VACANT PROPERTY REVIEW COMMITTEE

Caucus Room, City Hall
Philadelphia, Pennsylvania
Tuesday, December 10, 2019
10:07 a.m.

PRESENT:
SUSIE JARMON, OHCD, CHAIRWOMAN
LINDA MEDLEY, Law Department
PHILIP JONES, Law Department
WILLIAM NEWCOMB, PRA
DEB CUNNINGHAM, Public Property
MICHAEL KOONCE, Council President Clarke's Office
GARRETT O'DWYER, PACDC
TROY MANDY, PIDC
CAROLYN PLACKE, LISC
BRIAN KENNEDY, Commerce
JAMETTA JOHNSON, Planning Commission
ANGEL RODRIGUEZ, Philadelphia Land Bank

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CHAIRWOMAN JARMON: Are there any attorneys in the room?

(Witness approached podium.)

CHAIRWOMAN JARMON: Hi. What address are you here for?

MS. TANCREDI: My name is Dawn Tancredi. I'm here on behalf of 2600 West Girard.

CHAIRWOMAN JARMON: Is the owner here?

MS. TANCREDI: Yes.

CHAIRWOMAN JARMON: Okay. You want to come up.

(Witnesses approached podium.)

CHAIRWOMAN JARMON: I would like to add the addendum to the agenda, and also this is contingent upon the taxes and liens being verified. The 2600 West Girard is on the addendum. You can speak.

MS. TANCREDI: May I proceed?

CHAIRWOMAN JARMON: Yes.

MS. TANCREDI: Good morning.

As I mentioned, my name is Dawn Tancredi.
I'm here today on behalf of 2600 West Girard LLC, the owner of 2600 West Girard Avenue.

This property was on the October 8th meeting agenda, and at that time, the Committee had granted a 60-day extension to the prior owner. The applicant was supposed to return within 60 days to show evidence that it had secured financing and that it had submitted for building permits. My client has owned the property since October 25th. And we are here today with evidence of both, the financing and submission of the building permits.

So as for the permits, a foundation permit application was submitted on November 7th. There is a copy of the response letter in the packet that was handed out. The L&I examiner requested additional information and some revisions to the documents. That takes a little time to gather and get together.

All of that information has been
resubmitted to the L&I examiner as of today.

In addition, 2600 West Girard has been consolidated with two adjacent parcels, with 2602 and 04 West Girard Avenue. In addition to the foundation permits that have been submitted, an interior demolition permit has been secured for structures that are on the parcel at 2602 and 04 West Girard Avenue, which have now been consolidated with 2600.

So besides the building permit applications, there's also evidence in the packet of the financing. My clients have received a commitment for financing from Fulton Bank. Fulton Bank has adjusted its request for contingencies and is seeking the Committee's approval extending the right of redemption period for a period of six months. In addition, Fulton Bank requests that the Committee subordinate its interests in the property to the bank for purposes of securing the
financing.

CHAIRWOMAN JARMON: I have a question. I didn't see the deed on record. How much did they purchase the property for?

MR. TERR: We purchased it for --

MS. CUNNINGHAM: A million 45 thousand dollars for the three properties.

MR. TERR: The Chair was right. I think that it -- we can confirm that information. It was a million 25 or a million 50 from Andy Kaplan at ABA Real Estate. Is that what --

MS. CUNNINGHAM: A million 45.

MR. TERR: Thank you very much. I appreciate that help.

CHAIRWOMAN JARMON: Any questions from the Committee?

MS. CUNNINGHAM: A whole bunch. The previous owner was here, never mentioned that the property was for sale, didn't ask for the City's approval for
the sale, didn't let us know that there
was a consolidation permit in the works
and that it was consolidating with the
other two properties, and that he was
going to give you back a mortgage, a
purchase-money mortgage for $400,000.
None of that was discussed at the October
meeting.

Our 60-day extension was for
him to develop the property. We were
never given any information that there
was going to be a sale.

MR. TERR: So we did secure the
financing commitment from Fulton Bank for
Andy Kaplan's company, that is correct,
and we did also complete a construction
contract for --

MS. CUNNINGHAM: No. You gave
a purchase-money mortgage to ABA Realty
too.

MR. TERR: So prior to the
purchase, it was secured -- so we have
been working with Andy for --

MS. CUNNINGHAM: Well, it's
still on the record that there's not a satisfaction. So there's still a purchase-money mortgage against the property.

MR. TERR: Yes. You are correct.

MS. CUNNINGHAM: That we haven't subordinated too.

MR. TERR: That is correct. So we're referencing prior to the purchase per the VPRC's feedback. We did secure the financing commitment from Fulton Bank for Andy's company, ABA Real Estate, and we also did provide the construction contract for Andy's company, ABA Real Estate, and we also did work towards completion of submission of the permits.

MS. CUNNINGHAM: But that's not my issue. My issue is that ABA Realty experienced a windfall from this property that he was supposed to develop, that we kept extending his time based on his promises that he would develop it.

MR. TERR: So the original
purchase contract was 1.2 million and we did reduce that purchase contract to ABA Real Estate, for what it's worth to, I believe you corrected me --

MS. CUNNINGHAM: I don't think that that consoles anybody on this Committee.

MR. TERR: We purchased the adjacent property or the other corner, 2616 to 2618 West Girard, for 825,000 with a market value of one million --

MS. CUNNINGHAM: Basically the 400,000 purchase-money mortgage was secured against the corner property, the 2600 West Girard.

MR. TERR: The purchase-money mortgage was secured against the land, is the reported mortgage. Yes, you are correct.

MS. CUNNINGHAM: And so if you had to value, because your transaction included three parcels, if you had to value this parcel, what did you pay for it?
MR. TERR: The market value is probably closer to 1.85 million.

MS. CUNNINGHAM: No. For this specific parcel, just the one vacant lot.

MR. TERR: The book value is what we purchased it for, one million 45 thousand.

MR. KOONCE: No; prior to consolidation --

MR. TERR: Prior to consolidation --

MR. KOONCE: -- what was the property that was acquired from the City worth? That's the question.

MR. TERR: We haven't looked at the records. I think maybe it was $10,000. I'm not entirely sure, but our --

MS. CUNNINGHAM: Well, that's the assessed value. What was the fair market value of the property?

MR. TERR: I wasn't the prior owner. I don't have that information at the time five years ago, I think it was.
MS. CUNNINGHAM: But you bought the lot. You made some kind of an assessment of what it was worth.

