

Vacant Property Review Committee
August 9, 2016

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VACANT PROPERTY REVIEW COMMITTEE

Caucus Room, City Hall
Philadelphia, Pennsylvania
Tuesday, August 9, 2016
10:15 a.m.

PRESENT:

SUSIE JARMON, OHCD, CHAIRWOMAN
DAIANA RAMOS, OHCD
SEAN McMONAGLE, Councilman Squilla's
Office
JEREMY GRADWOHL, Council President
Clarke's Office
LINDA MEDLEY, Law Department
REBECCA SWANSON, L&I
LOWELL THOMAS, PHDC
ANDREW FRISHKOFF, LISC
LISA WALKER, Revenue
AMANDA DAVIS, PIDC
KEVIN HUNTER, Commerce Department
FREDERICK PURNELL, SR., Office of
Planning and Development
JAMETTA JOHNSON, Planning Commission
MELVIS DUNBAR, RDA

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2 CHAIRWOMAN JARMON: Good
3 morning. The VPRC is now in session. My
4 name is Susie Jarmon. We're going to get
5 started with the agenda items.

6 On Page 2, 5504 Baltimore
7 Avenue is going to be tabled by the
8 District Councilwoman's office.

9 Before I continue, are there
10 any attorneys in the room?

11 (No response.)

12 CHAIRWOMAN JARMON: The next
13 item is 2533 North 23rd Street, Emmitt
14 and Darlene Carter.

15 (Witnesses approached podium.)

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

19 MR. CARTER: Emmitt Carter.

20 MS. CARTER: Darlene Carter.

21 CHAIRWOMAN JARMON: And you're
22 here to purchase the lot at 2533 North
23 23rd Street?

24 MS. CARTER: Yes.

25 CHAIRWOMAN JARMON: And the

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2 applicant owns 2531 North 23rd Street.

3 MS. CARTER: Yes.

4 CHAIRWOMAN JARMON: Can you
5 just let the Committee know what your
6 proposal is for the lot.

7 MS. CARTER: We plan to use it
8 for a garden and a side yard. We've been
9 maintaining it over 20 years.

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

12 MS. JOHNSON: Do you live in
13 the house next door?

14 MS. CARTER: No. My daughter
15 and my nephew lives there. I've been
16 taking care of the yard for over 20
17 years, the lot.

18 CHAIRWOMAN JARMON: Are there
19 any further questions?

20 MR. PURNELL: This will be an
21 acquisition at the LAMA value?

22 CHAIRWOMAN JARMON: I think
23 there's more than one applicant. I'm not
24 really sure. If there's just this one
25 applicant, then we use the LAMA value.

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2 If there's more than one, then we order
3 an appraisal.

4 Are there any further
5 questions?

6 MS. DUNBAR: So the question
7 is, are you willing to purchase the
8 property once you find out what the price
9 is?

10 MR. CARTER: Yes.

11 MS. DUNBAR: Well, then I would
12 make a recommendation that we sell it to
13 you once the price has been established.

14 (Duly seconded.)

15 CHAIRWOMAN JARMON: All in
16 favor?

17 (Aye.)

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

20 MS. CARTER: I have a question.
21 I started this process over 25 years ago
22 when I was living in the property and
23 someone at City Hall dropped the ball.

24 CHAIRWOMAN JARMON: Not to cut
25 you off. When you initially applied for

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2 this property, you were still on
3 Princeton Avenue. You never were
4 occupying this property on 23rd Street.
5 We never got ID or anything stating that
6 you were in the property on 23rd Street.
7 When you applied for the property, you
8 applied for it under the old 1202-A
9 program back in 2001, but it wasn't
10 verified that you were occupying the
11 property.

12 MR. CARTER: Thank you.

13 CHAIRWOMAN JARMON: You're
14 welcome.

15 The next item is 1220 North
16 16th Street, Bishop Robert Smith.

17 (Witness approached podium.)

