

Vacant Property Review Committee
December 10, 2019

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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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2 CHAIRWOMAN JARMON: Are there
3 any attorneys in the room?

4 (Witness approached podium.)

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

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

10 CHAIRWOMAN JARMON: Is the
11 owner here?

12 MS. TANCREDI: Yes.

13 CHAIRWOMAN JARMON: Okay. You
14 want to come up.

15 (Witnesses approached podium.)

16 CHAIRWOMAN JARMON: I would
17 like to add the addendum to the agenda,
18 and also this is contingent upon the
19 taxes and liens being verified. The 2600
20 West Girard is on the addendum.

21 You can speak.

22 MS. TANCREDI: May I proceed?

23 CHAIRWOMAN JARMON: Yes.

24 MS. TANCREDI: Good morning.

25 As I mentioned, my name is Dawn Tancredi.

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2 I'm here today on behalf of 2600 West
3 Girard LLC, the owner of 2600 West Girard
4 Avenue.

5 This property was on the
6 October 8th meeting agenda, and at that
7 time, the Committee had granted a 60-day
8 extension to the prior owner. The
9 applicant was supposed to return within
10 60 days to show evidence that it had
11 secured financing and that it had
12 submitted for building permits. My
13 client has owned the property since
14 October 25th. And we are here today with
15 evidence of both, the financing and
16 submission of the building permits.

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

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2 resubmitted to the L&I examiner as of
3 today.

4 In addition, 2600 West Girard
5 has been consolidated with two adjacent
6 parcels, with 2602 and 04 West Girard
7 Avenue. In addition to the foundation
8 permits that have been submitted, an
9 interior demolition permit has been
10 secured for structures that are on the
11 parcel at 2602 and 04 West Girard Avenue,
12 which have now been consolidated with
13 2600.

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

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2 financing.

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

7 MR. TERR: We purchased it
8 for --

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

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

17 MS. CUNNINGHAM: A million 45.

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

20 CHAIRWOMAN JARMON: Any
21 questions from the Committee?

22 MS. CUNNINGHAM: A whole bunch.
23 The previous owner was here, never
24 mentioned that the property was for sale,
25 didn't ask for the City's approval for

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2 the sale, didn't let us know that there
3 was a consolidation permit in the works
4 and that it was consolidating with the
5 other two properties, and that he was
6 going to give you back a mortgage, a
7 purchase-money mortgage for \$400,000.
8 None of that was discussed at the October
9 meeting.

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

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

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

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

25 MS. CUNNINGHAM: Well, it's

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2 still on the record that there's not a
3 satisfaction. So there's still a
4 purchase-money mortgage against the
5 property.

6 MR. TERR: Yes. You are
7 correct.

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

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

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

25 MR. TERR: So the original

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2 purchase contract was 1.2 million and we
3 did reduce that purchase contract to ABA
4 Real Estate, for what it's worth to, I
5 believe you corrected me --

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

9 MR. TERR: We purchased the
10 adjacent property or the other corner,
11 2616 to 2618 West Girard, for 825,000
12 with a market value of one million --

13 MS. CUNNINGHAM: Basically the
14 400,000 purchase-money mortgage was
15 secured against the corner property, the
16 2600 West Girard.

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

21 MS. CUNNINGHAM: And so if you
22 had to value, because your transaction
23 included three parcels, if you had to
24 value this parcel, what did you pay for
25 it?

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2 MR. TERR: The market value is
3 probably closer to 1.85 million.

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

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

9 MR. KOONCE: No; prior to
10 consolidation --

11 MR. TERR: Prior to
12 consolidation --

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

16 MR. TERR: We haven't looked at
17 the records. I think maybe it was
18 \$10,000. I'm not entirely sure, but
19 our --

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

23 MR. TERR: I wasn't the prior
24 owner. I don't have that information at
25 the time five years ago, I think it was.

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2 MS. CUNNINGHAM: But you bought
3 the lot. You made some kind of an
4 assessment of what it was worth.

5 MR. TERR: Yes, you are
6 correct. So at the time of the purchase,
7 that was in November, the market value of
8 the property, the assessment, is -- what
9 did I say? One million 850 thousand.
10 That's based on our purchase of the land
11 corner at 2616 to 2618 West Girard with
12 the third-party appraisal for one million
13 25 thousand. That was 18 months ago.
14 Since that time, the QOF enactment has
15 offered substantial increase to the
16 market value. For example, the parcel
17 directly behind 2600 West Girard is
18 marketed for \$5 million and the parcel
19 directly behind 2616 West Girard sold for
20 \$8.2 million, I think, six months ago.

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

23 MR. TERR: Yes, sir.

24 MS. CUNNINGHAM:
25 Pre-consolidation.

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2 MR. TERR: Yes, I understand.

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

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

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

18 MR. RODRIGUEZ: When did you
19 purchase the property?

20 MR. TERR: We purchased the
21 property --

22 MS. TANCREDI: October 25th.

23 MR. RODRIGUEZ: October 25th.
24 So you were in negotiation at the time of
25 the VPRC meeting, correct?

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2 MR. TERR: We were in
3 negotiation. The outcome of that
4 negotiation, we were not sure if it was
5 going to be a joint venture partnership.

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

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

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

14 MR. TERR: Yes, that is
15 correct.

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

21 MR. TERR: That is not correct.
22 We were in negotiations to participate in
23 the development of the property. At that
24 time, we were not sure whether it would
25 be an acquisition or a purchase. The

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2 main reason that it became a purchase was
3 because the requirements for a qualified
4 opportunity fund require that we have to
5 effectively purchase the property. A
6 participant can stay inside of the
7 property for up to, I believe it's, 20
8 percent, but the funding required for the
9 construction of the 16-unit with ground
10 floor commercial required more capital
11 than that.