MR. TERR: Yes, you are correct. So at the time of the purchase, that was in November, the market value of the property, the assessment, is -- what did I say? One million 850 thousand. That's based on our purchase of the land corner at 2616 to 2618 West Girard with the third-party appraisal for one million 25 thousand. That was 18 months ago. Since that time, the QOF enactment has offered substantial increase to the market value. For example, the parcel directly behind 2600 West Girard is marketed for $5 million and the parcel directly behind 2616 West Girard sold for $8.2 million, I think, six months ago.

MR. KOONCE: We're only interested in 2600 West Girard.

MR. TERR: Yes, sir.

MS. CUNNINGHAM: Pre-consolidation.
MR. TERR: Yes, I understand.

The development responsibilities that Andy Kaplan's company was moving forward with required consolidation of the lot. So we were simply carrying forward the plan to be able to develop --

MS. CUNNINGHAM: But all of this happened in October, right? When ABA Realty came here in October, he knew all of this. When did you start negotiations?

MR. TERR: We explored negotiations many months ago, but I cannot recall specifically whether it was a joint venture or whether it was a third-party purchase agreement.

MR. RODRIGUEZ: When did you purchase the property?

MR. TERR: We purchased the property --

MS. TANCREDI: October 25th.

MR. RODRIGUEZ: October 25th.

So you were in negotiation at the time of the VPRC meeting, correct?
MR. TERR: We were in negotiation. The outcome of that negotiation, we were not sure if it was going to be a joint venture partnership.

MR. RODRIGUEZ: My question is, you bought it on October 25th, correct?

Yes?

MR. TERR: I believe that's the date.

MR. RODRIGUEZ: You said you were negotiating for several months beforehand, correct?

MR. TERR: Yes, that is correct.

MR. RODRIGUEZ: So then during the time where the gentleman who was presenting himself in front of the VPRC, you were in negotiations to acquire the property, correct?

MR. TERR: That is not correct. We were in negotiations to participate in the development of the property. At that time, we were not sure whether it would be an acquisition or a purchase. The
main reason that it became a purchase was because the requirements for a qualified opportunity fund require that we have to effectively purchase the property. A participant can stay inside of the property for up to, I believe it's, 20 percent, but the funding required for the construction of the 16-unit with ground floor commercial required more capital than that.

MS. CUNNINGHAM: Is he a member of your entity?

MR. TERR: So per the comment on the QOF requirements, Andy Kaplan is not a member of this entity. So it was not determined until the purchase time the final structure --

MS. CUNNINGHAM: So you decided two weeks before -- less than two weeks before, because the Committee was about two weeks before the purchase.

MR. TERR: I'm not sure how to answer that. I can say that we ultimately purchased on the date that is
recorded with the deed. The date that
was determined that we couldn't do a
qualified opportunity fund purchase with
him in or without him inside of it was
probably very quick. It's a moving
target, the legislation. I wish I knew
it better, but I don't.

MS. CUNNINGHAM: Can I ask a
question? I mean, you were aware that
you purchased it subject to our
reversionary interest. What's your plan
if we -- and you're in default of the
restrictions. And so what's your plan if
we decide to revert?

MR. TERR: I'm not sure I
should comment on that, as I'm not a
lawyer.

MS. CUNNINGHAM: I mean, what
were you thinking that --

MR. TERR: So we made the
purchase aware of the conditions and also
I believe the deed description, and I
probably shouldn't answer this, but it
says assigns and heirs and everything
else, but I understand your point. Our intention, as with the rest of that area of the West Girard commercial corridor, is to participate in redevelopment activities, whether it's as a requirement from the City of Philadelphia or as private citizens doing development activities. So I'm hopeful that you'll allow us to move forward with our continuation of our redevelopment sites. We've done 14 sites on the West Girard commercial corridor to date.

MR. KOONCE: Did you get title insurance when you made the purchase?

MR. TERR: Yes. That is correct. The title insurance that we have I believe has an exception related to this matter.

MS. CUNNINGHAM: Of course it does.

MR. TERR: Yes.

CHAIRWOMAN JARMON: Any further questions?

(No response.)
MS. TANCREDI: I will add that I understand that we are dealing with a different owner before you today. I represent 2600 West Girard LLC. I did not represent the prior owner. In the spirit of the request by the Committee, both the financing has been secured and building permits have been submitted, and that evidence has been presented here today.

MS. CUNNINGHAM: In addition to all of that, a windfall was had by ABA Realty, a windfall that belongs to the City.

MR. RODRIGUEZ: Do you understand that the City had an interest, an equity interest, in this property, we had an ongoing agreement with ABA Realty?

MR. TERR: I'm only aware of the requirement to perform redevelopment activities. This is, for better or worse, not the first time that we've had that obligation.
MR. RODRIGUEZ: And if he were
to assign them, it would require this
body's approval. That is part of the
restriction.

MR. TERR: I'm not aware of the
legal aspects of --

MR. RODRIGUEZ: So your title
company did not make you aware of the
restriction?

MR. TERR: So --

MS. CUNNINGHAM: Yeah, they
did. They made an exception.

MR. TERR: They made an
exception, but --

MS. CUNNINGHAM: They took an
exception.

MR. TERR: But to your point
about whether or not we needed to inform
this body, I believe there were
conversations throughout the process with
some members. I would also say I think
in the deed -- I don't have it in front
of me. Again, I'm not a lawyer, but I
believe that it carries forward through
MR. RODRIGUEZ: After a decision is made by this body.

MR. TERR: Yes.

MR. RODRIGUEZ: This body had not made a decision to assign anything to you. Am I incorrect in that?

MS. CUNNINGHAM: No, it did not.

MR. RODRIGUEZ: So your notation of a conversation that wasn't in this chamber, I don't know if that -- I mean, I don't know what you're referring to, because this Committee did not make a decision.

MS. CUNNINGHAM: No. We did not make a recommendation that he be allowed to assign his interest to another entity.

MR. TERR: To the extent that we're aware, I was not aware that that was a requirement. I would emphasize that I'm sorry if we have done something
that was not a requirement, but our intent, as demonstrated with the last 13 redevelopment activities, is to redevelop the West Girard commercial corridor.

MS. CUNNINGHAM: I don't doubt that you're going to develop it and you'll probably develop it well. Our concern is that the previous owner sold the property that the City gave to him to develop and never came back to this body asking for the authority to sell it. He experienced a large windfall of profit and did nothing that he was supposed to do with the property, even though we gave him extension after extension and he said, and I quote, in October, "If I say I'm going to develop the property, I develop it." That's what's in the minutes. That's what he said. He never mentioned that he was going to sell it, and we did not release our interest. And so you purchased it, unfortunately, subject to our interest.

