

Vacant Property Review Committee  
January 12, 2016

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VACANT PROPERTY REVIEW COMMITTEE

Caucus Room, City Hall  
Philadelphia, Pennsylvania  
Tuesday, January 12, 2016  
10:10 a.m.

PRESENT:

SUSIE JARMON, OHCD, CHAIRWOMAN

DAIANA RAMOS, OHCD

MANUELA COSTA, PHDC

JEREMY GRADWOHL, Council President

Clarke's Office

LINDA MEDLEY, Law Department

REBECCA SWANSON, L&I

ANDREW FRISHKOFF, LISC

GARRETT O'DWYER, PACDC

LISA WALKER, Revenue

AMANDA DAVIS, PIDC

LYNSIE SOLOMON, Public Property

JAMETTA JOHNSON, Planning Commission

MELVIS DUNBAR, RDA

KEVIN HUNTER, Commerce Department

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CHAIRWOMAN JARMON: Good morning. My name is Susie Jarmon, the Chairwoman of this Committee. The meeting is now in session.

Are there any attorneys in the room?

What property are you here for?

MS. WOLF: Tulip.

CHAIRWOMAN JARMON: Tulip, the 2555?

MS. WOLF: 2557.

CHAIRWOMAN JARMON: You want to come up to the podium.

(Witness approached podium.)

(Mr. Dougherty talking without microphone.)

CHAIRWOMAN JARMON: Okay. Just have a seat for a minute.

Just state your name for the record and what you're here for.

MS. WOLF: My name is Marsha Wolf. I'm here for 2555, 2557, and 2559 Tulip Street.

CHAIRWOMAN JARMON: Well, we

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2 only have the two on the agenda, the 2555  
3 and 2557.

4 MS. WOLF: Right. My client  
5 is --

6 MS. DUNBAR: What page?

7 CHAIRWOMAN JARMON: Tulip on  
8 Page 6. These were transferred as side  
9 yards to the applicant.

10 MS. WOLF: My client purchased  
11 all three properties. 55 and 57 are  
12 vacant lots.

13 CHAIRWOMAN JARMON: Yes.

14 MS. WOLF: They've been  
15 transferred to my client's predecessor's  
16 predecessor by the RDA in 1998, and the  
17 deed that went into my client's  
18 predecessor did not remunerate the right  
19 of reversion. And 2559 has a dwelling on  
20 it, so there's no right of reversion on  
21 that, and that property got conveyed in  
22 2007, where the lots were conveyed in  
23 2001.

24 My clients are renovating 2559  
25 and they have a construction loan to

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2 build two single-family dwellings on 2555  
3 and 2557. The only issue will be a  
4 timing one because the lots are  
5 non-conforming, because they're 14 feet  
6 wide by 54 feet deep and they'll never be  
7 able to meet the zoning requirements. So  
8 they'll need to go through Zoning.

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

11 MS. DUNBAR: Who is your  
12 client? You made reference to your  
13 client.

14 MS. WOLF: My client is Sean  
15 Michael Holmes, LLC. They're two  
16 brothers.

17 CHAIRWOMAN JARMON: Any further  
18 questions?

19 (No response.)

20 CHAIRWOMAN JARMON:  
21 Recommendation?

22 MS. DUNBAR: I recommend the  
23 release of the, whatever, the  
24 restrictions -- sorry -- and the issuance  
25 of a Certificate of Completion. Is that

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2 what they're looking for?

3 CHAIRWOMAN JARMON: Yes.

4 (Duly seconded.)

5 CHAIRWOMAN JARMON: All in

6 favor?

7 (Aye.)

8 CHAIRWOMAN JARMON: Thank you.

9 MS. WOLF: What did she say? I  
10 couldn't hear her.

11 CHAIRWOMAN JARMON: We approved  
12 the release. So we'll be in touch with  
13 you once it's prepared.

14 MS. WOLF: Thanks.

15 (Witness approached podium.)

16 CHAIRWOMAN JARMON: Hi. You're  
17 here for what address?

18 MR. DOUGHERTY: 1833 West Tioga  
19 Street as well as the additional one that  
20 was going to be put on there, and that's  
21 3528 --

22 CHAIRWOMAN JARMON: 3528 North  
23 18th Street. Can we add this to the  
24 agenda. It's on Page 6. 1833 West Tioga  
25 and we're going to add 3528 North 18th

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2 Street.

3 MR. DOUGHERTY: That's correct.

4 CHAIRWOMAN JARMON: Can you  
5 just state your name for the record. You  
6 might as well just stand right here.

7 MR. DOUGHERTY: My name is  
8 Joseph J. Dougherty. I'm here on behalf  
9 of Tioga -- two entities. One is Temple  
10 Housing with reference to 1833 West Tioga  
11 Street. The other one is Tioga Garden  
12 Associates. That's with reference to the  
13 property which is located at 3528 West  
14 18th Street.

