

Vacant Property Review Committee
December 13, 2016

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VACANT PROPERTY REVIEW COMMITTEE

Caucus Room, City Hall
Philadelphia, Pennsylvania
Tuesday, December 13, 2016
10:20 a.m.

PRESENT:

SUSIE JARMON, OHCD, CHAIRWOMAN

DAIANA RAMOS, OHCD

JEREMY GRADWOHL, Council President

Clarke's Office

ANDREW FRISHKOFF, LISC

DAMARIS WALKER, Law Department

KEVIN HUNTER, Commerce Department

ALAN UREK, Public Property

BETH McCONNELL, PACDC

FREDERICK PURNELL, SR., Office of

Planning and Development

JAMETTA JOHNSON, Planning Commission

MELVIS DUNBAR, RDA

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CHAIRWOMAN JARMON: Good morning. We're about to get started. My name is Susie Jarmon.

Are there any attorneys in the room?

(Hands raised.)

CHAIRWOMAN JARMON: And you're here for?

MS. SWITZENBAUM: I'm here for Stephanie Green for Wilder Street, 2228 and 2235 and 2236.

CHAIRWOMAN JARMON: Do you want to come up to the podium.

(Witnesses approached podium.)

CHAIRWOMAN JARMON: And that item is on Page 5.

Can you state your name for the record.

MS. SWITZENBAUM: Robin Switzenbaum with Berger and Montague.

CHAIRWOMAN JARMON: And you are?

MS. SWITZENBAUM: With me is Stephanie Green, who is a legal

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2 administrator at Berger and Montague and
3 my colleague, and also with me is Jeremy
4 Armstead (ph) and his colleague.

5 MR. VINEY: Vince Viney with V2
6 Properties.

7 CHAIRWOMAN JARMON: And you're
8 here requesting a release on these three
9 lots, Stephanie Green?

10 MS. GREEN: Yes.

11 CHAIRWOMAN JARMON: You were
12 here a few months ago asking for an
13 extension, stating that you needed more
14 time to start the development on these
15 lots. And what happened since then?

16 MS. SWITZENBAUM: I'm going to
17 let my client speak to that because --

18 CHAIRWOMAN JARMON: That's who
19 I'm asking the question to. Thank you.

20 MS. GREEN: After coming here
21 and asking for the extension, which was
22 granted to me, thank you, I realized that
23 the time that I had to work with was very
24 limited to me on behalf of other
25 obligations, my job, other projects.

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2 And, therefore, the six months it would
3 have taken me to start developing wasn't
4 in my best interest. So, therefore, I
5 spoke to -- I've been in contact with
6 Mr. Armstead, and we both talked about
7 him taking over as far as developing the
8 projects, the other parcels.

9 CHAIRWOMAN JARMON: And you're
10 asking to sell these for 120,000?

11 MS. GREEN: Yes.

12 CHAIRWOMAN JARMON: Any
13 questions from the Committee?

14 MS. DUNBAR: So I have a
15 question in terms of you said you were --
16 when you spoke, in terms of not being
17 able to carry out all of your
18 obligations, I guess this was somewhat of
19 a burden to you at this point, but you
20 said you were going to have someone take
21 over. Take over doesn't mean that you
22 would sell it to them for a substantial
23 amount more than what you paid; is that
24 correct?

25 MS. GREEN: Well, basically we

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2 spoke. When I say "take over," I meant
3 to sell the property. He will be taking
4 over the responsibilities of developing
5 the parcels.

6 MS. DUNBAR: Okay.

7 MS. SWITZENBAUM: Do you want
8 to speak to in terms of how it's easier
9 for you to finance it without doing a
10 whole new development?

11 MR. ARMSTEAD: We're purchasing
12 the properties.

13 MS. JOHNSON: So can I just --
14 you bought the properties and there was a
15 restriction to develop them. And you
16 purchased them in this year?

17 MS. GREEN: 2014.

18 MS. JOHNSON: 2014. So you
19 haven't met the terms of your
20 restrictions. You don't get to -- I
21 mean, according -- you can't sell the
22 properties. That's not part of the
23 restriction within the year. You had a
24 year to develop them.

25 MS. GREEN: Right. I did not

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2 realize I had that time to --

3 MS. JOHNSON: So when you
4 purchased, you didn't know what you were
5 purchasing?

6 MS. GREEN: I knew I was
7 purchasing lots, but as far as the time
8 restraints, I didn't realize I had a year
9 to develop them.