MR. TERR: I would confirm that
the comment made by the previous owner regarding development is a fair and accurate statement. We are continuing to work with his architect on his by-right plan, and we look forward to having that opportunity to carry that forward. I don't -- I'm not aware of further obligations for assignment. As I said, I'm not a lawyer or able to comment on that specifically.

MR. O'DWYER: Didn't we explicitly say that if he continued to not meet his obligations, we intended to use our reversionary interest?

MS. CUNNINGHAM: We certainly did, and on that note, I'm going to make a motion that we recommend the City revert the property.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?
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2 (No response.)
3 MS. TANCREDI: I would just ask
4 that also the Committee -- it's here
5 listed under Extension and Subordination
6 Agreement, so I would expect the City
7 vote first on whatever you're going to do
8 with that and then make --
9 MS. CUNNINGHAM: Sure. I also
10 make a motion that the City not provide
11 an extension and not subordinate their
12 interest.
13 (Duly seconded.)
14 CHAIRWOMAN JARMON: All in
15 favor?
16 (Aye.)
17 CHAIRWOMAN JARMON: Any
18 opposed?
19 (No response.)
20 MS. TANCREDI: Thank you. If I
21 may ask the Committee, is there any way
22 that the Committee would consider an
23 assignment to my client or some way to
24 make the situation right so that the
25 City --
MS. CUNNINGHAM: Not at this time. They're welcome to -- I believe that this will go to the Commissioner of Public Property, and you're welcome to contact her office.

MS. TANCREDI: Thank you.

CHAIRWOMAN JARMON: Any other attorneys?

(Witnesses approached podium.)

CHAIRWOMAN JARMON: And you're here for what address?

MR. WEISS: Albert Weiss. I'm here on 5549, 55, and 57 Baltimore Avenue.

CHAIRWOMAN JARMON: Yes.

MR. O'DWYER: Is this Kennedy Printing?

CHAIRWOMAN JARMON: 5549, 5555, and 57 Baltimore Avenue is on the addendum, Kennedy Printing Company.

State your name for the record.

MR. WEISS: Yes. I'm Albert Weiss. I'm the attorney for Kennedy Printing. With me is James Kennedy, who
is the President of Kennedy Printing.

CHAIRWOMAN JARMON: And you're here asking that the City remove the restrictions on the deed?

MR. WEISS: That's correct.

CHAIRWOMAN JARMON: Can you tell me what the proposal was when you initially received the property in 2004?

MR. WEISS: My client purchased the property in 2004, was not represented, was not aware specifically of the restriction. He really learned about it when he tried to sell the property earlier this year. There was an agreement of sale. The title company contacted us. That was when Mr. Kennedy first learned about it, contacted me, and we became aware of it and we contacted the Committee.

MR. O'DWYER: When the City sells the property, it's selling the property to somebody who has some sort of plan for it, to either redevelop it or keep it as green space. What was the
CHAIRWOMAN JARMON: I think it was a side yard to the building that they owned.

MR. WEISS: My client owns the property across the street. He has his printing business. It takes up a block. These were properties that are across the street. They're vacant lots. He had a couple of the lots that were on that block. The City approached him about taking the other lots to make it, I guess, a unified piece. He had general ideas at that time of developing the property, some type of proposal, but nothing specific, and over the years, it wasn't feasible for various reasons, financial and health-wise, and it just kind of was forgotten.

MR. KOONCE: My understanding was this was for business expansion.

MR. WEISS: Not his business expansion, no. The plan originally was, he has the printing company. He had
talked about relocating his entire printing company to another location and then sell the entire piece across the street where the business is located as well as these vacant lots. That would have been a feasible property for a developer to work with, and that was what we were trying to do. What happened after that was, both deals -- the deal where he was going to relocate to, that deal soured. This deal soured, and he's here now. He doesn't have any immediate plan to do anything with the lot, but certainly not to expand his own business.

CHAIRWOMAN JARMON: I'm sorry. Can you help her. She was about to fall. Could someone help her find a seat.

(Pause.)

MR. NEWCOMB: It's my understanding from reviewing the deed that the original proposed use was for low-income senior citizen housing. I would like to verify that at some point,
CHAIRWOMAN JARMON: That was in the deed?

MR. KENNEDY: Yes. Or other uses approved.

MR. KOONCE: And this was a nominal disposition?

CHAIRWOMAN JARMON: Was it nominal? Yes.

MR. WEISS: The consideration that was in the deed was $7,800 for the three parcels, I believe.


CHAIRWOMAN JARMON: Okay. So is he selling the business?

MR. WEISS: No. At the present time, the plan has changed. He wasn't going to sell the business to begin with. He was going to relocate it, just move it to another location that was more feasible. It was smaller, because of downsizing essentially the business, but at the present time, he's planning on
staying where he is and has --

MS. CUNNINGHAM: Is he selling these three lots?

MR. WEISS: I'm sorry?

MS. CUNNINGHAM: Are these three lots being sold?

MR. WEISS: No, not at the present time. The original plan was the entire parcel, with his business and these lots, would have been sold as an entire package. When the title company got in touch with us and said about the restrictions, that was the beginning of kind of the end of the deal, because we didn't satisfy that.

CHAIRWOMAN JARMON: So is he refinancing? He just wants the restrictions off the deed?

MR. WEISS: Correct. He's maintaining the property. What we would ask is that the reversionary contingency be released and that he be allowed to keep the property, maintain it, clean it, clear it, pay the taxes as he's been
doing for the last 14 years.

MS. CUNNINGHAM: It hasn't been maintained, because it's just a bunch of broken blacktop.

MR. WEISS: He's been trying to keep it clean as best as possible.

MR. RODRIGUEZ: I have a question as to if the deed stipulates that it's supposed to be senior housing, low-income senior housing, what are your plans for that? Because obviously there was an intention for conveyance based on that type of development. If you got it back in 2004, we're 14 years in. Have you even attempted to develop the site along those lines?

MS. CUNNINGHAM: And my other question was, why did you need a title company, did they point out the deed restriction if you're not selling it?

MR. WEISS: I'll just restate it. Maybe I wasn't clear. He was planning on selling his printing business and these vacant lots as one package to a
MR. O'DWYER: I feel like without the minutes of the meeting where this property was conveyed, it's impossible to tell what the actual plan was, because the deed says low-income senior housing, which if that was what was represented at the time, that's a very serious issue for the City if that wasn't done. And if that wasn't what was committed, we need to know what was.

MR. RODRIGUEZ: Well, I think
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it's kind of significant if a legal
document was filed and it says in the
deed that this is the purpose of the
conveyance. I don't know that -- for me
personally I don't need the minutes to
confirm that. It was recorded. That's a
legal document. It says low-income
housing, senior housing. So that's a
matter of record.

