

Vacant Property Review Committee  
September 13, 2016

VACANT PROPERTY REVIEW COMMITTEE

Room 401, Caucus Room  
Philadelphia, Pennsylvania  
Tuesday, September 13, 2016  
10:16 a.m.

PRESENT:

SUSIE JARMON, OHCD  
JEREMY GRADWOHL, COUNCIL PRESIDENT'S OFFICE  
LINDA MEDLEY, LAW DEPARTMENT  
GARRETT O'DWYER, PACDC  
LISA WALKER, REVENUE DEPARTMENT  
AMANDA DAVIS, PIDC  
KEVIN HUNTER, COMMERCE  
FRED PURNELL, OHC  
JAMETTA JOHNSON, PLANNING COMMISSION  
MELVIS DUNBAR, RDA

ALSO PRESENT:

PAULA ADAMS, COUNCILWOMAN BLACKWELL'S OFFICE

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2 MS. JARMON: Good morning. The Vacant  
3 Property Review Committee is now in session. My  
4 name is Susie Jarmon. Going to get started.

5 Are there any attorneys in the room?

6 (Hands raise.)

7 Have a seat for one minute and you can  
8 come up. You can come up now.

9 This is a release. And it's on page 5.

10 (Applicant approaches podium.)

11 Good morning. Can you state your name  
12 for the record?

13 MR. LUNDY: My name is Stuart Lundy.

14 MS. JARMON: You are here representing?

15 MR. LUNDY: The owner of 2057 Martha.  
16 2057 Martha Street, LLC, a Pennsylvania Limited  
17 Liability Company.

18 MS. JARMON: Okay. We transferred this  
19 to the applicants as a side yard to the property  
20 back in 1989. Are there any questions from the  
21 committee?

22 MS. DUNBAR: I have one. The original  
23 applicant sold it to 27 Martha, LLC to  
24 subsequently develop the property?

1           MR. LUNDY: Yes. The property was owned  
2 by the Moores in 1989. I brought a copy of the  
3 deed which has all the restrictions of record.  
4 The Moores sold the property about nine years  
5 later to the Rodriguez family, who thereafter  
6 occupied it. The Rodriguez family then sold the  
7 property -- then passed away while living at the  
8 property. And by the records I have gotten, a  
9 fellow by the name of Ephraim Rodriguez was the  
10 Executor of the Estate. He then transferred the  
11 property to 2057 Martha Street about a year ago.

12           So, it's been continuously occupied  
13 after the Moores developed the property. And  
14 then it was sold by them approximately ten years  
15 later.

16           MS. JARMON: Any further questions?

17           MR. O'DWYER: In the picture, there  
18 looks like the property is under construction.

19           MR. LUNDY: It is completed. The CO is  
20 due to be issued. It may have already been  
21 issued. It's due to go to closing in a week.  
22 The reason I am here is that the restriction was  
23 on title. It wasn't picked up by the -- by my  
24 client when they bought the property. And so,

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1 they are making this application at this time to  
2 remove this 27-year old restriction. But it is  
3 completed, and it's due to go to closing in about  
4 a week.

5 MS. JARMON: So, the release can't be  
6 prepared until we receive the certificate of  
7 occupancy.

8 MR. LUNDY: Correct.

9 MS. JARMON: As soon as you get that,  
10 you can forward it to me.

11 MR. LUNDY: That's what I needed to no.  
12 It will come to the Vacant Property Committee?

13 MS. JARMON: Yes.

14 MR. LUNDY: Thank you. That's what I'll  
15 do. Okay.

16 MS. JARMON: Any further questions?

17 MR. O'DWYER: I move that we issue the  
18 release condition upon sharing the certificate of  
19 occupancy with the Chairwoman.

20 MS. DUNBAR: Second.

21 MS. JARMON: All in favor?

22 (Ayes.)

23 MS. JARMON: Thank you.

24 MR. LUNDY: Thank you very much for your

1 time and attention.

2 MS. JARMON: You're welcome.

3 (Applicant approaches podium.)

4 Good morning.

5 MR. MACHATONIO: Good morning, Madam  
6 Chair. Paul Machatonio. I represent the owner  
7 of the property 2049 East Arizona Street and  
8 Arthur Poekert, Jr. Has an agreement of sale to  
9 purchase the property --

10 MS. JARMON: Is it 2042?

11 MR. MACHATONIO: 2042.

12 MS. DUNBAR: What page is that?

13 MS. JARMON: Page 6.

14 MR. MACHATONIO: The deed restriction  
15 came up on the property from when it was  
16 originally purchased back in, I believe, 1990  
17 from his father and mother. It was continuous to  
18 his mother and father's house, more or less an  
19 extended back yard. It was maintained over the  
20 years as such and used as such. Arthur Poekert,  
21 Jr., is here today inherited from his father  
22 May 28, 2010.

23 And when Mr. Poekert was selling the  
24 property, that's when the deed restriction came

1 up. And we're asking the panel to remove it.

2 MS. JARMON: Any questions from the  
3 committee? Recommendations?

4 MR. GRADWOHL: Move we grant the  
5 release.

6 MR. O'DWYER: Second.

7 MS. JARMON: All in favor?

8 (Ayes.)

9 MR. MACHATONIO: Thank you.

10 MS. JARMON: You're welcome.

11 We're going to get started on page 2 of  
12 the agenda. 3102 North Broad and 3104 North  
13 Broad, Thomas Lacorte.

14 (Applicant approaches podium.)

15 MR. LACORTE: Hi. My name is Thomas  
16 Lacorte. I'm trying to buy the properties at  
17 3102 and 3104 North Broad Street. Proposing to  
18 build two triplexes one on each lot, the same  
19 size, shape and width as the existing properties  
20 on that block.

21 MS. JARMON: Any questions from the  
22 committee?

23 MR. GRADWOHL: Will these properties be  
24 developed by right or will you be seeking

1 variance?

2 MR. LACORTE: I need a variance because  
3 they -- from Rosewood Street and -- they front  
4 Rosewood Street and Broad Street. By zoning code  
5 you have to have buildings from each street put  
6 on that block for. I need a variance not to  
7 build on Rosewood Street.

8 MS. JARMON: Any further questions?  
9 Recommendation?

10 MR. GRADWOHL: Move that we transfer  
11 3102 North Broad Street and 3104 North Broad  
12 Street to the applicant for fair market value.

13 MS. DUNBAR: Second.

14 MS. JARMON: All in favor?

15 (Ayes.)

16 MS. JARMON: Thank you. We will be in  
17 touch.

18 The next item 644 to 46 North 40th  
19 Street, People's Emergency Center asked that I  
20 table this. They are looking to try to apply for  
21 some type of financing. And they will be back in  
22 contact with me.

23 The next item 184 West Norris Street,  
24 Andrea Perez.

1 (Applicant approaches podium.)

2 MS. MEDLEY: Are the appraisals -- it's  
3 going to be recommendation to sell at the  
4 appraisal or at fair market value?

5 MS. JARMON: Right. All of the  
6 properties will be approved for sale after an  
7 appraisal was done just to be clear because we  
8 are not really sure with the new LAMA System.