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

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

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

23 MR. TERR: I'm not sure how to
24 answer that. I can say that we
25 ultimately purchased on the date that is

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2 recorded with the deed. The date that
3 was determined that we couldn't do a
4 qualified opportunity fund purchase with
5 him in or without him inside of it was
6 probably very quick. It's a moving
7 target, the legislation. I wish I knew
8 it better, but I don't.

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

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

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

21 MR. TERR: So we made the
22 purchase aware of the conditions and also
23 I believe the deed description, and I
24 probably shouldn't answer this, but it
25 says assigns and heirs and everything

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2 else, but I understand your point. Our
3 intention, as with the rest of that area
4 of the West Girard commercial corridor,
5 is to participate in redevelopment
6 activities, whether it's as a requirement
7 from the City of Philadelphia or as
8 private citizens doing development
9 activities. So I'm hopeful that you'll
10 allow us to move forward with our
11 continuation of our redevelopment sites.
12 We've done 14 sites on the West Girard
13 commercial corridor to date.

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

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

20 MS. CUNNINGHAM: Of course it
21 does.

22 MR. TERR: Yes.

23 CHAIRWOMAN JARMON: Any further
24 questions?

25 (No response.)

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2 MS. TANCREDI: I will add that
3 I understand that we are dealing with a
4 different owner before you today. I
5 represent 2600 West Girard LLC. I did
6 not represent the prior owner. In the
7 spirit of the request by the Committee,
8 both the financing has been secured and
9 building permits have been submitted, and
10 that evidence has been presented here
11 today.

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

16 MR. RODRIGUEZ: Do you
17 understand that the City had an interest,
18 an equity interest, in this property, we
19 had an ongoing agreement with ABA Realty?
20 Are you aware of that?

21 MR. TERR: I'm only aware of
22 the requirement to perform redevelopment
23 activities. This is, for better or
24 worse, not the first time that we've had
25 that obligation.

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2 MR. RODRIGUEZ: And if he were
3 to assign them, it would require this
4 body's approval. That is part of the
5 restriction.

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

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

11 MR. TERR: So --

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

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

16 MS. CUNNINGHAM: They took an
17 exception.

18 MR. TERR: But to your point
19 about whether or not we needed to inform
20 this body, I believe there were
21 conversations throughout the process with
22 some members. I would also say I think
23 in the deed -- I don't have it in front
24 of me. Again, I'm not a lawyer, but I
25 believe that it carries forward through

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2 to assigns and heirs and doesn't obligate
3 us to ask for permission.

4 MR. RODRIGUEZ: After a
5 decision is made by this body.

6 MR. TERR: Yes.

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

10 MS. CUNNINGHAM: No, it did
11 not.

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

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

22 MR. TERR: To the extent that
23 we're aware, I was not aware that that
24 was a requirement. I would emphasize
25 that I'm sorry if we have done something

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2 that was not a requirement, but our
3 intent, as demonstrated with the last 13
4 redevelopment activities, is to redevelop
5 the West Girard commercial corridor.

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

25 MR. TERR: I would confirm that

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2 the comment made by the previous owner
3 regarding development is a fair and
4 accurate statement. We are continuing to
5 work with his architect on his by-right
6 plan, and we look forward to having that
7 opportunity to carry that forward. I
8 don't -- I'm not aware of further
9 obligations for assignment. As I said,
10 I'm not a lawyer or able to comment on
11 that specifically.

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

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

20 (Duly seconded.)

21 CHAIRWOMAN JARMON: All in
22 favor?

23 (Aye.)

24 CHAIRWOMAN JARMON: Any
25 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 --

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2 MS. CUNNINGHAM: Not at this
3 time. They're welcome to -- I believe
4 that this will go to the Commissioner of
5 Public Property, and you're welcome to
6 contact her office.

7 MS. TANCREDI: Thank you.

8 CHAIRWOMAN JARMON: Any other
9 attorneys?

10 (Witnesses approached podium.)

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

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

16 CHAIRWOMAN JARMON: Yes.

17 MR. O'DWYER: Is this Kennedy
18 Printing?

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

22 State your name for the record.

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

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2 is the President of Kennedy Printing.

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

6 MR. WEISS: That's correct.

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

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

21 MR. O'DWYER: When the City
22 sells the property, it's selling the
23 property to somebody who has some sort of
24 plan for it, to either redevelop it or
25 keep it as green space. What was the

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2 proposal made to the City?

3 CHAIRWOMAN JARMON: I think it
4 was a side yard to the building that they
5 owned.

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

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

23 MR. WEISS: Not his business
24 expansion, no. The plan originally was,
25 he has the printing company. He had

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2 talked about relocating his entire
3 printing company to another location and
4 then sell the entire piece across the
5 street where the business is located as
6 well as these vacant lots. That would
7 have been a feasible property for a
8 developer to work with, and that was what
9 we were trying to do. What happened
10 after that was, both deals -- the deal
11 where he was going to relocate to, that
12 deal soured. This deal soured, and he's
13 here now. He doesn't have any immediate
14 plan to do anything with the lot, but
15 certainly not to expand his own business.

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

19 (Pause.)

20 MR. NEWCOMB: It's my
21 understanding from reviewing the deed
22 that the original proposed use was for
23 low-income senior citizen housing. I
24 would like to verify that at some point,
25 but that --

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2 CHAIRWOMAN JARMON: That was in
3 the deed?