15 Both of these properties were  
16 transferred by the Redevelopment  
17 Authority, 1833 originally to June James.  
18 She then -- and that's 1999. Then her  
19 estate, after she lived in the home,  
20 transferred it by deed in 2012 to Temple  
21 Housing Associates. Purchase price was  
22 \$29,500. Subsequent thereto, Temple  
23 Housing Associates expended over \$131,000  
24 to convert that building to three  
25 apartments, which in fact is what they're

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2 being used as now. Certificate of  
3 Occupancy was granted in March --  
4 February 2015.

5 With respect to the lot, which  
6 is the 3528 West 18th Street, that was a  
7 vacant lot. What has been done with that  
8 was that it was made part of the initial  
9 transfer back in 2012 with 1801 West  
10 Tioga Street. That's an apartment  
11 complex that was in fact transferred back  
12 in 1996 to Tioga Associates for \$1. It  
13 is a 33-unit apartment complex. Both  
14 that complex, the apartment complex,  
15 which includes the lot next door, which  
16 is the 3528 West 18th Street, were sold  
17 under an agreement of sale or entered an  
18 agreement of sale for 36 units. Each  
19 unit was appraised at, for purposes of  
20 sale, of \$57,638. Total for the 1833  
21 West Tioga Street was \$172,914. And that  
22 was within a recent sale.

23 I have all historical documents  
24 in two tabbed sections, if you'd like  
25 them, other than what I had submitted to

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2 you.

3 CHAIRWOMAN JARMON: No. I'm  
4 fine. Thank you.

5 Are there any questions from  
6 the Committee?

7 (No response.)

8 CHAIRWOMAN JARMON:  
9 Recommendation?

10 MS. DUNBAR: Motion to issue  
11 the Certificates of Completion for 1833  
12 West Tioga and 3528 North 18th Street.

13 (Duly seconded.)

14 CHAIRWOMAN JARMON: All in  
15 favor?

16 (Aye.)

17 CHAIRWOMAN JARMON: Thank you.

18 MR. DOUGHERTY: Thank you very  
19 much.

20 CHAIRWOMAN JARMON: You're  
21 welcome.

22 We'll start at the beginning of  
23 the agenda. The first address is 3119  
24 West Huntingdon Street, Raheem Strong?

25 (No response.)



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2 CHAIRWOMAN JARMON: This is the  
3 third month that this has been on the  
4 agenda. I'm going to delete this.

5 The next item is 7116 Yocum  
6 Street, Iquila Francis?

7 (No response.)

8 CHAIRWOMAN JARMON: I'm going  
9 to table this until next month.

10 The next items are properties  
11 on William Street. I'm going to read the  
12 addresses because originally there were  
13 typos in the agenda. The addresses are  
14 2050 East William, 2052, 2060, 2062,  
15 2066, 2068, 2056, and 58 East William  
16 Street, William Street Properties, Ken  
17 Roscioli.

18 (Witness approached podium.)

19 CHAIRWOMAN JARMON: Hi. How  
20 are you?

21 MR. ROSCIOLI: Okay. Ken  
22 Roscioli from William Street Properties.

23 CHAIRWOMAN JARMON: These  
24 properties were appraised at 4,500 each,  
25 and that's what he will be purchasing

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2 them at.

3 MS. JOHNSON: And what is the  
4 proposed use?

5 MR. ROSCIOLI: Single-family  
6 dwellings.

7 CHAIRWOMAN JARMON: Any further  
8 questions?

9 (No response.)

10 CHAIRWOMAN JARMON:  
11 Recommendation?

12 MR. GRADWOHL: Motion to sell  
13 at fair market value.

14 (Duly seconded.)

15 CHAIRWOMAN JARMON: All in  
16 favor?

17 (Aye.)

18 CHAIRWOMAN JARMON: Thank you.  
19 We'll be in touch. Thank you.

20 The appraisals were 4,500 each.

21 MR. GRADWOHL: Do I need to  
22 amend my motion?

23 CHAIRWOMAN JARMON: Your motion  
24 was to?

25 MR. GRADWOHL: Fair market

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2 value.

3 CHAIRWOMAN JARMON: You can

4 amend it.

5 MR. GRADWOHL: Motion to sell

6 at the appraised value.

7 (Duly seconded.)

8 CHAIRWOMAN JARMON: All in

9 favor?

10 (Aye.)

11 CHAIRWOMAN JARMON: Thank you,

12 Jeremy.

13 2031 East Auburn, Miguel

14 Zeledon.

15 (Witness approached podium.)

16 CHAIRWOMAN JARMON: Good

17 morning.

18 MR. ZELEDON: Good morning.

19 CHAIRWOMAN JARMON: Can you

20 state your name for the record and the

21 reason you're here.

22 MR. ZELEDON: Miguel Zeledon,

23 2031 East Auburn Street.

24 CHAIRWOMAN JARMON: And you're

25 here to purchase 2031?

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2 MR. ZELEDON: Yes.

