.

7 CHAIRWOMAN JARMON: All in favor?

8 (Aye.)

9 MR. KOONCE: I think you should  
10 understand that if you don't have that in  
11 60 days, there's going to be some thought  
12 to taking the property back.

13 MR. KAPLAN: Understood.

14 CHAIRWOMAN JARMON: I'm going back  
15 to 1755 North 31st Street, the property to  
16 be transferred to Land Bank.

17 MR. RODRIGUEZ: I just want to  
18 apologize to the Committee for not having  
19 the fact sheet. The reason for the  
20 transfer to the City and to the Land Bank,  
21 that property is for a proposed RFP in the  
22 future and we're trying to consolidate  
23 ownership into a single ownership.

24 We can provide a fact sheet to the

1 Committee after this meeting. But the idea  
2 being -- all the homes north and south of  
3 it are owned by the Philadelphia  
4 Redevelopment Authority. The Land Bank  
5 will be issuing an RFP for this property.

6 MS. CUNNINGHAM: Motion to  
7 recommend conveyance for the Land Bank.

8 MR. O'DWYER: I second that.

9 CHAIRWOMAN JARMON: All in favor?

10 (Aye.)

11 CHAIRWOMAN JARMON: Any opposed?

12 (No response.)

13 CHAIRWOMAN JARMON: Next item is  
14 1500 Dickinson Street. The attachments are  
15 there. We transferred this back in 2000 to  
16 Word of Deliverance Fellowship. I have the  
17 agreement of sale and a picture.

18 MR. KENNEDY: There was a  
19 violation on the property and we were  
20 figuring out what it was for. Do you know  
21 if that's been addressed?

22 CHAIRWOMAN JARMON: I wouldn't  
23 know that.

24 MS. CUNNINGHAM: They have a sign



1 by the entrance on times for church  
2 services.

3 CHAIRWOMAN JARMON: Can I get a  
4 recommendation and we can check on this  
5 violation?

6 MR. KENNEDY: Can you repeat that?

7 CHAIRWOMAN JARMON: Recommendation  
8 and we can check on the violation before  
9 the certificate is issued.

10 MR. RODRIGUEZ: I recommend we  
11 approve pursuant to verifying that the  
12 violation is dealt with or satisfied.

13 MR. O'DWYER: Second.

14 CHAIRWOMAN JARMON: All in favor?

15 (Aye.)

16 CHAIRWOMAN JARMON: Any opposed?

17 (No response.)

18 CHAIRWOMAN JARMON: Next item is  
19 1847 Sepviva Street. It was transferred as  
20 a side yard. This is a concrete fence.  
21 The inspector was unable to take a picture.

22 MS. CUNNINGHAM: We can ask you  
23 them to send you pictures because when I  
24 looked at the aerial view, it's kind of a

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1 mess back there.

2 CHAIRWOMAN JARMON: So it needs to  
3 be cleaned.

4 MR. RODRIGUEZ: So the concrete  
5 wall is like 8 feet tall.

6 CHAIRWOMAN JARMON: They're going  
7 to tear that down, I'm sure.

8 MR. KENNEDY: There's a tax  
9 balance on the property as well as on the  
10 adjacent property. In total it comes to  
11 about \$2900.

12 MS. CUNNINGHAM: So all of those  
13 will have to be satisfied prior.

14 MR. O'DWYER: I will recommend  
15 Certificate of Completion contingent upon  
16 the lot has been cleaned and that all liens  
17 and tax balances will be settled.

18 MR. RODRIGUEZ: Second.

19 CHAIRWOMAN JARMON: All in favor?

20 (Aye.)

21 CHAIRWOMAN JARMON: Any opposed?

22 (No response.)

23 CHAIRWOMAN JARMON: 1724 North  
24 Bouvier Street. This property was

1 transferred back in 1981. They're selling  
2 it.

3 MR. NEWCOMB: I will also note it  
4 was transferred in 2000 so it's a second  
5 deed as well as a mortgage for \$8,000  
6 issued in 2005.

7 CHAIRWOMAN JARMON: I think I  
8 referred them to RDA to get that straight.

9 MS. CUNNINGHAM: The original 1981  
10 conveyance, that property was subsequently  
11 condemned by PRA. We can still get a  
12 release for those restrictions, but then  
13 there are additional PRA restrictions after  
14 the condemnation that will also need to be  
15 released.

16 CHAIRWOMAN JARMON:  
17 Recommendation?

18 MS. CUNNINGHAM: Move that we  
19 issue for a Certificate for Completion and  
20 recommend the Commissioner release the  
21 restrictions contingent upon payment of  
22 PRA's mortgage.