9 I'm sorry. State your name for the  
10 record.

11 MS. PEREZ: Sure. Andrea Perez.

12 MS. JARMON: You are here to build an  
13 art studio and use the lot as a garden? Is that  
14 what your proposal is?

15 MS. PEREZ: The lot currently is used as  
16 a community garden. There is three adjacent lots  
17 right there on the corner that for years the  
18 community has maintained currently, cleaned out  
19 in the initial process. And so, one of the lots  
20 went up for sale. The community maintains it.  
21 I've been a 16 year resident there.

22 When that one lot went up for sale, we  
23 thought we could put -- my husband needs an art  
24 space or shed or garage-type structure not for



1 any purpose, but solely the purpose of him using  
2 it for art. And then the community then can use  
3 the shed to, you know, keep art things -- not for  
4 parking purposes, to keep articles that we use to  
5 clean out the garden there so we are not dragging  
6 it down the block.

7 MS. JOHNSON: You are saying all these  
8 lots are now a community garden?

9 MS. PEREZ: Yes.

10 MS. JOHNSON: They are not under an  
11 agreement?

12 MS. JARMON: No. No one has an  
13 agreement. I know we own 182, but there is no  
14 active agreement on that lot.

15 MS. JOHNSON: But a shed, if you are  
16 building a new thing, would require a variance  
17 here.

18 MS. PEREZ: I don't think so.

19 MS. JOHNSON: Yeah. Even an art studio,  
20 if that's what you're talking about, it's  
21 residential zone. There is some concern because  
22 it's in the middle of an assemblage of City-owned  
23 vacant land. I don't know.

24 MR. HUNTER: That was a concern I had,

1 also. The City appears to own a majority of  
2 block phase. And PHA owns two of the properties  
3 at the end of the block. It would be ideal  
4 location for a larger assemblage for a project.  
5 The property is right in the center of the block,  
6 so basically breaking off that assemblage.

7 MS. JARMON: The representative from  
8 Councilwoman Quinones' office is here.

9 State your name.

10 MR. VALLE: Good morning, Chairwoman.  
11 My name is Andre Del Valle. I'm legislative  
12 assistant for Councilwoman Sanchez.

13 In regards to this property, we had  
14 already discussed previously with the Committee  
15 and as well as the community. We -- they were  
16 going to keep the end lots as community gardens.  
17 It's always -- to my knowledge, it's always been  
18 that.

19 The Councilwoman has supported this  
20 inquiry for the lot. And we have been working  
21 with regards to that, anything she needs for the  
22 art studio. But to my knowledge, it's always  
23 been community gardens on the end there.

24 MS. JOHNSON: They need to formalize

1 some kind of agreement. It's not under any  
2 agreement, so it's not listed as a garden.

3 MR. VALLE: Yeah. To my knowledge, it's  
4 like the community been taking care of it.

5 MS. JOHNSON: But I'm saying, they need  
6 to apply for it. There is a community garden  
7 program. They need to formalize that agreement  
8 so it's not a developing site. Because the  
9 Planning Commission and other people are now  
10 looking at this as potential housing development  
11 site. If it is a community garden, we weren't  
12 aware of it.

13 They need to be under formalized  
14 agreement. Maybe come in and apply for the lots.  
15 Maybe we can table this for this time to allow  
16 for some resolution until we can figure out what  
17 the communities -- I mean, if it's going to be a  
18 community garden, then I suggest that that be  
19 established. Because right now it's --

20 MR. VALLE: I mean, by community garden,  
21 it's not like a group. It's just members in the  
22 community --

23 MS. JOHNSON: They need to --

24 MR. VALLE: -- maintaining it. It's

1 not --

2 MS. JOHNSON: Right.

3 MS. DUNBAR: That's the issue. The fact  
4 that they have done this for years doesn't make  
5 it where it would be in perpetuity. If they  
6 wanted to remain in perpetuity as gardens, then  
7 they need to come in and apply under a garden  
8 program.

9 MR. VALLE: Right.

10 MS. DUNBAR: However, there are some  
11 concerns that have been raised as to what will be  
12 done with the properties, the other properties  
13 along with this particular property. So because  
14 of those concerns, I believe that the  
15 recommendation is that the request to transfer  
16 for -- the request that use be tabled until such  
17 time a proper decision can be made.

18 MR. PURNELL: There are several publicly  
19 controlled lots, and this one sits right in the  
20 middle of these assemblage. The concern -- there  
21 are some concerns that your intended use may not  
22 be allowed. There is no gardening agreement that  
23 covers these other parcels. So if we were to --  
24 would approve your request today, it would limit

1 whatever could happen here.

2 So, it's been recommended that this be  
3 tabled until we can at least research the garden  
4 agreement -- status of the garden agreement and  
5 talk with the other, including the Philadelphia  
6 Housing Authority, other city agency, to find out  
7 if there are any other intended uses for this  
8 parcel.

9 MS. PEREZ: I mean, that lot is a  
10 concern all around but not just about me then  
11 purchasing this property, it's also because we,  
12 me and my husband and neighbors, have been  
13 maintaining the integrity and cleaning it out for  
14 years. It was a property that had vacant cars.  
15 We are the ones that fenced it, made sure it was  
16 taken care of it.

17 I think this effort is kind of like a  
18 win-win for the neighborhood for us because you  
19 know it's like -- it's something that we  
20 participate in. It's something that won't  
21 interrupt the integrity of the rest of the space.  
22 And the space is used by the neighborhood. So  
23 you know, I just want to put all that out there.

24 When it first went up for sale --

1 because going up for sale for residential  
2 development, which we totally removed that space  
3 from community garden we have been maintaining.  
4 So you know, we -- my husband discussed it and  
5 talked with our neighbors and decided that maybe  
6 the best use is something that doesn't interrupt  
7 the integrity of that, but it also provides for  
8 space for -- just also to be clear, my husband's  
9 art is hobby. He does not sell anything. It's  
10 just like a space, not an art studio.

11 MR. HUNTER: I think part of the concern  
12 is that the City still has liability on that  
13 garden site because there is no garden agreement  
14 with the neighborhood. So if it is something  
15 that the City is willing to have, there should be  
16 a formalized agreement with the City going  
17 forward, particularly if we are going to sell the  
18 adjacent parcel.

19 But also second what Fred said. It is  
20 in the middle of an assemblage that from  
21 City-wide priority. Might be a -- might be use  
22 from that site that we don't know right now or  
23 one of our agency partners might have some use.  
24 Think table it until that can be turned.

1 MS. JARMON: The recommendation on the  
2 table is that we table it and have some  
3 discussions about the --

4 MR. PURNELL: The recommendation is that  
5 we table it for now until we can conclude  
6 discussions with the Philadelphia Housing  
7 Authority and other City agencies that control  
8 those parcels. At the same time, I think we owe  
9 a service to the community to clarify what's  
10 going to be required in order for you to keep  
11 that as a community garden. There are some  
12 requirements that also include insurance and  
13 things like that that probably are not in place  
14 right now. And we would have to inform you all  
15 as to what those requirements would be.

16 But at this meeting, my recommendation  
17 is that we table this.

18 MR. O'DWYER: Who would be taking up  
19 those further conversations? Would it be  
20 Planning and Development? With PHA and sort  
21 of --

22 MR. PURNELL: My office, the Office of  
23 Housing we will take the lead and will coordinate  
24 with other partners to be brought to the table.