18 CHAIRWOMAN JARMON: Good
19 morning. Can you state your name for the
20 record.

21 BISHOP SMITH: Bishop Robert
22 Smith, Emmanuel Apostolic Church.

23 CHAIRWOMAN JARMON: And you're
24 here to purchase 1220 North 16th Street?

25 BISHOP SMITH: Yes.

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2 CHAIRWOMAN JARMON: And it's
3 adjacent to your church?

4 BISHOP SMITH: Yes.

5 CHAIRWOMAN JARMON: Any
6 questions from the Committee?

7 MR. HUNTER: I have a question.
8 What effect will this have on the Council
9 President's housing rules in the area? I
10 know there's several lots connected here.
11 It's a hot market.

12 MR. GRADWOHL: Yes. I work for
13 the President's Office. 1220 is
14 immediately adjacent to 1218, which is
15 the church. It's also adjacent to 1222
16 and 1224 16th Street. As an office we
17 felt it the City's best intentions to
18 transfer or at least allow the church to
19 purchase 1220 to create outdoor space to
20 kind of act as a buffer between those and
21 the workforce housing sites at 1222 and
22 1224.

23 MS. JOHNSON: So you do have
24 plans for housing there?

25 MR. GRADWOHL: Yes. The plans

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2 will include a request for proposal for
3 workforce housing, and that matter is in
4 the future.

5 MR. HUNTER: All right. Thank
6 you.

7 CHAIRWOMAN JARMON: Any further
8 questions?

9 (No response.)

10 CHAIRWOMAN JARMON:
11 Recommendation?

12 MS. DUNBAR: Motion to sell at
13 the established price.

14 (Duly seconded.)

15 CHAIRWOMAN JARMON: All in
16 favor?

17 (Aye.)

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

20 BISHOP SMITH: Thank you.

21 CHAIRWOMAN JARMON: You're
22 welcome.

23 The next items are Urban Garden
24 Agreements, which I can accept.

25 Oh, I'm sorry. On the bottom

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2 of the page, there are two side yards,
3 2407 North Orkney and 1953 North Croskey
4 Street. Can I get a recommendation?

5 MS. JOHNSON: I had a question.
6 Are they here?

7 CHAIRWOMAN JARMON: No.
8 They're not invited for side yards.

9 MS. JOHNSON: So 2407, is that
10 his primary residence? Because I see he
11 owns another house.

12 CHAIRWOMAN JARMON: He lives in
13 the 2405.

14 MS. JOHNSON: Okay.

15 CHAIRWOMAN JARMON: Any further
16 questions?

17 (No response.)

18 MR. GRADWOHL: I move we
19 transfer for no consideration.

20 (Duly seconded.)

21 CHAIRWOMAN JARMON: All in
22 favor?

23 (Aye.)

24 CHAIRWOMAN JARMON: It will be
25 a consideration. We place a ten-year

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2 self-amortizing mortgage against side
3 yards. Thank you.

4 The next item is a property
5 that was requested to be transferred to
6 Philadelphia Land Bank, 2919 West Oakdale
7 Street. Can I get a recommendation?

8 Can we go back to the Urban
9 Garden Agreements, which I can accept, on
10 Page 3, four Urban Garden Agreements.

11 The next item, 2919 West
12 Oakdale Street, Philadelphia Land Bank
13 property, are there any questions?

14 (No response.)

15 CHAIRWOMAN JARMON: Can I get a
16 recommendation?

17 MR. PURNELL: So moved.

18 (Duly seconded.)

19 CHAIRWOMAN JARMON: All in
20 favor?

21 (Aye.)

22 CHAIRWOMAN JARMON: The next
23 property was a property that was placed
24 before the Real Estate Committee. Two
25 weeks ago we had an individual that

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2 supposedly had been fraudulently taken
3 advantage of. She supposedly paid
4 someone \$5,000 to purchase the property.
5 The Real Estate Committee's
6 recommendation was that the applicant be
7 told to get a police report so that we
8 can have that for our records. We
9 contacted her. We told her what we
10 needed, called her back a few days later,
11 didn't get a response. On Friday I sent
12 a letter to her to vacate the premises,
13 because the Real Estate Committee does
14 not want us to transfer this until we get
15 a police report.