23 MR. KOONCE: Second.

24 CHAIRWOMAN JARMON: All in favor?

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1 (Aye.)

2 CHAIRWOMAN JARMON: Any opposed?

3 (No response.)

4 CHAIRWOMAN JARMON: 2215, 2217

5 Palethorpe.

6 (Witness approached the podium.)

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

9 MS. BROWN: Iris Brown.

10 CHAIRWOMAN JARMON: You're the  
11 current owner?

12 MS. BROWN: No. I'm representing  
13 my family. That was our mother's property.

14 CHAIRWOMAN JARMON: And these were  
15 transferred as side yards. I emailed  
16 someone to tell them they need to clean  
17 these lots. I think one was cleaned and  
18 not the other.

19 MS. BROWN: Yes, there was one  
20 that needs to be cleaned with the tree and  
21 the debris. And you have the updated  
22 photo, right?

23 CHAIRWOMAN JARMON: Yes.

24 MS. CUNNINGHAM: I will make the

1 motion to issue the Certificate of  
2 Completion and recommend the state release  
3 the restrictions contingent upon payment of  
4 all municipal liens and encumbrances and  
5 cleaning of both lots.

6 MR. RODRIGUEZ: Second.

7 CHAIRWOMAN JARMON: All in favor?

8 (Aye.)

9 CHAIRWOMAN JARMON: Any opposed?

10 (No response.)

11 CHAIRWOMAN JARMON: Thank you.

12 261 East Haines? This property is still  
13 occupied by Ms. Phyllis Saunders and she  
14 wants the restriction lifted to sell.

15 MR. O'DWYER: What was it when it  
16 was sold?

17 CHAIRWOMAN JARMON: It was a  
18 single family dwelling back in '86. Can I  
19 get a recommendation?

20 MR. RODRIGUEZ: I recommend we  
21 provide a release predicated on paying all  
22 municipal liens and obligations.

23 MR. O'DWYER: Second.

24 CHAIRWOMAN JARMON: All in favor?

1 (Aye.)

2 CHAIRWOMAN JARMON: Any opposed?

3 (No response.)

4 CHAIRWOMAN JARMON: 1727 Lambert,  
5 Jacqueline and Damani.

6 (Witness approached the podium.)

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

9 MR. HAMLET-DOUGHERTY: My name is  
10 Damani Hamlet-Dougherty.

11 MR. RODRIGUEZ: Is this a side  
12 yard?

13 CHAIRWOMAN JARMON: It was a side  
14 yard.

15 MS. HAMLET-DOUGHERTY: Yes, I had  
16 an Urban Garden Agreement in 2011. I've  
17 maintained it. I worked with the City of  
18 Philadelphia to plant three trees on the  
19 side and I'm trying to take the next step  
20 and purchase it from the City.

21 CHAIRWOMAN JARMON: It was May  
22 2014.

23 MS. CUNNINGHAM: Yes, but the  
24 purchase-money mortgage will have to be

1 satisfied.

2 MR. HAMLET-DOUGHERTY: I  
3 understand. It's a little bit of a  
4 balance. I'm not sure of the exact amount.

5 MS. CUNNINGHAM: And it's kind of  
6 a mess.

7 MR. HAMLET-DOUGHERTY: It was  
8 recently cleared up. I have images of it.  
9 I emailed them as well. I maintained both  
10 lots right next to it.

11 MR. RODRIGUEZ: I move we provide  
12 the release provided that the money will be  
13 satisfied and photographic evidence  
14 submitted to the Chair.

15 MR. KOONCE: Who resides next door  
16 to the lot?

17 MR. HAMLET-DOUGHERTY: 1725 is my  
18 property. I lived there for about five or  
19 six years.

20 MR. KOONCE: Where do you live  
21 now?

22 MR. HAMLET-DOUGHERTY: I moved to  
23 Hawthorne. I'm a schoolteacher.

24 MR. KOONCE: When you applied for

1 it, did you get the rental license,  
2 correct?

3 MR. HAMLET-DOUGHERTY: Yes.

4 MR. KOONCE: When?

5 MR. HAMLET-DOUGHERTY: That's a  
6 part -- I had to get the activities  
7 license.

8 MR. KOONCE: What I'm getting at  
9 is have you lived here?

10 MR. HAMLET-DOUGHERTY: I lived  
11 there for six or seven years and recently  
12 moved and got married. I maintained both  
13 the lots.