3 CHAIRWOMAN JARMON: Any  
4 questions from the Committee?

5 MS. DUNBAR: What's the  
6 proposed use?

7 MR. ZELEDON: Basically just a  
8 recreational place for the community.  
9 I've been taking care of it for about ten  
10 years. I fenced it in. We usually meet  
11 up there in the summer with the kids and  
12 just play in the lot. I clean it. I  
13 maintained it for the last ten years.

14 MS. JOHNSON: You live in the  
15 adjacent house?

16 MR. ZELEDON: Yes.

17 CHAIRWOMAN JARMON: He lives in  
18 Mascher Street.

19 MR. ZELEDON: I live in Mascher  
20 Street, but my son and his mother live at  
21 2033 East Auburn.

22 CHAIRWOMAN JARMON: Any further  
23 questions?

24 (No response.)

25 CHAIRWOMAN JARMON:

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2 Recommendation, Melvis?

3 MS. DUNBAR: Motion to sell at  
4 the LAMA price. Is that what he's --

5 CHAIRWOMAN JARMON: Yes.

6 MS. DUNBAR: Motion to sell at  
7 the LAMA price.

8 (Duly seconded.)

9 CHAIRWOMAN JARMON: All in  
10 favor?

11 (Aye.)

12 CHAIRWOMAN JARMON: Thank you.  
13 Thank you.

14 5741 Knox Street, Morgan and  
15 Ward Endeavors, LLC.

16 (Witness approached podium.)

17 CHAIRWOMAN JARMON: Good  
18 morning.

19 MR. SMIGELSKI: Good morning.  
20 Tim Smigelski, the owner of Morgan and  
21 Ward Endeavors.

22 CHAIRWOMAN JARMON: And you're  
23 here to purchase 5741 Knox Street?

24 MR. SMIGELSKI: Yes.

25 CHAIRWOMAN JARMON: For what

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2 proposal?

3 MR. SMIGELSKI: I own two  
4 adjoining properties, 154 and 156 West  
5 Price Street, and this property sits at  
6 the back of 156 West Price. I just want  
7 to make the two properties equal in size.  
8 156 is about 20 by 60, and 154 is 20 by  
9 100, and this parcel would make them both  
10 100 feet deep.

11 MS. JOHNSON: They're vacant  
12 lots, so --

13 MR. SMIGELSKI: They're vacant  
14 lots.

15 MS. JOHNSON: What are you  
16 going to do with them?

17 MR. SMIGELSKI: Single-family  
18 dwellings.

19 MS. DUNBAR: Are you going to  
20 build single-family dwellings on 154 and  
21 156 West Price?

22 MR. SMIGELSKI: Yes, and then  
23 just add 5741 for the re-title, re-deed  
24 it to make the two properties the same  
25 dimensions.

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2 MS. DUNBAR: Okay. But the  
3 5741 is just going to be used for a yard?

4 MR. SMIGELSKI: Yes.

5 CHAIRWOMAN JARMON: Any further  
6 questions?

7 (No response.)

8 MS. DUNBAR: Motion to sell at  
9 the LAMA price.

10 (Duly seconded.)

11 CHAIRWOMAN JARMON: All in  
12 favor?

13 (Aye.)

14 CHAIRWOMAN JARMON: Thank you.

15 MR. SMIGELSKI: Thank you.

16 CHAIRWOMAN JARMON: We'll be in  
17 touch.

18 MR. SMIGELSKI: Have a good  
19 day.

20 CHAIRWOMAN JARMON: The next  
21 items are side yards/rear yards for  
22 applicants. Can I get a recommendation?

23 MR. GRADWOHL: Motion to  
24 transfer at no consideration.

25 MS. DUNBAR: I just had a

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2 question there.

3 CHAIRWOMAN JARMON: Sure.

4 MS. DUNBAR: Can you just  
5 explain the 2A, 3A, 4A?

6 CHAIRWOMAN JARMON: Yeah. It  
7 was one address. We had a subdivision  
8 done. So we're giving each of the  
9 applicants a rear yard to their property,  
10 which is on 3rd Street.

11 MS. DUNBAR: Okay. Thank you.

12 CHAIRWOMAN JARMON: Can I get a  
13 second?

14 (Duly seconded.)

15 CHAIRWOMAN JARMON: All in  
16 favor?

17 (Aye.)

18 CHAIRWOMAN JARMON: Thank you.  
19 The next items are Urban Garden  
20 Agreements, which I can accept. Over to  
21 the top of Page 5, the 3017 5th Street is  
22 an Urban Garden Agreement.

23 Now we have properties that  
24 were on an auction that the Redevelopment  
25 Authority held in June of last year.



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2 Finally these applicants are on the  
3 agenda. Hopefully they're here. The  
4 first address -- well, this applicant  
5 isn't here because there was a typo with  
6 the address last month. He had at least  
7 six addresses that he's purchasing to  
8 develop single-family dwellings. 2649  
9 Janney Street. Can I get a  
10 recommendation?

11 MS. DUNBAR: Motion to sell at  
12 the auction price.

13 (Duly seconded.)

14 CHAIRWOMAN JARMON: The next  
15 item is 2017 East Letterly Street, Cam  
16 Homes, LLC.

17 (Witness approached podium.)