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1 MS. DUNBAR: In addition to the  
2 discussions with the Councilwoman?

3 MR. PURNELL: Yes.

4 MR. O'DWYER: Second that.

5 MS. JARMON: The recommendation is that  
6 they are going to table it and have some  
7 discussions, and then we will back in contact  
8 with you.

9 MS. PEREZ: Thank you.

10 MS. JARMON: All in favor?

11 (Ayes.)

12 MS. JARMON: 3716, 3718 and 3720  
13 Haverford Avenue Brahim.

14 (Applicant approaches podium.)

15 Good morning. Can you state your name  
16 for the record?

17 MR. IGHLAHEN: Good morning. My name is  
18 Brahim Ighlahen, I-g-h-l-a-h-e-n.

19 MS. JARMON: You are here to purchase  
20 these two lots. And what is your plan to  
21 develop?

22 MR. IGHLAHEN: The properties are now  
23 zoned CMX 2, which we are most likely going to  
24 keep them that way. I'm hoping for different



1 ideas. We may just open -- we may build mixed  
2 use properties, store fronts and apartments  
3 upstairs.

4 MS. JARMON: Any questions from the  
5 committee?

6 MR. HUNTER: I know in the -- there is  
7 proposal from Planning Commission to reserve  
8 these lots from RX1. At some point, if you can,  
9 I don't know what the status of that is. Just  
10 commenting.

11 MS. JARMON: They are planning to change  
12 the zoning?

13 MR. HUNTER: When I looked up the  
14 proposed zoning, it was -- it's CMX2 now,  
15 proposal is residential family one. There would  
16 be -- wouldn't be commercial requirement. I  
17 don't know the status of that.

18 MS. JOHNSON: I know -- at this point,  
19 you can go forward with the mixed use development  
20 because that's what --

21 MR. IGHLAHEN: Yes.

22 MS. JOHNSON: It depends on how  
23 quickly -- by the time you get your paper.

24 MR. IGHLAHEN: Exactly. If anything

1 change in the future, I am open for that, too.

2 MS. JARMON: Any further questions from  
3 the committee? Recommendation?

4 MR. O'DWYER: Move we sell at appraised  
5 value.

6 MS. DUNBAR: Second.

7 MS. JARMON: All in favor?

8 (Ayes.)

9 MS. JARMON: We will be in touch.

10 MR. IGHLAHEN: Thank you.

11 MS. JARMON: The next items are 5107,  
12 09, 11, 13, 21, 23, 25 Market Street, Powelton  
13 Development Company, Anthony Fullard.

14 (Applicant approaches podium.)

15 Good morning.

16 MR. FULLARD: Good morning, Madam Chair.

17 MS. JARMON: Can you state your name for  
18 the record?

19 MR. FULLARD: Anthony Fullard.

20 MS. JARMON: You are here to purchase  
21 these lots to develop. And what is your  
22 development going to be?

23 MR. FULLARD: The development is going  
24 to be one bedroom, two floor apartments on second

1 and third floor. And we want to do retail on the  
2 first floor.

3 MS. JARMON: Three story?

4 MR. FULLARD: I have some pictures to  
5 pass out if you want me to pass them out, Madam  
6 Chair. Is that fine?

7 MS. JARMON: You want to build  
8 three-story mixed use properties?

9 MR. FULLARD: Yes. We are going to rent  
10 the apartments.

11 MS. JOHNSON: Be commercial ground  
12 floor.

13 MR. FULLARD: Yes. Commercial ground  
14 floor.

15 MS. JOHNSON: Do you own the intervening  
16 lots here?

17 MR. FULLARD: No, ma'am.

18 MS. JOHNSON: You are going to build 15,  
19 17 and 19?

20 MR. FULLARD: I have going to have  
21 them -- because I think there is private owner in  
22 between the building there. Hopefully, you know,  
23 we can find who owns that lot. We will be more  
24 than happy to try to purchase that, as well.

1 MS. JOHNSON: Some kind of partnership  
2 between two different entities. There are two  
3 development, two partnerships -- two separate  
4 partnerships. I don't know who they are.

5 MR. FULLARD: Yeah. We will do our due  
6 diligence because we would like to have it  
7 seamless so that, you know, it can be a -- no gap  
8 in between those two buildings. But if not,  
9 maybe we can do some kind of garden there, you  
10 know, and we'll keep it, you know, if that is we  
11 can't come to terms with them.

12 MS. JOHNSON: They are LLC, so some sort  
13 probably formed to do something. Maybe you  
14 should reach out to them.

15 MR. FULLARD: I will do that definitely.

16 MS. DUNBAR: How many units are you  
17 proposing to build?

18 MR. FULLARD: It's around nine to ten  
19 units on top. And we want to do some affordable  
20 apartment use, as well. If we are allowed to put  
21 a fourth floor in, I will do more. Of course  
22 that's going to be determined by the community  
23 and all. So, we will see what is their likely.

24 But we really anxious because we want to

1 see some redevelopment come on that line. And  
2 you know, then begin to bring some revitalisation  
3 back to that neighborhood.

4 MS. JARMON: Do you have financing in  
5 place for this project?

6 MR. FULLARD: We have vendors -- I'm  
7 sorry -- we have private investors that are  
8 looking at this project, of course, until we have  
9 acquisition. But yes, we do have financing  
10 readily available.

11 MS. JARMON: You are ready to purchase  
12 these properties at the appraised price?

13 MR. FULLARD: Yes, ma'am.

14 MS. JARMON: Once we have them  
15 appraised?

16 MR. FULLARD: Yes.

17 MS. JARMON: Any further questions?

18 MR. O'DWYER: Yeah. The Council for  
19 this letter of support letter from Councilwoman  
20 Blackwell, it says that the property is going to  
21 be building workforce housing. But it sounds  
22 like what you are describing is market rate  
23 housing. And if you can build some affordable  
24 units, but that's like contingent possibly not

1 what the project is?

2 MR. FULLARD: If you are speaking about  
3 the Market Street projects?

4 MR. O'DWYER: Yeah.

5 MR. FULLARD: That's going to be  
6 apartment -- rental is there because workforce  
7 housing, you know, really would not work on that  
8 corner -- I mean, on that plot of land there  
9 because we wanted it to also bring some retail  
10 there, as well. So we --

11 MR. O'DWYER: Right. My concern is that  
12 the Councilwoman in her letter seems to be under  
13 the impression that it is going to be workforce  
14 housing. Wondering whether she is aware that  
15 it's not going to be workforce housing.

16 MR. FULLARD: Yes. She's aware.

17 MR. HUNTER: Do you know what the  
18 proposed rents are going to be for the unit.

19 MR. FULLARD: Excuse me?

20 MR. HUNTER: Do you have any idea what  
21 the proposed rent is going to be for the --

22 MR. FULLARD: It's all laid out in  
23 there. And we also have the comparables of where  
24 we got those rates from. But we want to be in

1 the 12 and 9 and 800 dollar range.

2 MS. JARMON: Any further questions from  
3 the committee? Recommendations?

4 MS. DUNBAR: I would make a  
5 recommendation that we dispose of the property as  
6 the appraised value subject to the Councilwoman  
7 submitting a revised letter that basically says  
8 that she supports what is proposed here today.