MR. WEISS: My belief is that
that would have been -- in other words,
the proposal that was made with this
developer would have included that
portion of it, the low-income housing.
There was some other functions. I think
that he was also trying to do retail and
things like that because of the size of
the property.

MR. O'DWYER: So that was part
of what was committed to be done with the
site, is what you're saying? Low-income
senior housing was part of what was
committed?

MR. WEISS: Earlier this year.
Before the deal fell through. I'm not talking about 2004. I'm talking about recent.

MR. RODRIGUEZ: So wait. In 2004, it was conveyed. In the deed the purpose was stipulated senior housing low income. Fourteen years later it wasn't about an issue of -- there's a clock on it, right? There's a year to develop. Obviously you've far exceeded that. You're in default.

The other issue is that it wasn't a stipulation that you were going to go shop around for a joint venture developer to develop it. That wasn't a stipulation. I guess so my question is, 14 years later what you represented was that your client was trying to sell his business, along with the three City properties, and then when the title company identified that this restriction was here, that created a problem for the deal and, therefore, the deal went south. So now your client is here asking us to
release the properties, but he has no intent of selling them in the future. So am I mischaracterizing or did I capture that?

MR. WEISS: I don't think so.

From what I heard, I think you said it right.

MS. PLACKE: And the plan to redevelop as senior housing still holds.

MR. WEISS: Correct. That's correct.

CHAIRWOMAN JARMON: Any further questions?

MR. RODRIGUEZ: I'd like to make a motion on the matter of hand of removing the restrictions. I propose that this Committee deny the request.

(Duly seconded.)

CHAIRWOMAN JARMON: So your request has been denied.

MS. CUNNINGHAM: We have to vote.

CHAIRWOMAN JARMON: All in favor?
(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MR. WEISS: Thank you.

CHAIRWOMAN JARMON: I'm going to take the applicant 910 West Huntingdon Street.

MR. NEWCOMB: It's on Page 4 of the first agenda.

CHAIRWOMAN JARMON: Okay. Ms. Wilhemina Paulin. That's you? You don't have to come up here. This was transferred back to her -- I don't even know why she had to come to this meeting -- as a side yard back in 1995.

MR. O'DWYER: It looks like the lot needs to be cleaned.

CHAIRWOMAN JARMON: I e-mailed -- this was the title company or Ms. Wilhemina to let you know that the lot needed to be cleaned.
MS. PAULIN:  It's clean.

CHAIRWOMAN JARMON:  It's clean now?

MS. PAULIN:  Right.

CHAIRWOMAN JARMON:  All right.

So I'm going to have it inspected.

Can I get a recommendation?

MR. RODRIGUEZ:  So moved.

(Duly seconded.)

CHAIRWOMAN JARMON:  All in favor?

(Aye.)

CHAIRWOMAN JARMON:  Any opposed?

(No response.)

CHAIRWOMAN JARMON:  The next items are Urban Garden Agreements - 1554 South Dover, 1911 Mountain Street, and 3122 North Wendle Street.

Can I get a recommendation?

MR. RODRIGUEZ:  So moved.

(Duly seconded.)

CHAIRWOMAN JARMON:  All in favor?
CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: The next items are properties on 8th Street — 1914, 1928, 1930, 1936, 1938, 1946, 1948, 1952, and 1954 North 8th Street, properties to be transferred from Land Bank to Philadelphia Housing Authority. Can I get a recommendation?

MR. RODRIGUEZ: So as background, this is one of the phases of the City's Choice program. It's a $30 million investment that the City received from HUD. These homes are for homeownership, not to exceed 120 percent of AMI.

The PHA went through an RFP process. A developer was selected. So the Land Bank is transferring properties in furtherance of the strategic goals for affordable housing.

MR. O'DWYER: Is PHA
developing them?

MR. RODRIGUEZ: No. A developer was selected by PHA. PHA will monitor and manage that project.

MR. O'DWYER: And then we'll be selling them or the developer will be selling them?

MR. RODRIGUEZ: The developer will be selling them as workforce housing in the area.

MR. O'DWYER: I move that we transfer 1914 North 8th Street, 1928 North 8th Street, 1930 North 8th Street, 1936 North 8th Street, 1938 North 8th Street, 1946 North 8th Street, 1948 North 8th Street, 1952 North 8th Street, and 1954 North 8th Street to the Philadelphia Housing Authority.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?
(No response.)

MR. RODRIGUEZ: One abstention.

CHAIRWOMAN JARMON: The next items are side yards to be transferred from Land Bank to applicants - 2166 North Franklin, 1853 East Ontario, 2209 Emerald, 2410 North 3rd Street, which is a rear yard, 3145 Custer Street.

Can I get a recommendation? I have the representative from Councilwoman Quinones' office.

(Witness approached podium.)

CHAIRWOMAN JARMON: State your name for the record.

MR. DEL VALLE: Good morning, Chairwoman Jarmon and members of the VPRC Committee. My name is Andre Del Valle. I'm the Legislative Aide for Councilwoman Sanchez. I'm here on the three properties, 2209 Emerald Street, 2410 North 3rd Street rear, and 3145 Custer Street. The Councilwoman supports these transfers as the applicants are eligible for side yard properties, under the
condition that no parking is allowed on the parcel, and we would appreciate anything you can do to support the transfer.

CHAIRWOMAN JARMON: Thank you.

MS. CUNNINGHAM: Motion to transfer all of these side yards, 2166 North Franklin, 1853 East Ontario, 2209 Emerald Street, 2410 North 3rd Street rear, and 3145 Custer Street.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

MR. RODRIGUEZ: One abstention.

CHAIRWOMAN JARMON: Next item, Urban Garden Agreements - 1703 North 55th Street, 1707 North 55th, 1711 55th, to Five Loaves Two Fish Community Garden. The next one is 1937 East Dauphin Street, 2600 Emerald Street to Emerald Street
Can I get a recommendation?

MR. O'DWYER: To clarify, these are not Urban Garden Agreements. These are actually transfers of --

CHAIRWOMAN JARMON: These are title transfers to the gardening groups.

MS. CUNNINGHAM: I just had a quick question. Five Loaves Two Fish, are we conveying to them or to NGT, to Neighborhood Gardens Trust?

MR. RODRIGUEZ: To NGT.

MS. CUNNINGHAM: So these are all --

MR. RODRIGUEZ: These are the names of the gardens.

MS. CUNNINGHAM: All right. I move that we convey the properties to the Neighborhood Gardens Trust.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any
opposed?

(No response.)

MR. RODRIGUEZ: One abstention.