4 MR. KENNEDY: Yes. Or other
5 uses approved.

6 MR. KOONCE: And this was a
7 nominal disposition?

8 CHAIRWOMAN JARMON: Was it
9 nominal? Yes.

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

13 CHAIRWOMAN JARMON: Was it?
14 Back then in 2004.

15 MR. WEISS: In 2004.

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

18 MR. WEISS: No. At the present
19 time, the plan has changed. He wasn't
20 going to sell the business to begin with.
21 He was going to relocate it, just move it
22 to another location that was more
23 feasible. It was smaller, because of
24 downsizing essentially the business, but
25 at the present time, he's planning on

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2 staying where he is and has --

3 MS. CUNNINGHAM: Is he selling
4 these three lots?

5 MR. WEISS: I'm sorry?

6 MS. CUNNINGHAM: Are these
7 three lots being sold?

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

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

20 MR. WEISS: Correct. He's
21 maintaining the property. What we would
22 ask is that the reversionary contingency
23 be released and that he be allowed to
24 keep the property, maintain it, clean it,
25 clear it, pay the taxes as he's been

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2 doing for the last 14 years.

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

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

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

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

22 MR. WEISS: I'll just restate
23 it. Maybe I wasn't clear. He was
24 planning on selling his printing business
25 and these vacant lots as one package to a

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2 developer. That developer went to a
3 title company to ensure title, got
4 involved, saw the deed restriction,
5 contacted us that we got a problem. So
6 the plan was at that point in time --
7 this was six months ago or so that the
8 plan was to sell it. The deal fell
9 through. So there's no plan at this
10 point to sell anything. The deal -- the
11 agreement has been cancelled -- both
12 agreements, the agreement that he was
13 going to buy a property to move into and
14 the property he was going to sell.

15 MR. O'DWYER: I feel like
16 without the minutes of the meeting where
17 this property was conveyed, it's
18 impossible to tell what the actual plan
19 was, because the deed says low-income
20 senior housing, which if that was what
21 was represented at the time, that's a
22 very serious issue for the City if that
23 wasn't done. And if that wasn't what was
24 committed, we need to know what was.

25 MR. RODRIGUEZ: Well, I think

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2 it's kind of significant if a legal
3 document was filed and it says in the
4 deed that this is the purpose of the
5 conveyance. I don't know that -- for me
6 personally I don't need the minutes to
7 confirm that. It was recorded. That's a
8 legal document. It says low-income
9 housing, senior housing. So that's a
10 matter of record.

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

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

25 MR. WEISS: Earlier this year.

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2 Before the deal fell through. I'm not
3 talking about 2004. I'm talking about
4 recent.

5 MR. RODRIGUEZ: So wait. In
6 2004, it was conveyed. In the deed the
7 purpose was stipulated senior housing low
8 income. Fourteen years later it wasn't
9 about an issue of -- there's a clock on
10 it, right? There's a year to develop.
11 Obviously you've far exceeded that.
12 You're in default.

13 The other issue is that it
14 wasn't a stipulation that you were going
15 to go shop around for a joint venture
16 developer to develop it. That wasn't a
17 stipulation. I guess so my question is,
18 14 years later what you represented was
19 that your client was trying to sell his
20 business, along with the three City
21 properties, and then when the title
22 company identified that this restriction
23 was here, that created a problem for the
24 deal and, therefore, the deal went south.
25 So now your client is here asking us to

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2 release the properties, but he has no
3 intent of selling them in the future. So
4 am I mischaracterizing or did I capture
5 that?

6 MR. WEISS: I don't think so.
7 From what I heard, I think you said it
8 right.

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

11 MR. WEISS: Correct. That's
12 correct.

13 CHAIRWOMAN JARMON: Any further
14 questions?

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

19 (Duly seconded.)

20 CHAIRWOMAN JARMON: So your
21 request has been denied.

22 MS. CUNNINGHAM: We have to
23 vote.

24 CHAIRWOMAN JARMON: All in
25 favor?

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2 (Aye.)

3 CHAIRWOMAN JARMON: Any

4 opposed?

5 (No response.)

6 CHAIRWOMAN JARMON: Thank you.

7 MR. WEISS: Thank you.

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

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

13 CHAIRWOMAN JARMON: Okay. Ms.
14 Wilhemina Paulin. That's you? You don't
15 have to come up here.

16 This was transferred back to
17 her -- I don't even know why she had to
18 come to this meeting -- as a side yard
19 back in 1995.

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

22 CHAIRWOMAN JARMON: I
23 e-mailed -- this was the title company or
24 Ms. Wilhemina to let you know that the
25 lot needed to be cleaned.

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2 MS. PAULIN: It's clean.

3 CHAIRWOMAN JARMON: It's clean

4 now?

5 MS. PAULIN: Right.

6 CHAIRWOMAN JARMON: All right.

7 So I'm going to have it inspected.

8 Can I get a recommendation?

9 MR. RODRIGUEZ: So moved.

10 (Duly seconded.)

11 CHAIRWOMAN JARMON: All in

12 favor?

13 (Aye.)

14 CHAIRWOMAN JARMON: Any

15 opposed?

16 (No response.)

17 CHAIRWOMAN JARMON: The next

18 items are Urban Garden Agreements - 1554

19 South Dover, 1911 Mountain Street, and

20 3122 North Wendle Street.

21 Can I get a recommendation?

22 MR. RODRIGUEZ: So moved.

23 (Duly seconded.)

24 CHAIRWOMAN JARMON: All in

25 favor?

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2 (Aye.)

3 CHAIRWOMAN JARMON: Any

4 opposed?

5 (No response.)

6 CHAIRWOMAN JARMON: The next

7 items are properties on 8th Street -

8 1914, 1928, 1930, 1936, 1938, 1946, 1948,

9 1952, and 1954 North 8th Street,

10 properties to be transferred from Land

11 Bank to Philadelphia Housing Authority.

12 Can I get a recommendation?

13 MR. RODRIGUEZ: So as

14 background, this is one of the phases of

15 the City's Choice program. It's a \$30

16 million investment that the City received

17 from HUD. These homes are for

18 homeownership, not to exceed 120 percent

19 of AMI.

20 The PHA went through an RFP

21 process. A developer was selected. So

22 the Land Bank is transferring properties

23 in furtherance of the strategic goals for

24 affordable housing.

