

Vacant Property Review Committee
March 13, 2018

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VACANT PROPERTY REVIEW COMMITTEE

Caucus Room, City Hall
Philadelphia, Pennsylvania
Tuesday, March 13, 2018
10:05 a.m.

PRESENT:

SUSIE JARMON, OHCD, CHAIRWOMAN
LISA WALKER, Revenue Department
DEB CUNNINGHAM, Public Property
LARRY PADILLA, PRA
WILLIAM NEWCOMB, PRA
LINDA MEDLEY, Law Department
MICHAEL KOONCE, Council President Clarke's
Office
MARK DODDS, OHCD
ANGEL RODRIGUEZ, PHDC
RACHEL BROOKS, LISC
ARIELLE HARRIS, L&I
JAMETTA JOHNSON, Planning Commission
GARRETT O'DWYER, PACDC

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2 CHAIRWOMAN JARMON: Good

3 morning. My name is Susie Jarmon. We're
4 going to get started.

5 I first want to acknowledge
6 someone who will be representing the
7 Redevelopment Authority from this day
8 forward, Larry Padilla. He's going to be
9 the new representative for the
10 Redevelopment Authority.

11 Are there any attorneys in the
12 room?

13 (Hands raised.)

14 CHAIRWOMAN JARMON: You want to
15 come up.

16 (Witness approached podium.)

17 CHAIRWOMAN JARMON: 1746 Bailey
18 Street, which is on Page 5. This
19 property was acquired at Sheriff Sale
20 March 2017, and he's here to ask that the
21 restriction be removed on the deed.

22 Can you state your name for the
23 record.

24 MR. DiNATALE: Yes. Good
25 morning. Lorenzo DiNatale for the

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2 purchaser, Philadelphia Lotus LLC, and
3 we're requesting removal of the
4 restrictions for title insurance
5 purposes.

6 CHAIRWOMAN JARMON: Are there
7 any questions from the Committee?

8 (No response.)

9 MR. KOONCE: Motion to approve.
10 (Duly seconded.)

11 CHAIRWOMAN JARMON: All in
12 favor?

13 (Aye.)

14 CHAIRWOMAN JARMON: Thank you.

15 MR. DiNATALE: Thank you. Have
16 a good day.

17 CHAIRWOMAN JARMON:
18 Neighborhood Gardens, they're here for
19 3200 Ridge Avenue, which is on Page 3.

20 (Witnesses approached podium.)

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

23 MR. DUFFY: Good morning. This
24 is Gregory Duffy, attorney for
25 Neighborhood Gardens Trust. With me I

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2 have Jenny Greenberg, the Executive
3 Director of NGT.

4 We're requesting transfer of
5 the garden parcel known as 3200 Ridge
6 Avenue. It forms a part of the
7 Strawberry Mansion Green Resource Center
8 and Community Garden, which is operated
9 by Neighborhood Gardens Trust and its
10 partners, East Parkway Revitalization
11 Association.

12 The property partners -- the
13 project partners with local schools and
14 community groups to provide access to
15 local fresh and healthy produce. It's
16 been really a rapid and booming success
17 for the neighborhood. It has the support
18 of the City agencies, Council President
19 Clark, as well as State Representative
20 Donna Bullock.

21 CHAIRWOMAN JARMON: And is this
22 going to be a development?

23 MR. DUFFY: This is for a
24 community garden.

25 CHAIRWOMAN JARMON: For a

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2 garden?

3 MR. DUFFY: Correct.

4 CHAIRWOMAN JARMON: Because I
5 have this form you guys sent me that says
6 new construction.

7 MR. DUFFY: It's got a
8 greenhouse on it.

9 CHAIRWOMAN JARMON: Oh, okay.

10 MR. KOONCE: So it's presently
11 a garden?

12 MR. DUFFY: It's presently a
13 garden. It's currently leased from the
14 City, so we've been leasing for a few
15 years now. Now the City has entertained
16 the transfer of the property so that NGT
17 can fully preserve it for the future.

18 NGT currently owns and preserves over, I
19 think, 35 community gardens throughout
20 the City.

21 MR. KOONCE: Any plans to
22 improve it further?

23 MS. GREENBERG: So it includes
24 currently, there's a shaded structure and
25 a produce washing station that's been

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2 built, and that is where the Strawberry
3 Mansion Culinary Arts High School
4 students are growing produce as well as
5 community garden plots. The last
6 remaining piece to be completed is a
7 greenhouse where they'll be propagating
8 seedlings for food security projects.

9 MR. KOONCE: Do you
10 typically -- this probably -- in general,
11 do you typically ensure gardens provide
12 lighting? Fencing, lighting?

13 MS. GREENBERG: Yes. So this
14 one does have a fence around the Green
15 Resource Center portion of the property.
16 It's not lit at night.

17 MR. KOONCE: Okay.

18 MS. JOHNSON: So are we
19 transferring title?

20 CHAIRWOMAN JARMON: Yes.

21 MS. JOHNSON: This is at
22 nominal?

23 CHAIRWOMAN JARMON: Yes.
24 Recommendation?

25 MR. KOONCE: Motion to approve.

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2 (Duly seconded.)

3 CHAIRWOMAN JARMON: All in
4 favor?

5 (Aye.)

6 CHAIRWOMAN JARMON: Any
7 opposed?

8 (No response.)

9 CHAIRWOMAN JARMON: Thank you.

10 MR. DUFFY: Thank you.

11 CHAIRWOMAN JARMON: I wanted to
12 make another correction on the agenda.

13 On Page 8, we have 611 West Norris
14 Street. The correct address is 616 West
15 Norris Street.

16 Any other attorneys?

17 (Witness approached podium.)

18 MR. McILHINNEY: Good morning,

19 Ms. Jarmon, members of the Committee.

20 Michael McIlhinney on behalf of Jason
21 Cutaiar, the owner of 1130 South 24th
22 Street.

23 CHAIRWOMAN JARMON: That's not
24 on the agenda. I wasn't told to add that
25 back on the agenda. Oh, yes, I was. You

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2 know, I'm getting them confused. I'm
3 sorry. I'm sorry. I'm thinking about
4 the other properties.

5 MR. RODRIGUEZ: 1130 South
6 24th?

7 MR. McILHINNEY: That's
8 correct.

9 MR. RODRIGUEZ: That's
10 Attachment A.

11 CHAIRWOMAN JARMON: I'm sorry.
12 You're here for the extension request.
13 I'm sorry.

14 MR. McILHINNEY: Yes,
15 Ms. Jarmon. It was transferred title in
16 April of 2016 from the RDA. The
17 provisions required maintaining the land
18 within accordance with the City code and
19 improving the property. Since then, he
20 has secured the property, cleaned it, and
21 insured it. It's currently fenced off.
22 We do have plans in place, and I brought
23 copies. I didn't provide it before, but
24 if you would like a copy, I can provide
25 it for you. A single-family residence

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2 that will be three bedrooms, three baths.
3 We did obtain permits in May of
4 2016. Due to some family situations with
5 my client and taking care of his own
6 father, there was a little delay in
7 actually digging the foundation and
8 starting the construction. But we do
9 have the ability to put the zoning permit
10 back in place, it's good for three years,
11 and we would be planning on proceeding
12 with construction this summer around
13 June, July timeframe, and we would
14 request an extension of the one-year
15 provision if we're required to complete
16 construction within one year so that we
17 can comply with that provision.

18 CHAIRWOMAN JARMON: Well, we
19 only can grant six months at a time. So
20 in six months, you can just let us know
21 what the status of it.

22 MR. McILHINNEY: That would be
23 perfect, Ms. Jarmon. I appreciate that.

24 CHAIRWOMAN JARMON: Can I get a
25 recommendation?

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2 MR. KOONCE: Can you just tell
3 me again what you've done to the property
4 since you've had it.

5 MR. McILHINNEY: So after we
6 took title in April, we cleared out the
7 property, the vacant lot. We fenced it
8 off, and we have it insured. Immediately
9 after that, we submitted for zoning to
10 obtain zoning permits to allow the
11 erection of the new single-family
12 structure. He's also obtained
13 construction permits, but my client put
14 the plan on hold pending dealing with the
15 family issues with his father, but we do
16 have plans, full plans, of construction
17 drawings to construct the structure, and
18 the intent still is to build it this
19 summer.

20 MR. KOONCE: I'm okay.

21 CHAIRWOMAN JARMON:
22 Recommendation?

23 MR. RODRIGUEZ: So moved.

24 (Duly seconded.)

25 CHAIRWOMAN JARMON: All in

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2 favor?

3 (Aye.)

4 CHAIRWOMAN JARMON: Any
5 opposed?

6 (No response.)

7 CHAIRWOMAN JARMON: Thank you.

8 MR. MCILHINNEY: Thank you for
9 your time.

10 CHAIRWOMAN JARMON: Any other
11 attorneys?

12 (Witness approached podium.)

13 CHAIRWOMAN JARMON: Good
14 morning.

15 MS. PROFILAK: Good morning,
16 members of the Committee. I'm here for
17 2540 South 2nd Street.

18 CHAIRWOMAN JARMON: Okay.

19 MS. PROFILAK: My name is
20 Jennifer Profilak (ph). I'm here on
21 behalf of the owner, South 2nd Street
22 Partners LLC. We're seeking removal of
23 reverter rights that are on the deed
24 cover claim. The prior owner obtained
25 the property from the Redevelopment

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2 Authority in 1991 and it had certain
3 reverter rights on it if the property
4 wasn't developed in accordance with the
5 requirements. My client just became
6 owners this past January. They've
7 obtained a building permit on February
8 23rd, 2018 and are now seeking
9 construction financing, and as part of
10 the title commitment for the construction
11 financing, we're seeking removal of the
12 reverter rights because we can't get the
13 financing without the removal.

14 CHAIRWOMAN JARMON: I had
15 e-mailed whoever e-mails me, because
16 several people e-mail me for the same
17 address, regarding the lot needing to be
18 cleaned.

19 MR. PROFILAK: I have those for
20 you. I would have sent them to you
21 before, but I just received them right
22 before I left my office.