16 So can I get a recommendation
17 or we table this item.

18 MS. DUNBAR: You're going to
19 recommend to table?

20 CHAIRWOMAN JARMON: Yes.

21 MS. DUNBAR: Recommendation to
22 table the item that was presented to the
23 Real Estate Committee.

24 (Duly seconded.)

25 CHAIRWOMAN JARMON: All in

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2 favor?

3 (Aye.)

4 CHAIRWOMAN JARMON: The next
5 item is an extension of time, 2201 East
6 Auburn, Community Justice Land Trust.

7 (Witness approached podium.)

8 CHAIRWOMAN JARMON: Good
9 morning. State your name for the record.

10 MS. BROOKS: Rachel Brooks.

11 I'm the development coordinator for this
12 project.

13 CHAIRWOMAN JARMON: Can you let
14 the Committee know why you're asking for
15 an additional extension.

16 MS. BROOKS: Sure. We closed
17 on the property last August, August of
18 2015, and anticipated a 12-month
19 construction period. The property is on
20 the site of a former factory that had
21 environmental remediation that needed to
22 be done, but the remediation has been
23 more extensive than we initially
24 anticipated, which extended our
25 construction period a few weeks. So as

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2 of now, we are anticipating having our
3 Certificate of Completion during the
4 month of September. So we're requesting
5 an extension until the end of September
6 to complete it.

7 CHAIRWOMAN JARMON: Any
8 questions from the Committee?

9 (No response.)

10 MS. DUNBAR: Motion to provide
11 the extension.

12 (Duly seconded.)

13 CHAIRWOMAN JARMON: All in
14 favor?

15 (Aye.)

16 CHAIRWOMAN JARMON: Thank you.
17 It's going to be a six-month extension.
18 Thank you.

19 The next is 2147 Federal, 2723
20 Oakford, 2727 Oakford Street. This has
21 been before the Committee a couple times.
22 They're requesting an extension because
23 they're unable to start their project
24 because they have a lawsuit going on with
25 the City.

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2 (Witness approached podium.)

3 CHAIRWOMAN JARMON: Can you
4 just give them a little --

5 MS. SINNI: My name is Jennifer
6 Sinni, owner of the property.

7 We just continue to still be in
8 litigation. The, quote/unquote, previous
9 owner of the property is still vying that
10 it's their property, so they brought a
11 suit against us as well as the City and
12 the various departments related to that
13 claim. So it's a continued litigation
14 process that's going on.

15 MS. DUNBAR: Do you have a
16 court date?

17 MS. SINNI: We don't.

18 CHAIRWOMAN JARMON: Any further
19 questions?

20 (No response.)

21 MS. DUNBAR: Motion to provide
22 the extension requested.

23 (Duly seconded.)

24 CHAIRWOMAN JARMON: Six-month
25 extension.

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2 MS. DUNBAR: Yes.

3 CHAIRWOMAN JARMON: All in
4 favor?

5 (Aye.)

6 CHAIRWOMAN JARMON: Thank you.

7 MS. SINNI: Thank you.

8 CHAIRWOMAN JARMON: The next

9 items are Certificate of

10 Completions/releases. The first list of

11 properties is Innova Redevelopment. The

12 addresses are 1416 South Colorado, 1418

13 Colorado, 1420 Colorado, 1434 South

14 Bouvier, and 1436 South Bouvier.

15 (Witness approached podium.)

16 CHAIRWOMAN JARMON: Good

17 morning. State your name.

18 MR. ALLEGRETTI: Bernardino

19 Allegretti.

20 CHAIRWOMAN JARMON: Can you let

21 the Committee know the reason you're

22 here. I know that you're here for

23 releases on these properties.

24 MR. ALLEGRETTI: I'm here for

25 releases. All five of these properties

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2 are under agreement of sale scheduled for
3 settlement in September. The work is
4 complete on 1434 and 1436 Bouvier. We
5 had our final inspections with License
6 and Inspections two weeks ago and we're
7 waiting for the final Certificate of
8 Occupancy. And the three other
9 properties on Colorado Street are
10 scheduled for completion in the coming
11 two weeks.