14 MS. CUNNINGHAM: When did you  
15 move?

16 MR. HAMLET-DOUGHERTY: About two  
17 years ago so I have a tenant.

18 MS. CUNNINGHAM: So one of your  
19 restrictions in your deed was not to rent  
20 the property within five years.

21 MR. HAMLET-DOUGHERTY: No, I'm not  
22 renting that property. I got the Urban  
23 Garden Agreement because I maintained the  
24 property for years.



1 MS. CUNNINGHAM: Oh, okay.

2 MR. KOONCE: So you maintained the  
3 property?

4 MR. HAMLET-DOUGHERTY: Yes, I  
5 purchased the lot next door and 1729  
6 together and recently to be honest,  
7 developers coming in and taking all the  
8 lots. They're building a whole bunch of  
9 single family homes and they keep calling  
10 me every day to get the lots.

11 MR. KOONCE: You also own the lot  
12 next door, right?

13 MR. HAMLET-DOUGHERTY: Yes, I got  
14 it sheriff's sale and it was worse than  
15 1727. I won the sheriff's sale and I'm  
16 trying to fulfill what I'm trying to do  
17 with 1727. I'm not a big developer. I'm  
18 just a schoolteacher to see what I can do  
19 with these lots.

20 MS. CUNNINGHAM: So there was  
21 already a motion.

22 MR. KOONCE: I will second.

23 CHAIRWOMAN JARMON: All in favor?

24 (Aye.)

1 CHAIRWOMAN JARMON: Any opposed?

2 (No response.)

3 CHAIRWOMAN JARMON: 1934 Darien.  
4 This was transferred as a side yard. They  
5 are selling their house along with the lot.  
6 Can I get a recommendation?

7 MR. KENNEDY: We are concerned  
8 that it appears that the structure and the  
9 fence on the lot straddles an alley on an  
10 adjacent property on a different ownership.  
11 I was hoping the person would be here to  
12 testify.

13 CHAIRWOMAN JARMON: I'm sorry.  
14 What did you say?

15 MR. KENNEDY: So the --

16 MR. RODRIGUEZ: The fence is  
17 encroaching on another person's property.

18 CHAIRWOMAN JARMON: Okay.

19 MR. KOONCE: Are you saying  
20 encroaching on -- the free use of the alley  
21 by others?

22 MR. KENNEDY: The alley as well as  
23 a couple of feet into the lot on the other  
24 side of the alley.

1           MR. KOONCE: It seems like half of  
2 the neighborhood doesn't say anything about  
3 it.

4           CHAIRWOMAN JARMON:  
5 Recommendation?

6           MR. KOONCE: Is there parking on  
7 it as well?

8           MR. KENNEDY: Yes. I was going to  
9 defer to people of the Committee as far as  
10 their recommendation on that since I'm not  
11 familiar with the practice.

12          MS. CUNNINGHAM: It's difficult to  
13 issue a Certificate of Completion when they  
14 haven't actually completed it. The time  
15 has lapsed, but what they were supposed to  
16 do is exactly what they were doing.

17          MS. PLACKE: What were they  
18 supposed to do?

19          MS. CUNNINGHAM: Develop and  
20 maintain and occupy in accordance with  
21 applicable law basically is what it says.

22          CHAIRWOMAN JARMON: It was to  
23 maintain and keep clean.

24          MS. JOHNSON: As a side yard?

1                   CHAIRWOMAN JARMON: As a side  
2 yard.

3                   MS. CUNNINGHAM: It's not our  
4 place to violate them. It's L&I's place so  
5 whether they continue their use on  
6 encroaching on somebody else's property,  
7 it's not really up to us. It's up to those  
8 people. I would recommend we issue a  
9 Certificate of Completion and ask them to  
10 clean it up and remove the fence from the  
11 alley.

12                   MR. RODRIGUEZ: They definitely  
13 need to remove the fence because they're  
14 encroaching.

15                   MS. MEDLEY: I get the fence is  
16 encroaching on someone else's property  
17 which I think it would think it's the  
18 responsibility of that person. Now, if the  
19 fence isn't to code or I don't know if L&I  
20 can do. Maybe have L&I go out there and  
21 figure out if that needs to be violated. I  
22 don't know what we get out of having them  
23 take down the fence.

24                   MR. RODRIGUEZ: Because they are

1 encroaching on someone's land. If you put  
2 in there you're implying that we're  
3 conveying something, that's not ours to  
4 convey.

5 MS. CUNNINGHAM: Well, the  
6 conveyance has already happened.

7 MS. MEDLEY: I'm concerned with  
8 what is the City's interest in --

9 MR. RODRIGUEZ: The City's  
10 interest is not to promote behavior that  
11 violate the code. It's supposed to be a  
12 lawful use. That is not a lawful use.