10 MS. JOHNSON: But you signed an
11 agreement to that.

12 MS. GREEN: Yes.

13 MR. PURNELL: We've actually
14 had some serious concerns about this
15 transaction and have spoke with counsel
16 regarding this specific transaction. At
17 this point, I'm going to recommend to the
18 Committee that we do not grant the
19 releases. And just for the record, we
20 are looking into the appropriateness of
21 reverting title of these properties back
22 to the issuing agents.

23 You asked for a six-month
24 extension, which we granted, and there
25 still has been no progress towards

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2 delivering on what you intended to do or
3 stated that you were capable of doing,
4 and now this is being represented to us
5 with an agreement of sale that basically
6 gives you ten times the value of what you
7 paid to acquire this lot. So we do want
8 to look at this a little bit more
9 internally, but I would like to make a
10 motion that this be tabled for -- well,
11 that the certificate of completion
12 request be denied and this be tabled for
13 further action by the Committee.

14 (Duly seconded.)

15 CHAIRWOMAN JARMON: All in
16 favor?

17 (Aye.)

18 CHAIRWOMAN JARMON: We'll be in
19 touch with you. We'll have the attorney
20 send you a letter regarding this.

21 MS. SWITZENBAUM: Now, if my
22 client wants to proceed within the six
23 months, I take it she can decide to do
24 that also?

25 CHAIRWOMAN JARMON: You're

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2 telling us or you're asking?

3 MS. SWITZENBAUM: I'm asking.

4 CHAIRWOMAN JARMON: Okay.

5 Does someone want to amend
6 their motion.

7 MS. DUNBAR: No.

8 CHAIRWOMAN JARMON: We just
9 said we're going to table it.

10 MS. DUNBAR: The request was
11 for, I guess, a certificate of completion
12 at this point, but because you have
13 already been granted that six-month
14 extension, that six-month extension is
15 still in place.

16 MR. VINEY: Hi again. I'm
17 Vince Viney with V2 Properties.

18 My question would be if we were
19 to work together to develop an LLC where
20 we have a joint partnership, would that
21 be acceptable? Because of our expertise
22 having built so many new construction
23 buildings in the Point Breeze area, I
24 think we can be a huge benefit to
25 Stephanie as well as to the community to

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2 be able to see these properties, where I
3 think the RDA ultimately envisioned them
4 to be new construction homes, delivering
5 benefit to the community.

6 So my question is, if Stephanie
7 and I were to create some form of
8 partnership or LLC, would the Committee
9 consider that as an option?

10 MR. PURNELL: Well, I think the
11 answer still is the same. You're still
12 within your six-month extension that was
13 originally granted. If you present a
14 development proposal to move this project
15 forward that's acceptable to the
16 Committee, we would probably have no
17 objection to that, but what's in front of
18 us today is a request for certificate of
19 completion that would allow you to sell
20 the property, and that we're not taking
21 action on today.

22 MS. DUNBAR: Right.

23 MR. PURNELL: So you still have
24 the ability to work within the original
25 six-month extension that was granted.

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2 MS. SWITZENBAUM: I think
3 that's a bit of our -- putting that in as
4 a certificate of completion, I think we
5 had no intention of saying the property
6 is completed.

7 MS. DUNBAR: Okay.

8 MS. SWITZENBAUM: Thank you.

9 CHAIRWOMAN JARMON: You're
10 welcome. Have a good day.

11 (Witness approached podium.)

12 MR. HUGHES: I'm an attorney.

13 CHAIRWOMAN JARMON: For them?

14 MR. HUGHES: No.

15 CHAIRWOMAN JARMON: Okay. Just
16 one second. And you're here for what
17 address, sir?

18 MR. HUGHES: 5666 Heiskell
19 Street.

20 CHAIRWOMAN JARMON: You can
21 come up to the podium.

22 MR. HUGHES: Ladies and
23 gentlemen, this is a relatively simple
24 matter. My name is Philip Hughes,
25 H-U-G-H-E-S. I'm here on behalf of Inn

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2 Dwelling, Incorporated, which is the
3 current owner of the vacant lot at 5666
4 Heiskell Street.

5 This property was acquired in
6 connection with an adjoining property
7 that had a home on it -- that has a home
8 on it. We are in the process of selling
9 that home, and it only makes sense that
10 we sell the lot together with that home.
11 It's a vacant lot in Germantown between
12 several row houses. We bought the
13 properties originally because we turn
14 around -- they're a not-for-profit and we
15 rent them to people who cannot afford
16 market rents, but our mission of the
17 organization is changing and we are in
18 the process of selling the adjoining
19 property, 5664 Heiskell, and we would
20 like to sell 5666. The agreement of sale
21 is only for \$1,000 and it would be sold
22 to the same person, the same person
23 that's buying 5664 Heiskell Street. It
24 only makes sense it would go with the
25 same property, and they can use it as a

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2 garden for the house.