12 MS. JOHNSON: The properties
13 have all been sold?

14 MR. ALLEGRETTI: They're all
15 sold.

16 CHAIRWOMAN JARMON: So once we
17 receive the Certificate of Occupancies on
18 these properties, then we can prepare the
19 release to be executed.

20 Are there any further
21 questions?

22 (No response.)

23 MS. DUNBAR: I would make a
24 motion to provide the Certificates of
25 Completion upon their receipt of the

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2 Certificates of Occupancy.

3 (Duly seconded.)

4 CHAIRWOMAN JARMON: All in
5 favor?

6 (Aye.)

7 CHAIRWOMAN JARMON: Thank you.

8 MR. ALLEGRETTI: Thank you.

9 CHAIRWOMAN JARMON: 2117 Latona
10 and 2121 Latona Street, Wilson Drake
11 Development. I think the owner of the
12 properties, he's on vacation?

13 (Witness approached podium.)

14 MR. ROGOVE: Yes. I'm a friend
15 of his. He's asked me to bring the
16 documents in. They're away.

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

19 MR. ROGOVE: Neil Rogove. I'm
20 just representing Wilson Drake, a friend
21 of mine, Tony Drake. They have those two
22 lots. I guess they got them last year,
23 earlier this year, and they're completely
24 developed. They're actually under
25 agreement of sale. So they asked me to

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2 bring the documents here to, you know...

3 CHAIRWOMAN JARMON: Okay. So
4 both of these properties, we're waiting
5 for the Certificate of Occupancies and
6 then we can prepare the releases.

7 MS. JOHNSON: Can I ask a
8 question? I see an agreement of sale for
9 21 but not for 17.

10 MR. ROGOVE: Right. They don't
11 have the agreement yet. It's completed,
12 but they have an offer, but they don't
13 have the agreement of sale yet.

14 MS. JOHNSON: Okay.

15 MR. ROGOVE: You want them to
16 forward the agreement of sale?

17 CHAIRWOMAN JARMON: Yes, to me
18 once they get it, and they know that. I
19 already told them.

20 MR. ROGOVE: I'll tell them
21 that. I'm going to see them tomorrow.
22 Who should I send them to?

23 CHAIRWOMAN JARMON: Susie
24 Jarmon.

25 MR. ROGOVE: Okay. Thank you.

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2 CHAIRWOMAN JARMON: You're
3 welcome.

4 MR. ROGOVE: They said you
5 might not be here.

6 CHAIRWOMAN JARMON: Oh, I'm
7 here.

8 Can I get a recommendation?

9 MS. DUNBAR: I recommend that
10 we issue the Certificate of Completion,
11 subject to the issuance of the
12 Certificate of Occupancy to the
13 Chairwoman.

14 (Duly seconded.)

15 CHAIRWOMAN JARMON: So once we
16 receive the Certificate of --

17 (Duly seconded.)

18 CHAIRWOMAN JARMON: I'm sorry.
19 All in favor?

20 (Aye.)

21 CHAIRWOMAN JARMON: I'm sorry.

22 MR. ROGOVE: I'll tell them.

23 CHAIRWOMAN JARMON: They'll be
24 in touch with me via e-mail.

25 MR. ROGOVE: They'll be back

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2 the end of the week. Thank you so much.

3 CHAIRWOMAN JARMON: Have a good
4 day.

5 MR. ROGOVE: Thank you.

6 CHAIRWOMAN JARMON: The next
7 items are 2223 Coral, 2227 Coral, and
8 2229 Coral, Brick Stone Group, LLC.

9 (Witness approached podium.)

10 CHAIRWOMAN JARMON: Good
11 morning. Can you state your name.

12 MR. HEWELL: Tom Hewell,
13 H-E-W-E-L-L, managing partner at Brick
14 Stone Group.

15 CHAIRWOMAN JARMON: And these
16 properties are all developed and ready to
17 be sold?

18 MR. HEWELL: Yes. We have
19 three under agreement. The first one is
20 going for settlement tomorrow. The next
21 one on 2225 is scheduled for settlement
22 next Friday, and the third, 2227 --
23 actually, you don't have 2225.