23 There was previously debris on
24 the property. A neighboring property has
25 been doing construction, and it's since

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2 been removed as of this morning. I have
3 three copies of the same photo. I'm
4 sorry I didn't bring any more. That's
5 the property as of this morning, which is
6 a vast difference from this weekend,
7 which I also have pictures of from this
8 past weekend as well.

9 CHAIRWOMAN JARMON: The picture
10 that I brought was the original picture
11 that Linda has that I put in as
12 everybody's copy.

13 MS. JOHNSON: Was this
14 transferred as a side yard?

15 CHAIRWOMAN JARMON: It was
16 transferred -- you know, I'm not really
17 sure because that was in '91. I'm not
18 really sure.

19 MR. KOONCE: But you're the
20 second owner?

21 MS. PROFILAK: Yes. We are not
22 the original owner who received it from
23 the Redevelopment Authority, that's
24 correct.

25 MR. KOONCE: Do you have title

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2 insurance?

3 MS. PROFILAK: Not for that
4 first transfer we did not. We're seeking
5 it now. The original owner is actually a
6 partner in this new owner. So the new
7 owner is an LLC and the original owner,
8 Mr. Manello, is one of the minority
9 partners in that company. So the new
10 owner is a company now and the original
11 owner is a minority partner.

12 MR. RODRIGUEZ: Did the
13 original owner get a certificate of
14 completion?

15 MS. PROFILAK: I'm sorry?

16 MR. RODRIGUEZ: Did the
17 original owner get a certificate of
18 completion?

19 CHAIRWOMAN JARMON: No. I
20 think that was transferred as a side yard
21 when it was transferred out, yes.

22 Any further questions?

23 MR. KOONCE: Okay. Let me just
24 think. Can you tell me what the timeline
25 is again?

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2 MS. PROFILAK: Before today

3 or --

4 MR. KOONCE: From this day
5 going forward.

6 MS. PROFILAK: Going forward,
7 we're ready to break ground as soon as
8 next week and start construction. We
9 received a building permit on February
10 23rd.

11 MR. KOONCE: Okay. I'm fine.

12 CHAIRWOMAN JARMON:

13 Recommendation?

14 MR. KOONCE: Motion to approve.

15 (Duly seconded.)

16 CHAIRWOMAN JARMON: All in
17 favor?

18 (Aye.)

19 CHAIRWOMAN JARMON: Thank you.

20 MS. PROFILAK: Thank you,
21 everyone, for your time.

22 CHAIRWOMAN JARMON: Any other
23 attorneys?

24 (No response.)

25 CHAIRWOMAN JARMON: I want to

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2 take one property out of order. Page 6,
3 2050, 52, and 54 Susquehanna Avenue. The
4 applicant was here last month. He needed
5 to produce his business plan, which is
6 attached. And he's asking for the
7 release of the restrictions.

8 (Witness approached podium.)

9 MR. EHMEDSI: Good morning.

10 CHAIRWOMAN JARMON: Good
11 morning. State your name.

12 MR. EHMEDSI: Yes. Shawkat
13 Ehmedi.

14 MS. CUNNINGHAM: Quick
15 question. 2019 Abigail is your other
16 address?

17 CHAIRWOMAN JARMON: That's not
18 included in here.

19 MS. CUNNINGHAM: Is that
20 something that was transferred to him by
21 the RDA, though?

22 CHAIRWOMAN JARMON: No. It was
23 transferred from PHDC.

24 Any further questions?

25 MR. KOONCE: It's parking? Am

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2 I missing something? The applicant is
3 proposing parking?

4 CHAIRWOMAN JARMON: No. He
5 originally received it for parking, but
6 now he wants to develop, and he brought
7 in his plan, which is attached, what they
8 plan to do, three single-family
9 dwellings.

10 MR. RODRIGUEZ: And you're
11 self-financing, correct?

12 MR. EHMEDY: Yes.

13 MR. KOONCE: Did you get
14 approved? Do you have the money?

15 CHAIRWOMAN JARMON: Yes. He
16 was going to send me his bank statement,
17 which I didn't want to attach his
18 information to --

19 MR. KOONCE: But he does have
20 this?

21 CHAIRWOMAN JARMON: Yes.

22 MR. KOONCE: What your policy?

23 MR. EHMEDY: Around \$85 a
24 square foot.

25 MR. KOONCE: What's your total

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2 cost? What's your total cost of the
3 project?

4 MR. EHMEDSI: About 600. 600 to
5 700 for all three properties.

6 MR. KOONCE: What are you going
7 to build on it, three single-families?

8 MR. EHMEDSI: Yes. Yes.

9 MR. KOONCE: Have you applied
10 for --

11 MR. EHMEDSI: I have everything
12 lined up and ready to go. I just need
13 the release so I can apply for L&I and
14 continue on with the project.

15 MR. KOONCE: No. The only
16 thing you need to do that is to get a
17 letter from the City allowing you to go
18 to L&I. You don't need the --

19 MR. EHMEDSI: I went to variance
20 already, and at the variance, I have done
21 as, like I said, last month. One of the
22 properties is much narrower than the
23 other two, so we made them almost equal
24 to be able to build 14 feet wide or 15
25 feet wide.

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2 MR. KOONCE: So why aren't you
3 ready to start construction?

4 MR. EHMEDY: I'm ready. I just
5 want to make sure that I get a deed
6 restriction released before I start.

7 MS. CUNNINGHAM: But you
8 haven't gotten approval for the lot line
9 changes yet?

10 MR. EHMEDY: I have.

11 MS. CUNNINGHAM: You have
12 gotten approval?

13 MR. EHMEDY: Yes.

14 MR. RODRIGUEZ: Have you
15 submitted that?

16 MR. EHMEDY: I'm sorry?

17 CHAIRWOMAN JARMON: No. I
18 didn't ask him for that.

19 You have the lot line changes?
20 You can forward that to me?

21 MR. EHMEDY: We have the
22 community meeting and --

23 MS. CUNNINGHAM: So you haven't
24 gotten approval for the permit yet. You
25 just have an RCO meeting scheduled?

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2 MR. EHMEDSI: Right.

3 MS. CUNNINGHAM: Okay.

4 CHAIRWOMAN JARMON: Any further
5 questions?

6 (No response.)

7 CHAIRWOMAN JARMON:

8 Recommendation?

9 MR. KOONCE: I would like to --
10 I hate to keep bringing him back, but I
11 would like to table this until he
12 actually has his permits to build, and
13 here's why: You only get one year.
14 You've already passed the one year. We
15 can only extend for six months.

16 CHAIRWOMAN JARMON: No. He
17 originally got this for parking. They
18 were lots for parking.

19 MR. O'DWYER: There wasn't a
20 build requirement on it?

21 CHAIRWOMAN JARMON: No. It
22 wasn't a building on it. He wants to
23 build on it.

24 MR. KOONCE: But there's a
25 deed -- so why is he here then?

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2 CHAIRWOMAN JARMON: He wants
3 the restrictions removed off the deeds
4 from 2006.

5 MR. O'DWYER: If he acquired it
6 in 2006 for parking and they used it for
7 parking, then what reason do we have to
8 not issue the certificate of completion
9 if they did what they were going to say
10 in the timeframe they were supposed to do
11 it?

12 MS. CUNNINGHAM: Because it's
13 been -- the last few times he's been here
14 they've said that they did not --

15 CHAIRWOMAN JARMON: Did you use
16 it for parking for your business?

17 MR. EHMEDY: Yes.

18 CHAIRWOMAN JARMON: Yeah. His
19 business is right there.

20 MS. CUNNINGHAM: They're
21 residential. They didn't get a variance
22 and it was residential. So they didn't
23 use it for parking. Even if they parked
24 on it, they didn't legally use it for
25 parking.

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2 MR. KOONCE: So we couldn't
3 issue a certificate of completion.

4 MR. EHMEDSI: I had used it for
5 parking initially for years. I had it
6 fenced in from the front of Susquehanna,
7 but I did not pave it. It was all gravel
8 then, but the past three, four years with
9 all the new construction, I was kind of
10 limited not to park on it from the
11 neighbors.

12 MS. CUNNINGHAM: We're not
13 saying you needed to physically park on
14 it. It's more that you took the steps to
15 make it zoned for parking, and you didn't
16 do that. It's zoned residential. It's
17 not zoned for parking. And when it was
18 given to you for a parking use, you
19 didn't take the steps to make it comply
20 with that use.

21 MR. EHMEDSI: Right. Well, I
22 mean, yeah, but I didn't think that was
23 needed since I was already approved to
24 use it as parking.

25 MS. CUNNINGHAM: Okay.

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2 MR. KOONCE: It's a deed
3 restriction. Usually deed restrictions
4 bring it up to --

5 CHAIRWOMAN JARMON: The year.

6 MR. EHMEDSI: I mean, I'm
7 already doing one house right behind the
8 property at 2019 Abigail. That's almost
9 done.

10 MR. KOONCE: If we don't
11 approve this and you can get zoning
12 approvals to build, how will that harm
13 you?

14 MR. EHMEDSI: I'm sorry?

15 CHAIRWOMAN JARMON: If they
16 don't approve it until you get the zoning
17 permit to build, would that harm you?

18 MR. EHMEDSI: I don't think so,
19 but I'd rather move comfortably with the
20 deed restriction off.

21 MR. KOONCE: I'd rather have
22 more -- you got the properties and you
23 didn't really do what you were supposed
24 to do with them. Now you're coming back
25 and you want to do something else with

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2 them years later, and I'd just like for
3 you to -- I'd just like to make sure that
4 you're well on your way to getting this
5 done before I approve this.

6 MR. EHMEDY: The only reason
7 that it has been changed from the
8 original plans is because I was almost
9 forced out of that property and I was
10 forced to go somewhere else from the
11 change of the neighborhood. I don't want
12 to move. I have a building that's paid
13 off and clear that I will not pay no more
14 rent on it.

15 MR. KOONCE: Is there a reason
16 that we have to approve this today?

17 MR. EHMEDY: The reason I
18 actually asking is to move comfortably,
19 like I said, to go for my permits, to go
20 for my construction plans.