CHAIRWOMAN JARMON: The next items are properties to be transferred from the City to Land Bank - 5334 Market, 5336, 5338, 5340, 5342, 5344 Market Street, 1306, 1308, 1310, and 1312 South 21st Street. These are properties requested to be transferred from the City to Land Bank.

MR. O'DWYER: I move that we transfer 5334 to 5344 Market Street and 1306 South 21st Street to 1312 South 21st Street to the Philadelphia Land Bank.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

MR. RODRIGUEZ: One abstention.

CHAIRWOMAN JARMON: The next
items are 1830 East Oakdale and 2620 Annin Street, Metroplay, LLC.

(Witness approached podium.)

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

Mr. SHKLOVSKY: Good morning.

Steve Shklovsky here for 1830 East Oakdale and 2610 Annin Street.

MS. CUNNINGHAM: Hi. Your letter states that the unreasonable delays of the City are the reason you haven't developed these yet.

MR. SHKLOVSKY: 2610 Annin, I was here last year. That property was actually traded for another property on the block where we extended, I think it's, 2622 Annin, and the reverter was put on to that property.

MS. CUNNINGHAM: Right.

MR. SHKLOVSKY: 2622.

As far as 1830 East Oakdale, I believe I started the process to purchase that in 2015. I had a couple of settlement notices, the last one being
for, I believe, March 2017. We were ready to settle and then the City, I believe because of a fence issue, delayed basically for another year or so. So it threw off the schedule for my other projects.

MS. CUNNINGHAM: What other projects?

MR. SHKLOVSKY: Various projects in the City.

MS. CUNNINGHAM: You own 33 vacant lots. There's not one permit pulled on any of them. So what other projects?

MR. SHKLOVSKY: Under Metro Impact LLC and other entities.

MS. CUNNINGHAM: You sold Hicks undeveloped.

MR. SHKLOVSKY: Correct.

MS. CUNNINGHAM: And you sold another one undeveloped. So what other projects were you busy doing that you weren't able to develop these properties?

MR. SHKLOVSKY: I split up with
my partner last year and we're going through basically the process of winding down, and I plan to develop all of these personally. On Oakdale Street there is another entity, Kensington 2035, where I'm buying them out, and I will develop them together. So basically what I'm asking is an extension for --

MS. CUNNINGHAM: I understand.

I just want to make it clear that it was not the City's unreasonable delays, as you stated in your letter, that caused you not to develop these properties.

MR. SHKLOVSKY: I just want to say I've been developing since 2008 in Philadelphia. I've developed a dozen of City-owned properties. I've never had an issue with timing.

MR. KOONCE: Okay. So 2610 Annin is completed or near completion?

MR. SHKLOVSKY: No. 2610 Annin is no longer my property. I was here last year. The reverter for that property was transferred to 2622. Me and
another developer on the block swapped
for nominal fee.

MS. CUNNINGHAM: We agreed to
that.

MR. KOONCE: And 2620? There's
no zoning permits.

MR. SHKLOVSKY: I own 26 now
18, 20, and 22.

MR. KOONCE: Do you own 2620?

MR. SHKLOVSKY: 2618, 20, and
22. 2618 I believe I purchased --

MR. KOONCE: You haven't
applied for zoning permits.

MR. SHKLOVSKY: I have not yet,
no.

MR. KOONCE: You also own 1804
East Oakdale that you got from the City
and 1830 East Oakdale, and yet you got
those from the City in December of 2018
and you haven't pulled permits on those
either.

MR. SHKLOVSKY: Correct. And I
can --

MS. CUNNINGHAM: And your
request doesn't include the other property, the 1804 East Oakdale that you got from us. Your request for an extension doesn't include that.

MR. SHKLOVSKY: I was notified about the -- I was only notified about 1830 East Oakdale.

MS. JOHNSON: 2620 is also here.

MR. SHKLOVSKY: And 2610 Annin.

MS. CUNNINGHAM: He swapped them.

MR. SHKLOVSKY: But I believe 2620 is within the -- surely within the year.


MR. SHKLOVSKY: 2620?

MS. CUNNINGHAM: Yes.

MR. SHKLOVSKY: Okay. Yeah. I believe you are right about that.

MR. KOONCE: And even if you were within the year, you still haven't pulled any permits.
MR. SHKLOVSKY: No, I have not.
Like I said, I've been having --
MR. KOONCE: You haven't applied for zoning permits.
MR. SHKLOVSKY: I'm building by-right. So once I submit for the permits, I don't expect them to take long.
MS. CUNNINGHAM: You're also not maintaining these lots in the meantime. There's cars parked on them. They're overgrown. There's trash on them. You're not maintaining them.
MR. SHKLOVSKY: There's regular dumping on the properties and we will clear it out when we can.
MS. CUNNINGHAM: It's the owner's responsibility to clear it out.
Fence it, do whatever you need to do to keep it away, but it's your responsibility.
MR. SHKLOVSKY: I agree with you fully.
MS. CUNNINGHAM: And there's
parking on 1830 East Oakdale.

MR. SHKLOVSKY: I believe that's actually the one next door, 1828 Oakdale, the one that's fenced in by the neighbor, and I've sent him various letters over the course of the year to try to get him to remove the fence and move the car. I think there's a couple cars there and some sort of a shed that he put up for the dogs.

MR. O'DWYER: That's not your fence on the property?

MR. SHKLOVSKY: No. That fence was there.

MS. CUNNINGHAM: So what's your plan?

MR. SHKLOVSKY: My plan is to get building permits by February and break ground by March. I want to be able to go to market by September, October of next year.

MR. O'DWYER: So in six months you'll have made substantial progress even?
MR. SHKLOVSKY: Absolutely. I don't think in six months the project will be completed and sold, but if need be, I'll come back in six months and show the progress and get an extension for a couple more months if need be.

MR. KOONCE: No. That won't happen.

MR. SHKLOVSKY: I'm sorry. I didn't hear you.

MR. KOONCE: I said no, that can't happen. You get one extension.

MR. SHKLOVSKY: Okay. Is it possible to get an extension for one year from today?

MS. CUNNINGHAM: No.

MR. SHKLOVSKY: Well, in the six months from today, I will be halfway done the project.

MR. KOONCE: What about the Oakdale property?

MR. SHKLOVSKY: I'm sorry?

MR. KOONCE: What about the Oakdale property?
Mr. Shklovsky: The Oakdale property, yes, and Annin.

Ms. Cunningham: Both Oakdale properties and both Annin properties?

Mr. Shklovsky: Correct.

Chairwoman Jarmon: Can I get a recommendation?

Mr. Koonce: Motion to deny the extension.

(Duly seconded.)

Chairwoman Jarmon: All in favor?

(Aye.)

Chairwoman Jarmon: Any opposed?