24 CHAIRWOMAN JARMON: That's not
25 ours.

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2 MS. JOHNSON: 2225 is not
3 listed here.

4 CHAIRWOMAN JARMON: That's not
5 ours.

6 MR. HEWELL: 2227 goes to
7 settlement in September.

8 MS. JOHNSON: Did you provide
9 paperwork for 2229?

10 MR. HEWELL: Yes. All of them
11 have been provided. It's just two of
12 them are under agreement right now. The
13 third one is not yet.

14 CHAIRWOMAN JARMON: Any further
15 questions?

16 (No response.)

17 CHAIRWOMAN JARMON: Can I get a
18 recommendation?

19 MR. PURNELL: So moved.

20 (Duly seconded.)

21 CHAIRWOMAN JARMON: All in
22 favor?

23 (Aye.)

24 CHAIRWOMAN JARMON: They're
25 approved subject to the Certificate of

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2 Occupancies. Once we receive those, then
3 we can proceed with preparing the
4 release.

5 MR. HEWELL: Who do I talk to?
6 One goes to settlement tomorrow and then
7 and COO has already been provided to --

8 CHAIRWOMAN JARMON: You have
9 the Certificate of Occupancy?

10 MR. HEWELL: Yes. If not, I
11 can resend it.

12 CHAIRWOMAN JARMON: Because I
13 don't have it.

14 MR. HEWELL: That's the one
15 that's going to settlement right now.

16 CHAIRWOMAN JARMON: I'll make
17 sure the Commissioner knows that. So you
18 can get it to me today and we'll send it
19 over.

20 MR. HEWELL: Have I been
21 e-mailing you?

22 CHAIRWOMAN JARMON: Susie
23 Jarmon. That's for the 2223?

24 MR. HEWELL: Correct.

25 CHAIRWOMAN JARMON: That's for

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2 tomorrow?

3 MR. HEWELL: Correct.

4 CHAIRWOMAN JARMON: Okay.

5 Thank you.

6 MR. HEWELL: Thank you.

7 CHAIRWOMAN JARMON: 1823 North

8 Bouvier Street, Jeanette Harris --

9 Burris.

10 (Witness approached podium.)

11 CHAIRWOMAN JARMON: Good

12 morning.

13 MR. GAINES: Good morning,

14 everyone.

15 CHAIRWOMAN JARMON: Can you

16 state your name for the record.

17 MR. GAINES: Carl Gaines.

18 CHAIRWOMAN JARMON: And you

19 are?

20 MR. GAINES: Jeanette Burris's

21 son.

22 CHAIRWOMAN JARMON: And you're

23 here asking for a release? I think she

24 received this property as a side yard; am

25 I correct?

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2 MR. GAINES: Yes, ma'am.

3 CHAIRWOMAN JARMON: Back in
4 1987.

5 Are there any questions from
6 the Committee?

7 (No response.)

8 CHAIRWOMAN JARMON:
9 Recommendation?

10 MR. GRADWOHL: The attached
11 picture looks like a house. Is there a
12 photo of the lot?

13 CHAIRWOMAN JARMON: She
14 received this as a house or a lot?

15 MR. GAINES: A lot.

16 MR. PURNELL: We're talking
17 about the lot next door in the picture.

18 CHAIRWOMAN JARMON: It's next
19 to it.

20 MR. GRADWOHL: You can't see
21 the lot.

22 MS. DUNBAR: He can't see the
23 lot, is what he's saying.

24 MR. GRADWOHL: Do we know if
25 it's clear?

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2 MR. GAINES: It's got some
3 weeds there.

4 MR. GRADWOHL: It has to be
5 cleaned if we issue the Certificate of
6 Completion.

7 CHAIRWOMAN JARMON: Once you've
8 cleaned it, you can contact me and I'll
9 have the inspector come out and verify
10 that.

11 MR. GAINES: Yes, ma'am.

12 MR. GRADWOHL: So I move that
13 we grant the Certificate of Completion
14 based upon inspection that the premises
15 is cleaned.