13 MR. KOONCE: Didn't you indicate  
14 there's a fence crossing the alley?

15 MR. KENNEDY: Yes.

16 MR. KOONCE: So everyone should  
17 have access and you can't get out of the  
18 back because of the fence.

19 MS. MEDLEY: So that's different  
20 than on someone else's property.

21 MR. RODRIGUEZ: Either one is not  
22 appropriate.

23 MS. JOHNSON: What is it  
24 encroaching?

1           MR. RODRIGUEZ: Encroaching is not  
2 appropriate nor is encroaching across a  
3 public way or onto somebody else's  
4 property.

5           MS. MEDLEY: I will just tell you  
6 that the right-of-way is more of the City's  
7 interest than encroaching on the other  
8 person's property. That's for them to do  
9 it.

10           MR. DODDS: Maybe the owner can  
11 come to the next meeting and we can ask the  
12 owner about these issues and whether or not  
13 they agree to solve them before we issue  
14 this.

15           MS. MEDLEY: But I think in this  
16 case if this fence is encroaching on the  
17 right-of-way then, yes, that's the City's  
18 interest and that should be removed.

19           MR. KENNEDY: The alleyway is  
20 before the person's property so if you  
21 remove one --

22           MS. CUNNINGHAM: Okay. So what's  
23 the recommendation now? So we recommend an  
24 issue a Certificate of Completion and

1 recommend a release of the reversionary  
2 interest contingent upon removing the  
3 fence.

4 MR. RODRIGUEZ: I second that.

5 CHAIRWOMAN JARMON: All in favor?

6 (Aye.)

7 CHAIRWOMAN JARMON: Any opposed?

8 (No response.)

9 CHAIRWOMAN JARMON: Next item 2122  
10 North 17th Street?

11 (Witness approached the podium.)

12 CHAIRWOMAN JARMON: Good morning.

13 State your name for the record.

14 MR. RAMON: Jim Ramon.

15 CHAIRWOMAN JARMON: And you're the  
16 current owners?

17 MR. RAMON: Yes.

18 CHAIRWOMAN JARMON: And we have a  
19 Certificate of Occupancy here. Can I get a  
20 recommendation?

21 MS. CUNNINGHAM: Motion to approve  
22 Certificate of Completion and to recommend  
23 release of the reversionary interest.

24 MR. RODRIGUEZ: Second.

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1 CHAIRWOMAN JARMON: All in favor?

2 (Aye.)

3 CHAIRWOMAN JARMON: Any opposed?

4 (No response.)

5 CHAIRWOMAN JARMON: Thank you.

6 1250 North Hollywood?

7 (Witness approached the podium.)

8 CHAIRWOMAN JARMON: Good morning.

9 MS. SHELBY: Good morning.

10 CHAIRWOMAN JARMON: State your

11 name for the record.

12 MS. SHELBY: Lauren Shelby.

13 CHAIRWOMAN JARMON: And you're the

14 current owner of this lot?

15 MS. SHELBY: Yes, I am.

16 MS. CUNNINGHAM: Is that your

17 vehicle parked on the lot?

18 MS. SHELBY: Yes.

19 MS. CUNNINGHAM: Do you realize

20 the parcel is not zoned for parking?

21 MS. SHELBY: I did not know that.

22 MS. CUNNINGHAM: Was there a curb

23 cut in the sidewalk? Do you go up over the

24 sidewalk onto a parcel and you didn't



1 realize you weren't supposed to be parked  
2 there?

3 MS. SHELBY: No, I did not. The  
4 prior owners parked there. I've been  
5 gardening on it recently, but I was trying  
6 to sell it.

7 CHAIRWOMAN JARMON: So the person  
8 that's purchasing is building on there?

9 MS. SHELBY: Yes, supposedly. I'm  
10 assuming.

11 CHAIRWOMAN JARMON: Is that  
12 Vinnie?

13 MS. SHELBY: Yes.

14 MS. CUNNINGHAM: When did you  
15 purchase?

16 MS. SHELBY: 2015.

17 MS. CUNNINGHAM: So you purchased  
18 it a year after we gave it to somebody else  
19 as a side yard?

20 MS. SHELBY: Yes, a neighbor sold  
21 it to me.

22 MS. CUNNINGHAM: Along with the  
23 restriction in the deed that they weren't  
24 supposed to sell to you within five years

1 of them getting it.