(No response.)

Chairwoman Jarmon: They denied your extension.

Mr. Shklovsky: Thank you.

Chairwoman Jarmon: 1715 Ingersoll Street.

(Witness approached podium.)

Mr. Aftab: My name is James Rahn Aftab. I'm one of the managing
partners for BKN Realty, who is the owner of 1715.

CHAIRWOMAN JARMON: We have this in a different category, for an extension and also for a subordination agreement. I think you had already started the work on the property.

Any questions from the Committee?

MS. CUNNINGHAM: You purchased this in 2016?

MR. AFTAB: Correct.

MS. CUNNINGHAM: From Leon Bobby Real Estate, who purchased it from the City.

I don't recall. Did he ask for permission to sell? Does anybody recall?

CHAIRWOMAN JARMON: I don't think so.

MS. CUNNINGHAM: Okay.

MR. RODRIGUEZ: It would have been a subordination.

MS. CUNNINGHAM: There is none.

MR. RODRIGUEZ: And an
assignment of the restrictions.

MS. CUNNINGHAM: There is not.

MR. RODRIGUEZ: Right. So

that's why they're asking for the

release.

MS. CUNNINGHAM: They're not,

though. He's asking for an extension.

CHAIRWOMAN JARMON: He has a

letter in here from the bank.

MS. CUNNINGHAM: He does. And

he's actually got footers and a

foundation.

CHAIRWOMAN JARMON: Yeah, he

started.

You have your permits and

everything.

MR. AFTAB: And the framing has

already been completed on the property.

We also own 1717. So we're building

simultaneously. Unfortunately, when we

purchased these properties, we began

development right away. However,

Councilman Clarke down-zoned the area.

It was an RM-1 and then he down-zoned it
to RSA-5, and that kind of put a huge monkey wrench into our plan being as though we were trying to do duplexes by-right, and then with the down-zoning issue, we went to Zoning. We were denied it, and then we continued to build single families.

MS. CUNNINGHAM: Do you recall what your purchase price was?

MR. AFTAB: I believe it was 50,000. I believe so. Maybe 52.

So as I stated, we just -- we already put our own money up. So we already have the houses framed out. We just needed financing to finish the project, and that's the reason we're here, because of that one deed restriction on the one lot, 1715. 1717 doesn't have it.

MR. KOONCE: Right. But to get the financing, I'm sure they pulled a title report.

MR. AFTAB: Correct.

MR. KOONCE: I'm sure this
showed up on the title report.

MR. AFTAB: Correct.

MR. KOONCE: But you bought it anyway.

MR. AFTAB: Yeah, because we began developing it right away, but then when Councilman Clarke down-zoned it --

MR. KOONCE: No, no, no. Let's just go to -- you didn't have title free and clear when you bought it from Leon Bobby.

MR. AFTAB: No. We had free and clear title.

MS. CUNNINGHAM: No, you didn't. The deed restrictions were there then.

MR. AFTAB: Yeah, the one deed restriction. The deed restriction is to develop it within one year.

MS. CUNNINGHAM: There's at least two, because every deed has at least two.

You bought it pre-financing and didn't get the title insurance and didn't
get a title report when you purchased originally.

MR. AFTAB: No. We got title insurance. We did get title insurance and we bought it cash.

MS. CUNNINGHAM: Did they take an exception to those deed restrictions?

MR. AFTAB: I'm not exactly sure. I had asked if my attorney would be present, but I was told I didn't need to bring him.

MS. CUNNINGHAM: So what is your bank asking for?

MR. AFTAB: We just need the deed restriction removed so they can give us the financing.

MS. CUNNINGHAM: We can't remove it. You haven't completed the project. We can't remove the deed restriction.

MR. AFTAB: Okay.

MR. O'DWYER: You can subordinate the City's interest to the lending institution.
MR. AFTAB: Okay. Then I'll deal with the lender, you know. Like I said, the projects are already framed up. It's not like we haven't done anything.

MR. O'DWYER: We understand.

CHAIRWOMAN JARMON: Can I get a recommendation?

MR. O'DWYER: I move that we issue a six-month extension and that we issue a letter subordinating the City's interest to the lender.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

The next item is 1539 Dickinson Street.

(No response.)

CHAIRWOMAN JARMON: This is a three-story property. We transferred
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this out in 2004.

Can I get a recommendation?

MR. RODRIGUEZ: So moved.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: The next item is 2825, 2827, and 2829 Germantown Avenue.

(Witnesses approached podium.)

MR. RODRIGUEZ: What was this purchased as?

CHAIRWOMAN JARMON: Just a side yard or side yards. I think they own the business there.

State your name for the record.

MR. TRUONG: My name is Amy Truong.

CHAIRWOMAN JARMON: And she is?

MS. TRUONG: My sister.
CHAIRWOMAN JARMON: Your sister? Is she the owner?

MR. TRUONG: I am.

CHAIRWOMAN JARMON: You're the owner?

MR. TRUONG: Yes.

CHAIRWOMAN JARMON: You're here asking that we remove the restrictions on the deeds from 1991.

MR. O'DWYER: This is as a side yard?

CHAIRWOMAN JARMON: They were next to your business?

MS. TRUONG: Yes.

CHAIRWOMAN JARMON: Yeah.

These lots were next to their business back in '91.

MR. RODRIGUEZ: On those deeds wasn't there a time limit where they sunsettled, the deed restrictions ended?

MS. CUNNINGHAM: No. They never sunset. They all have to have a release.

I'm going to move that we
recommend releasing the restrictions.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

I'll be in touch.

MR. TRUONG: Thank you very much.

CHAIRWOMAN JARMON: You're welcome.

We did Huntingdon. 2640 Ritter.

MR. RODRIGUEZ: I move we grant the extension -- we grant the release.

(Duly seconded.)

(Witness approached podium.)

CHAIRWOMAN JARMON: All in favor?

You want to state your name for the record.
UNIDENTIFIED SPEAKER: It's all good. No. I'm good. I'm just here for my client. Thank you.

CHAIRWOMAN JARMON: You're welcome.

All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: The next item, 2620 Palethorp.

(Witness approached podium.)

CHAIRWOMAN JARMON: Did you remove the car off the lot?

MR. ZABALETA: Yes.

CHAIRWOMAN JARMON: You have? Okay. State your name for the record.

MR. ZABALETA: Raul Zabaleta.

CHAIRWOMAN JARMON: And Nilda is?

MR. ZABALETA: My mother.

CHAIRWOMAN JARMON: So your request is to -- you're in the early
stage of starting to build a three-story home at this address?

MR. ZABALETA: Correct.