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

20 MR. SCHWARTZ: Harris Schwartz.

21 CHAIRWOMAN JARMON: And you  
22 were at the auction and you were the  
23 highest bidder for \$45,000 on this lot?

24 MR. SCHWARTZ: Yes.

25 CHAIRWOMAN JARMON: And what is

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2 your proposal?

3 MR. SCHWARTZ: Build a  
4 single-family home.

5 CHAIRWOMAN JARMON: Any  
6 questions from the Committee?

7 (No response.)

8 CHAIRWOMAN JARMON:  
9 Recommendation?

10 MS. DUNBAR: Motion to sell at  
11 the auction price.

12 (Duly seconded.)

13 CHAIRWOMAN JARMON: All in  
14 favor?

15 (Aye.)

16 CHAIRWOMAN JARMON: It's  
17 approved.

18 2443 Jasper and 1948 East  
19 Harold Street, Universal. You're finally  
20 here. This is like the third or fourth  
21 month.

22 (Witness approached podium.)

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

25 MR. SMITH: Joseph Smith.

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2 CHAIRWOMAN JARMON: And you  
3 were the highest bidder on these two  
4 lots, Jasper Street for 47,500 and the  
5 Harold Street for 5,500, and your  
6 proposal is?

7 MR. SMITH: To settle.

8 CHAIRWOMAN JARMON: To do what?  
9 What's your proposal? What are you going  
10 to do with these lots?

11 MR. SMITH: Oh, I'm sorry.  
12 Build single-family homes.

13 CHAIRWOMAN JARMON: Any  
14 questions from the Committee?

15 MR. SMITH: No.

16 CHAIRWOMAN JARMON: No; the  
17 Committee.

18 MS. DUNBAR: You're not on the  
19 Committee. We'll say no.

20 CHAIRWOMAN JARMON: Not you,  
21 no. Them.

22 MR. SMITH: I'm sorry.

23 CHAIRWOMAN JARMON: Any  
24 questions from the Committee?

25 (No response.)

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2 CHAIRWOMAN JARMON: Can I get a  
3 recommendation?

4 MS. DUNBAR: Motion to sell at  
5 the auction price.

6 CHAIRWOMAN JARMON: All in  
7 favor?

8 (Aye.)

9 CHAIRWOMAN JARMON: Thank you.  
10 We'll be in touch.

11 MR. SMITH: Thank you very  
12 much.

13 The next one is a miscellaneous  
14 item that I added to the agenda, which  
15 was an ad hoc resolution, which was  
16 approved by the Committee on December  
17 16th, 2015. I just need an approval.

18 MS. DUNBAR: Motion.

19 (Duly seconded.)

20 CHAIRWOMAN JARMON: All in  
21 favor?

22 (Aye.)

23 CHAIRWOMAN JARMON: Now we have  
24 Certificate of Completions. The first  
25 address is 1816 Gerritt Street. Hi. You

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2 want to come up to the podium.

3 (Witness approached podium.)

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

6 MS. JENKINS: My name is  
7 Johnnie Mae Jenkins.

8 CHAIRWOMAN JARMON: And James  
9 Jenkins was your husband?

10 MS. JENKINS: Was my husband.

11 CHAIRWOMAN JARMON: And you're  
12 here to sell this property?

13 She's the widow of James  
14 Jenkins and she's here to request a  
15 certificate on this property, 1816  
16 Gerritt Street.

17 MS. DUNBAR: We're okay with  
18 the condition of the lot?

19 CHAIRWOMAN JARMON: I don't  
20 know if -- the Commissioner signs off on  
21 these releases. Lysie, I know there's  
22 an old car on here.

23 MS. SOLOMON: Right, but the  
24 rest of the lot looked clean. I think  
25 this one should be okay.

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2 CHAIRWOMAN JARMON: Okay. All  
3 right.

4 So what's the recommendation of  
5 the Committee?

6 MS. DUNBAR: Motion to issue a  
7 Certificate of Completion.

8 (Duly seconded.)

9 CHAIRWOMAN JARMON: All in  
10 favor?

11 (Aye.)

12 CHAIRWOMAN JARMON: Thank you.  
13 We'll be in touch.

14 The next two items are 1441  
15 South Colorado and 1443 Colorado, Claire  
16 Richardson.

17 (Witness approached podium.)

18 CHAIRWOMAN JARMON: Good  
19 morning.

20 MR. CASTAGNA: Hi. Good  
21 morning. Ken Castagna with KSM  
22 Investments.

23 CHAIRWOMAN JARMON: And you're  
24 the --

25 MR. CASTAGNA: I'm the owner.

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2 CHAIRWOMAN JARMON: Oh, you own  
3 it now?