21 MR. KOONCE: You can get that.

22 MR. EHMEDY: So you want me to
23 get my permit and come back and you will
24 give the release on it? Is that what you
25 say?

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2 MR. KOONCE: Yes.

3 MS. CUNNINGHAM: Or we'll
4 reconsider it.

5 MR. KOONCE: Yeah.

6 CHAIRWOMAN JARMON: What's the
7 recommendation of the Committee?

8 MR. KOONCE: We table it until
9 the applicant can submit approval, L&I
10 approval, for his construction drawings
11 and zoning.

12 CHAIRWOMAN JARMON: Can he be
13 provided a letter, Linda, for zoning and
14 a permit from the City?

15 MS. MEDLEY: Yeah. What kind
16 of letter?

17 CHAIRWOMAN JARMON: Allowing
18 him to be able to get the zoning and
19 permit for the lots.

20 MS. MEDLEY: Yes.

21 MS. CUNNINGHAM: When is your
22 RCO meeting scheduled?

23 MR. EHMEDY: The community
24 meeting? That was done last month.

25 MS. CUNNINGHAM: It was already

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2 done? Nobody was objecting or anything
3 like that?

4 MR. EHMEDSI: No. As long as
5 it's single-family dwelling, they're okay
6 with it. Not to be -- what I meant is
7 not to have apartment buildings, which
8 parking is a hassle in that neighborhood,
9 which I want to go for single-family
10 dwelling anyway. I'm not going for
11 apartment buildings.

12 CHAIRWOMAN JARMON: Can I get a
13 recommendation?

14 MR. KOONCE: I made it.

15 CHAIRWOMAN JARMON: Your
16 recommendation was to table it?

17 MR. KOONCE: To table it until
18 the applicant can produce --

19 CHAIRWOMAN JARMON: And then
20 you will be provided a letter in order to
21 go before zoning and get a permit.

22 MR. EHMEDSI: Okay.

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: Okay.

7 Thank you.

8 MR. EHMEDY: Thank you. Thank
9 you for your time.

10 CHAIRWOMAN JARMON: I'm going
11 to go back to Page 2, 2301 to 7 Ridge
12 Avenue has been tabled. The next item,
13 2417 North Orianna. The applicant was
14 previously approved to get this as a side
15 yard. However, she would like to
16 purchase.

17 MS. JOHNSON: So you tabled
18 Ridge Avenue, the Ridge Avenue is tabled?

19 CHAIRWOMAN JARMON: Ridge
20 Avenue is tabled per Council. I'm sorry.

21 (Witnesses approached podium.)

22 MR. DEL VALLE: Good morning,
23 Chairwoman Jarmon and members of the VPRC
24 Committee. My name is Andre Del Valle.
25 I'm the Legislative Aide for Councilwoman

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2 Sanchez.

3 The constituent does not speak
4 English, but Maria Reyes is here today,
5 who is the applicant for the lot. A
6 support letter was issued on March 17th,
7 2017 for Maria, who lives at 2415 North
8 Orianna Street and trying to use this lot
9 as a side yard.

10 CHAIRWOMAN JARMON: And she
11 wants to purchase, correct? Because
12 that's what I got.

13 MR. DEL VALLE: Yes.

14 CHAIRWOMAN JARMON: So she
15 doesn't want to get it as a gift?

16 MR. DEL VALLE: No.

17 CHAIRWOMAN JARMON: Can I get a
18 recommendation?

19 MR. KOONCE: Can you ask her,
20 Andre, what is she going to do with the
21 lot?

22 MR. DEL VALLE: That she's
23 going to enclose the lot, clean it up and
24 just to make sure that no one is going in
25 there and dumping in there.

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2 MR. KOONCE: And so, Susie,
3 this will be a fair market value?

4 CHAIRWOMAN JARMON: Yes.

5 MR. O'DWYER: And she knows
6 there's an agreed-upon price that she's
7 willing to pay?

8 CHAIRWOMAN JARMON: We didn't
9 get the appraisal yet. Once we get it
10 approved.

11 MS. CUNNINGHAM: Ms. Reyes has
12 delinquent taxes for 2016 and '17 on her
13 primary residence. She's either going to
14 need to pay those or enter into a payment
15 plan.

16 CHAIRWOMAN JARMON: We have a
17 certificate -- I mean, we have a tax cert
18 for her.

19 MS. CUNNINGHAM: TIPS had it
20 this morning as still outstanding.

21 CHAIRWOMAN JARMON: We'll
22 double check.

23 MR. DEL VALLE: So she was on
24 an agreement with Linebarger, but she
25 finished her last payment and now she's

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2 working with the City right now. So we
3 can work with her on getting her an
4 agreement.

5 CHAIRWOMAN JARMON: All right.
6 Thank you.

7 MR. RODRIGUEZ: Is Linebarger
8 going to provide her with a letter of
9 satisfaction?

10 MR. DEL VALLE: They haven't
11 sent it yet, but she'll work with our
12 office.

13 MS. CUNNINGHAM: Do you know
14 what years those were for? Because that
15 may be already updated.

16 MR. DEL VALLE: She's not sure.
17 We're going to work with her on that to
18 make sure she's compliant.

19 MR. RODRIGUEZ: Just call --
20 you can probably help facilitate this.

21 MR. DEL VALLE: Thanks.

22 CHAIRWOMAN JARMON: Could I get
23 a recommendation?

24 MR. O'DWYER: I move that we
25 sell for fair market value subject to tax

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2 clearances or a payment plan being put in
3 place.

4 (Duly seconded.)

5 CHAIRWOMAN JARMON: All in
6 favor?

7 (Aye.)

8 CHAIRWOMAN JARMON: Any
9 opposed?

10 (No response.)

11 CHAIRWOMAN JARMON: Thank you.
12 Thank you, Andre.

13 The next item is 125 Moore
14 Street, Tracy and Anthony Lewandowski.

15 (Witnesses approached podium.)

16 CHAIRWOMAN JARMON: Good
17 morning. Can you state your name for the
18 record.

19 MS. LEWANDOWSKI: Tracy
20 Lewandowski.

21 MR. LEWANDOWSKI: Anthony
22 Lewandowski.

23 CHAIRWOMAN JARMON: This
24 property is in the rear of their
25 property. We're waiting on an appraisal.

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2 They have changed the address to 1740
3 South Howard Street. The applicants have
4 been using this lot for several years.

5 So we need to know once we get the
6 appraisal, are they willing to purchase
7 it.

8 MR. KOONCE: What's the ask?

9 CHAIRWOMAN JARMON: I'm waiting
10 for the appraisal.

11 MR. KOONCE: And then we'll
12 find out?

13 CHAIRWOMAN JARMON: Yeah.

14 So once we get the appraisal
15 price, I'll let you know what it is to
16 see if you're still in agreeance with
17 purchasing.

18 MR. LEWANDOWSKI: We've had the
19 property for 28 years.

20 CHAIRWOMAN JARMON: You've been
21 using it for 28 years?

22 MR. LEWANDOWSKI: 28 years,
23 yes, correct.

24 MS. LEWANDOWSKI: We've insured
25 it for that long.

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2 CHAIRWOMAN JARMON: But it
3 depends on what the price comes back with
4 the appraisal whether you'll be able to
5 get it as a rear yard, because I think if
6 it's over 30,000 -- 75,000? If the
7 appraisal is over 75?

8 MR. RODRIGUEZ: It has to be
9 fair market value.

10 MS. LEWANDOWSKI: They already
11 appraised it. They came down and
12 appraised it.

13 CHAIRWOMAN JARMON: We're
14 waiting to get it back.

15 MS. LEWANDOWSKI: Oh, okay.
16 That was like a year ago.

17 CHAIRWOMAN JARMON: No. We had
18 to get an updated appraisal, yeah.

19 MR. KOONCE: Do you know what
20 the appraisal price was a year ago?

21 MS. LEWANDOWSKI: It was
22 12,000.

23 MR. RODRIGUEZ: What district
24 is this?

25 MR. KOONCE: We're going to

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2 have to wait for the appraisal.

3 CHAIRWOMAN JARMON: Okay.

4 MR. KOONCE: We can approve it
5 subject to the appraisal being less than
6 \$75,000.

7 CHAIRWOMAN JARMON: Okay.

8 MR. RODRIGUEZ: Are you
9 prepared to acquire the property up to
10 \$75,000?

11 MS. LEWANDOWSKI: I think
12 \$75,000 -- I mean, that's a little bit
13 too much. They gave it to me -- they
14 told me 15 -- 12 last year.

15 MS. CUNNINGHAM: Well, we don't
16 know what it is.

17 MS. LEWANDOWSKI: Oh, you don't
18 know? We're not sure. We just were told
19 to come here. We had no idea if we
20 should bring representation or anything.

21 MR. RODRIGUEZ: You've been in
22 your residence for how long?

23 MS. LEWANDOWSKI: 29 years.

24 MR. RODRIGUEZ: 29 years.

25 Despite whatever the appraisal comes

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2 back, they would qualify for an exception
3 on the side yard.

4 CHAIRWOMAN JARMON: Regardless
5 of what the appraisal is?

6 MR. RODRIGUEZ: Yeah. Even if
7 it's over 75,000, if you lived in your
8 property over seven years, you're subject
9 to an exception.

10 MS. LEWANDOWSKI: What does
11 that mean?

12 MR. RODRIGUEZ: That was as per
13 the disposition policy.

14 CHAIRWOMAN JARMON: I don't
15 think so.

16 MR. KOONCE: We can approve it
17 subject to the applicant agreeing to pay
18 fair market value or we can table it.

19 MR. RODRIGUEZ: I'd make a
20 motion that we table it so that we can
21 vet this out, the title issues, so that
22 we can see if the property owner is
23 qualified for an exception and whatever
24 exigent circumstances there are.

25 CHAIRWOMAN JARMON: So you want

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2 to table this until next month?

3 MR. RODRIGUEZ: Correct. That
4 way, you'll have an appraisal.

5 MS. CUNNINGHAM: He said if we
6 table it for this month and come back
7 next month, at that point we should
8 probably have an appraisal and a better
9 picture of how we can get it done.