CHAIRWOMAN JARMON: So you're asking that the restriction be lifted.

MS. CUNNINGHAM: I move that we recommend release of the restrictions and contingent upon the photographic evidence presented to the Chair of the car being removed.

Hold on.

MR. RODRIGUEZ: I have a question. This was conveyed in 2014. If they are in fact building, why wouldn't we just subordinate instead of release?

MS. CUNNINGHAM: Because it was conveyed as a side yard and we don't really care if they're developing it, but -- I mean, I shouldn't say we don't care, but it was a side yard and the five-year timeframe is up.

MR. RODRIGUEZ: Okay.

MS. CUNNINGHAM: I shouldn't say we don't care. I'm sorry.
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MR. O’DWYER:  I second the

motion.

CHAIRWOMAN JARMON:  All in

favor?

(Aye.)

CHAIRWOMAN JARMON:  Any

opposed?

(No response.)

CHAIRWOMAN JARMON:  Thank you.

MS. CUNNINGHAM:  I should say

it's not our concern.

CHAIRWOMAN JARMON:  The next

item, 1252 South 31st Street.

(Witness approached podium.)

CHAIRWOMAN JARMON:  Hi.

MR. RAHMAN:  Good morning. My

name is Kamal Rahman, K-A-M-A-L,

R-A-H-M-A-N. My wife is here with me

too.

MR. RODRIGUEZ:  I move that we

grant the release.

(Duly seconded.)

MR. KENNEDY:  Contingent on the

payment of the tax balance.
MR. RODRIGUEZ: How much is the tax?

MR. KENNEDY: $1,559.

CHAIRWOMAN JARMON: So it's approved contingent upon the taxes being paid.

MR. KONCE: Is that 2018 or 2019?

MR. KENNEDY: That's 2018.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MR. RAHMAN: Thank you very much.

CHAIRWOMAN JARMON: You're welcome.

1238 North Howard Street.

MR. O'DWYER: It was transferred as a side yard?
CHAIRWOMAN JARMON: Yes.

MR. O'DWYER: Move that we
issue a certificate of completion
contingent upon all taxes being paid and
the lot being cleaned out, with
photographic evidence into the Chair.

(Duly seconded.)

CHAIRWOMAN JARMON: Are there
taxes owed on it?

MR. KENNEDY: Yes.

CHAIRWOMAN JARMON: What is the
balance?

MR. KENNEDY: $741.96.

CHAIRWOMAN JARMON: Thank you.

All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any
opposed?

(No response.)

CHAIRWOMAN JARMON: The next
item is a property that was transferred
to PHDC in 1988, 1326 South Colorado
Street.

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

MR. CARRUTH: Anthony Carruth.

CHAIRWOMAN JARMON: And you're the owner, correct?

MR. CARRUTH: Yes.

MS. CUNNINGHAM: I just have a quick question. I can't tell. Is it the building or is it the lot next to it?

CHAIRWOMAN JARMON: It's the house.

MR. CARRUTH: It's the building.

MS. CUNNINGHAM: It's hard to see if that's a 6 or a 8.

MR. RODRIGUEZ: I move that we grant the certificate of completion.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)
CHAIRWOMAN JARMON: Thank you.
I'll be in touch once the release is prepared. Once it's prepared, I'll be in contact with you.
MR. CARRUTH: Thank you.
CHAIRWOMAN JARMON: You're welcome. Have a good day.
2512 Emery Street. I have a certificate of occupancy attached to this property.
Can I get a recommendation?
MR. O'DWYER: I move that we issue a certificate of completion.
(Duly seconded.)
CHAIRWOMAN JARMON: All in favor?
(Aye.)
CHAIRWOMAN JARMON: Any opposed?
(No response.)
CHAIRWOMAN JARMON: The next item, 1326 North 5th Street. This was a property that was consolidated with other properties and they're asking that the
MR. RODRIGUEZ: Which property is it? Is it the white one?

CHAIRWOMAN JARMON: 1326 --

yes.

MR. RODRIGUEZ: The white one?

MR. O'DWYER: Is this new construction?

CHAIRWOMAN JARMON: No. It's been there.

MS. CUNNINGHAM: But there's like a bunch of condos in there and I didn't check taxes on all of them.

CHAIRWOMAN JARMON: Right.

They consolidated them.

MR. O'DWYER: So this was conveyed in 2015 as an existing building?

CHAIRWOMAN JARMON: I'm not really sure.

MR. KOONCE: It was conveyed to PHDC and then PHDC conveyed it?

CHAIRWOMAN JARMON: No. It was transferred to FS Family Limited Partnership.
MR. NEWCOMB: It was originally conveyed in '86.

CHAIRWOMAN JARMON: I think it was a lot and they consolidated it with other properties that they owned.

MR. O'DWYER: So if the conveyance on the agenda says March 2015, is that a mistake then?

MS. CUNNINGHAM: Yes.

CHAIRWOMAN JARMON: It is what?

MS. CUNNINGHAM: Yeah. It was conveyed in like '83. This is a typo.

CHAIRWOMAN JARMON: Can I get a recommendation?

MR. RODRIGUEZ: So moved.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: 2530 Tulip Street. 2530 Tulip. This property was
transferred from PHDC.

MR. O'DWYER: Again, the agenda says it was transferred in --

CHAIRWOMAN JARMON: Yeah.

That's not the right date either. These are older dates.

MS. CUNNINGHAM: It was 1986.

MR. RODRIGUEZ: So moved.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: The next item is 1915 Watkins Street, Timothy.

(Witness approached podium.)

MR. DONOFRIO: Good morning.

I'm Tim Donofrio.

CHAIRWOMAN JARMON: Hi. And you purchased this lot in 2014?

MR. DONOFRIO: Yes.

CHAIRWOMAN JARMON: With your
brother, correct?

MR. DONOFRIIO: Domestic partner.

CHAIRWOMAN JARMON: I'm sorry.

MR. O'DWYER: And this was a side yard?

CHAIRWOMAN JARMON: It was a side yard, yes, and they purchased it.

MS. CUNNINGHAM: My understanding was you purchased the home and the side yard for a relative that wasn't doing well to live in and then that's no longer feasible; is that correct?

MR. DONOFRIIO: It was for a relative and then a family member was the one not doing well after all this went down and we said -- the intent was for the family member to live -- for the younger family member, who is a single-mother, to live in the house with this side yard, but then my partner's mother's health declined and so we couldn't -- she couldn't move down here.
The single mother couldn't move down here.

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

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MR. DONOFRIO: Thank you.

CHAIRWOMAN JARMON: You're welcome.

1729 Federal. This property was transferred from PHDC in 1986.

(Witness approached podium.)