3 CHAIRWOMAN JARMON: Any

4 questions from the Committee?

5 (No response.)

6 CHAIRWOMAN JARMON: They've had

7 title since 2002.

8 MR. GRADWOHL: Are the lot

9 conditions sufficient?

10 MS. DUNBAR: There's a picture.

11 CHAIRWOMAN JARMON: Well, it

12 just has grass on it.

13 MR. GRADWOHL: Okay. I was

14 talking about from the fence.

15 MS. DUNBAR: What's behind the

16 fence?

17 MR. GRADWOHL: Whether the

18 fence is up to standards.

19 MR. HUGHES: The fence was

20 there to keep the trash out of the lot

21 obviously.

22 MR. GRADWOHL: Okay.

23 CHAIRWOMAN JARMON: The fence

24 looks fine.

25 Any further questions?

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2 (No response.)

3 MR. GRADWOHL: I move to grant
4 the certificate of completion.

5 (Duly seconded.)

6 CHAIRWOMAN JARMON: All in
7 favor?

8 (Aye.)

9 CHAIRWOMAN JARMON: Have a good
10 day.

11 MR. HUGHES: Thank you very
12 much.

13 CHAIRWOMAN JARMON: No problem.
14 We're going to go back to Page
15 2, 2210 North Lawrence and 2212 North
16 Lawrence, Alma Rios.

17 (Witness approached podium.)

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

21 MS. RIOS: Alma Rios.

22 CHAIRWOMAN JARMON: And you're
23 here to purchase these lots. Can you let
24 the Committee know what your proposal is.

25 MS. RIOS: My grandfather took

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2 care of these lots for over 30 years. He
3 lived in the property 2208 for over 40
4 years. It was a Philadelphia Housing
5 Authority home. And since he passed
6 away, the lots are abandoned. My family
7 took care of those lots. And me being in
8 the funeral business, I assist a lot of
9 families that are victims of homicide.
10 My sister was murdered in 2012, and I
11 want these lots to be our family's, as
12 they've been, because I want to do a
13 healing garden, a place where people
14 could come gather and anyone in the City
15 can come remember their loved ones.

16 CHAIRWOMAN JARMON: Are there
17 any questions from the Committee?

18 MS. McCONNELL: Just a
19 clarification. The letter from the
20 Councilwoman, Councilwoman Sanchez,
21 references use as a community garden, but
22 it also references need to meet building
23 code requirements. So I wasn't -- are
24 they both empty lots or is there a
25 building on one?

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2 MS. RIOS: My grandpa about 20
3 years ago did a shed, and he used to pick
4 a lot of junk bikes and just built bikes
5 for the kids in the community. So Maria
6 asked that I take that shed torn down.
7 It's really -- it's horrible. It needs
8 to be torn down, because the rats. It's
9 just a mess, but it's the shed that he
10 built many, many years ago and there's
11 like weeds. It's just horrible. The
12 neighbor on 2208 has the lot now as
13 storage and people just put all trash in
14 there even though it's still fenced up
15 the way my grandpa had it, but it needs
16 to be torn down and that shed needs to be
17 taken out.

18 CHAIRWOMAN JARMON: Any further
19 questions?

20 MR. HUNTER: What's the status
21 with 2208? Because it looks like -- when
22 I looked up the ownership, the City also
23 owns 2208.

24 MS. RIOS: It's a Housing
25 Authority lot. It's still under PHA.

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2 CHAIRWOMAN JARMON: PHA, yes.

3 MR. HUNTER: Okay.

4 CHAIRWOMAN JARMON: And we had
5 sent them letters years ago asking them
6 if they wanted to take title, and they
7 never responded to us.

8 MR. PURNELL: I just want to
9 make sure you're clear that you would
10 have to get the lot cleared, including
11 the structure, and I have no idea what
12 the structure is and what types of costs
13 might be associated with that, but you're
14 clear that you would have basically a
15 year to --

16 MS. RIOS: A year?

17 MR. PURNELL: Yes.

18 MS. RIOS: I am part of a group
19 called the National Homicide Assistance
20 Alliance, and the group does a lot of
21 work with the community and they have
22 backed me up in doing anything I need to
23 do for the lots.

24 CHAIRWOMAN JARMON: Any further
25 questions?

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2 (No response.)