10 MS. LEWANDOWSKI: Okay.

11 MS. JOHNSON: So they place a
12 mortgage on their -- I'm looking at the
13 regs if they were to get an exception.

14 CHAIRWOMAN JARMON: The
15 recommendation is to table it.

16 (Duly seconded.)

17 CHAIRWOMAN JARMON: All in
18 favor?

19 (Aye.)

20 CHAIRWOMAN JARMON: Any
21 opposed?

22 (No response.)

23 CHAIRWOMAN JARMON: So we're
24 going to table this until next month, and
25 we should have the appraisal by then.

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2 Okay?

3 MS. LEWANDOWSKI: Can you tell
4 me what happens after that? We've never
5 done anything like this before.

6 CHAIRWOMAN JARMON: I can
7 explain it to you. You can give me a
8 call and I'll let you know what the
9 process is.

10 MS. LEWANDOWSKI: Okay. Thank
11 you.

12 Do we stay?

13 CHAIRWOMAN JARMON: No. You
14 can leave. Thank you.

15 The next item, 719 South 51st
16 Street. This is another side yard.

17 (Witness approached podium.)

18 MS. LITT: Hello. My name is
19 Eve Nora Litt and I am one of the owners
20 of 721 South 51st Street, and we're
21 interested in buying the adjacent
22 property to the north of the property,
23 719, and just using it as a green space.
24 West Philadelphia has a lot of trees, a
25 lot of parks, but our particular block is

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2 not very green, and we have two little
3 dogs that really appreciate green space.
4 So that's primarily what we're here for.

5 CHAIRWOMAN JARMON: And this
6 lot didn't qualify as a side yard because
7 of the area.

8 MR. RODRIGUEZ: Is the idea
9 that you would purchase it at fair market
10 value?

11 MS. LITT: Depending on what
12 fair market value is.

13 CHAIRWOMAN JARMON: That's
14 another one we're waiting on an
15 appraisal. We should have it shortly.

16 MR. RODRIGUEZ: Also you have
17 three people listed here. Who would --
18 if it came up and you had to enter into a
19 mortgage, who would be the person that
20 would enter it?

21 CHAIRWOMAN JARMON: It's all
22 three of their names on the deed.

23 MR. RODRIGUEZ: All three?

24 MS. LITT: That's my partner
25 and my mother is on there.

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2 CHAIRWOMAN JARMON: So can I
3 get a recommendation?

4 MR. KOONCE: What happens when
5 we approve -- bear with me a minute. I'm
6 pretty new here. What happens if we
7 approve subject to the applicant agreeing
8 on a price? Do we then come back later
9 and clean it up?

10 CHAIRWOMAN JARMON: Well, I
11 would let them know what the price is and
12 if they say they want it, then we can
13 proceed. If they say they don't, then
14 we'll just delete them.

15 MR. KOONCE: And we'll just put
16 it on the available list?

17 CHAIRWOMAN JARMON: Yes. And
18 actually they were the only applicant for
19 that property.

20 MR. KOONCE: Motion to approve.

21 (Duly seconded.)

22 CHAIRWOMAN JARMON: This is
23 going to be approved contingent upon us
24 getting the appraisal and letting you
25 know what the price is and you agreeing

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2 to it.

3 MS. LITT: Okay. Thank you.
4 CHAIRWOMAN JARMON: All in
5 favor?

6 (Aye.)
7 CHAIRWOMAN JARMON: Have a good
8 day.

9 MS. LITT: Thank you. You too.
10 CHAIRWOMAN JARMON: The next
11 items are two side yards, 454 East
12 Clearfield and 119 West Cumberland.

13 I think this is out of order.
14 One second. 2408 North 3rd Street.

15 That's a rear yard.

16 MS. JOHNSON: I didn't hear.
17 CHAIRWOMAN JARMON: Side yards.
18 The bottom of Page 2 and the top of 3,
19 two side yards.

20 MS. JOHNSON: What happened to
21 Clearfield? I'm sorry.

22 CHAIRWOMAN JARMON: No. I had
23 the pages out of order. I had it out of
24 order.

25 (Witnesses approached podium.)

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2 CHAIRWOMAN JARMON: They didn't
3 have to show -- okay. Go ahead.

4 MR. DEL VALLE: Good morning,
5 Chairwoman Jarmon and members of the
6 Committee.

7 454 East Clearfield had a
8 renters license on it. However, the
9 constituent does live in that property.
10 She was just renting out a room, but she
11 did get the license for that. And then
12 we were respectfully requesting that 2408
13 North 3rd Street get tabled because we
14 hadn't issued a letter of support.

15 CHAIRWOMAN JARMON: So you want
16 the 3rd Street tabled?

17 MR. DEL VALLE: Yes, please.

18 CHAIRWOMAN JARMON: Okay. Can
19 I get --

20 MR. PADILLA: An issue with
21 what?

22 CHAIRWOMAN JARMON: They
23 haven't gotten in touch with the
24 constituent for the 2408 North 3rd
25 Street.

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2 MR. RODRIGUEZ: And 454?

3 CHAIRWOMAN JARMON: And 454 is
4 for a side yard. They had a renter's
5 license. They no longer have it. The
6 owner lives in the property.

7 MR. DEL VALLE: Right.

8 MR. O'DWYER: Lives at 454?

9 CHAIRWOMAN JARMON: 452.

10 MR. O'DWYER: Oh, 452.

11 CHAIRWOMAN JARMON: Can I get a
12 recommendation?

13 MR. KOONCE: Motion to approve.

14 (Duly seconded.)

15 CHAIRWOMAN JARMON: All in
16 favor?

17 (Aye.)

18 CHAIRWOMAN JARMON: Any
19 opposed?

20 (No response.)

21 CHAIRWOMAN JARMON: The next
22 are Urban Garden Agreements, which I can
23 accept.

24 The next item, 2271 North
25 Philip, HUNE.

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2 MR. DEL VALLE: I'm sorry.

3 CHAIRWOMAN JARMON: She's not
4 here for Philip?

5 MR. DEL VALLE: But do you want
6 me to speak on their behalf?

7 CHAIRWOMAN JARMON: You can.

8 MR. DEL VALLE: Good morning,
9 Chairwoman Jarmon and members of the VPRC
10 Committee. My name is Andre Del Valle.
11 I am the Legislative Aide for
12 Councilwoman Maria Quinones-Sanchez.

13 The parcel at 2271 North Philip
14 Street was applied for by HUNE, a
15 not-for-profit organization in our
16 district. They are requesting the
17 parcel, as they own the adjacent parcels
18 at 2265 through 69 North Philip Street
19 and 2273 through 75 North Philip Street,
20 that they are going to use these parcels
21 as a playground area for the community.

22 MR. O'DWYER: They're going to
23 use it as what?

24 MR. DEL VALLE: As a playground
25 area for the community.

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2 CHAIRWOMAN JARMON: Are they
3 getting any funding from the City?

4 MR. DEL VALLE: That I am
5 unsure of.

6 MR. KOONCE: They are a
7 501(c)(3)?

8 MR. DEL VALLE: They are, yes.

9 MR. O'DWYER: Do they have the
10 resources to do the work that they have
11 planned?

12 MR. DEL VALLE: Yes.

13 MR. RODRIGUEZ: Do they have
14 plans on having it zoned as open space?

15 MR. DEL VALLE: That I would
16 have to find out about and get back to
17 you.

18 CHAIRWOMAN JARMON: So the
19 properties at 22, what is it, 61 to 65
20 and 73 to 75 that they own?

21 MR. DEL VALLE: They own 2265
22 through 69 and 2273 through 75 North
23 Philip Street.

24 CHAIRWOMAN JARMON: And what
25 are they? Is it a building?

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2 MR. DEL VALLE: No. They're
3 lots.

4 CHAIRWOMAN JARMON: Lots, okay.

5 MS. CUNNINGHAM: And they own
6 the rest of the street. This is just a
7 lot in the middle of the street.

8 MR. DEL VALLE: It's a middle
9 parcel from the assemblage.

10 MR. KOONCE: What's their
11 mission?

12 MR. DEL VALLE: I don't want
13 presume, so I'm not sure what their
14 mission is.

15 MR. RODRIGUEZ: Committee, they
16 do health and human services in North
17 Philadelphia in the 7th and 5th District,
18 predominantly with immigrant populations
19 and also with women and single children.

20 MR. O'DWYER: And this is being
21 requested at nominal?

22 CHAIRWOMAN JARMON: Yes. It's
23 up to the Committee.

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

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2 CHAIRWOMAN JARMON: All in
3 favor?

4 (Aye.)

5 MR. DEL VALLE: Thank you.

6 CHAIRWOMAN JARMON: Thank you.
7 The next items are properties
8 that the Land Bank are transferring out
9 to applicants.

10 MR. RODRIGUEZ: Madam Chair,
11 I'd like to abstain for these.

12 CHAIRWOMAN JARMON: I'm sorry?

13 MR. RODRIGUEZ: I'm abstaining.

14 CHAIRWOMAN JARMON: Okay.
15 Can I get a recommendation on
16 the properties that the Land Bank are
17 transferring to applicants on Page 4 and
18 then the 119 West Cumberland on Page 5.

19 MR. KOONCE: Motion to approve.

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 CHAIRWOMAN JARMON: Thank you.

4 The next is an extension
5 request. This applicant was here last
6 month and the Committee wanted further
7 information on it. I attached a letter
8 that I received from them. This is for
9 W&W Contractors.

10 (Witnesses approached podium.)

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

13 MR. FULLARD: Anthony Fullard.

14 MR. WALKER: Willie Walker.

15 CHAIRWOMAN JARMON: They were
16 requesting the subordination agreement
17 because I think they were trying to get
18 financing.

19 Any questions from the
20 Committee?

21 MR. O'DWYER: So has 49 Wiota
22 Street, has that been submitted for
23 permit review?

24 MR. FULLARD: Yes. I brought
25 the permit.

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2 MR. O'DWYER: Oh, okay. Good.

3 MR. FULLARD: I mean,

4 submitted. They have been submitted.