16 (Duly seconded.)

17 CHAIRWOMAN JARMON: All in
18 favor?

19 (Aye.)

20 CHAIRWOMAN JARMON: Thank you.

21 MR. GAINES: Thank you.

22 CHAIRWOMAN JARMON: 5351 Irving
23 Street, Cyrus Bowman.

24 (Witnesses approached podium.)

25 CHAIRWOMAN JARMON: Mr. Bowman

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2 was here a couple months ago to sell the
3 lot, and it's the same situation. He
4 wants to sell -- I'm sorry; the house.
5 Because he's unable to rehab it, correct?

6 MR. BOWMAN: Good morning.
7 Yes.

8 CHAIRWOMAN JARMON: State your
9 name for the record.

10 MR. BOWMAN: Cyrus Bowman.
11 Because of financial situations
12 back then. I have accumulated some
13 funds. What I want the Board to
14 hopefully recognize is I have paid taxes
15 on this home, service the water bill and
16 homeowners insurance on this property.
17 So it's not a property that's been
18 sitting dormant. I visit it every time I
19 come to the City.

20 I do have funds, a copy of a
21 check from my financial institution and
22 also from my private funds that I have
23 enough money to rehab this property. So
24 I'm asking for an extension if I can get
25 a certificate of release to rehab this

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2 property, and I do have a contractor
3 ready to work on this property this
4 weekend.

5 CHAIRWOMAN JARMON: So you want
6 to keep it in your name?

7 MR. BOWMAN: If it's okay to
8 get the release, yes.

9 CHAIRWOMAN JARMON: So he wants
10 an extension.

11 MR. PURNELL: Last month he
12 wanted to sell it.

13 CHAIRWOMAN JARMON: He wanted
14 to sell it.

15 MR. PURNELL: So that's off the
16 table?

17 MR. BOWMAN: Right. Well,
18 because I do have copies of funds now to
19 rehab it.

20 MS. DUNBAR: You have a letter,
21 you said?

22 MR. BOWMAN: I have letters
23 from my bank and also from my other
24 financial institution that I have the
25 funds.

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2 MS. DUNBAR: So you also have
3 an estimate, I guess, to say that the
4 amount that you have accumulated to rehab
5 will be sufficient to cover those costs.

6 MR. BOWMAN: Yes, ma'am.

7 MS. DUNBAR: Okay. So he has
8 provided a copy of a letter from BB&T
9 saying they have access to \$10,000 in
10 cash and also from the Justice Federal
11 Credit Union a check made payable to him
12 for \$25,000, him, Cyrus Bowman. So it's
13 a total of \$35,000 that he would be using
14 to assist with the rehab.

15 MR. GRADWOHL: How long of an
16 extension are you looking for?

17 MR. BOWMAN: Six months.

18 MR. PURNELL: Mr. Bowman,
19 you've done some interior work already?

20 MR. BOWMAN: Yes. I have
21 cleaned this house out and also I had my
22 contractor come and look at it and have
23 guys estimated on it. And so I am ready
24 to work.

25 CHAIRWOMAN JARMON: Any further

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2 questions?

3 (No response.)

4 CHAIRWOMAN JARMON:

5 Recommendation?

6 MS. DUNBAR: Motion to provide
7 the requested extension of six months.

8 (Duly seconded.)

9 CHAIRWOMAN JARMON: All in
10 favor?

11 (Aye.)

12 CHAIRWOMAN JARMON: Thank you.

13 MR. BOWMAN: Thank you.

14 CHAIRWOMAN JARMON: 1440 South
15 Bouvier Street, Sandra Miles.

16 (No response.)

17 CHAIRWOMAN JARMON: I'm going
18 to table this until next month.

19 1811 Reed Street, Constance
20 Ortiz.

21 1811 Reed.

22 (Witness approached podium.)