4 MR. CASTAGNA: I own it. I'm  
5 asking for permission to sell, a release  
6 from the RDA.

7 CHAIRWOMAN JARMON: Okay. So  
8 you purchased them from Claire?

9 MR. CASTAGNA: Yes.

10 CHAIRWOMAN JARMON: Okay. Any  
11 questions from the Committee?

12 MR. HUNTER: What are you  
13 proposing to do with the lots?

14 MR. CASTAGNA: They're actually  
15 up for sale, so I'm asking a request to  
16 be able to sell them.

17 MR. HUNTER: One looks like a  
18 vacant building.

19 MR. CASTAGNA: It's actually a  
20 building and one lot.

21 CHAIRWOMAN JARMON: Right. So  
22 this lot is definitely going to have to  
23 be cleaned before the release is  
24 executed.

25 MR. CASTAGNA: That's not a

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2 problem. I cleaned it several times, but  
3 what happened is, what they're doing is  
4 they're building a house. I own 4143 and  
5 45. 47 they're building a house, so all  
6 this is their construction. I called  
7 L&I, Inspector Bart. I told him. He  
8 released it -- relisted a fine to them.  
9 Because basically I clean this, I  
10 maintain this, because I own this one,  
11 this one, and this one. But see all  
12 these cinderblocks? That's where their  
13 new three-story, \$500,000 house.

14 CHAIRWOMAN JARMON: Okay.

15 MR. CASTAGNA: So I'll go out  
16 there again and read the riot act this  
17 morning.

18 CHAIRWOMAN JARMON: Once you've  
19 cleaned it, can you just let me know.

20 MR. CASTAGNA: Oh, absolutely I  
21 will.

22 CHAIRWOMAN JARMON: So I can  
23 let the Commissioner know.

24 MR. CASTAGNA: Well, what's  
25 happening is, they gave me a warning for



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2 a violation. I answered it and said that  
3 my building is completely sealed,  
4 cleaned, perfect, and all their debris,  
5 if you see it, it's all construction  
6 debris. It has nothing to do with my  
7 building. It has to do with the new  
8 \$500,000 house they built.

9 CHAIRWOMAN JARMON: Okay.

10 MS. JOHNSON: So 41 is the  
11 house?

12 CHAIRWOMAN JARMON: 41 is the  
13 house here.

14 MS. JOHNSON: And what is your  
15 plan? Is it occupy it or you're going  
16 to --

17 MR. CASTAGNA: I'm selling the  
18 house and the two lots. I only need a  
19 release for the house and the one lot.  
20 The other house has nothing to do with  
21 this matter -- I'm sorry; the other lot  
22 has nothing to do --

23 MS. JOHNSON: So it's not for  
24 development. The two lots will be side  
25 yards?

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2 CHAIRWOMAN JARMON: He's  
3 selling them.

4 MS. JOHNSON: Oh, okay. Are  
5 they going to be developed?

6 MR. CASTAGNA: I don't know who  
7 is going to buy them. I think whoever  
8 buys the building might want two side  
9 yards.

10 CHAIRWOMAN JARMON: Okay. Any  
11 further questions?

12 (No response.)

13 CHAIRWOMAN JARMON:  
14 Recommendation? Jeremy or Melvis?

15 MR. GRADWOHL: I move that we  
16 grant the Certificate of Completion upon  
17 proof that the lot has been cleaned.

18 (Duly seconded.)

19 CHAIRWOMAN JARMON: All in  
20 favor?

21 (Aye.)

22 CHAIRWOMAN JARMON: All right.  
23 So as soon as that's done, give me a call  
24 and I'll have my inspector go out.

25 MR. CASTAGNA: So I guess my

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2 question to you is, I'll go do it today,  
3 and just so we're clear, so these are the  
4 matters. This is 41, this lot is 42. So  
5 everything that they're working on, I'll  
6 let them keep some of their stuff on 45,  
7 which I own, but I'll make sure that 43  
8 is cleaned.

9 CHAIRWOMAN JARMON: Exactly.  
10 All right. Thank you.

11 MR. CASTAGNA: Thank you. Have  
12 a good day, guys.

13 CHAIRWOMAN JARMON: You too.  
14 543 West Glenwood.  
15 (Witness approached podium.)

16 CHAIRWOMAN JARMON: Good  
17 morning.

18 MR. SHERWOOD: Good morning.  
19 Tom Sherwood representing the Sherwood  
20 Family Partnership.

21 CHAIRWOMAN JARMON: And they're  
22 the current owners.

23 MR. SHERWOOD: They are the  
24 current owners, the Sherwood family. And  
25 it's a vacant lot. We just want to sell.

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2 It's all cleaned up and everything.

3 CHAIRWOMAN JARMON: And you're  
4 selling it along with other properties  
5 that you own?

6 MR. SHERWOOD: Correct.  
7 Correct. 3308 North 6th Street and  
8 651-57 West Glenwood.

9 CHAIRWOMAN JARMON: Can you  
10 hear him?

11 MS. DUNBAR: Yes, but I got a  
12 little lost in terms of Sherwood.

13 MR. SHERWOOD: 3308 North 6th  
14 Street and 651-57 West Glenwood.

15 MS. DUNBAR: So excuse me. Are  
16 you the current owner of the property?

17 MR. SHERWOOD: Yes.

18 MS. DUNBAR: Okay. Thank you.

19 CHAIRWOMAN JARMON: Any further  
20 questions?

21 MR. HUNTER: Is the lot clean  
22 on the attachment?

23 CHAIRWOMAN JARMON: I know they  
24 cleaned it.

25 MR. SHERWOOD: We cleaned it

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2 all up.