5 MR. O'DWYER: What about the
6 other addresses, have they been submitted
7 yet?

8 MR. FULLARD: Yes. All but the
9 Hazel Street. The design is still being
10 completed, and so the last time we were
11 here, we were asked to bring a schedule
12 from the architect just for that last
13 parcel, and I have that too.

14 MR. KOONCE: But essentially
15 you don't have permitted plans for any of
16 the three; is that correct?

17 MR. FULLARD: No. I have two
18 submitted plans.

19 MR. KOONCE: No; permitted
20 plans. So permits.

21 MR. FULLARD: Yes. I have --
22 they are in for zoning and for building
23 permits to the City.

24 MR. KOONCE: Right, but you
25 don't have approval of the --

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2 MR. FULLARD: No. No. I'm
3 still waiting for that from the City.

4 MR. KOONCE: And when did we
5 convey these?

6 MR. O'DWYER: '14 and '13,
7 November 2014 and 2013.

8 MR. KOONCE: And the ask now is
9 for an extension of time?

10 CHAIRWOMAN JARMON: Yeah. I
11 think it's for extension of time, yes.

12 MR. O'DWYER: The subordination
13 agreement, was that already done?

14 CHAIRWOMAN JARMON: No
15 subordination agreement.

16 Wasn't it just for the
17 extension?

18 MR. FULLARD: Yes.

19 CHAIRWOMAN JARMON: The
20 additional six months?

21 MR. FULLARD: Yes, so that we
22 can start construction.

23 CHAIRWOMAN JARMON: Right.

24 MR. RODRIGUEZ: So you're
25 saying you had copies of your submission?

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2 MR. FULLARD: Yes.

3 MR. RODRIGUEZ: Could we see
4 those?

5 MR. FULLARD: Yes. Here's
6 everything that they asked us for, the
7 letter from the architect. This is the
8 permit, the tax clearances, and this is
9 another letter from the finance, that
10 they are ready to go to closing on all
11 three lots as well.

12 CHAIRWOMAN JARMON: Okay. So
13 they're okay with just getting the
14 six-month extension?

15 MR. FULLARD: Yes. Right.

16 MR. KOONCE: So you need the
17 six-month extension to get through
18 zoning; is that correct?

19 MR. FULLARD: Well, we would
20 like to get an extension so that we can
21 move forward with the whole project to
22 get the building permits from L&I, which
23 is submitted, and then we're going to go
24 into construction to complete all three
25 lots.

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2 MR. RODRIGUEZ: So you
3 understand we can only grant you
4 six-month extensions?

5 MR. FULLARD: Excuse me?

6 MR. RODRIGUEZ: We can only
7 grant you six months.

8 MR. FULLARD: Okay. Well,
9 yeah. Six months.

10 MR. RODRIGUEZ: So you would
11 have to at this point get all your
12 permits and start construction within six
13 months and then ask for an extension.

14 CHAIRWOMAN JARMON: Then ask
15 for an additional extension.

16 MR. FULLARD: I don't know if
17 we will be able to start all three lots
18 within six months. I'm sure that we
19 could probably start two.

20 MR. RODRIGUEZ: You should be
21 permitted and zoned.

22 MR. FULLARD: Oh, yes. Yes.
23 That will give me ample time, correct.

24 MR. RODRIGUEZ: To have at
25 least one or two started.

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2 MR. FULLARD: Correct. Yes.

3 Yes. Yes. Yes.

4 MR. KOONCE: So we're already
5 past a year.

6 MR. PADILLA: So when are you
7 projecting to complete all three?

8 MR. FULLARD: We should be
9 completed all three by the end of the
10 year.

11 MR. RODRIGUEZ: The end of this
12 year?

13 MR. FULLARD: 2018, yes.

14 MR. RODRIGUEZ: Construction on
15 three properties? You don't even have
16 the permits and you're going to break
17 ground and you're going to complete all
18 three by the end of the year?

19 MR. FULLARD: Well --

20 MR. RODRIGUEZ: Remember, six
21 months will take you to October. That
22 means you should be going to get the TCO
23 and the punch lists and all of that by
24 the end of this year?

25 MR. FULLARD: I'm sorry. I

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2 couldn't hear you.

3 MR. RODRIGUEZ: I'm asking.
4 You just said you're going to be
5 completing three units by the end of this
6 year. That is an awfully short period of
7 time given the fact that you do not have
8 the permits in hand yet. So you have to
9 break ground, do all your rough
10 construction, you have to be able to
11 finish carpentry and punch lists by
12 October or November. Exactly. So do you
13 think you're going to be done by the end
14 of the year?

15 MR. FULLARD: No. No. No. I
16 probably think about this time this year.

17 MR. RODRIGUEZ: This time next
18 year?

19 MR. FULLARD: Next year. 2019
20 may be a realistic timeline.

21 MR. PADILLA: But you're
22 phasing all three, so conceivably know
23 you're taking -- you're extending that
24 construction period.

25 MR. FULLARD: I'm phasing all

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2 three?

3 MR. PADILLA: You just
4 mentioned earlier that you're not
5 necessarily planning to start all three
6 at the same time.

7 MR. FULLARD: Not at the same
8 time, but -- well, first of all, all
9 three are within the same proximity of
10 the location. One is right across the
11 street. So once we get that permit, we
12 will go right into doing our foundation.
13 Wiota is right around the corner, so we
14 will also do the same thing. Once we get
15 the approval, we will start the
16 foundation on that, so this way, that we
17 are confident that we can move our crews
18 around to begin construction on those
19 properties.

20 MR. PADILLA: And you submitted
21 for Wiota Street and 315 41st; is that
22 correct?

23 MR. FULLARD: Correct.

24 MR. PADILLA: So 5145 is still
25 pending?

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2 MR. FULLARD: 5145 is still --
3 the architect is still finishing up. I
4 gave a letter for that.

5 MR. PADILLA: Thank you.

6 CHAIRWOMAN JARMON: Any further
7 questions?

8 MR. RODRIGUEZ: Yes.

9 MR. KOONCE: And these were all
10 on one -- these three have always been a
11 package?

12 CHAIRWOMAN JARMON: No. One
13 is -- Wiota was separate, on a separate
14 deed. The other two were on the same.
15 One was 2013 and the other two were 2014.

16 MR. KOONCE: I would like to
17 stay consistent with what we've done so
18 far and, that is, require stamped plans
19 from L&I before we grant the extension.

20 MR. FULLARD: What was that? I
21 didn't hear you.

22 MR. KOONCE: I'd like for you
23 to get approvals before we grant the
24 extension.

25 MR. FULLARD: Okay.

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2 MR. KOONCE: So if you get
3 approvals in two weeks or three weeks,
4 you just come back to us and we'll give
5 you the extension.

6 MR. RODRIGUEZ: Madam Chair,
7 are they -- they were here just for the
8 month or three months?

9 CHAIRWOMAN JARMON: No. We
10 didn't at all.

11 MR. RODRIGUEZ: We didn't
12 extend at all?

13 CHAIRWOMAN JARMON: No.

14 MR. RODRIGUEZ: We tabled them.

15 MR. KOONCE: Let's just --

16 CHAIRWOMAN JARMON: So the
17 recommendation --

18 MR. KOONCE: Table until they
19 have their permits.

20 CHAIRWOMAN JARMON: So the
21 recommendation is that once we see your
22 permits from L&I and the zoning, then we
23 can grant you the extension.

24 MS. WALKER: Excuse me. Even
25 though we've applied for the permits?

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2 CHAIRWOMAN JARMON: Do you know
3 when you might get them?

4 MR. WALKER: From the City, it
5 takes a month.

6 MR. RODRIGUEZ: Let me explain
7 why we're doing this. You're in the
8 process of getting your permits. If we
9 grant you an extension now, the clock
10 starts ticking now. You will have less
11 time to actually move further along. If
12 we table it, you get your permits, at
13 next month's meeting you ask for an
14 extension, you then get six months. You
15 will then -- you should be beginning
16 construction.

17 MR. FULLARD: Okay. Got you.

18 MR. RODRIGUEZ: Do you
19 understand? So this actually helps you
20 if we table it.

21 MS. CUNNINGHAM: By tabling it,
22 we're actually giving you an extra month.

23 MR. FULLARD: Got you. But we
24 need the letter for the finance company
25 as well.

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2 MR. RODRIGUEZ: That shouldn't
3 be a problem.

4 MR. FULLARD: Okay. Okay.

5 MR. KOONCE: But let me be
6 clear. You need a letter -- you need a
7 subordination that we will subordinate to
8 the -- yeah. That's fine. We can do
9 that.

10 CHAIRWOMAN JARMON: Once we
11 have the --

12 MR. FULLARD: That's all we
13 need.

14 MR. RODRIGUEZ: And you'll have
15 to get your permits, right? So you're
16 already in the process?

17 MR. FULLARD: Yeah. We're
18 supposed to close for our loan Friday.

19 MR. KOONCE: I'm okay with
20 giving him a letter of subordination.

21 MR. FULLARD: Okay. Very good.
22 Okay. So once we get the permits, we'll
23 come back and then the clock will start
24 ticking from there?

25 MS. MEDLEY: They're just

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2 getting a letter saying if they get
3 everything in line, the City will --

4 MR. KOONCE: Subordinate them
5 to the lender.

6 MS. MEDLEY: But not the actual
7 agreement.

8 MR. KOONCE: Right.

9 MR. O'DWYER: So we're offering
10 the subordination agreement before they
11 get their permit. We're not requiring
12 them to get the permits from L&I, right?

13 MR. KOONCE: No.

14 MS. MEDLEY: We're just telling
15 their bank that if they get everything in
16 line, the City will subordinate its
17 interest in the property. They're not
18 getting the actual agreement.

19 MR. FULLARD: That's fine. We
20 just need something just to that effect.
21 Okay.

22 MR. O'DWYER: So then the
23 motion is to table until next month and
24 to provide a letter indicating the City's
25 willingness to subordinate its agreement

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2 to the financial institution.

3 MR. RODRIGUEZ: Correct.

4 (Duly seconded.)

5 CHAIRWOMAN JARMON: All in
6 favor?

7 (Aye.)

8 CHAIRWOMAN JARMON: Any
9 opposed?

10 (No response.)