25 MR. O'DWYER: Is PHA

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2 developing them?

3 MR. RODRIGUEZ: No. A

4 developer was selected by PHA. PHA will
5 monitor and manage that project.

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

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

12 MR. O'DWYER: I move that we
13 transfer 1914 North 8th Street, 1928
14 North 8th Street, 1930 North 8th Street,
15 1936 North 8th Street, 1938 North 8th
16 Street, 1946 North 8th Street, 1948 North
17 8th Street, 1952 North 8th Street, and
18 1954 North 8th Street to the Philadelphia
19 Housing Authority.

20 (Duly seconded.)

21 CHAIRWOMAN JARMON: All in
22 favor?

23 (Aye.)

24 CHAIRWOMAN JARMON: Any
25 opposed?

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2 (No response.)

3 MR. RODRIGUEZ: One abstention.

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

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

13 (Witness approached podium.)

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

16 MR. DEL VALLE: Good morning,
17 Chairwoman Jarmon and members of the VPRC
18 Committee. My name is Andre Del Valle.
19 I'm the Legislative Aide for Councilwoman
20 Sanchez. I'm here on the three
21 properties, 2209 Emerald Street, 2410
22 North 3rd Street rear, and 3145 Custer
23 Street. The Councilwoman supports these
24 transfers as the applicants are eligible
25 for side yard properties, under the

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2 condition that no parking is allowed on
3 the parcel, and we would appreciate
4 anything you can do to support the
5 transfer.

6 CHAIRWOMAN JARMON: Thank you.

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

12 (Duly seconded.)

13 CHAIRWOMAN JARMON: All in
14 favor?

15 (Aye.)

16 CHAIRWOMAN JARMON: Any
17 opposed?

18 (No response.)

19 MR. RODRIGUEZ: One abstention.

20 CHAIRWOMAN JARMON: Next item,
21 Urban Garden Agreements - 1703 North 55th
22 Street, 1707 North 55th, 1711 55th, to
23 Five Loaves Two Fish Community Garden.
24 The next one is 1937 East Dauphin Street,
25 2600 Emerald Street to Emerald Street

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2 Urban Garden.

3 Can I get a recommendation?

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

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

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

13 MR. RODRIGUEZ: To NGT.

14 MS. CUNNINGHAM: So these are
15 all --

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

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

21 (Duly seconded.)

22 CHAIRWOMAN JARMON: All in
23 favor?

24 (Aye.)

25 CHAIRWOMAN JARMON: Any

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2 opposed?

3 (No response.)

4 MR. RODRIGUEZ: One abstention.

5 CHAIRWOMAN JARMON: The next
6 items are properties to be transferred
7 from the City to Land Bank - 5334 Market,
8 5336, 5338, 5340, 5342, 5344 Market
9 Street, 1306, 1308, 1310, and 1312 South
10 21st Street. These are properties
11 requested to be transferred from the City
12 to Land Bank.

13 MR. O'DWYER: I move that we
14 transfer 5334 to 5344 Market Street and
15 1306 South 21st Street to 1312 South 21st
16 Street to the Philadelphia Land Bank.

17 (Duly seconded.)

18 CHAIRWOMAN JARMON: All in
19 favor?

20 (Aye.)

21 CHAIRWOMAN JARMON: Any
22 opposed?

23 (No response.)

24 MR. RODRIGUEZ: One abstention.

25 CHAIRWOMAN JARMON: The next

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2 items are 1830 East Oakdale and 2620

3 Annin Street, Metroplay, LLC.

4 (Witness approached podium.)

5 CHAIRWOMAN JARMON: Hi. State

6 your name for the record.

7 Mr. SHKLOVSKY: Good morning.

8 Steve Shklovsky here for 1830 East

9 Oakdale and 2610 Annin Street.

10 MS. CUNNINGHAM: Hi. Your

11 letter states that the unreasonable

12 delays of the City are the reason you

13 haven't developed these yet.

14 MR. SHKLOVSKY: 2610 Annin, I

15 was here last year. That property was

16 actually traded for another property on

17 the block where we extended, I think

18 it's, 2622 Annin, and the reverter was

19 put on to that property.

20 MS. CUNNINGHAM: Right.

21 MR. SHKLOVSKY: 2622.

22 As far as 1830 East Oakdale, I

23 believe I started the process to purchase

24 that in 2015. I had a couple of

25 settlement notices, the last one being

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2 for, I believe, March 2017. We were
3 ready to settle and then the City, I
4 believe because of a fence issue, delayed
5 basically for another year or so. So it
6 threw off the schedule for my other
7 projects.

8 MS. CUNNINGHAM: What other
9 projects?

10 MR. SHKLOVSKY: Various
11 projects in the City.

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

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

18 MS. CUNNINGHAM: You sold Hicks
19 undeveloped.

20 MR. SHKLOVSKY: Correct.

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

25 MR. SHKLOVSKY: I split up with

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2 my partner last year and we're going
3 through basically the process of winding
4 down, and I plan to develop all of these
5 personally. On Oakdale Street there is
6 another entity, Kensington 2035, where
7 I'm buying them out, and I will develop
8 them together. So basically what I'm
9 asking is an extension for --

10 MS. CUNNINGHAM: I understand.
11 I just want to make it clear that it was
12 not the City's unreasonable delays, as
13 you stated in your letter, that caused
14 you not to develop these properties.

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

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

22 MR. SHKLOVSKY: No. 2610 Annin
23 is no longer my property. I was here
24 last year. The reverter for that
25 property was transferred to 2622. Me and

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2 another developer on the block swapped
3 for nominal fee.