3 CHAIRWOMAN JARMON: I have to  
4 send the inspector back out, but I know  
5 they had cleaned it.

6 MR. SHERWOOD: There was tires  
7 and all kind of stuff.

8 MR. HUNTER: That's what I saw  
9 on the street view.

10 MR. SHERWOOD: We had a  
11 bulldozer go in there and pick everything  
12 up and clean it all up.

13 MS. JOHNSON: Do you know what  
14 they plan to do with the lots?

15 MR. SHERWOOD: I think it's  
16 just going to use it just as a parking  
17 lot.

18 CHAIRWOMAN JARMON: Any further  
19 questions?

20 (No response.)

21 MS. DUNBAR: Motion to issue  
22 the Certificate of Completion.

23 (Duly seconded.)

24 CHAIRWOMAN JARMON: All in  
25 favor?

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2 (Aye.)

3 CHAIRWOMAN JARMON: Thank you.

4 MR. SHERWOOD: Thanks a lot.

5 CHAIRWOMAN JARMON: The next  
6 items are Innova Redevelopment, LLC. The  
7 addresses are 1429 South Bouvier, 1430  
8 South Bouvier, 1431 South Bouvier, 1445  
9 South Bouvier, and 1449 South Bouvier.

10 (Witness approached podium.)

11 CHAIRWOMAN JARMON: Hi.

12 MR. ALLEGRETTI: Hi. I'm  
13 Bernardino Allegretti. We developed  
14 these five homes. They're complete as  
15 part of a 15-unit workforce housing  
16 development, and we're seeking release  
17 from the reverter conditions so we can  
18 sell them.

19 CHAIRWOMAN JARMON: I think we  
20 have only one agreement of sale on one of  
21 these properties.

22 MR. ALLEGRETTI: We have 1430  
23 and 1431 under agreement.

24 CHAIRWOMAN JARMON: I think I  
25 only have one agreement.

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2 MR. ALLEGRETTI: We just signed  
3 1431 last week.

4 CHAIRWOMAN JARMON: Can I get a  
5 copy of it?

6 MR. ALLEGRETTI: Sure.

7 CHAIRWOMAN JARMON: And I just  
8 got Certificates of Occupancies for --  
9 well, we have it for three addresses.

10 MR. ALLEGRETTI: Yeah; 29, 30,  
11 and 31. 45 and 49 are forthcoming.

12 CHAIRWOMAN JARMON: And I think  
13 that they were asking once they have  
14 completed the projects that they send the  
15 certificates to me and then we can  
16 proceed with processing the release for  
17 them, and that's why I put the other  
18 addresses on here, which is the 1445 and  
19 1449.

20 Are there any questions?

21 (No response.)

22 MS. DUNBAR: So are you ready?

23 CHAIRWOMAN JARMON: Yes.

24 MS. DUNBAR: So I'll make a  
25 motion to issue the Certificates of

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2 Completion for 1429, 1430, and 1431 South  
3 Bouvier Street, because those are the  
4 ones that have the --

5 CHAIRWOMAN JARMON:  
6 Certificate.

7 MS. DUNBAR: -- Certificate of  
8 Occupancy. And then the other two, 1445  
9 and 1449, recommend the issuance subject  
10 to the receipt of the Certificate of  
11 Occupancy.

12 (Duly seconded.)

13 CHAIRWOMAN JARMON: All in  
14 favor?

15 (Aye.)

16 CHAIRWOMAN JARMON: Thank you.

17 MR. ALLEGRETTI: Thank you.

18 CHAIRWOMAN JARMON: The next  
19 item, 1431 South 56th Street, Brenda  
20 Sudler.

21 (Witnesses approached podium.)

22 CHAIRWOMAN JARMON: Good  
23 morning. Can you state your name for the  
24 record.

25 MS. MURPHY: I'm Kellie Beth



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2 Hegarty-Murphy, and this is my husband,  
3 Shane Murphy.

4 CHAIRWOMAN JARMON: And you are  
5 the current owners?

6 MS. MURPHY: Yes. We own the  
7 property at 1431 South 56th Street, and  
8 we are here to get the release of the  
9 property so we can go to settlement with  
10 a new buyer.

11 CHAIRWOMAN JARMON: Okay.  
12 They're selling it for 40,000.  
13 Any questions?

14 MS. DUNBAR: Did they do what  
15 they were supposed to do with the house  
16 when they had it?

17 CHAIRWOMAN JARMON: They didn't  
18 have it. Someone else had it. And I'm  
19 not sure --

20 MS. MURPHY: We did have the  
21 property. We purchased the property in  
22 2011 and we lived there for a bit.

23 CHAIRWOMAN JARMON: Okay.

24 MS. DUNBAR: Motion to issue  
25 the Certificate of Completion.

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2 (Duly seconded.)