3 CHAIRWOMAN JARMON:

4 Recommendation?

5 MR. GRADWOHL: I move that we
6 transfer this property at fair market
7 value.

8 (Duly seconded.)

9 CHAIRWOMAN JARMON: All in
10 favor?

11 (Aye.)

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

14 MS. RIOS: Thank you.

15 CHAIRWOMAN JARMON: I know you
16 sound like you're nervous.

17 MS. RIOS: I am.

18 CHAIRWOMAN JARMON: We're not
19 going to do anything to you.

20 MS. RIOS: Thank you, guys.

21 CHAIRWOMAN JARMON: 1931 East
22 Harold Street, Marguerite Mooney.

23 (Witness approached podium.)

24 CHAIRWOMAN JARMON: Good
25 morning.

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2 MS. MOONEY: Good morning.

3 CHAIRWOMAN JARMON: Just a
4 little history on this lot. We were in
5 the process of settling to her husband,
6 who occupied the property in the rear of
7 this lot, and he passed away. However,
8 she doesn't live in that property and
9 that's why we have it before the
10 Committee to sell to her. In order to
11 get it as a side yard, she would have to
12 occupy it.

13 Can you state your name for the
14 record.

15 MS. MOONEY: Marguerite Mooney.

16 CHAIRWOMAN JARMON: And you're
17 here to purchase 1931 East Harold?

18 MS. MOONEY: Correct.

19 CHAIRWOMAN JARMON: Any
20 questions from the Committee?

21 MR. GRADWOHL: What are your
22 plans for the property?

23 MS. MOONEY: To clean it up
24 right now. It's full of trash and there
25 are rats, and I just want to allow -- my

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2 family members live in the area, and I
3 just want to allow a garden on the inside
4 of the development, to do a garden or
5 play area for my niece and nephews that
6 are in that area as well.

7 CHAIRWOMAN JARMON: And the
8 address that you own is?

9 MS. MOONEY: 1926 Albert
10 Street.

11 CHAIRWOMAN JARMON: 1926 East
12 Albert.

13 MS. MOONEY: Albert.

14 CHAIRWOMAN JARMON: Any further
15 questions?

16 MS. DUNBAR: This is the rear
17 of Albert, right?

18 CHAIRWOMAN JARMON: It's in the
19 rear.

20 MR. HUNTER: I just have a
21 question. So it seems like the City owns
22 most of that block right now. It's in
23 City ownership, except we would be
24 signing this one property. And so that
25 would kind of break up the continuity of

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2 the block in terms of if we had, you
3 know, sort of a plan for going forward in
4 the future. Right now they're only using
5 the backyards as driveways, but I am not
6 sure if that's --

7 CHAIRWOMAN JARMON: The other
8 lots that are on the block owned by the
9 City were in the auction that they had a
10 couple years ago. So we are processing
11 individuals to purchase those lots.

12 MR. HUNTER: Okay. Great.

13 MS. MOONEY: I'm also
14 interested in the two on each side of
15 that. I just haven't, I guess, followed
16 through with the procedures.

17 CHAIRWOMAN JARMON: Well, you
18 have to get in contact with the
19 Councilperson which I referred you.

20 MS. MOONEY: I did. I will
21 follow through on that. I'm trying to
22 find the time.

23 CHAIRWOMAN JARMON: Any further
24 questions?

25 (No response.)

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2 MS. DUNBAR: Motion to sell at
3 fair market value or the requested price.

4 (Duly seconded.)

5 CHAIRWOMAN JARMON: All in
6 favor?

7 (Aye.)

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

10 MS. MOONEY: Thank you very
11 much.

12 CHAIRWOMAN JARMON: You're
13 welcome.

14 The next items are side yards
15 for individuals who are occupying the
16 properties.

17 MR. GRADWOHL: I move --

18 CHAIRWOMAN JARMON: Can I -- go
19 ahead.

20 MR. GRADWOHL: Sorry. I move
21 to transfer at no consideration with a
22 self-amortizing mortgage on each
23 property.

24 CHAIRWOMAN JARMON: Well, the
25 one property on Folsom Street, that

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2 person will receive that as a side yard.

3 She received that back in 2001 with the

4 old 1202-A program and then it was held

5 up, and then we had to do a conflict of

6 interest, because her sister works for

7 PHDC, and HUD found that it isn't a

8 conflict. So she will be receiving that

9 as a side yard under the old 1202-A

10 program.

11 MR. GRADWOHL: With no --

12 CHAIRWOMAN JARMON: With no

13 self-amortizing mortgage.