4 MS. CUNNINGHAM: We agreed to
5 that.

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

8 MR. SHKLOVSKY: I own 26 now
9 18, 20, and 22.

10 MR. KOONCE: Do you own 2620?

11 MR. SHKLOVSKY: 2618, 20, and
12 22. 2618 I believe I purchased --

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

15 MR. SHKLOVSKY: I have not yet,
16 no.

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

23 MR. SHKLOVSKY: Correct. And I
24 can --

25 MS. CUNNINGHAM: And your

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2 request doesn't include the other
3 property, the 1804 East Oakdale that you
4 got from us. Your request for an
5 extension doesn't include that.

6 MR. SHKLOVSKY: I was notified
7 about the -- I was only notified about
8 1830 East Oakdale.

9 MS. JOHNSON: 2620 is also
10 here.

11 MR. SHKLOVSKY: And 2610 Annin.

12 MS. CUNNINGHAM: He swapped
13 them.

14 MR. SHKLOVSKY: But I believe
15 2620 is within the -- surely within the
16 year.

17 MS. CUNNINGHAM: No, it's not.
18 You purchased it in June 2018.

19 MR. SHKLOVSKY: 2620?

20 MS. CUNNINGHAM: Yes.

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

23 MR. KOONCE: And even if you
24 were within the year, you still haven't
25 pulled any permits.

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2 MR. SHKLOVSKY: No, I have not.

3 Like I said, I've been having --

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

6 MR. SHKLOVSKY: I'm building
7 by-right. So once I submit for the
8 permits, I don't expect them to take
9 long.

10 MS. CUNNINGHAM: You're also
11 not maintaining these lots in the
12 meantime. There's cars parked on them.
13 They're overgrown. There's trash on
14 them. You're not maintaining them.

15 MR. SHKLOVSKY: There's regular
16 dumping on the properties and we will
17 clear it out when we can.

18 MS. CUNNINGHAM: It's the
19 owner's responsibility to clear it out.
20 Fence it, do whatever you need to do to
21 keep it away, but it's your
22 responsibility.

23 MR. SHKLOVSKY: I agree with
24 you fully.

25 MS. CUNNINGHAM: And there's

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2 parking on 1830 East Oakdale.

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

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

14 MR. SHKLOVSKY: No. That fence
15 was there.

16 MS. CUNNINGHAM: So what's your
17 plan?

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

23 MR. O'DWYER: So in six months
24 you'll have made substantial progress
25 even?

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2 MR. SHKLOVSKY: Absolutely. I
3 don't think in six months the project
4 will be completed and sold, but if need
5 be, I'll come back in six months and show
6 the progress and get an extension for a
7 couple more months if need be.

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

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

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

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

17 MS. CUNNINGHAM: No.

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

21 MR. KOONCE: What about the
22 Oakdale property?

23 MR. SHKLOVSKY: I'm sorry?

24 MR. KOONCE: What about the
25 Oakdale property?

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2 MR. SHKLOVSKY: The Oakdale
3 property, yes, and Annin.

4 MS. CUNNINGHAM: Both Oakdale
5 properties and both Annin properties?

6 MR. SHKLOVSKY: Correct.

7 CHAIRWOMAN JARMON: Can I get a
8 recommendation?

9 MR. KOONCE: Motion to deny the
10 extension.

11 (Duly seconded.)

12 CHAIRWOMAN JARMON: All in
13 favor?

14 (Aye.)

15 CHAIRWOMAN JARMON: Any
16 opposed?

17 (No response.)

18 CHAIRWOMAN JARMON: They denied
19 your extension.

20 MR. SHKLOVSKY: Thank you.

21 CHAIRWOMAN JARMON: 1715
22 Ingersoll Street.

23 (Witness approached podium.)

24 MR. AFTAB: My name is James
25 Rahn Aftab. I'm one of the managing

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2 partners for BKN Realty, who is the owner
3 of 1715.

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

9 Any questions from the
10 Committee?

11 MS. CUNNINGHAM: You purchased
12 this in 2016?

13 MR. AFTAB: Correct.

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

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

19 CHAIRWOMAN JARMON: I don't
20 think so.

21 MS. CUNNINGHAM: Okay.

22 MR. RODRIGUEZ: It would have
23 been a subordination.

24 MS. CUNNINGHAM: There is none.

25 MR. RODRIGUEZ: And an

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2 assignment of the restrictions.

3 MS. CUNNINGHAM: There is not.

4 MR. RODRIGUEZ: Right. So

5 that's why they're asking for the

6 release.

7 MS. CUNNINGHAM: They're not,

8 though. He's asking for an extension.

9 CHAIRWOMAN JARMON: He has a

10 letter in here from the bank.

11 MS. CUNNINGHAM: He does. And

12 he's actually got footers and a

13 foundation.

14 CHAIRWOMAN JARMON: Yeah, he

15 started.

16 You have your permits and

17 everything.

18 MR. AFTAB: And the framing has

19 already been completed on the property.

20 We also own 1717. So we're building

21 simultaneously. Unfortunately, when we

22 purchased these properties, we began

23 development right away. However,

24 Councilman Clarke down-zoned the area.

25 It was an RM-1 and then he down-zoned it

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2 to RSA-5, and that kind of put a huge
3 monkey wrench into our plan being as
4 though we were trying to do duplexes
5 by-right, and then with the down-zoning
6 issue, we went to Zoning. We were denied
7 it, and then we continued to build single
8 families.

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

11 MR. AFTAB: I believe it was
12 50,000. I believe so. Maybe 52.

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

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

24 MR. AFTAB: Correct.

25 MR. KOONCE: I'm sure this

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2 showed up on the title report.

3 MR. AFTAB: Correct.

4 MR. KOONCE: But you bought it
5 anyway.

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

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

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

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

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

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

24 You bought it pre-financing and
25 didn't get the title insurance and didn't

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2 get a title report when you purchased
3 originally.

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

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

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

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

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

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

22 MR. AFTAB: Okay.

23 MR. O'DWYER: You can
24 subordinate the City's interest to the
25 lending institution.

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2 MR. AFTAB: Okay. Then I'll
3 deal with the lender, you know. Like I
4 said, the projects are already framed up.
5 It's not like we haven't done anything.