9 MR. O'DWYER: Second.

10 MS. JARMON: All in favor?

11 (Ayes.)

12 MS. JARMON: We will be in touch.

13 I think you are here for the next items  
14 on 40th Street?

15 MR. FULLARD: Yes.

16 MS. JARMON: 708, 718, 744 North 40th  
17 Street. Can you let the committee know what your  
18 proposal is for those, also?

19 MR. FULLARD: Yes. We -- our proposal  
20 to purchase three lots on 40th Street right below  
21 Lancaster going towards Girard Avenue. Again, we  
22 think this is a good area to help to begin to  
23 revitalize. And our focus on this one is  
24 workforce housing. Something that will be in the

1 high twos, maybe low threes range of our price  
2 points. And we believe that there is a market  
3 there for, you know, middle class individually  
4 that's been looking for local housing.

5 MR. GRADWOHL: To be clear, they are to  
6 be single family homes?

7 MR. FULLARD: Single family homes, yes.

8 MR. PURNELL: Mr. Fullard, this is the  
9 same group that would be developing these?

10 MR. FULLARD: No. This is a new owner,  
11 Cook Development. My daughter is doing this, the  
12 development. We will be assisting her.

13 MR. PURNELL: Have you all done any  
14 types of market studies, anything to show that  
15 this neighborhood can support the type of price  
16 point that you are projecting for this? I think  
17 I just heard you say in the three range.

18 MR. FULLARD: Yes. At 40th and  
19 Powelton, we developed a home there. And also on  
20 41st Street, building two more single family  
21 homes in that same price point. Before we finish  
22 the construction, we had a husband and wife that  
23 were the -- that actually purchased that home.

24 So yes, we have done the study. We have



1 done the -- we know that market there. And it is  
2 a very, you know, live market there. And it's --  
3 you know, it's families that are looking for new  
4 housing to be able to purchase. We are actively  
5 there now building homes right now.

6 MS. DUNBAR: You mentioned that  
7 basically this is a separate entity from the  
8 previous one that was discussed. However, you --  
9 your previous organization is going to assist the  
10 development -- assist with the development --

11 MR. FULLARD: Yes.

12 MS. DUNBAR: -- of these houses. What  
13 is the financing that's available for the  
14 development of those?

15 MR. FULLARD: She has her own private  
16 investors, as well.

17 MS. DUNBAR: Well, I will speak to you  
18 as owner. What is your financing.

19 MS. FULLARD: I have private investors  
20 also looking to -- like I said --

21 MS. JARMON: Can you state your name.

22 MS. FULLARD: Antoinette Fullard, Cook  
23 Development. But I do have private investors  
24 that are looking, you know, to hop on board. But

1 again, we can't do anything until we, you know,  
2 have the land acquisition.

3 MS. DUNBAR: So if it was subject to  
4 you -- I mean, it's kind of like a Catch 22  
5 situation. My question is, would your investors  
6 support you as long as they knew that there was  
7 potential for you getting it.

8 MS. FULLARD: Absolutely.

9 MS. DUNBAR: Do you have any letters or  
10 anything from anyone to say if you get ownership  
11 of these properties --

12 MS. FULLARD: I can get there. I don't  
13 have people. We are just waiting for the lands.

14 MS. DUNBAR: I understand that. But I'm  
15 just saying having people waiting and having a  
16 letter to say that in terms of commitment are, to  
17 me, two different things.

18 MS. FULLARD: Yes. I have that. I can  
19 get that.

20 MS. DUNBAR: Okay.

21 MR. PURNELL: I would like to see a  
22 little bit more substance to a proposal to build  
23 market rate housing. I mean, this is great --  
24 this is a rendering and basically two city maps.

1 There is no financials. There is nothing about  
2 who the partners are. There is nothing about who  
3 would be backing this.

4 And all of that isn't required up front.  
5 But the counter to what you are saying, this is a  
6 very active market. And we need to have some  
7 level of assurance that you can deliver on this.  
8 If you have done a market study, if you have some  
9 financial projections on this, I would really  
10 like to see a little bit more to this proposal  
11 before we move forward with market rate deal.

12 MR. FULLARD: That's not a problem. We  
13 can get that. Just need to know what is your  
14 timeline for us to --

15 MS. JARMON: We have some documents that  
16 we have drawn up for you to put that information  
17 into it, and attach the support letters or  
18 whoever is going to help you with the financing.  
19 Later on I can get your email. We will forward  
20 it to you. Fill out the forms, and then I can  
21 get it to the committee --

22 MR. FULLARD: Okay. Very good.

23 MS. JARMON: -- for the final approval.

24 MR. FULLARD: We can do that.

1 MR. O'DWYER: After that, just to raise  
2 the issue of the Councilwoman Blackwell's letter  
3 for support, it says workforce housing. Yet if  
4 we are just selling it at market value for --  
5 without any restrictions put on, then that is  
6 impossible to enforce.

7 If we can also get clarity on what the  
8 Councilwoman is thinking and how she would expect  
9 that to be some enforcement mechanism for that  
10 applied.

11 MS. JARMON: I think what he is asking  
12 for another support letter from the Councilwoman  
13 stating the development that you are going to do  
14 on this particular property. Because I think  
15 that the one that you have is workforce housing.  
16 Is it both of them?

17 MR. O'DWYER: Yeah. Both of them are.

18 MS. JARMON: Your proposal is to build  
19 single family homes.

20 MR. O'DWYER: The question is that you  
21 are saying you want to build workforce housing.  
22 Councilwoman is under the impression you are  
23 building workforce housing. What sort of  
24 guarantees can we get that you are actually going

1 to build workforce housing?

2 MR. FULLARD: I couldn't hear your last  
3 part of the question. But you are saying  
4 workforce housing and single family housing. I  
5 mean, where is the difference in definition?

6 MR. O'DWYER: I mean, workforce housing  
7 is generally at a certain price point affordable  
8 to medium income families. And so, but that  
9 it -- as it's what you are currently asking for,  
10 there is no guarantees that you would actually do  
11 that.

12 So, I think that it would be good thing  
13 to do as part of getting this other information  
14 together to talk to the Councilwoman's office and  
15 see what she's thinking. And make sure you guys  
16 are on the same page and agreeing to the same  
17 thing. The committee --

18 MR. FULLARD: As far as the price point  
19 you are saying?

20 MR. O'DWYER: Yes. This committee knows  
21 it has some guidance on it.

22 MR. FULLARD: Sure.

23 MR. PURNELL: I just want to state for  
24 the record our current workforce housing program

1 comes with a minimum ten-year deed restriction to  
2 the buyers, which requires that they do not leave  
3 that property for a minimum of ten years. That  
4 deed restriction also is transferable for up to  
5 thirty years. So, I just want to be clear for  
6 the record that if you are proposing workforce  
7 housing here, and I know we have approved earlier  
8 one.

9 But even in that scenario, that you are  
10 clear that you are buying -- proposed buyer will  
11 be clear that these will be deed restricted  
12 properties that have been to remain owner  
13 occupied for quite some time. That is something  
14 in your financials, again for proposing workforce  
15 housing, we want to make sure that you're clear  
16 on that. And we get some guarantees that you are  
17 factoring that into your plan.