11 CHAIRWOMAN JARMON: Thank you.

12 MR. FULLARD: Ms. Jarmon, will
13 you e-mail us the letter?

14 CHAIRWOMAN JARMON: Yes. Do
15 you need those copies back?

16 MR. FULLARD: No. I brought
17 those copies for you guys.

18 CHAIRWOMAN JARMON: Okay.

19 2600 West Girard Avenue.

20 They're asking for an extension. They
21 put in writing exactly what was going on
22 with this lot.

23 Can I get a recommendation?

24 Did everybody read that?

25 MR. RODRIGUEZ: So they had an

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2 RCO meeting. So they submitted it to the
3 Zoning Board. They got a rejection, and
4 then they had an RCO meeting scheduled.
5 That seems very --

6 MS. JOHNSON: It looks like the
7 community asked them to reduce the number
8 of units.

9 MR. RODRIGUEZ: Correct. So
10 they got a rejection letter from the RCO?

11 CHAIRWOMAN JARMON: You want to
12 table -- we're going to table this until
13 next month and I'll have the applicant
14 come.

15 The next item, 1704 North 52nd
16 Street.

17 (Witness approached podium.)

18 MR. KOONCE: Excuse me. Susie,
19 can we ask the developer to send you a --

20 MR. RODRIGUEZ: Zoning
21 application?

22 MR. KOONCE: No; the facade
23 drawings, like --

24 CHAIRWOMAN JARMON: Design?

25 MR. KOONCE: -- the legal

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2 elevations, just the height elevation,
3 because I think the issue was they wanted
4 to go up a couple stories higher than the
5 existing buildings and I just want to
6 make sure that they revise that.

7 CHAIRWOMAN JARMON: So you want
8 to --

9 MS. HARRIS: A block-long
10 contextual elevation with the drawings
11 and then you see the surrounding
12 buildings as well.

13 MR. KOONCE: Yeah.

14 CHAIRWOMAN JARMON: Hi. You're
15 here for?

16 MR. LA FONTAINE: 1704 North
17 52nd. I'm David La Fontaine, Executive
18 Director of Community Ventures.

19 CHAIRWOMAN JARMON: And you're
20 here asking for an additional extension?

21 MR. LA FONTAINE: Yes. This is
22 a property that was conveyed as part of
23 several other properties that were
24 conveyed by other public entities for the
25 construction of an affordable housing

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1 3/13/18 - VACANT PROPERTY REVIEW COMMITTEE
2 development known as Centennial Village.
3 It is still under construction. It has
4 been significantly delayed, and we're
5 asking for an extension, if possible,
6 through July 30. And this single lot has
7 been already consolidated into several
8 other lots and there's a 30-unit,
9 apartment unit, being built on that site.

10 MS. CUNNINGHAM: Is there a
11 possibility it could go longer than that?

12 MR. LA FONTAINE: We're
13 actually pretty conservative. The July
14 30 date is pretty conservative. There is
15 always a possibility, but we're actually
16 expecting completion probably at least 30
17 business days before that. So we are
18 allowing some cushion.

19 MR. O'DWYER: You expect to
20 have your certificates of occupancy by
21 then or to just be done construction and
22 apply --

23 MR. LA FONTAINE: We expect
24 C of O's by contractually May 31, but I
25 expect June -- we'll probably bleed into

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1 3/13/18 - VACANT PROPERTY REVIEW COMMITTEE

2 June.

3 MR. KOONCE: This is part of a
4 City-funded project --

5 MR. LA FONTAINE: Yes, it is.

6 MR. KOONCE: -- at 1750

7 Parkside. You've already completed and
8 gotten C of O's for some of the units?

9 MR. LA FONTAINE: Yes. Ten
10 units are occupied now. They'll be sort
11 of coming online steadily, and then this
12 apartment building is the last one, 30
13 units in this building. This is a
14 51-unit development.

15 MR. O'DWYER: I think we can
16 just do the six-month extension. If you
17 finish it beforehand, you can come back
18 and get the certificates of completion.
19 It takes a little bit longer. You don't
20 have to worry about coming back.

21 So I move that we issue an
22 extension for six months.

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: Thank you.

7 MR. LA FONTAINE: Thank you.

8 There is -- I'm here for an agenda item
9 at the very end. I don't know if you
10 want to do those now or I can just wait
11 my turn.

12 CHAIRWOMAN JARMON: Another
13 item at the end?

14 MR. LA FONTAINE: Francisville
15 III.

16 CHAIRWOMAN JARMON: Yeah, 1701
17 to 13 Bowers.

18 MR. LA FONTAINE: And that was
19 for -- it's a group of properties on
20 Bowers Street, 1701 to 13 Bowers that
21 were conveyed to our entity in 1991 for
22 the construction or the development of a
23 park, which was then known as Arts Park,
24 and we did that. We built a little stage
25 on the property, operated it. It

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2 actually was part of several other
3 properties, it's not just these, that
4 were developed for use along with the
5 Francisville Community Development
6 Corporation, the community group that
7 used to exist there. So we operated it
8 as a park for all that time, had a stage,
9 had been using it -- upgraded for a child
10 care center. So we fulfilled the terms
11 of the conditions of the deed a long time
12 ago basically and we're just asking for a
13 certificate of completion.

14 CHAIRWOMAN JARMON: Any
15 questions from the Committee?

16 (No response.)

17 CHAIRWOMAN JARMON:
18 Recommendation?

19 MR. O'DWYER: Move to issue the
20 certificate of completion.

21 (Duly seconded.)

22 CHAIRWOMAN JARMON: All in
23 favor?

24 (Aye.)

25 CHAIRWOMAN JARMON: Any

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1 3/13/18 - VACANT PROPERTY REVIEW COMMITTEE
2 opposed?

3 (No response.)

4 CHAIRWOMAN JARMON: Thank you.

5 MR. LA FONTAINE: Thank you.

6 CHAIRWOMAN JARMON: Back to
7 Page 5, 1211 South Harmony. They have
8 done the development. I'm just waiting
9 for the certificate of occupancy on here.

10 Can I get a recommendation
11 contingent upon me receiving the
12 certificate?

13 MR. KOONCE: Sorry. Are we
14 doing --

15 CHAIRWOMAN JARMON: 1211 South
16 Harmony, Page 5.

17 MR. RODRIGUEZ: I have a
18 question. This picture here with the
19 Tyvek?

20 CHAIRWOMAN JARMON: What
21 happened?

22 MR. RODRIGUEZ: So we have a
23 picture on South Harmony. Is this the
24 property?

25 CHAIRWOMAN JARMON: It's that

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2 one.

3 MR. RODRIGUEZ: In the middle?

4 CHAIRWOMAN JARMON: Yeah.

5 MR. RODRIGUEZ: Do you have a
6 more recent picture that shows it
7 completed? Because from what I can see,
8 you don't have any windows, you don't
9 have --

10 CHAIRWOMAN JARMON: No. I
11 think they're complete. He was going to
12 send me the certificate of occupancy this
13 week.

14 MR. RODRIGUEZ: Is it possible
15 we can also get a picture that says --

16 CHAIRWOMAN JARMON: I can.

17 Can I get a recommendation
18 waiting for the certificate of occupancy?

19 MR. O'DWYER: So I recommend
20 that we issue the certificate of
21 completion provided the Chair gets a
22 certificate of occupancy and photo of the
23 completed property.

24 (Duly seconded.)

25 CHAIRWOMAN JARMON: All in

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1 3/13/18 - VACANT PROPERTY REVIEW COMMITTEE
2 favor?

3 (Aye.)

4 CHAIRWOMAN JARMON: Thank you.
5 1952 North 6th Street. The
6 church purchased this from the City for
7 \$1,500 back in 2003.

8 (Witness approached podium.)

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

11 MR. CARRASQUILLO: My name is
12 Miguel Carrasquillo.

13 CHAIRWOMAN JARMON: And you're
14 here to get a certificate -- I mean a
15 release on the restrictions?

16 MR. CARRASQUILLO: Yes, ma'am.

17 CHAIRWOMAN JARMON: Any
18 questions from the Committee?

19 MR. O'DWYER: What was this
20 initially sold as?

21 CHAIRWOMAN JARMON: Just a lot
22 adjacent.

23 MR. O'DWYER: Side yard?

24 CHAIRWOMAN JARMON: Right.

25 MR. O'DWYER: Is this two? I

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2 mean --

3 CHAIRWOMAN JARMON: There's a
4 couple of them that's there.

5 MS. JOHNSON: But it was a side
6 yard to the church.

7 CHAIRWOMAN JARMON: To the
8 church, for the church.

9 MR. RODRIGUEZ: Where's the
10 church?

11 CHAIRWOMAN JARMON: The church
12 is adjacent to that?

13 MR. CARRASQUILLO: Yes. It's
14 at 1960 North 6th Street.

15 CHAIRWOMAN JARMON: It's down
16 the street, but they own several lots.

17 MR. CARRASQUILLO: It's across
18 from the lot. We also got 1958. Then we
19 got two more lots and some other lots and
20 we got that property right there.

21 MR. PADILLA: So you want to
22 sell the property?

23 MR. CARRASQUILLO: Yes. We're
24 not using the property. We also want to
25 use the money to make some adjustments

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1 3/13/18 - VACANT PROPERTY REVIEW COMMITTEE
2 inside the church.

3 MR. PADILLA: Thank you.

4 MR. CARRASQUILLO: You're
5 welcome, sir.

6 CHAIRWOMAN JARMON: Any further
7 questions?

8 MR. KOONCE: This was conveyed
9 when?

10 CHAIRWOMAN JARMON: 2003.

11 MR. KOONCE: Motion to issue a
12 certificate of completion.

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 1644 Francis.

22 (Witness approached podium.)

23 CHAIRWOMAN JARMON: We have the
24 attached certificate of occupancy.

25 Good morning. Can you state

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1 3/13/18 - VACANT PROPERTY REVIEW COMMITTEE
2 your name for the record.

3 MR. GRAFF: Good morning. My
4 name is Frank Graff from MFD Developers.

5 CHAIRWOMAN JARMON: Any
6 questions from the Committee? We have
7 the certificate of occupancy. We have
8 the agreement.