6 MR. O'DWYER: We understand.

7 CHAIRWOMAN JARMON: Can I get a
8 recommendation?

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

13 (Duly seconded.)

14 CHAIRWOMAN JARMON: All in
15 favor?

16 (Aye.)

17 CHAIRWOMAN JARMON: Any
18 opposed?

19 (No response.)

20 CHAIRWOMAN JARMON: Thank you.
21 The next item is 1539 Dickinson
22 Street.

23 (No response.)

24 CHAIRWOMAN JARMON: This is a
25 three-story property. We transferred

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2 this out in 2004.

3 Can I get a recommendation?

4 MR. RODRIGUEZ: So moved.

5 (Duly seconded.)

6 CHAIRWOMAN JARMON: All in

7 favor?

8 (Aye.)

9 CHAIRWOMAN JARMON: Any

10 opposed?

11 (No response.)

12 CHAIRWOMAN JARMON: The next

13 item is 2825, 2827, and 2829 Germantown

14 Avenue.

15 (Witnesses approached podium.)

16 MR. RODRIGUEZ: What was this

17 purchased as?

18 CHAIRWOMAN JARMON: Just a side

19 yard or side yards. I think they own the

20 business there.

21 State your name for the record.

22 MR. TRUONG: My name is Amy

23 Truong.

24 CHAIRWOMAN JARMON: And she is?

25 MS. TRUONG: My sister.

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2 CHAIRWOMAN JARMON: Your

3 sister? Is she the owner?

4 MR. TRUONG: I am.

5 CHAIRWOMAN JARMON: You're the

6 owner?

7 MR. TRUONG: Yes.

8 CHAIRWOMAN JARMON: You're here

9 asking that we remove the restrictions on

10 the deeds from 1991.

11 MR. O'DWYER: This is as a side

12 yard?

13 CHAIRWOMAN JARMON: They were

14 next to your business?

15 MS. TRUONG: Yes.

16 CHAIRWOMAN JARMON: Yeah.

17 These lots were next to their business

18 back in '91.

19 MR. RODRIGUEZ: On those deeds

20 wasn't there a time limit where they

21 sunsetted, the deed restrictions ended?

22 MS. CUNNINGHAM: No. They

23 never sunset. They all have to have a

24 release.

25 I'm going to move that we

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2 recommend releasing the restrictions.

3 (Duly seconded.)

4 CHAIRWOMAN JARMON: All in

5 favor?

6 (Aye.)

7 CHAIRWOMAN JARMON: Any

8 opposed?

9 (No response.)

10 CHAIRWOMAN JARMON: Thank you.

11 I'll be in touch.

12 MR. TRUONG: Thank you very

13 much.

14 CHAIRWOMAN JARMON: You're

15 welcome.

16 We did Huntingdon. 2640

17 Ritter.

18 MR. RODRIGUEZ: I move we grant

19 the extension -- we grant the release.

20 (Duly seconded.)

21 (Witness approached podium.)

22 CHAIRWOMAN JARMON: All in

23 favor?

24 You want to state your name for

25 the record.

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2 UNIDENTIFIED SPEAKER: It's all
3 good. No. I'm good. I'm just here for
4 my client. Thank you.

5 CHAIRWOMAN JARMON: You're
6 welcome.

7 All in favor?

8 (Aye.)

9 CHAIRWOMAN JARMON: Any
10 opposed?

11 (No response.)

12 CHAIRWOMAN JARMON: The next
13 item, 2620 Palethorp.

14 (Witness approached podium.)

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

17 MR. ZABALETA: Yes.

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

20 MR. ZABALETA: Raul Zabaleta.

21 CHAIRWOMAN JARMON: And Nilda
22 is?

23 MR. ZABALETA: My mother.

24 CHAIRWOMAN JARMON: So your
25 request is to -- you're in the early

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2 stage of starting to build a three-story
3 home at this address?

4 MR. ZABALETA: Correct.

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

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

12 Hold on.

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

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

23 MR. RODRIGUEZ: Okay.

24 MS. CUNNINGHAM: I shouldn't
25 say we don't care. I'm sorry.

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2 MR. O'DWYER: I second the
3 motion.

4 CHAIRWOMAN JARMON: All in
5 favor?

6 (Aye.)

7 CHAIRWOMAN JARMON: Any
8 opposed?

9 (No response.)

10 CHAIRWOMAN JARMON: Thank you.

11 MS. CUNNINGHAM: I should say
12 it's not our concern.

13 CHAIRWOMAN JARMON: The next
14 item, 1252 South 31st Street.

15 (Witness approached podium.)

16 CHAIRWOMAN JARMON: Hi.

17 MR. RAHMAN: Good morning. My
18 name is Kamal Rahman, K-A-M-A-L,
19 R-A-H-M-A-N. My wife is here with me
20 too.

21 MR. RODRIGUEZ: I move that we
22 grant the release.

23 (Duly seconded.)

24 MR. KENNEDY: Contingent on the
25 payment of the tax balance.

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2 MR. RODRIGUEZ: How much is the
3 tax?

4 MR. KENNEDY: \$1,559.

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

8 MR. KOONCE: Is that 2018 or
9 2019?

10 MR. KENNEDY: That's 2018.
11 (Duly seconded.)

12 CHAIRWOMAN JARMON: All in
13 favor?

14 (Aye.)

15 CHAIRWOMAN JARMON: Any
16 opposed?

17 (No response.)

18 CHAIRWOMAN JARMON: Thank you.

19 MR. RAHMAN: Thank you very
20 much.

21 CHAIRWOMAN JARMON: You're
22 welcome.

23 1238 North Howard Street.