2 CHAIRWOMAN JARMON: No, they  
3 purchased this from us.

4 MS. CUNNINGHAM: There were only  
5 two restrictions in the deed?

6 CHAIRWOMAN JARMON: Right. In  
7 2014 they purchased this and the adjacent  
8 lot. They weren't given to them.

9 MS. CUNNINGHAM: Okay.

10 MR. RODRIGUEZ: So they purchased  
11 them and said they were just going to  
12 maintain the property?

13 CHAIRWOMAN JARMON: Yes, they  
14 weren't building.

15 MR. RODRIGUEZ: So there was no  
16 obligation?

17 CHAIRWOMAN JARMON: No, it wasn't  
18 to develop.

19 MS. CUNNINGHAM: So a motion to  
20 issue a Certificate of Completion and  
21 recommend release of the reversionary  
22 interest contingent upon moving the car and  
23 cleaning up the lot.

24 MS. SHELBY: It's pretty clean

1 right now. I garden on it.

2 MS. CUNNINGHAM: So we would need  
3 a photographic evidence of that.

4 MR. O'DWYER: I second.

5 CHAIRWOMAN JARMON: All in favor?

6 (Aye.)

7 CHAIRWOMAN JARMON: Any opposed?

8 (No response.)

9 MS. CUNNINGHAM: You can send that  
10 to the Chair.

11 MS. SHELBY: Okay.

12 CHAIRWOMAN JARMON: 743 West  
13 Schiller?

14 (Witness approached the podium.)

15 CHAIRWOMAN JARMON: This property  
16 was transferred in 2014. It has the  
17 mortgage against the title. If I'm  
18 remembering, you're not selling. You just  
19 wanted to pay off the mortgage?

20 MS. CRUZ: Yes.

21 CHAIRWOMAN JARMON: I think I  
22 emailed you to clean the lot. Has it been  
23 cleaned?

24 MS. CRUZ: Oh, yes, it's clean.

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1 MR. KOONCE: How tall is your  
2 fence?

3 MS. CRUZ: Six feet or about my  
4 height.

5 CHAIRWOMAN JARMON:  
6 Recommendation?

7 MS. CUNNINGHAM: Do you have a  
8 delinquent tax balance on this property of  
9 \$1,346?

10 MS. CRUZ: No, everything is paid.

11 MS. CUNNINGHAM: Okay. That's all  
12 I need to know.

13 MR. O'DWYER: Is this a self-  
14 advertising mortgage on this?

15 CHAIRWOMAN JARMON: Yes.

16 MR. O'DWYER: So you know if you  
17 don't pay for the mortgage off right now,  
18 it will keep going down, so if you're not  
19 planning on selling it.

20 MS. CRUZ: If I don't pay, it goes  
21 down?

22 MS. CUNNINGHAM: It goes down each  
23 year like 10 percent.

24 CHAIRWOMAN JARMON: Each year it

1 depreciates. So in 10 years it will be  
2 off.

3 MS. CRUZ: Okay. I'd like to pay  
4 it off.

5 MS. CUNNINGHAM: You don't need  
6 our recommendation to pay the mortgage or  
7 are you asking for --

8 CHAIRWOMAN JARMON: She's asking  
9 to get the restriction off the deed.

10 MS. CUNNINGHAM: Okay. So motion  
11 to issue a Certificate of Completion and  
12 recommend release of the reversionary  
13 interest contingent upon cleaning the lot  
14 and photographic proof to the Chair.

15 CHAIRWOMAN JARMON: And pay off  
16 the balance of the mortgage.

17 MS. CUNNINGHAM: And paying off  
18 the balance of the mortgage. Thank you.

19 CHAIRWOMAN JARMON: All in favor?

20 (Aye.)

21 CHAIRWOMAN JARMON: Any opposed?

22 (No response.)

23 CHAIRWOMAN JARMON: Thank you.

24 2215 North 33rd Street? I don't think this

1 applicant is here.

2 She's a senior citizen. She just  
3 wanted the restriction off the deed. She's  
4 trying to get her paperwork in order. We  
5 transferred this back in 1987 as a single  
6 family dwelling.

7 MR. RODRIGUEZ: I recommend we  
8 provide a release predicated that the  
9 municipal obligations have been met.

10 MR. O'DWYER: I second that.

11 CHAIRWOMAN JARMON: All in favor?

12 (Aye.)

13 CHAIRWOMAN JARMON: Any opposed?

14 (No response.)

15 CHAIRWOMAN JARMON: 3327 Amber?

16 This guy came in the office the other day.  
17 He was trying to get -- there was a  
18 demolition lien against the title which I'm  
19 working with the Law Department to clear  
20 off the title because he's not responsible  
21 for that, and he's also selling the lot.