9 MR. KOONCE: Motion to approve.
10 (Duly seconded.)

11 CHAIRWOMAN JARMON: All in
12 favor?

13 (Aye.)

14 CHAIRWOMAN JARMON: Any
15 opposed?

16 (No response.)

17 CHAIRWOMAN JARMON: Thank you.

18 MR. GRAFF: Thank you.

19 CHAIRWOMAN JARMON: 2053 East
20 Letterly. This applicant was unable to
21 attend. He will be sending me the
22 certificate of occupancy.

23 Can I get a recommendation?

24 MR. O'DWYER: I recommend that
25 we issue the certificate of completion

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1 3/13/18 - VACANT PROPERTY REVIEW COMMITTEE
2 contingent upon the Chair being furnished
3 a certificate of occupancy.

4 (Duly seconded.)

5 CHAIRWOMAN JARMON: All in
6 favor?

7 (Aye.)

8 CHAIRWOMAN JARMON: Thank you.

9 1411 and 1413 North Howard
10 Street.

11 (No response.)

12 CHAIRWOMAN JARMON: They're not
13 here. That's another one I'm waiting for
14 the certificate of occupancy. I try not
15 to invite all these people just to come
16 here. We have the information,
17 everything that we need. I just need the
18 certificate of occupancy. The properties
19 are developed.

20 MR. RODRIGUEZ: I move that we
21 issue -- the certificate of completion be
22 predicated on the Chair getting a
23 certificate of occupancy.

24 (Duly seconded.)

25 CHAIRWOMAN JARMON: All in

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1 3/13/18 - VACANT PROPERTY REVIEW COMMITTEE
2 favor?

3 (Aye.)

4 CHAIRWOMAN JARMON: Any
5 opposed?

6 (No response.)

7 CHAIRWOMAN JARMON: 2449
8 Jasper. This was transferred as a
9 single-family dwelling back in 1986.

10 (Witness approached podium.)

11 MR. OVRUTSKY: Hi. My name is
12 Roman Ovrutsky from Omega Home Builders.
13 I purchased the lot in June 30, 2015.
14 Since then, I finished the home. I have
15 the certificate of occupancy. I'm going
16 to pick it up as we speak. I also sold
17 the home. The settlement is next week.
18 We just need to get a tax reversion
19 reversed or cancelled. I'm not sure
20 exactly.

21 CHAIRWOMAN JARMON: You need a
22 release?

23 MR. OVRUTSKY: A release, yes.

24 CHAIRWOMAN JARMON: So you said
25 you have the certificate of occupancy?

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2 MR. OVRUTSKY: The inspector
3 issued it yesterday. He said just to
4 come pick it up.

5 CHAIRWOMAN JARMON: Okay. Can
6 you just get that to me.

7 MR. OVRUTSKY: I'll e-mail it
8 to you. That's not a problem.

9 MR. RODRIGUEZ: Madam Chair, I
10 move that we provide the release upon
11 receipt of the certificate of occupancy.

12 (Duly seconded.)

13 CHAIRWOMAN JARMON: All in
14 favor?

15 (Aye.)

16 CHAIRWOMAN JARMON: Any
17 opposed?

18 (No response.)

19 CHAIRWOMAN JARMON: Thank you.

20 MR. OVRUTSKY: So just e-mail
21 it?

22 CHAIRWOMAN JARMON: Forward it
23 to me and then we'll prepare the release
24 and get it --

25 MR. OVRUTSKY: Will I be able

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2 to get it by the end of this week?

3 CHAIRWOMAN JARMON: When do you
4 go to settlement?

5 MR. OVRUTSKY: Monday.

6 CHAIRWOMAN JARMON: Get it to
7 me today, if you can.

8 MR. OVRUTSKY: Thank you.

9 CHAIRWOMAN JARMON: I'll try to
10 rush it.

11 The next item, 2052 Fletcher.

12 This was transferred --

13 MR. RODRIGUEZ: Are we skipping
14 Brandywine?

15 CHAIRWOMAN JARMON: What
16 happened?

17 MR. RODRIGUEZ: 3619
18 Brandywine.

19 MS. CUNNINGHAM: It's before
20 Brandywine.

21 MR. RODRIGUEZ: I'm sorry.

22 CHAIRWOMAN JARMON: 2052
23 Fletcher Street. This was a property
24 that was transferred as a single-family
25 dwelling back in 1989. The current owner

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1 3/13/18 - VACANT PROPERTY REVIEW COMMITTEE
2 wants to sell.

3 Can I get a recommendation?

4 MR. KOONCE: Motion to provide
5 the release.

6 (Duly seconded.)

7 CHAIRWOMAN JARMON: All in
8 favor?

9 MR. RODRIGUEZ: Do you have the
10 certificate of occupancy?

11 CHAIRWOMAN JARMON: No. This
12 was already a property that was
13 developed.

14 Recommendation?

15 MR. RODRIGUEZ: It was so moved
16 and seconded.

17 CHAIRWOMAN JARMON: All in
18 favor?

19 (Aye.)

20 CHAIRWOMAN JARMON: Any
21 opposed?

22 (No response.)

23 CHAIRWOMAN JARMON: Thank you.

24 3619 Brandywine, Bianca Hart.

25 This was transferred a few times since we

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1 3/13/18 - VACANT PROPERTY REVIEW COMMITTEE
2 sold to Bianca.

3 MR. O'DWYER: Was this sold as
4 a single-family dwelling?

5 CHAIRWOMAN JARMON: Yeah. It
6 was a single-family dwelling. She
7 purchased it and rehabbed it. And now
8 she -- I think that's her relative, the
9 other Hart person.

10 MR. KOONCE: So this is the
11 first -- this isn't in the original --

12 CHAIRWOMAN JARMON: This is not
13 the original, but I think it's a family
14 member that she transferred it to.

15 Can I get a recommendation?

16 MR. KOONCE: Motion to approve.

17 (Duly seconded.)

18 CHAIRWOMAN JARMON: All in
19 favor?

20 (Aye.)

21 CHAIRWOMAN JARMON: Any
22 opposed?

23 (No response.)

24 CHAIRWOMAN JARMON: The next
25 one is also a property that was

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1 3/13/18 - VACANT PROPERTY REVIEW COMMITTEE
2 transferred back in 1982 as a
3 single-family dwelling. I have a letter
4 here, and the applicant is unable to
5 attend the meeting. And she's selling
6 the property for \$18,000.

7 Can I get a recommendation?

8 MR. KOONCE: Motion to approve
9 the release.

10 (Duly seconded.)

11 CHAIRWOMAN JARMON: All in
12 favor?

13 (Aye.)

14 CHAIRWOMAN JARMON: Any
15 opposed?

16 (No response.)

17 CHAIRWOMAN JARMON: 1904 East
18 Harold Street. This was sold at the
19 auction. He settled in 2016. I have a
20 certificate of occupancy, and the
21 applicant doesn't have the property on
22 the market yet, but it's completed.

23 MR. KOONCE: Motion to approve.

24 (Duly seconded.)

25 CHAIRWOMAN JARMON: All in

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1 3/13/18 - VACANT PROPERTY REVIEW COMMITTEE
2 favor?

3 (Aye.)

4 CHAIRWOMAN JARMON: Any
5 opposed?

6 (No response.)

7 CHAIRWOMAN JARMON: Thank you.
8 Keep it moving.

9 2528 Dickinson Street. This
10 was transferred as a side yard in 2004
11 and she wants to sell, along with her
12 property.

13 Can I get a recommendation?

14 MS. CUNNINGHAM: It just needs
15 to be cleaned up a bit, I think. I can't
16 tell. Yeah. The fence is -- there's
17 something wrong with the fence, I think.

18 Oh, it's just open. It's hard
19 to tell on this. There's like a sign in
20 front of it. It looks like there's a
21 piece missing on the other side on the
22 top. So if they can clean it up.

23 MR. PADILLA: Well, this is an
24 open gate.

25 MS. CUNNINGHAM: No; here, the

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1 3/13/18 - VACANT PROPERTY REVIEW COMMITTEE
2 foreground of the picture on the left
3 side at the top.

4 CHAIRWOMAN JARMON: Can I get a
5 recommendation?

6 MR. KOONCE: Motion to approve
7 the release.

8 (Duly seconded.)

9 CHAIRWOMAN JARMON: All in
10 favor?

11 (Aye.)

12 CHAIRWOMAN JARMON: The next
13 item, 3016 West Thompson. This was
14 transferred as a single-family dwelling.
15 The property has sold several times. The
16 current owner wants to sell. I have the
17 agreement here. It looks like the lot
18 needs to be cleaned. I e-mailed the
19 applicant to clean this lot.

20 MS. JOHNSON: Is it a vacant
21 lot?

22 CHAIRWOMAN JARMON: It's a lot.

23 MS. CUNNINGHAM: It says it was
24 transferred as a single-family and
25 then --

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2 CHAIRWOMAN JARMON: Yeah, but
3 it's been torn down since then and then
4 the current owner purchased it.

5 MS. JOHNSON: So it's a vacant
6 lot.

7 CHAIRWOMAN JARMON: It was
8 settled in 1989. I told them to clean
9 it. They're going to let me know when
10 it's done. I'll have the inspector go
11 out.

12 MS. HARRIS: Is this one of the
13 properties that was an unsafe and the
14 City demolished it?

15 CHAIRWOMAN JARMON: Yeah.
16 That's demolished, yes.

17 MR. KOONCE: Motion to approve
18 the release.

19 (Duly seconded.)

20 CHAIRWOMAN JARMON: All in
21 favor?

22 (Aye.)

23 MS. CUNNINGHAM: Can we say
24 that that's contingent upon receiving
25 confirmation that it's been cleaned?

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2 CHAIRWOMAN JARMON: Yes. I'm
3 going to send the inspector back out.

4 MS. CUNNINGHAM: Thanks.

5 CHAIRWOMAN JARMON: The next
6 property, 2754 Sears Street. This is a
7 property that was transferred to PHDC and
8 then they transferred it out in 1997, and
9 the current owner wants to sell.