3 CHAIRWOMAN JARMON: All in  
4 favor?

5 (Aye.)

6 MS. MURPHY: With that, will  
7 the release be sent to our realtor or the  
8 title company or us?

9 CHAIRWOMAN JARMON: Where do  
10 you want it sent?

11 MS. MURPHY: The title company  
12 would probably be --

13 CHAIRWOMAN JARMON: I'm sure  
14 I've gotten e-mails from them.

15 MS. MURPHY: Or Keith is fine,  
16 the realtor. He can get it over to them.  
17 And do you know when that would be?

18 CHAIRWOMAN JARMON: It's going  
19 to be a couple weeks at least.

20 MS. MURPHY: All right.

21 CHAIRWOMAN JARMON: Because it  
22 has to be signed by different  
23 individuals.

24 MS. MURPHY: All right. Thank  
25 you.

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2 CHAIRWOMAN JARMON: You're  
3 welcome.

4 MS. DUNBAR: When is your  
5 settlement?

6 MS. MURPHY: Well, we're going  
7 to the title company today to sign the  
8 paperwork, and then the realtor is going  
9 to, I guess, complete everything once --  
10 this is the last piece of information  
11 that we need. So as soon as they get  
12 this, then the new buyer will be taking  
13 the property.

14 CHAIRWOMAN JARMON: Okay.  
15 We'll try to work on it quickly.

16 MS. MURPHY: Thank you. I  
17 appreciate it.

18 CHAIRWOMAN JARMON: You're  
19 welcome.

20 2112 Manton Street.

21 (Witness approached podium.)

22 CHAIRWOMAN JARMON: Good  
23 morning.

24 MR. WHITFIELD: Good morning.

25 My name is Jerome Whitfield. I'm at the

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2 property at 2112 Manton Street. I'm  
3 going to ask --

4 MS. DUNBAR: Can you speak a  
5 little bit louder. I can hear you, but  
6 the people over there probably can't.

7 MR. WHITFIELD: Yes. Hi. My  
8 name is Jerome Whitfield, 2112 Manton  
9 Street, and I am respectfully requesting  
10 the release of the restrictions on the  
11 deed of the property.

12 CHAIRWOMAN JARMON: Any  
13 questions from the Committee?

14 Was this a side yard or a  
15 single-family dwelling?

16 MR. WHITFIELD: Single-family  
17 dwelling.

18 CHAIRWOMAN JARMON: Okay.

19 MS. DUNBAR: Are you proposing  
20 to sell the property now?

21 MR. WHITFIELD: Yes, ma'am.

22 CHAIRWOMAN JARMON: Any further  
23 questions?

24 (No response.)

25 MR. GRADWOHL: Motion to grant

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2 the Certificate of Completion.

3 (Duly seconded.)

4 CHAIRWOMAN JARMON: All in

5 favor?

6 (Aye.)

7 CHAIRWOMAN JARMON: Thank you.

8 We'll be in touch.

9 MR. WHITFIELD: Thank you,

10 ma'am.

11 CHAIRWOMAN JARMON: You're

12 welcome.

13 1347 South Stanley.

14 (Witness approached podium.)

15 MS. HANNAH: Good morning.

16 CHAIRWOMAN JARMON: Good

17 morning. State your name for the record.

18 MS. HANNAH: Karen Hannah. I

19 purchased the property at 1347 South

20 Stanley Street and I need a release so I

21 can sell the property.

22 CHAIRWOMAN JARMON: And you

23 purchased it when?

24 MS. HANNAH: 2014.

25 MS. JOHNSON: Is there

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2 something wrong with the roof?

3 MS. HANNAH: I'm not for sure.

4 What's happening is, since I acquired the

5 property, it's been a squatter in there,

6 so I haven't been able to get into the

7 property, but I have started the

8 proceedings to get the person ejected.

9 So I don't really know. I just know it's

10 standing. I don't know the condition of

11 it.

12 CHAIRWOMAN JARMON: Okay. Any

13 further questions?

14 MS. DUNBAR: So what happens in

15 that situation where we sold her the

16 property, after she was supposed to do

17 something --

18 CHAIRWOMAN JARMON: We didn't

19 sell it to her. We sold it to somebody

20 in '97.

21 MS. DUNBAR: All right. I

22 understand. Sorry.

23 CHAIRWOMAN JARMON:

24 Recommendation?

25 MR. FRISHKOFF: Motion to

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2 approve.

3 (Duly seconded.)

4 CHAIRWOMAN JARMON: All in

5 favor?

6 (Aye.)

7 CHAIRWOMAN JARMON: We'll be in

8 touch.

9 MS. HANNAH: Thank you.

10 CHAIRWOMAN JARMON: The next

11 items are 1322 North 15th and 1313 North

12 16th Street. These are two properties

13 that were settled to PHDC and now they're

14 getting ready to sell it to a developer,

15 correct?

16 MS. COSTA: Correct. And we

17 need to have a release.