18 MR. FULLARD: No problem.

19 MS. JARMON: The recommendation of the  
20 committee.

21 MR. PURNELL: I move that this be  
22 tabled.

23 Mr. Fullard, do you think there this  
24 information can be provided to the committee --

1 Ms. Fullard, in time for the next VPRC meeting?

2 MS. FULLARD: Yes, absolutely.

3 MR. PURNELL: I recommend that this be  
4 tabled for reconsideration at the next VPRC  
5 meeting.

6 MS. DUNBAR: Second.

7 MS. JARMON: All in favor?

8 (Ayes.)

9 MR. FULLARD: Just for some  
10 clarification. You want us to come back with  
11 that here?

12 MR. PURNELL: You are going to submit  
13 your updated information to Ms. Jarmon who is  
14 then going to share that with the committee. And  
15 yes, then in anticipation of that, if that's  
16 fine, you will be back before us.

17 MR. FULLARD: Okay. That's fine. Thank  
18 you very much.

19 MS. JARMON: Thank you.

20 The next items are side yards.

21 Can I get a recommendation?

22 MR. HUNTER: Just a question about one  
23 of them. On the Cambria Street property, 439  
24 East Cambria, looks like there is -- I looked at

1 it. When I looked up the property online, looks  
2 like there was a vehicle stored on this site. I  
3 don't know if that is the case, but that wouldn't  
4 be -- would that be permitted under the side  
5 yard?

6 MS. JARMON: Once they get it, then that  
7 vehicle has to be removed. Right now they don't  
8 have permission to be on that lot. We would have  
9 to refer it to L&I to have that vehicle removed.

10 MR. HUNTER: Before it's transferred,  
11 would that be checked by --

12 MS. JARMON: Yeah. Staff.

13 MS. JOHNSON: Two lots, too.

14 MS. JARMON: The one other one has been  
15 transferred to Land Bank. They are going to get  
16 that one through Land Bank which is 41, yes.

17 MR. GRADWOHL: Someone in your office  
18 will let him know that he needs to move his  
19 vehicle?

20 MS. JARMON: Yes. I will call L&I. If  
21 it isn't there vehicle, L&I will have to have it  
22 removed.

23 MR. GRADWOHL: I move being there are no  
24 other questions, I move we transfer these lots to



1 self-amortizing mortgages to the side yard  
2 program.

3 MS. JOHNSON: Can't hear you.

4 MR. GRADWOHL: Move we transfer lots to  
5 the side yard program.

6 MS. DUNBAR: Second.

7 MS. JARMON: All in favor.

8 (Ayes.)

9 MS. JARMON: I can accept the Urban  
10 Garden Agreements.

11 The next items is four lots -- eight  
12 lots to be transferred to the Redevelopment  
13 Authority, and they in turn are going to transfer  
14 to this developer with a redevelopment agreement.

15 Can I get a recommendation?

16 MS. JOHNSON: Do know what the proposed  
17 uses are?

18 MS. JARMON: They are building.

19 MS. JOHNSON: Houses?

20 MS. JARMON: Yes. They were previously  
21 approved, but the Councilman wants to it go  
22 through RDA so they can follow up on what their  
23 proposal is.

24 MS. DUNBAR: Redevelopment agreement?

1 MS. JARMON: The redevelopers agreement.

2 MR. PURNELL: So moved.

3 MR. GRADWOHL: Second.

4 MS. JARMON: All in favor?

5 (Ayes.)

6 MS. JARMON: Thank you.

7 The next item is 1704 North 52nd Street.

8 Community Ventures is asking for an extension.

9 (Applicant approaches podium.)

10 MR. LA FONTAINE: David La Fontaine,  
11 Executive Director. This is Troy Hannigan,  
12 Program Director. And it has been a very long  
13 time, because you guys deserve an update.

14 1704 just a little visual aid, is a  
15 little vacant lot right about here. We are going  
16 to be starting -- we are going to be closing on  
17 this project next week, the 22nd Thursday, Lord  
18 willing, and starting construction immediately.  
19 And this will be a two-unit affordable housing  
20 rental housing, special needs and seniors and  
21 families. And I can go deep into detail if you  
22 need me to, but we're going to be closing next  
23 week. That is our current status.

24 There is some minor changes to be made

1 to the deed which is working on the deed from the  
2 city to the PRA, but that's all underway.

3 MR. PURNELL: I'm relative new. I see  
4 thi was 23 years ago when this transfer took  
5 place. Just for the committee, I know that there  
6 have been some -- a lot of discussions around  
7 this project, and there were a lot of moving  
8 parts here. If, in fact, you are ready to go to  
9 closing, when did you say?

10 MR. LA FONTAINE: Next week.

11 MR. PURNELL: Then I would move that we  
12 grant the extension.

13 MR. O'DWYER: Second.

14 MS. JARMON: All in favor?

15 MS. DUNBAR: I would just like to add  
16 that the Redevelopment Authority is working  
17 towards that closing date as am I to make it  
18 happen.

19 MS. MEDLEY: Just so it's also clear, I  
20 asked they come in today. I know it's four years  
21 ago where the committee approved for it to be  
22 transferred to PRA for it to be transferred to  
23 Community Ventures for this. But it was taking  
24 while, so I thought they should come in just put

1 on the record they were ready and able to move  
2 forward at this point so it was clear. And they  
3 are going to settlement next week. And also that  
4 it should be clear that going to PRA for this  
5 development, but it will be -- although the  
6 Community Ventures is involved, it is going to be  
7 transferred or conveyed to Centennial Village LLP  
8 or just LP.

9 MR. LA FONTAINE: Correct. We actually  
10 went to -- attached current application on this.  
11 It was a long painful thing.

12 MR. PURNELL: You do now have credit for  
13 this property?

14 MR. LA FONTAINE: Yeah. We have credits  
15 and everything else. Much more detailed letter  
16 but.

17 MS. JARMON: All in favor?

18 (Ayes.)

19 MS. MEDLEY: Just to be clear, the  
20 committee is also in agreement that it go to  
21 Centennial Village LP from the Redevelopment  
22 Authority.

23 MR. PURNELL: Right.

24 MS. DUNBAR: Yes.

1 MS. JARMON: 2307 and 2309 Emerald  
2 Street.

3 (Applicant approaches podium.)

4 MR. FARRELL: Hello. I'm Tom Farrell,  
5 representing the owner of 2307 and 2309 Emerald  
6 Street.

7 MS. JARMON: Yes. I think there was  
8 some questions from the committee. Was it the  
9 Planning Commission?

10 MS. JOHNSON: Yes. We wanted to table  
11 this item to allow further negotiations between  
12 the owner and the community. There was some  
13 issue with this. And I've been asked by my  
14 Executive Director to have this tabled.

15 MS. JARMON: He is to get in touch with  
16 someone, Jamilla?

17 MS. JOHNSON: I am not quite sure. We  
18 can follow up and get your information. As I  
19 understand, there are negotiations that are in  
20 the process or going to be. So, I just was asked  
21 to have this tabled to allow for further  
22 discussion about ongoing issues.