10 Can I get a recommendation?

11 MR. RODRIGUEZ: So moved.

12 (Duly seconded.)

13 CHAIRWOMAN JARMON: All in
14 favor?

15 (Aye.)

16 CHAIRWOMAN JARMON: Any
17 opposed?

18 (No response.)

19 CHAIRWOMAN JARMON: The next
20 item, 229 South Alden Street was a
21 single-family dwelling. It's been sold,
22 and the applicant -- it's been sold since
23 we transferred it out in 2000, and the
24 current owner wants to sell.

25 Can I get a recommendation?

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2 MR. KOONCE: Motion to approve
3 the release.

4 (Duly seconded.)

5 CHAIRWOMAN JARMON: All in
6 favor?

7 (Aye.)

8 CHAIRWOMAN JARMON: This was
9 transferred -- 1631 Victoria Street.

10 MS. SCOTT: Yes.

11 CHAIRWOMAN JARMON: You're
12 here.

13 I think they have settlement
14 scheduled for today.

15 (Witnesses approached podium.)

16 MS. SCOTT: Good morning. My
17 name is Edna Scott. Good morning,
18 everybody.

19 CHAIRWOMAN JARMON: Good
20 morning.

21 MS. SCOTT: I would like to
22 find out -- I have more documents that I
23 need to look over. I'd like to find out
24 can I have a postponement date to
25 postpone it to another date, April the

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2 10th?

3 CHAIRWOMAN JARMON: Can you
4 tell me why? Because you had the
5 property since 2000 and we transferred it
6 as a single-family dwelling. The
7 property was rehabbed or completed at
8 that time. So there's no reason why it
9 should be denied here for you.

10 MS. SCOTT: Well, I still have
11 more things that I have to have done to
12 the property and to upgrade it and all.
13 I have some documents that was sent to me
14 where I really need to look over them for
15 the details.

16 MR. RODRIGUEZ: Is the property
17 livable?

18 CHAIRWOMAN JARMON: Yeah. It
19 was livable when she was still there.

20 MR. RODRIGUEZ: You've lived in
21 the property?

22 MS. SCOTT: Yes.

23 MR. RODRIGUEZ: So I make a
24 motion that we provide the certificate.

25 CHAIRWOMAN JARMON: You can

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2 still work on what it is you need to work
3 on, but you want the restrictions --

4 MS. SCOTT: You made a motion
5 on what? Postponed?

6 CHAIRWOMAN JARMON: But you
7 don't need to have it postponed. We're
8 giving you what you need from here.

9 MS. SCOTT: Okay.

10 CHAIRWOMAN JARMON: Because
11 when we transferred it to you, the
12 property was rehabbed.

13 MS. CUNNINGHAM: This isn't
14 going to change your sale.

15 CHAIRWOMAN JARMON: So you can
16 do whatever you have to do. Do you
17 understand?

18 MS. SCOTT: This is my son.

19 MR. SCOTT: Hello. My name is
20 Nicky Scott. I'm her son.

21 CHAIRWOMAN JARMON: We
22 transferred the property to her back in
23 2000. The work was already done. She
24 wants to sell it. So there was a
25 restriction on the deed. We are removing

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2 the restriction off the deed. So
3 anything else she needs to do, she can
4 do, but we're clearing the title for her.

5 MR. SCOTT: Okay.

6 CHAIRWOMAN JARMON: So if she
7 needs to do whatever, she can do that
8 before she sells it.

9 MR. SCOTT: Okay. I think --
10 okay. I'm not an attorney. I don't know
11 if this is the best thing, but basically
12 it's a situation where she wanted to sell
13 the property, right, but it's not in her
14 best interest to sell the property and
15 she found this out a little later, you
16 know. She was basically being influenced
17 by some parties that didn't have her best
18 interest.

19 CHAIRWOMAN JARMON: So not to
20 cut you off, she don't have to sell her
21 property, but what we're giving her is a
22 clear title, so if later on she wants to
23 sell it, she can.

24 MR. SCOTT: No. I definitely
25 understand that. So what's going on is,

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2 she's actually in the situation where she
3 don't want to sell the property.

4 MS. CUNNINGHAM: She doesn't
5 have to.

6 MR. SCOTT: She was trying to
7 get out of --

8 MR. RODRIGUEZ: Did she sign an
9 agreement of sale?

10 MR. SCOTT: She signed the
11 agreement.

12 MR. RODRIGUEZ: She really
13 ought to be talking to an attorney.

14 MR. SCOTT: Right. We talked
15 to an attorney.

16 MR. RODRIGUEZ: So Community
17 Legal Services or an attorney and talk
18 about getting out of this agreement of
19 sale. You should have a back-out clause.

20 MR. SCOTT: That's right. And
21 I appreciate that, and this is exactly
22 what the attorney said. So he actually
23 advised her maybe this morning to see if
24 she could postpone this.

25 CHAIRWOMAN JARMON: Well, she

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2 wants to postpone the settlement. She
3 don't want to postpone this.

4 MR. RODRIGUEZ: So what you're
5 saying, with the restriction helps her.

6 MR. SCOTT: Right.

7 CHAIRWOMAN JARMON: I got you.

8 MR. RODRIGUEZ: Madam Chair, I
9 rescind my motion and substitute it with
10 a motion to table.

11 (Duly seconded.)

12 CHAIRWOMAN JARMON: I got you.
13 So we'll table it and then you get back
14 in touch with me. Because they're not
15 going to settle it with that against it.
16 So you're good.

17 MS. SCOTT: Thank you. Thank
18 you very much.

19 CHAIRWOMAN JARMON: All right.

20 All in favor?

21 (Aye.)

22 CHAIRWOMAN JARMON: Any
23 opposed?

24 (No response.)

25 CHAIRWOMAN JARMON: 2719 and 21

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2 12th Street. These were two lots that we
3 transferred to the church, Morris Chapel
4 Development.

5 (Witness approached podium.)

6 CHAIRWOMAN JARMON: Good
7 morning.

8 MR. HARPER: Good morning. My
9 name is John Harper. I'm acting as a
10 consultant to Morris Chapel Development.
11 They've got two lots that the church has
12 had since 2004. They're looking to sell
13 some assets, and currently the lots are
14 under agreement, hopefully with a
15 settlement date of Friday, if we can get
16 the release document back by then.

17 CHAIRWOMAN JARMON: You have a
18 settlement for?

19 MR. HARPER: I think it's
20 scheduled for Friday. In fact, it was
21 supposed to be last month until this
22 popped up.

23 CHAIRWOMAN JARMON: Can I get a
24 recommendation?

25 MR. RODRIGUEZ: I have a

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2 question. This was transferred to the
3 church for what purpose?

4 CHAIRWOMAN JARMON: As a side
5 yard adjacent to the church.

6 Wasn't it adjacent --

7 MR. HARPER: For parking.

8 CHAIRWOMAN JARMON: For
9 parking.

10 MR. HARPER: But actually
11 there's a couple of properties in
12 between, but it's at the end of the lot.
13 It's not far.

14 MR. KOONCE: Motion to approve
15 certificate of completion.

16 (Duly seconded.)

17 CHAIRWOMAN JARMON: And they're
18 asking for the release. They need it by
19 Friday.

20 MR. RODRIGUEZ: You have a
21 motion and a second.

22 CHAIRWOMAN JARMON: All in
23 favor?

24 (Aye.)

25 CHAIRWOMAN JARMON: Thank you.

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2 MR. HARPER: Thank you.

3 CHAIRWOMAN JARMON: 616 West
4 Norris Street.

5 MR. O'DWYER: 611 West Norris?

6 CHAIRWOMAN JARMON: No. I made
7 a change. You weren't here. The address
8 is 616 West Norris Street.

9 MR. KOONCE: There's an
10 attachment.

11 CHAIRWOMAN JARMON: And they're
12 here. This is the administrator of the
13 estate that requested this, and they were
14 told to clean this lot.

15 MR. O'DWYER: It looks like a
16 house fell down.

17 MS. CUNNINGHAM: That's really
18 bad. Does that fence belong to that lot?

19 MR. O'DWYER: They would need
20 to repair the fence.

21 MR. RODRIGUEZ: Madam Chair, I
22 move that we table this until they
23 replace the fence and clean the lot.

24 (Duly seconded.)

25 CHAIRWOMAN JARMON: All in

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2 favor?

3 (Aye.)

4 CHAIRWOMAN JARMON: Any
5 opposed?

6 (No response.)

7 CHAIRWOMAN JARMON: I'm going
8 to add --

9 MS. WALKER: I have a question.
10 On Page 2, B and C, they should be a
11 sale, right?

12 CHAIRWOMAN JARMON: What page?

13 MS. WALKER: Page 2.

14 CHAIRWOMAN JARMON: You said B
15 and C?

16 MS. WALKER: C and D.

17 MS. CUNNINGHAM: Moore Street
18 and 51st Street?

19 MS. WALKER: One was tabled
20 waiting for the appraisal. The other one
21 was approved waiting for the appraisal.

22 Shouldn't they --

23 MS. CUNNINGHAM: But there were
24 also some title issues and I think we
25 wanted to clear that up before.

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2 MR. O'DWYER: 125 Moore, they
3 might be able to participate in a program
4 that grandfather them getting it at a
5 reduced or no cost.

6 MS. WALKER: Okay.

7 CHAIRWOMAN JARMON: I'd like to
8 add last month's minutes, February 13,
9 2018.

10 MR. O'DWYER: I move that we
11 add last month's minutes.

12 (Duly seconded.)

13 CHAIRWOMAN JARMON: All in
14 favor?

15 (Aye.)

16 CHAIRWOMAN JARMON: Thank you.
17 The meeting is adjourned.

18 (Vacant Property Review
19 Committee adjourned at 11:20 a.m.)

20 - - -

21

22

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25

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1

2 CERTIFICATE

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

9

10

11

12

13 -----

14 MICHELE L. MURPHY

15 RPR-Notary Public

16

17

18

19

20 (The foregoing certification of this
21 transcript does not apply to any reproduction
22 of the same by any means, unless under the
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24 certifying reporter.)

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