18 CHAIRWOMAN JARMON: And we need

19 to get the releases.

20 MR. GRADWOHL: Motion to grant

21 the release.

22 (Duly seconded.)

23 CHAIRWOMAN JARMON: All in

24 favor?

25 (Aye.)

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2 CHAIRWOMAN JARMON: The next  
3 item is a subordination agreement that  
4 Linda Medley just asked me to add to the  
5 agenda, 2001 to 11 North 54th Street, for  
6 the Wynne -- did I have the right  
7 address?

8 MS. MEDLEY: Yes; 2001 to 11  
9 North 54th Street for the Wynne Senior  
10 Residence out there.

11 CHAIRWOMAN JARMON: Yes.  
12 They're requesting a subordination  
13 agreement.

14 MS. MEDLEY: Yes. They  
15 received the property at nominal value  
16 pursuant to an RFP and --

17 MS. JOHNSON: There's no  
18 document.

19 MS. MEDLEY: No. I didn't...

20 CHAIRWOMAN JARMON: We just  
21 added this just now. It was a  
22 last-minute request.

23 MS. MEDLEY: Right. And they  
24 need -- they're not asking specifically  
25 for a subordination agreement. They're



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2 asking for a letter agreement, which is  
3 equivalent to the usual subordination  
4 agreement that the City has signed before  
5 but actually has a lot less requirements  
6 or conditions on it. So that's what  
7 they're asking for. They're trying to  
8 get a construction loan from Capital One.

9 CHAIRWOMAN JARMON: Okay.

10 MS. MEDLEY: So we're just  
11 asking that VPRC approve the City signing  
12 the letter agreement once all the  
13 conditions or issues have been completed.

14 MS. DUNBAR: Motion.

15 (Duly seconded.)

16 CHAIRWOMAN JARMON: All in  
17 favor?

18 (Aye.)

19 CHAIRWOMAN JARMON: I have two  
20 items that I added an addendum, which are  
21 releases. The first one is 1926 Manton  
22 Street. This was a property that was  
23 transferred to PHDC back in 1988. Then  
24 they transferred it to an individual who  
25 is now trying to sell, but the

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2 restriction is in the PHDC deed. So  
3 we're just asking for a release.

4 MS. DUNBAR: Motion to release.  
5 (Duly seconded.)

6 CHAIRWOMAN JARMON: All in  
7 favor?

8 (Aye.)

9 CHAIRWOMAN JARMON: The last  
10 item is 727 West Schiller Street. 727  
11 Schiller.

12 (No response.)

13 CHAIRWOMAN JARMON: This was a  
14 property that we got -- it's a lot that  
15 we sold to an individual back in 1999,  
16 and they're trying to sell their house  
17 along with this lot for 37,500.

18 MR. GRADWOHL: Is there a photo  
19 of the condition of the lot?

20 CHAIRWOMAN JARMON: No.  
21 Actually my inspector is out there today  
22 to take a picture of the lot, and I can  
23 make it available to you once I get it  
24 from him.

25 MR. HUNTER: It looks like

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2 there's some stuff on the lot in the  
3 Google image. I mean, that's like  
4 probably from last summer, but...

5 CHAIRWOMAN JARMON: It doesn't  
6 look bad. Do you think?

7 MR. HUNTER: No. It just looks  
8 like there's a tarp on it or something  
9 like that. I don't know what's under  
10 that tarp.

11 CHAIRWOMAN JARMON: Well, he's  
12 going to take a picture of the inside of  
13 it.

14 Can I get a recommendation?

15 MR. GRADWOHL: Motion to grant  
16 the Certificate of Completion upon  
17 inspection.

18 (Duly seconded.)

19 CHAIRWOMAN JARMON: All in  
20 favor?

21 (Aye.)

22 CHAIRWOMAN JARMON: Okay.  
23 Thank you. The meeting is now adjourned.

24 MS. DUNBAR: Excuse me. I have  
25 a question.

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2 CHAIRWOMAN JARMON: Yes.

3 MS. DUNBAR: Since you did the  
4 add-ons, can we just -- can you just have  
5 the information sent to the Committee so  
6 at least we'll know what we approved.

7 CHAIRWOMAN JARMON: You didn't  
8 get the --

9 MS. MEDLEY: The only one is a  
10 letter agreement. Do you want that  
11 information?

12 MS. DUNBAR: I didn't have any  
13 information. Wait a minute. Maybe I  
14 did.

15 CHAIRWOMAN JARMON: Didn't you  
16 have an addendum?

17 MS. DUNBAR: Yes. I'm sorry.  
18 I'm sorry. I was busy the whole  
19 committee meeting. I'm sorry.

20 CHAIRWOMAN JARMON: We're going  
21 to add the minutes from the December 8th,  
22 2015 agenda. We can hand them out. We  
23 got them this morning late.

24 Thank you very much.

25 (Vacant Property Review

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2 Committee adjourned at 10:50 a.m.)

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CERTIFICATE

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

-----  
MICHELE L. MURPHY  
RPR-Notary Public

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