23 MS. JARMON: I'm not really sure either,  
24 but I think I have your email. When I get back

1 to the job, I will find out who the person is  
2 that you need to contact regarding this being  
3 tabled.

4 MR. FARRELL: Okay.

5 MS. JOHNSON: They will be in contact  
6 with you.

7 MR. FARRELL: We need to wait another  
8 month?

9 MS. JOHNSON: Are you the owner?

10 MR. FARRELL: I represent the ownership.

11 MS. JOHNSON: You represent the  
12 ownership?

13 MR. FARRELL: Yeah.

14 MS. JOHNSON: Okay. So then --

15 MR. FARRELL: There is a neighbor who is  
16 in discussions with us, but, I mean, we have the  
17 agreement to sell it. And we are trying to get  
18 this deed restriction lifted.

19 MS. JOHNSON: Someone will be in touch  
20 with your owner or you, the entity representing  
21 them. They will have your -- they will be in  
22 touch with you. Do you have a card?

23 MR. FARRELL: I can give you my email.

24 MS. JARMON: This item is going to be

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1 tabled until next month?

2 MS. DUNBAR: Possibly.

3 MS. JARMON: Possibly. Can I get a  
4 recommendation?

5 MS. DUNBAR: She made the motion. I  
6 will make the second.

7 MS. JARMON: All in favor?

8 (Ayes.)

9 MS. JARMON: Next item, 1508 South  
10 Stillman Street, Jerome Jones.

11 (Applicant approaches podium.)

12 MS. REDMOND: Good morning.

13 MS. JARMON: Can you state your name for  
14 the record?

15 MS. REDMOND: Stacy Redmond.

16 MS. JARMON: You are the current owner?

17 MS. REDMOND: Yes. Current owner.

18 MS. JARMON: Jerome Jones was who to  
19 you?

20 MS. REDMOND: The former owner.

21 MS. JARMON: You purchased the property  
22 from --

23 MS. REDMOND: In 2007. And I'm here to  
24 acquire release so that I can sell the lot.

1 MS. JARMON: Are there any questions?  
2 This was transferred as a single family dwelling.  
3 And it was since demolished, so now it's a lot.

4 MS. REDMOND: Yes.

5 MS. JARMON: All right.

6 Any questions?

7 MS. DUNBAR: Does it need to be cleared  
8 or anything?

9 MS. JARMON: No, it's clean.

10 MS. DUNBAR: Motion to provide the  
11 request to release.

12 MR. GRADWOHL: Second.

13 MS. JARMON: All in favor?

14 (Ayes.)

15 MS. REDMOND: Thank you so much.

16 MS. JARMON: We'll be in touch.

17 2048 North Front Street and 2050 North  
18 Front, the same entity is purchasing these two  
19 lots.

20 (Applicant approaches podium.)

21 MS. MACAR: Hello, Jenn Macar is my  
22 name. And I am representing the ownership.

23 MS. JARMON: You are representing the  
24 owner?



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1 MS. MACAR: Yes.

2 MS. JARMON: You are here to get a  
3 release for these two lots on Front Street?

4 MS. MACAR: Yes, please.

5 MS. DUNBAR: Who is the owner?

6 MS. MACAR: The owner is 2207 North  
7 Howard Street, LLC.

8 MS. JOHNSON: Who is Jose Mercado.

9 MS. JARMON: That's the person we  
10 transferred it to.

11 MS. MACAR: The lot was originally  
12 transferred to Jose Mercado who sold it to 2207  
13 North Howard Street, LLC.

14 MS. JARMON: Yes. Are there any  
15 questions from the committee?

16 MS. DUNBAR: Motion to provide the  
17 release as requested.

18 MR. GRADWOHL: Second.

19 MS. JARMON: The lots are cleaned.  
20 All in favor?

21 (Ayes.)

22 MS. JARMON: 2324 Ellsworth Street.

23 Ms. Taylor? (No response.)

24 We are going to table this until next

1 month.

2 2111 and 2113 East Dakota Street.

3 (Applicant approaches podium.)

4 MR. BECK: Good morning.

5 MS. JARMON: Hi. State your name.

6 MR. BECK: First name is Bobo, B-o-b-o.

7 Last name Beck, B-e-c-k. I'm one of the managing  
8 partners of Sorenbeck Properties, LLC. Actually  
9 requesting a release of the deed restrictions for  
10 2113 East Dakota Street.

11 MS. JARMON: And 2111.

12 MR. BECK: 2111 we already own outright.  
13 That one we received a release on a year prior.  
14 I have the need for that. They are properties.  
15 We do own both of those and requesting release  
16 primarily for 2113 so we can sell to another  
17 developer.

18 MS. JOHNSON: Are you building here?  
19 Are they planning to build?

20 MR. BECK: Yes. There are single  
21 family -- two single family homes.

22 MR. GRADWOHL: Sorenbeck Properties  
23 acquired this in May this year.

24 MR. BECK: Correct.

1           MR. GRADWOHL: I saw in July you went  
2 the ZBA got approved for three-story house.

3           MR. BECK: Our plan for little over a  
4 year when we purchased the first lot from the  
5 private party 2111 was to develop both of those  
6 lots for single family housing. Actually when we  
7 started with 2111 -- when we went through the  
8 process to acquire 2113 from the City, we then  
9 changed our rendering and everything to plan on  
10 building two single family housing. So that's  
11 what we went through.

12           We had to get a variance because of the  
13 size of the lots. Essentially, it's come down to  
14 a matter of scheduling and timing. With the  
15 plans examiner, we did receive our zoning  
16 approval, the variance with the neighboring --  
17 the ZBA.

18           MR. GRADWOHL: I am trying to figure  
19 out, what has changed since July? It says in --  
20 your goals have changed.

21           MR. BECK: It's matter of timing and  
22 scheduling for us with other projects that we  
23 have.

24           MS. JARMON: Trying to sell it.

1 MR. GRADWOHL: I understand he's trying  
2 to sell it. I guess what I'm trying to say is  
3 you acquired it in May for \$14,000. Your  
4 comparable size lot and selling it for \$89,000  
5 with zoning approval.

6 MR. BECK: We have all the renderings.  
7 I mean, everything up to the final permits. The  
8 permits right now are basically tabled with the  
9 plans examiner.

10 MS. JOHNSON: It was sold with a  
11 restriction to develop.

12 MR. BECK: Correct.

13 MS. JOHNSON: Until it's developed, the  
14 restriction would remain on the property until we  
15 have a -- we haven't completed your requirements  
16 under restriction.

17 MR. BECK: That's correct.

18 MS. JOHNSON: It wouldn't be removed at  
19 this time. It would be transferred to whoever.

20 MR. BECK: Yeah. That's -- I think  
21 that's understood with the party we are looking  
22 to sell this to.

23 MR. HUNTER: That's a question I have  
24 for restriction on the deed. There is a year

1 restriction for development of a property. And  
2 we are definitely within that year time frame.  
3 What is the ability of the -- I mean,  
4 essentially, you know, seems to be sort of  
5 windfall for our property owner if we sold at  
6 14,000 and he sold at 89,000. That's what the  
7 deed re --

8 MS. MEDLEY: Assuming they were under no  
9 deed restrictions to that are -- that go with  
10 everybody. What we have done in the past is if  
11 there is only just those two, is that we didn't  
12 issue a release. We just agreed to allow the  
13 person to sell it. And that we would transfer  
14 all of the conditions from their deed onto the  
15 buyer's deed. And then they had to agree to do  
16 that.