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

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1 VACANT PROPERTY REVIEW COMMITTEE - 8/9/16

2 MR. KELLY: Patrick Kelly.

3 CHAIRWOMAN JARMON: And you're
4 here requesting the release. Are you the
5 current owner of the property?

6 MR. KELLY: Yes.

7 MS. DUNBAR: Would you speak
8 up, sir.

9 MR. KELLY: Yes.

10 MS. JOHNSON: Is work completed
11 on the house?

12 MR. KELLY: It should be by the
13 end of the month.

14 CHAIRWOMAN JARMON: So by the
15 end of the month, you should be able to
16 provide us with a Certificate of
17 Occupancy?

18 MR. KELLY: Yes. It's under
19 agreement of sale for September.

20 CHAIRWOMAN JARMON: Any further
21 questions?

22 (No response.)

23 CHAIRWOMAN JARMON:
24 Recommendation?

25 MS. DUNBAR: Motion to issue

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1 VACANT PROPERTY REVIEW COMMITTEE - 8/9/16
2 the Certificate of Completion, subject to
3 your providing the Certificate of
4 Occupancy.

5 (Duly seconded.)

6 CHAIRWOMAN JARMON: All in
7 favor?

8 (Aye.)

9 CHAIRWOMAN JARMON: Thank you.

10 MR. KELLY: Thank you.

11 CHAIRWOMAN JARMON: 427 West
12 York Street, Juan and Carmen Rios.

13 (Witness approached podium.)

14 CHAIRWOMAN JARMON: Good
15 morning. Can you state your name.

16 MS. VALENTIN: My name Diana
17 Valentin.

18 CHAIRWOMAN JARMON: And you're
19 here requesting a release?

20 MS. VALENTIN: Yes.

21 CHAIRWOMAN JARMON: Are you the
22 current owner?

23 MS. VALENTIN: Yes.

24 CHAIRWOMAN JARMON: This may
25 take a little longer than the others.

1 VACANT PROPERTY REVIEW COMMITTEE - 8/9/16

2 We're trying to get the deed from the
3 Redevelopment Authority to the previous
4 owner. So it may -- you have it?

5 MS. VALENTIN: I have this. He
6 told me to show you.

7 CHAIRWOMAN JARMON: This is not
8 the deed. This is an agreement.

9 MS. VALENTIN: He just told me
10 to show you.

11 CHAIRWOMAN JARMON: I'm talking
12 about the deed in order for us to prepare
13 the release.

14 Can I get a recommendation for
15 the release, subject to -- we're trying
16 to get the deed that transferred from the
17 Redevelopment Authority to the applicant
18 from the Department of Records. That's
19 where our holdup is in order to prepare
20 the release.

21 Can I get a recommendation?

22 MS. DUNBAR: Does she also have
23 the Certificate of Occupancy?

24 CHAIRWOMAN JARMON: No. That's
25 an agreement of sale.

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2 Do you have a Certificate of
3 Occupancy or was this property already
4 rehabbed?

5 MS. VALENTIN: It was rehabbed.

6 CHAIRWOMAN JARMON: This was
7 already done years ago.

8 MS. DUNBAR: Okay. So I make a
9 motion to issue the Certificate of
10 Completion, subject to your office
11 getting the --

12 CHAIRWOMAN JARMON: Well, we
13 wouldn't be able to do it without it.

14 MS. DUNBAR: Well, motion to
15 issue.

16 (Duly seconded.)

17 CHAIRWOMAN JARMON: All in
18 favor?

19 (Aye.)

20 CHAIRWOMAN JARMON: Thank you.
21 Thank you. We'll be in touch.

22 MS. VALENTIN: Okay. Thanks.

23 CHAIRWOMAN JARMON: All right.

24 1715 North Howard and 1716 Hope, George
25 and Kathleen Chorlton?

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1 VACANT PROPERTY REVIEW COMMITTEE - 8/9/16

2 (No response.)

3 CHAIRWOMAN JARMON: I'm going
4 to table this until next month.

5 Are there any others?

6 (No response.)

7 CHAIRWOMAN JARMON: That's it,
8 okay.

9 The meeting is now adjourned.

10 Thank you. Have a good day.

11 (Vacant Property Review
12 Committee concluded at 10:45 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

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

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