24 MR. O'DWYER: It was
25 transferred as a side yard?

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2 CHAIRWOMAN JARMON: Yes.

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

8 (Duly seconded.)

9 CHAIRWOMAN JARMON: Are there
10 taxes owed on it?

11 MR. KENNEDY: Yes.

12 CHAIRWOMAN JARMON: What is the
13 balance?

14 MR. KENNEDY: \$741.96.

15 CHAIRWOMAN JARMON: Thank you.

16 All in favor?

17 (Aye.)

18 CHAIRWOMAN JARMON: Any
19 opposed?

20 (No response.)

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

25 (Witness approached podium.)

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

4 MR. CARRUTH: Anthony Carruth.

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

7 MR. CARRUTH: Yes.

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

11 CHAIRWOMAN JARMON: It's the
12 house.

13 MR. CARRUTH: It's the
14 building.

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

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

19 (Duly seconded.)

20 CHAIRWOMAN JARMON: All in
21 favor?

22 (Aye.)

23 CHAIRWOMAN JARMON: Any
24 opposed?

25 (No response.)

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2 CHAIRWOMAN JARMON: Thank you.

3 I'll be in touch once the release is
4 prepared. Once it's prepared, I'll be in
5 contact with you.

6 MR. CARRUTH: Thank you.

7 CHAIRWOMAN JARMON: You're
8 welcome. Have a good day.

9 2512 Emery Street. I have a
10 certificate of occupancy attached to this
11 property.

12 Can I get a recommendation?

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

15 (Duly seconded.)

16 CHAIRWOMAN JARMON: All in
17 favor?

18 (Aye.)

19 CHAIRWOMAN JARMON: Any
20 opposed?

21 (No response.)

22 CHAIRWOMAN JARMON: The next
23 item, 1326 North 5th Street. This was a
24 property that was consolidated with other
25 properties and they're asking that the

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2 restriction be lifted.

3 MR. RODRIGUEZ: Which property
4 is it? Is it the white one?

5 CHAIRWOMAN JARMON: 1326 --
6 yes.

7 MR. RODRIGUEZ: The white one?

8 MR. O'DWYER: Is this new
9 construction?

10 CHAIRWOMAN JARMON: No. It's
11 been there.

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

15 CHAIRWOMAN JARMON: Right.
16 They consolidated them.

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

19 CHAIRWOMAN JARMON: I'm not
20 really sure.

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

23 CHAIRWOMAN JARMON: No. It was
24 transferred to FS Family Limited
25 Partnership.

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2 MR. NEWCOMB: It was originally
3 conveyed in '86.

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

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

10 MS. CUNNINGHAM: Yes.

11 CHAIRWOMAN JARMON: It is what?

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

14 CHAIRWOMAN JARMON: Can I get a
15 recommendation?

16 MR. RODRIGUEZ: So moved.

17 (Duly seconded.)

18 CHAIRWOMAN JARMON: All in
19 favor?

20 (Aye.)

21 CHAIRWOMAN JARMON: Any

22 opposed?

23 (No response.)

24 CHAIRWOMAN JARMON: 2530 Tulip
25 Street. 2530 Tulip. This property was

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1 12/10/19 - VACANT PROPERTY REVIEW COMMITTEE
2 transferred from PHDC.

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

5 CHAIRWOMAN JARMON: Yeah.
6 That's not the right date either. These
7 are older dates.

8 MS. CUNNINGHAM: It was 1986.

9 MR. RODRIGUEZ: So moved.

10 (Duly seconded.)

11 CHAIRWOMAN JARMON: All in
12 favor?

13 (Aye.)

14 CHAIRWOMAN JARMON: Any
15 opposed?

16 (No response.)

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

19 (Witness approached podium.)

20 MR. DONOFRIO: Good morning.
21 I'm Tim Donofrio.

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

24 MR. DONOFRIO: Yes.

25 CHAIRWOMAN JARMON: With your

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2 brother, correct?

3 MR. DONOFRIO: Domestic
4 partner.

5 CHAIRWOMAN JARMON: I'm sorry.

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

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

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

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

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2 The single mother couldn't move down
3 here.

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

6 (Duly seconded.)

7 CHAIRWOMAN JARMON: All in
8 favor?

9 (Aye.)

10 CHAIRWOMAN JARMON: Any
11 opposed?

12 (No response.)

13 CHAIRWOMAN JARMON: Thank you.

14 MR. DONOFRIO: Thank you.

15 CHAIRWOMAN JARMON: You're
16 welcome.

17 1729 Federal. This property
18 was transferred from PHDC in 1986.

19 (Witness approached podium.)

20 CHAIRWOMAN JARMON: Hi.

21 MR. BORNKAMP: Good morning.

22 CHAIRWOMAN JARMON: State your
23 name.

24 MR. BORNKAMP: Bradley
25 Bornkamp.

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2 CHAIRWOMAN JARMON: Are you the
3 owner?

4 MR. BORNKAMP: Yes.

5 MR. RODRIGUEZ: I move we issue
6 the certificate.

7 (Duly seconded.)

8 CHAIRWOMAN JARMON: All in
9 favor?

10 (Aye.)

11 CHAIRWOMAN JARMON: Any
12 opposed?

13 (No response.)

14 CHAIRWOMAN JARMON: Thank you.

15 MR. BORNKAMP: Thank you.

16 CHAIRWOMAN JARMON: Have a good
17 day.

18 MR. BORNKAMP: You too.

19 CHAIRWOMAN JARMON: 162 West
20 Sharpnack.

21 (No response.)

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

24 CHAIRWOMAN JARMON: This was a
25 side yard to 160 back in '84.

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2 Can I get a recommendation?

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

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

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

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

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

16 CHAIRWOMAN JARMON: Back in
17 '84.

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

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

25 MR. O'DWYER: I move we issue

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1 12/10/19 - VACANT PROPERTY REVIEW COMMITTEE
2 the certificate of completion contingent
3 on the Chair accepting that the lot has
4 been cleaned.