17 MR. HUNTER: There is no restriction on  
18 sales price at that point?

19 MS. MEDLEY: If there isn't. I don't  
20 know what their deed says.

21 MS. JARMON: It only has the two  
22 restrictions.

23 MS. MEDLEY: Just had the two. That's  
24 really -- we don't have to grant the release.

1 You can just deny it, and they have to deal with  
2 whatever goes with that. Or we can agree to not  
3 issue a release but to allow them to sell it and  
4 have the -- those deed restrictions transferred  
5 to them.

6 MR. HUNTER: Okay.

7 MS. MEDLEY: That person has a year to  
8 come back once they develop it.

9 MR. BECK: Can I add a clarification?  
10 The 14,000 purchase price for 2113 itself.

11 MS. JARMON: Right.

12 MR. BECK: We had another purchase price  
13 prior to that for 2111 from the private sellers.  
14 We've added considerable amount of value as any  
15 developer would into the lots preparing to -- in  
16 fact, we have a 54,000 invested into those two  
17 properties. So I just wanted to clarify it's not  
18 14,000 only. And we are looking to sell it for  
19 89,000.

20 MS. MEDLEY: So --

21 MR. GRADWOHL: I am still seeing a gap,  
22 though. I mean, I'm of the mind the City should  
23 refuse some of that money. I don't know if  
24 anybody else is.

1 MS. JARMON: No.

2 MS. MEDLEY: I think we kind of have to  
3 deal with them separately in terms of 2111  
4 because --

5 MS. JARMON: Well, he's saying they  
6 already have a release on that one.

7 MS. MEDLEY: They already have release  
8 on that one.

9 MS. JARMON: That doesn't have to be  
10 done. We can take that one off.

11 MS. MEDLEY: They got that from --

12 MS. JARMON: Yeah. I think they got it  
13 from us.

14 MS. MEDLEY: That's fine. Just it's --

15 MS. JARMON: Just the other one is just  
16 add the different restriction in the certificate.  
17 And then when they develop, they have to come  
18 back.

19 MR. HUNTER: I would be curious to know  
20 if the deed restriction has any sort of clause  
21 for the City in there. I would be curious to  
22 know the deed has any sort fallback restriction  
23 for the City for that property. If that doesn't  
24 exist --

1 MS. JARMON: It doesn't. It's just  
2 regular.

3 MR. HUNTER: If it doesn't seem to be  
4 any reason to release the -- or issue the  
5 completion if it's to be transferred to the  
6 owner.

7 MS. MEDLEY: We could issue a release  
8 because the conditions haven't been satisfied.

9 MS. JOHNSON: The condition is not  
10 satisfied.

11 MS. MEDLEY: Only options are to --

12 MR. PURNELL: Transfer the restrictions  
13 to the new buyer.

14 MS. MEDLEY: Yeah. That or just say no.  
15 If they are not in agreement to transfer the  
16 interest of the new deed, then it's just going to  
17 stay the way that it is. If something -- nothing  
18 happens, the argument would come back in a year  
19 and seek reverter if nothing has been done in a  
20 year. Those are pretty much the options. Let it  
21 stand or if they are agreeable to transfers the  
22 conditions, we can do that.

23 MR. PURNELL: What is your time for,  
24 like, completes the construction?



1 MS. JARMON: It's not him. He's  
2 selling. He is current owner.

3 MR. PURNELL: Someone else is building.

4 MS. DUNBAR: They just purchased the  
5 property, is that correct, in May of 2016? For  
6 whatever the reasons, now are planning to sell it  
7 to a new proposed developer. The request here is  
8 to remove the release. However, the committee, I  
9 believe, is saying no to that request. And --  
10 but the committee would be willing to transfer  
11 can we say that now?

12 MS. MEDLEY: Yes.

13 MS. DUNBAR: To transfer whatever the  
14 restrictions were to you in May, we would be  
15 willing to transfer those restrictions to the new  
16 buyer. But absolutely not releasing the  
17 restrictions.

18 MS. MEDLEY: Just to be clear, it seems  
19 the committee wouldn't be in agreement to issue  
20 the release. But they couldn't any way because  
21 nothing has been done.

22 MS. DUNBAR: Right.

23 MS. JARMON: The new owner would just  
24 have to come back once the development is done

1 for us to be --

2 MR. BECK: My understanding is by the  
3 purchaser.

4 MS. MEDLEY: Just to also be clear, you  
5 are agreeing with this is how the committee  
6 votes, that you are agreeing here today that you  
7 will include in the deed to the buyer those  
8 conditions. Because if it's not there when it  
9 comes back, that's going to be a whole other  
10 issue.

11 MR. BECK: Correct.

12 MS. DUNBAR: Rather than assume that, we  
13 should make sure that it's there.

14 MS. MEDLEY: It's kind of hard for us to  
15 do that. We will do -- what we have done is  
16 issue a consent to transfer document. If you are  
17 tracking it and there was a situation where that  
18 didn't happen and it did contact the original  
19 the -- person the City had transferred it to,  
20 then they had to correct it. Because otherwise,  
21 when that person, if they sold it, eventually  
22 comes back. Then that's going to be a problem  
23 for them because when we see that the person --

24 MS. DUNBAR: Right.

1 MS. JARMON: The recommendation is?

2 MR. PURNELL: Recommend that the  
3 certificate of completion be denied.

4 MR. GRADWOHL: Second.

5 MS. MEDLEY: And a request that the City  
6 issue a consent to sale transfer of conditions  
7 and extension time for development document.

8 MR. PURNELL: Yes. She's the lawyer.

9 MS. DUNBAR: Second.

10 MS. JARMON: All in favor?

11 MR. O'DWYER: Can I offer a addendum  
12 from that. It appears the picture of the  
13 backyard, there is graffiti on the walls  
14 supporting the fence. Could we make it  
15 contingent upon that being redone and  
16 photographed?

17 MR. BECK: What picture is here?

18 MR. O'DWYER: That's going to all be  
19 done anyway?

20 MS. DUNBAR: Yes.

21 MR. O'DWYER: Then remove my --

22 MS. JARMON: We will be in touch. It  
23 was approved with the.

24 MR. BECK: Can I leave new picture as of

1 last week?

2 MS. JARMON: I have it.

3 MS. MEDLEY: Do you have --

4 MS. DUNBAR: Make sure that your buyer  
5 understands.

6 MR. BECK: Sure. That's to be clarified  
7 by the title company that's already run title on  
8 this. And obviously, discovered the restrictions  
9 from the city.

10 MS. MEDLEY: Do you have an idea if you  
11 are able to still sell it to the buyer? I would  
12 imagine they are going to have to agree this is  
13 on the deed, when they will start developing it?

14 MR. BECK: I would imagine as soon as  
15 they are able to acquire the permits, all the  
16 architectural renderings, surveys, zoning, all of  
17 that's already been complete.

18 MS. MEDLEY: Okay.

19 MS. JARMON: Thank you.

20 All in favor?

21 (Ayes.)