22 It has the five-year restriction  
23 and this was settled in 2005. Can I get a  
24 recommendation?

1 MS. CUNNINGHAM: Their car is  
2 parked behind that fence.

3 CHAIRWOMAN JARMON: Okay.

4 MS. CUNNINGHAM: So move to issue  
5 a Certificate of Completion and recommend  
6 to remove the reversionary interest  
7 contingent upon removing the cars and any  
8 liens and encumbrances with the exception  
9 of the demolition. That needs to be  
10 resolved prior to sale.

11 MR. KENNEDY: Second.

12 CHAIRWOMAN JARMON: All in favor?

13 (Aye.)

14 CHAIRWOMAN JARMON: Any opposed?

15 (No response.)

16 CHAIRWOMAN JARMON: Next item 2050  
17 North 2nd Street? This property was  
18 transferred back in 1998. It's a fenced  
19 lot with a side yard. Can I get a  
20 recommendation?

21 MR. KOONCE: It looks like the  
22 fence goes all the way back to the house of  
23 the side. So my question is, is that fence  
24 crossing the alley?

1                   CHAIRWOMAN JARMON: I don't think  
2 so but I will have Bill go back out and  
3 check. Can I get a recommendation?

4                   MS. CUNNINGHAM: Certificate of  
5 Completion I recommend with the  
6 reversionary interest contingent upon  
7 cleaning up the lot and verifying the fence  
8 does not encroach into the alley.

9                   MR. RODRIGUEZ: I'm looking at  
10 that. The fence does not encroach the  
11 parcel. It goes up to the rear of  
12 property.

13                   MR. KOONCE: Second.

14                   CHAIRWOMAN JARMON: All in favor?

15                                 (Aye.)

16                   CHAIRWOMAN JARMON: Any opposed?

17                                 (No response.)

18                   CHAIRWOMAN JARMON: On to the  
19 Addendum. I have two Urban Garden  
20 Agreements. Can I get a recommendation?

21                   MR. KOONCE: Motion to approve.

22                   MR. O'DWYER: Second.

23                   CHAIRWOMAN JARMON: All in favor?

24                                 (Aye.)



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1 CHAIRWOMAN JARMON: Any opposed?

2 (No response.)

3 CHAIRWOMAN JARMON: 2109 East  
4 Arizona? That's a three-story property in  
5 the process of selling. Can I get a  
6 recommendation?

7 MR. KOONCE: Motion to approve  
8 subject to payment of any encumbrances or  
9 municipal obligations.

10 MS. CUNNINGHAM: Second.

11 CHAIRWOMAN JARMON: All in favor?

12 (Aye.)

13 CHAIRWOMAN JARMON: Any opposed?

14 (No response.)

15 CHAIRWOMAN JARMON: It's another  
16 item. The applicant called regarding the  
17 restrictions on the deed. We transferred  
18 this back in 1992, 1517 West Belfield  
19 Avenue. Asking that the restrictions be  
20 removed. He's not selling the property.  
21 Recommendation?

22 MS. CUNNINGHAM: So motion to  
23 issue a Certificate of Completion and  
24 release the reversionary interest

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1 contingent upon payment of any and all  
2 municipal liens and encumbrances.

3 MR. O'DWYER: Second.

4 CHAIRWOMAN JARMON: All in favor?

5 (Aye.)

6 CHAIRWOMAN JARMON: Any opposed?

7 (No response.)

8 CHAIRWOMAN JARMON: Next item is  
9 the 2139 North 30th Street. The applicant  
10 lives out of town. We transferred this  
11 back in 1980.

12 MR. O'DWYER: Recommend to issue a  
13 Certificate of Completion.

14 MS. CUNNINGHAM: I will just make  
15 a blanket motion that all of the items on  
16 the agenda are contingent upon payment of  
17 any municipal liens or encumbrances.

18 MR. KOONCE: Second.

19 CHAIRWOMAN JARMON: All in favor?

20 (Aye.)

21 CHAIRWOMAN JARMON: Any opposed?

22 (No response.)

23 CHAIRWOMAN JARMON: 3218 Latona  
24 Street?

1 (Witness approached the podium.)

2 CHAIRWOMAN JARMON: I'm waiting on  
3 another picture from you?

4 MR. KIZIROGLOU: Yes.

5 CHAIRWOMAN JARMON: He's going to  
6 send me another picture of the inside being  
7 cleaned on this Latona Street. State your  
8 name for the record.

9 MR. KIZIROGLOU: Bob Kiziroglou.

10 CHAIRWOMAN JARMON: And you're  
11 here to ask that this restriction be lifted  
12 from this deed from 2003. Any questions?