CHAIRWOMAN JARMON: Hi.

MR. BORNKAMP: Good morning.

CHAIRWOMAN JARMON: State your name.

MR. BORNKAMP: Bradley Bornkamp.
CHAIRWOMAN JARMON: Are you the owner?

MR. BORNKAMP: Yes.

MR. RODRIGUEZ: I move we issue the certificate.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MR. BORNKAMP: Thank you.

CHAIRWOMAN JARMON: Have a good day.

MR. BORNKAMP: You too.

CHAIRWOMAN JARMON: 162 West Sharpnack.

(No response.)

MR. RODRIGUEZ: Was this conveyed as a rear yard?

CHAIRWOMAN JARMON: This was a side yard to 160 back in '84.
Can I get a recommendation?

MR. O'DWYER: Is this picture of multiple properties? It's just a little bit difficult to tell what's going on.

CHAIRWOMAN JARMON: No. I think that's a few properties, but they owned 160 Sharpnack.

MS. PLACKE: Is that the one with the fence?

CHAIRWOMAN JARMON: And they received it as a side yard.

MS. JOHNSON: Yeah, and they're selling 162.

CHAIRWOMAN JARMON: Back in '84.

MR. O'DWYER: So from this, it's just a little bit difficult to tell whether the lot in question is cleared out or whether it's overgrown.

CHAIRWOMAN JARMON: I'll have the inspector go back out there. It looks like there's a bunch of weeds.

MR. O'DWYER: I move we issue
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the certificate of completion contingent
on the Chair accepting that the lot has
been cleaned.

(Duly seconded.)

CHAIRWOMAN JARMON: All in
favor?

(Aye.)

CHAIRWOMAN JARMON: Any
opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

135 West Cumberland. It was
transferred back in 2001.

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

(Duly seconded.)

CHAIRWOMAN JARMON: All in
favor?

(Aye.)

CHAIRWOMAN JARMON: Any
opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

The next item is 873 North 20th
(Witness approached podium.)

CHAIRWOMAN JARMON: State your name for the record.

MR. BERNSTEIN: Joseph Bernstein.

CHAIRWOMAN JARMON: And you are?

MR. BERNSTEIN: The owner of the property.

CHAIRWOMAN JARMON: The owner?

Okay.

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

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

MR. BERNSTEIN: Thank you very much.

CHAIRWOMAN JARMON: Thank you.
Next is the addendum. I have three gardens - 5026 North 7th Street, 5552 Chester Avenue, 3109 North Wendle Street.

Can I get a recommendation?

MR. KOONCE: So moved.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Next item, 501 Diamond Street. This is a property that the applicant's son called and said he was asking for the restrictions to be removed. He stated that he wasn't selling right now, but they would be selling.

MR. O'DWYER: What was the property acquired?

CHAIRWOMAN JARMON: It was a side yard.
MS. CUNNINGHAM: So the property needs to be cleaned. He also owes some taxes.

CHAIRWOMAN JARMON: I told him that.

MS. CUNNINGHAM: So if he's not selling, we're going to need him to pay those taxes.

CHAIRWOMAN JARMON: He owes how much?

MS. CUNNINGHAM: 668.79.

MR. KENNEDY: I think that included this year's taxes.

MS. CUNNINGHAM: Did it? It might be more like 5 something.

CHAIRWOMAN JARMON: Okay. Can I get a recommendation?

MR. O'DWYER: Motion contingent upon cleaning the lot and paying taxes.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any
opposed?

(No response.)

CHAIRWOMAN JARMON: The next item, 3613 and 3615 North 8th Street, Lucy Aponte.

(No response.)

CHAIRWOMAN JARMON: This was on a couple months ago and the person that was going to purchase it was supposed to come in here. She was supposed to come today. She's not here, so I'm going to table this item again.

The next item, 3042 West Arizona Street. We had two lots on last month. I think it was 44 and 46. However, they forgot to add this one. We transferred it to Redeem Baptist Church, 3042 West Arizona.

Can I get a recommendation?

MR. O'DWYER: This was transferred to them to use for like parking?

CHAIRWOMAN JARMON: Yeah. It was for parking for the church.
MR. O'DWYER: I move that we issue the certificate of completion.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: 1255 South Newkirk.

(Witness approached podium.)

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

(Duly seconded.)

CHAIRWOMAN JARMON: Just state your name for the record.

MR. ZHENG: Jinyu Zheng.

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)
CHAIRWOMAN JARMON: You're good.

MR. ZHENG: Thank you.

CHAIRWOMAN JARMON: 1449 North Orkney Street.

MR. O'DWYER: Was this transferred as a rear yard?

CHAIRWOMAN JARMON: This was a side yard. He called me yesterday and I added this to the addendum.

MR. KOONCE: Are taxes paid?

MS. CUNNINGHAM: He owes a bit, one year of taxes.

MR. KOONCE: Motion to approve subject to taxes being paid and cleaning of the lot.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.
Are you guys here for properties?

(Discussion held off the record.)

CHAIRWOMAN JARMON: Is it possible that we can add this to the addendum? This was recently acquired at Sheriff Sale. The address is 3103 North Taylor, and he just recently got it August 31, 2018.

And are you selling?

MR. HUGHES: No. What happened is, James Lynch got it from the Sheriff Sale in August and we purchased it in October and was advised by a title company that it has restrictions when we went to go apply for a loan.

CHAIRWOMAN JARMON: So you got it in October of this year?

MR. HUGHES: Yes.

MR. O'DWYER: When were the restrictions from?


CHAIRWOMAN JARMON: Yeah. They
were old.

MS. CUNNINGHAM: I'm going to make a motion to issue a certificate of completion.

(Duly seconded.)

MS. MEDLEY: You got to first add it.

CHAIRWOMAN JARMON: I'd like to add --

MS. CUNNINGHAM: Motion to add 1303 North Taylor to the addendum.

(Duly seconded.)

MS. CUNNINGHAM: And then a motion to issue a certificate of completion.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

COURT REPORTER: Can I just have your name?
MR. HUGHES:  Sean Hughes.

MR. O'DWYER:  Do we need a motion to add last month's minutes?

CHAIRWOMAN JARMON:  Yeah. I would like to add last month's minutes to the agenda, to the minutes, November the 12th.

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

(Duly seconded.)

CHAIRWOMAN JARMON:  All in favor?

(Aye.)

CHAIRWOMAN JARMON:  Any opposed?

(No response.)

CHAIRWOMAN JARMON:  Thank you.

(Vacant Property Review Committee concluded at 11:15 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.

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MICHELE L. MURPHY
RPR-Notary Public

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Vacant Property Review Committee
December 10, 2019
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