22 MS. JARMON: 1332 North Taney Street.

23 Good morning.

24 (Applicant approaches podium.)

1 MR. AIMS: My name is Kirby Aims. I  
2 would like to respectfully request for the  
3 release of the deed restriction for the 1332  
4 North Taney Street.

5 MS. JARMON: Are you the current owner?

6 MR. AIMS: I'm not the current owner.  
7 I'm in contract to purchase the property. The  
8 current owner lives in Georgia now.

9 MS. DUNBAR: Do you have an agreement of  
10 sale?

11 MR. AIMS: Yes. I have the agreement of  
12 sale to purchase the property. I have emailed a  
13 copy of the agreement of sale to Ms. Jarmon.

14 MR. O'DWYER: Is property transferred as  
15 a side yard or anything?

16 MS. JARMON: Yeah. Side yard.

17 Questions from the committee?  
18 Recommendations?

19 MR. O'DWYER: I move we offer the  
20 certificate of completion.

21 MS. DUNBAR: Second.

22 MS. JARMON: All in favor?

23 (Ayes.)

24 MS. JARMON: 2015 North Lawrence Street,

1 Juan and Georgina Borrero.

2 (Applicant approaches podium.)

3 MR. ARMAN: How you doing? I represent  
4 the sellers Juan and Georgina Borrero. Asking  
5 that the deed restrictions be lifted so LG Homes  
6 can purchase the property. They wanted to close  
7 on this about two months ago.

8 MS. JARMON: We transferred this out as  
9 a side yard back in 1989.

10 Are there any questions from the  
11 committee? Recommendations?

12 MR. O'DWYER: Move that we offer  
13 certificate of completion.

14 MR. GRADWOHL: Second.

15 MS. JARMON: All in favor?

16 (Ayes.)

17 MS. JARMON: Thank you. We will be in  
18 touch.

19 MR. ARMAN: Okay. Thank you.

20 MS. JARMON: 2514 and 2516 Front Street,  
21 Gonzalez.

22 (Applicant approaches podium.)

23 MS. CAMPBELL: Tia Campbell, the current  
24 owner of the two properties. And I am requesting

1 release to sell the two properties.

2 MS. JARMON: These lots need to be  
3 cleaned off.

4 MS. CAMPBELL: I do have current  
5 pictures that we just took this morning.

6 MS. JARMON: You do?

7 MS. CAMPBELL: They are cleaned out.

8 MS. JARMON: Any questions from the  
9 committee?

10 MR. O'DWYER: The lot is cleaned?

11 MS. JARMON: She said they've been  
12 cleaned. I will have my inspector go out to  
13 verify that.

14 MR. PURNELL: She has pictures from this  
15 morning. It's on the phone.

16 MS. JARMON: Forward it to my email.

17 MS. CAMPBELL: Okay.

18 MS. JARMON: Any questions from the  
19 committee? Recommendation?

20 MS. DUNBAR: Motion to provide the  
21 release subject to the final that's proof of the  
22 lot being cleaned.

23 MR. O'DWYER: Second.

24 MS. JARMON: All in favor?

1 (Ayes.)

2 MS. JARMON: Thank you.

3 1820 Earp and 1834 Earp, Temple  
4 Community and Economic.

5 (Applicant approaches podium.)

6 Good morning.

7 MR. KUPA: Good morning. My name is  
8 Pavil Kupa. I am here to acquire release on the  
9 deed restrictions.

10 MS. JOHNSON: Are there houses built on  
11 these lots?

12 MS. JARMON: Yeah. We have pictures.

13 MR. O'DWYER: Is there a certificate of  
14 occupancy?

15 MS. JARMON: They are both occupied.

16 MR. O'DWYER: They are both occupied.

17 MR. KUPA: Yes.

18 MS. JARMON: Any further questions?  
19 Recommendation?

20 MR. GRADWOHL: Move we grant the  
21 release.

22 MR. O'DWYER: Second.

23 MS. JARMON: All in favor?

24 (Ayes.)



1 MS. JARMON: All right. You're welcome.  
2 1144 South Sydenham Street, Howard and  
3 B.A. Austin? They are not here. We are going to  
4 table this until next month.

5 2012 to 14 Dreer and 2016 to 20 Dreer.

6 (Applicant approaches podium.)

7 MR. BROKATINO: Good morning, everyone.  
8 My name is Vince Brokatino. I own the properties  
9 at 2012 through 2020 the vacant lots. And I'm  
10 here to respectfully request the release from  
11 those properties so I may sell it. I'm currently  
12 under agreement of sale. Just hoping to get the  
13 release.

14 MS. JARMON: Any questions from the  
15 committee?

16 MS. DUNBAR: When did you buy the  
17 properties?

18 MR. BROKATINO: 2005, ma'am.

19 MR. O'DWYER: It looks like from the  
20 picture that we have here that there is forest in  
21 there, like, a lot of weeds and so forth.

22 MR. BROKATINO: Yes, sir. Those -- that  
23 was all cleaned out this weekend. I think I may  
24 have sent a picture, but I don't know if

1 Ms. Jarmon, you are going to send somebody out.

2 But I can send you a picture.

3 MS. JARMON: I will check my email. You  
4 sent it recently?

5 MR. BROKATINO: Yes, ma'am. Yesterday.

6 MS. JARMON: I wasn't in, so I will  
7 check it. All right. Thank you.

8 MR. O'DWYER: Then I move that we issue  
9 the certificate of completion contingent upon  
10 photograph evidence being presented to Chairman.

11 MR. PURNELL: Second.

12 MS. JARMON: All in favor?

13 (Ayes.)

14 MS. JARMON: The next page of  
15 certificates are properties I had inspected that  
16 we settled back in 2013 and '14. I sent all of  
17 the pictures over to Bridget at Public Property.  
18 And she was okay with me putting these properties  
19 on the agenda so that we can issue the releases  
20 to the current owners.

21 Can I get a recommendation?

22 MR. O'DWYER: Are --

23 MS. MEDLEY: Bridget is Commissioner of  
24 Public Property.

1 MS. JARMON: Thank you very much.

2 MR. O'DWYER: Are these owners seeking  
3 the release?

4 MS. JARMON: No. We are just doing them  
5 because they have complied or developed or the  
6 lot is cleaned, fenced.

7 MR. O'DWYER: Just to try to get on the  
8 record?

9 MR. PURNELL: In that case, we simply  
10 notify them of the restrictions?

11 MS. JARMON: We will once we get the  
12 documents signed off by Bridget and Linda Medley  
13 over here.

14 MS. DUNBAR: Well, I'd like to make a  
15 motion that we provide the releases, I guess,  
16 upon the request of the Commissioner of Public  
17 Property.

18 MR. O'DWYER: Second.

19 MS. JARMON: All in favor?

20 (Ayes.)

21 MS. JARMON: Thank you. And I would  
22 like to just add the Minutes from August 9, 2016  
23 VPRC meeting.

24 The meeting is now adjourned.

Vacant Property Review Committee  
September 13, 2016

1 (VPRC meeting adjourned at 11:20 a.m.)

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

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

-----  
ANGELA M. KING, RPR  
Court Reporter - Notary Public

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

Vacant Property Review Committee  
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