13 MS. CUNNINGHAM: So you purchased  
14 this from Ms. Taylor?

15 MR. KIZIROGLOU: No, we're  
16 representing Ms. Taylor. She's disabled.  
17 Her son takes care of her.

18 CHAIRWOMAN JARMON: And I received  
19 an email from her regarding this. Can I  
20 get a recommendation?

21 MS. JOHNSON: Have you talked to  
22 her?

23 CHAIRWOMAN JARMON: I talked to  
24 her and she sent me an email.

1 MR. DODDS: What was the original  
2 transfer?

3 CHAIRWOMAN JARMON: A side yard.  
4 Recommendation?

5 MS. CUNNINGHAM: Do you know if  
6 this sale is outside of a title agency; is  
7 that correct?

8 CHAIRWOMAN JARMON: No, it's a  
9 title.

10 MR. KIZIROGLOU: No. The title is  
11 involved with the sale and they were the  
12 ones that identified it and told us that  
13 there's a restriction.

14 MS. CUNNINGHAM: Okay. So a  
15 motion to recommend release of the  
16 reversionary interest and issue a  
17 Certificate of Completion.

18 MR. O'DWYER: Second.

19 CHAIRWOMAN JARMON: All in favor?

20 (Aye.)

21 CHAIRWOMAN JARMON: Any opposed?

22 (No response.)

23 CHAIRWOMAN JARMON: Next item is  
24 618 McKean.

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1 (Witness approached the podium.)

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

4 MR. THOMPSON: Morning. James  
5 Thompson.

6 CHAIRWOMAN JARMON: And the  
7 property is owned by your relative?

8 MR. THOMPSON: Yes, my parents.

9 CHAIRWOMAN JARMON: Can I get a  
10 recommendation?

11 MR. RODRIGUEZ: Are you selling  
12 the property?

13 MR. THOMPSON: Yes, sir.

14 MS. CUNNINGHAM: So motion to  
15 issue a Certificate of Completion and  
16 recommend release of the reversionary  
17 interest contingent upon any municipal  
18 liens and encumbrances.

19 MR. DODDS: I second.

20 CHAIRWOMAN JARMON: All in favor?

21 (Aye.)

22 CHAIRWOMAN JARMON: Any opposed?

23 (No response.)

24 CHAIRWOMAN JARMON: Thank you.

1 Next item is 2435 Mascher.

2 This applicant for the 618 McKean,  
3 he was wondering if the release can be done  
4 as soon as possible because he already had  
5 settlement scheduled. So probably not  
6 today. Just give us a couple of days  
7 because three people have to sign off on  
8 it. When do you have settlement scheduled?

9 MR. THOMPSON: Settlement is  
10 scheduled Thursday.

11 CHAIRWOMAN JARMON: It was  
12 Thursday or it is Thursday?

13 MR. THOMPSON: It was for the 2nd,  
14 but now it's this Thursday.

15 CHAIRWOMAN JARMON: All right.  
16 Thank you.

17 (Witness approached the podium.)

18 CHAIRWOMAN JARMON: State your  
19 name for the record.

20 MR. AVALOS: Jorge Avalos.

21 CHAIRWOMAN JARMON: And you  
22 received this lot back in 2001?

23 MR. AVALOS: Yes.

24 CHAIRWOMAN JARMON: Any questions

1 from the Committee? Recommendation?

2 MR. RODRIGUEZ: Is this more than  
3 one parcel?

4 CHAIRWOMAN JARMON: Is it just one  
5 lot or two?

6 MR. AVALOS: Just one.

7 MS. CUNNINGHAM: It looks nice.

8 Motion to issue the Certificate of  
9 Completion and recommend release of the  
10 restrictions contingent upon payment of any  
11 liens and encumbrances.

12 MR. KOONCE: I second.

13 CHAIRWOMAN JARMON: All in favor?

14 (Aye.)

15 CHAIRWOMAN JARMON: Any opposed?

16 (No response.)

17 CHAIRWOMAN JARMON: Thank you.

18 3428 North 22nd Street? This property is  
19 still occupied by the owner. And they want  
20 the restriction removed. We settled this  
21 in '92 as a single family dwelling if I'm  
22 not mistaken.

23 MS. JOHNSON: Recommend that we  
24 issue a Certificate of Completion.

1 MS. CUNNINGHAM: I second.

2 CHAIRWOMAN JARMON: All in favor?

3 (Aye.)

4 CHAIRWOMAN JARMON: Any opposed?

5 (No response.)

6 CHAIRWOMAN JARMON: The last item  
7 is 5107, 9, 11, 13, 21, 23, 25 Market  
8 Street.

9 MR. RODRIGUEZ: So this property  
10 has been before this Committee previously.  
11 There have been amendments to the project.

12 (Witness approached the podium.)