5 (Duly seconded.)

6 CHAIRWOMAN JARMON: All in
7 favor?

8 (Aye.)

9 CHAIRWOMAN JARMON: Any
10 opposed?

11 (No response.)

12 CHAIRWOMAN JARMON: Thank you.
13 135 West Cumberland. It was
14 transferred back in 2001.

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

17 (Duly seconded.)

18 CHAIRWOMAN JARMON: All in
19 favor?

20 (Aye.)

21 CHAIRWOMAN JARMON: Any
22 opposed?

23 (No response.)

24 CHAIRWOMAN JARMON: Thank you.

25 The next item is 873 North 20th

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2 Street.

3 (Witness approached podium.)

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

6 MR. BERNSTEIN: Joseph
7 Bernstein.

8 CHAIRWOMAN JARMON: And you
9 are?

10 MR. BERNSTEIN: The owner of
11 the property.

12 CHAIRWOMAN JARMON: The owner?
13 Okay.

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

16 (Duly seconded.)

17 CHAIRWOMAN JARMON: All in
18 favor?

19 (Aye.)

20 CHAIRWOMAN JARMON: Any
21 opposed?

22 (No response.)

23 MR. BERNSTEIN: Thank you very
24 much.

25 CHAIRWOMAN JARMON: Thank you.

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2 Next is the addendum. I have
3 three gardens - 5026 North 7th Street,
4 5552 Chester Avenue, 3109 North Wendle
5 Street.

6 Can I get a recommendation?

7 MR. KOONCE: So moved.

8 (Duly seconded.)

9 CHAIRWOMAN JARMON: All in
10 favor?

11 (Aye.)

12 CHAIRWOMAN JARMON: Any
13 opposed?

14 (No response.)

15 CHAIRWOMAN JARMON: Next item,
16 501 Diamond Street. This is a property
17 that the applicant's son called and said
18 he was asking for the restrictions to be
19 removed. He stated that he wasn't
20 selling right now, but they would be
21 selling.

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

24 CHAIRWOMAN JARMON: It was a
25 side yard.

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2 MS. CUNNINGHAM: So the
3 property needs to be cleaned. He also
4 owes some taxes.

5 CHAIRWOMAN JARMON: I told him
6 that.

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

10 CHAIRWOMAN JARMON: He owes how
11 much?

12 MS. CUNNINGHAM: 668.79.

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

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

17 CHAIRWOMAN JARMON: Okay. Can
18 I get a recommendation?

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

21 (Duly seconded.)

22 CHAIRWOMAN JARMON: All in
23 favor?

24 (Aye.)

25 CHAIRWOMAN JARMON: Any

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2 opposed?

3 (No response.)

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

7 (No response.)

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

14 The next item, 3042 West
15 Arizona Street. We had two lots on last
16 month. I think it was 44 and 46.
17 However, they forgot to add this one. We
18 transferred it to Redeem Baptist Church,
19 3042 West Arizona.

20 Can I get a recommendation?

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

24 CHAIRWOMAN JARMON: Yeah. It
25 was for parking for the church.

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

4 (Duly seconded.)

5 CHAIRWOMAN JARMON: All in
6 favor?

7 (Aye.)

8 CHAIRWOMAN JARMON: Any
9 opposed?

10 (No response.)

11 CHAIRWOMAN JARMON: 1255 South
12 Newkirk.

13 (Witness approached podium.)

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

16 (Duly seconded.)

17 CHAIRWOMAN JARMON: Just state
18 your name for the record.

19 MR. ZHENG: Jinyu Zheng.

20 CHAIRWOMAN JARMON: All in
21 favor?

22 (Aye.)

23 CHAIRWOMAN JARMON: Any
24 opposed?

25 (No response.)

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2 CHAIRWOMAN JARMON: You're
3 good.

4 MR. ZHENG: Thank you.

5 CHAIRWOMAN JARMON: 1449 North
6 Orkney Street.

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

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

12 MR. KOONCE: Are taxes paid?

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

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

18 (Duly seconded.)

19 CHAIRWOMAN JARMON: All in
20 favor?

21 (Aye.)

22 CHAIRWOMAN JARMON: Any
23 opposed?

24 (No response.)

25 CHAIRWOMAN JARMON: Thank you.

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2 Are you guys here for
3 properties?

4 (Discussion held off the
5 record.)

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

12 And are you selling?

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

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

21 MR. HUGHES: Yes.

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

24 MR. HUGHES: 1982.

25 CHAIRWOMAN JARMON: Yeah. They

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2 were old.

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

6 (Duly seconded.)

7 MS. MEDLEY: You got to first
8 add it.

9 CHAIRWOMAN JARMON: I'd like to
10 add --

11 MS. CUNNINGHAM: Motion to add
12 1303 North Taylor to the addendum.

13 (Duly seconded.)

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

17 (Duly seconded.)

18 CHAIRWOMAN JARMON: All in
19 favor?

20 (Aye.)

21 CHAIRWOMAN JARMON: Any
22 opposed?

23 (No response.)

24 COURT REPORTER: Can I just
25 have your name?

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2 MR. HUGHES: Sean Hughes.

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

5 CHAIRWOMAN JARMON: Yeah. I
6 would like to add last month's minutes to
7 the agenda, to the minutes, November the
8 12th.

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

11 (Duly seconded.)

12 CHAIRWOMAN JARMON: All in
13 favor?

14 (Aye.)

15 CHAIRWOMAN JARMON: Any
16 opposed?

17 (No response.)

18 CHAIRWOMAN JARMON: Thank you.

19 (Vacant Property Review
20 Committee concluded at 11:15 a.m.)

21 - - -

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CERTIFICATE

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

MICHELE L. MURPHY
RPR-Notary Public

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

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