13 MR. VASSALLO: Again, Bradley  
14 Vassallo and I'm here with Mark Schwartz  
15 who is the project manager on this and with  
16 51 Market Owner LLC, who will be the  
17 recipient of these properties should they  
18 be approved. I'll just highlight some of  
19 the changes and Mark can answer any  
20 questions you might have.

21 So essentially, the developer at a  
22 certain point decided that it would be  
23 prudent to require the privately owned  
24 property to have a more complete



1 development. So, in fact, the previous  
2 development was 28 units and now including  
3 the now privately owned properties, it  
4 increased to 54 units including the other  
5 properties. It includes a mix of 36  
6 one-bedroom units, 12 studio units and 6  
7 two-bedroom units and approximately 9,000  
8 square feet of retail space to occupy those  
9 spaces. And the developer has shown  
10 capacity to cover the full \$11.2 million  
11 total development cost. So if you have any  
12 questions, I'll be happy to answer.

13 MR. RODRIGUEZ: So this is a  
14 significant change in what was presented.

15 MS. CUNNINGHAM: What was the  
16 original plan?

17 MR. RODRIGUEZ: It was 36 units.

18 MR. VASSALLO: As proposed in the  
19 original application, it was 34 one-bedroom  
20 units. We had asked that there be a more  
21 diverse unit mix and it was changed and  
22 included two-bedrooms and we came back for  
23 the name change. And in that time they had  
24 the opportunity to acquire the privately

1 owned properties.

2 MR. O'DWYER: So are we asked to  
3 sign off on the project overall or the  
4 disposition of the first sign-off or  
5 another name change --

6 MR. RODRIGUEZ: The issue is that  
7 there's a significant change in scope so  
8 it's more units on the lot. At the time  
9 that this was approved, they did not own  
10 the adjacent privately held parcels and now  
11 they have title and they have changed the  
12 plans and increased the number of the unit  
13 size, so he felt he would bring it back.

14 MS. CUNNINGHAM: So all of these  
15 are City properties and this was a result  
16 of an RFP and that's a proposal --

17 MR. VASSALLO: Correct.

18 MR. RODRIGUEZ: They've acquired  
19 privately held parcels.

20 MR. VASSALLO: As I understand it,  
21 this was an amendment of that disposition  
22 of proposal.

23 MR. DODDS: Is it by-right to new  
24 proposal?

1 MR. SCHWARTZ: Yes.

2 MR. DODDS: Is there an  
3 affordability component?

4 MR. SCHWARTZ: Yes, moderate  
5 income. So I believe 50 percent.

6 MR. VASSALLO: We added that  
7 initial proposal so we will have 10 percent  
8 of moderate income.

9 MR. KOONCE: So is that 10 percent  
10 on the entire project?

11 MR. RODRIGUEZ: He's asking for  
12 affordability, so the 10 percent is on the  
13 new proposal, correct?

14 MS. PLACKE: So 10 percent of the  
15 36?

16 MR. VASSALLO: No, of the 54. And  
17 affordability is not a requirement, but  
18 that is an additional benefit of the  
19 project.

20 MR. RODRIGUEZ: So there will be  
21 handicapped accessible units as well?

22 MR. VASSALLO: Yes, that's the  
23 plan.

24 MS. CUNNINGHAM: These are condos?

1                   MR. VASSALLO: Rentals,  
2 apartments.

3                   MS. CUNNINGHAM: So this was a  
4 public lien bid opportunity. I think that  
5 the only change is the change in scope and  
6 they're increasing the number and utilizing  
7 some of their own privately held lots for  
8 it. So I'm not sure there's any real --

9                   MR. O'DWYER: So we're asked to  
10 approve the amended scope?

11                   MR. RODRIGUEZ: Correct.

12                   MS. CUNNINGHAM: Motion to approve  
13 the amended scope.

14                   MR. O'DWYER: Second.

15                   CHAIRWOMAN JARMON: All in favor?

16                                 (Aye.)

17                   CHAIRWOMAN JARMON: I'd like to  
18 add last month's minutes September 9th to  
19 the agenda. Thank you. Motion to accept  
20 the minutes?

21                   MR. RODRIGUEZ: So moved.

22                   MR. KOONCE: Second.

23                   CHAIRWOMAN JARMON: All in favor?

24                                 (Aye.)

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1 CHAIRWOMAN JARMON: Any opposed?

2 (No response.)

3 CHAIRWOMAN JARMON: Thanks.

4 - - -

5 (Whereupon the meeting concluded at 11:10 a.m.)

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

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

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Court Reporter - Notary Public

(The foregoing certification of  
this transcript does not apply to any  
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