14 MR. GRADWOHL: Okay. Well,

15 then let me amend my motion. I move that

16 we transfer 2616 North Bancroft Street,

17 2220 North Orkney Street, 2222 North

18 Orkney Street for no consideration with

19 self-amortizing mortgages, and I also

20 move that we transfer 3867 Folsom Street

21 under the program stipulations of the old

22 side yard program.

23 (Duly seconded.)

24 CHAIRWOMAN JARMON: All in

25 favor?

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2 (Aye.)

3 CHAIRWOMAN JARMON: Thank you.

4 Next items are urban gardens,
5 which I can accept.

6 The next item is 2058 East
7 Susquehanna, Donn Clendenon.

8 He's here requesting a
9 six-month extension on this lot. There's
10 an attachment that we passed around.

11 (Witness approached podium.)

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

14 MR. CLENDENON: Yes. My name
15 is Donn Clendenon.

16 CHAIRWOMAN JARMON: And he's
17 here requesting an extension. As I
18 stated, there's an attachment there. He
19 needed more time for his development.

20 Can you just let the Committee
21 know what the issue is.

22 MR. CLENDENON: Yes. I agreed
23 to purchase the property at a time which
24 I had some availability to immediately
25 start the project, but the process took a

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2 little longer. I got started with
3 another project that has consumed all my
4 time, and I'm prepared to get the project
5 started very soon. I just haven't had an
6 opportunity yet.

7 And I do have one question of
8 the Committee. The parcel is the only
9 street-to-street parcel on the block, and
10 I wanted to know if there were any
11 restrictions. Because I started the
12 process, and that was what prompted me to
13 come back and ask for the extension, but
14 if -- will I be able to subdivide the
15 property and place two individual
16 single-family homes?

17 CHAIRWOMAN JARMON: As long as
18 you get the zoning.

19 MR. CLENDENON: Okay. I know
20 it takes a little extra time.

21 MR. HUNTER: The issue is the
22 lot size. If the lot size is undersized,
23 you have to go to the Zoning Board to get
24 that done. I would suggest maybe looking
25 into condoing the lot, doing a condo, so

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2 having one lot with two separate condos
3 on it, if you don't want to go to the
4 Zoning Board route. But you can
5 conceivably ask. If it's zoned
6 single-family, then you have an issue.

7 MR. CLENDENON: Okay.

8 MR. GRADWOHL: Can I ask a
9 question? Your e-mail makes reference
10 that you are in the process of
11 subdividing the property. Where are you
12 in that process?

13 MR. CLENDENON: It was actually
14 the attorney that I had hired to
15 subdivide the property that said that you
16 have to go back before the Vacant
17 Property Committee because there's no way
18 that we're going to be able to have this
19 finished by the January date which I
20 purchased it, but not only that, the
21 process of construction is
22 approximately -- I was quoted eight
23 months on the schematic plans that I
24 provided the builder.

25 MR. HUNTER: Have you submitted

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2 application yet to subdivide the
3 property?

4 MR. CLENDENON: No. The
5 attorney thought it would be more prudent
6 to come talk to you beforehand, because
7 he didn't know if there were any other
8 deed restrictions that would prohibit
9 them, and then he didn't want to spend
10 the last two months going through that
11 process and then have it turn out to be
12 denied.

13 MR. GRADWOHL: So this varies
14 from the original plans in that -- what
15 were your original plans?

16 MR. CLENDENON: The original
17 plan was to construct one single-family
18 property there. And since that time, all
19 the other houses on Abigail Street, which
20 is in the rear of the property, have been
21 developed, and one of the other people
22 was asking me if I was going to have a
23 driveway there. And that was the
24 original plan. I didn't think that was
25 going to be a developable street. Now

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2 I'd like to subdivide and have houses on
3 both sides.

4 MR. GRADWOHL: Okay. And six
5 months from now where will you be with
6 the project development?

7 MR. CLENDENON: In all honesty,
8 I probably would have foundations done,
9 everything stick-framed up, but I would
10 not have the property complete just based
11 upon the timing of everything and the
12 process of going through zoning and
13 finishing up, getting the building
14 permits and the architectural sets
15 completed. But I do have the schematics
16 and the layouts of one of the
17 single-family homes, which is the
18 original intent, but I wanted to find out
19 if it was possible to do the subdivision
20 or the condo option. But, candidly, I
21 don't think that I'll finish in six
22 months, but I'll definitely be at least
23 50 to 60 percent through the development
24 process.

25 MS. DUNBAR: So will you be

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2 developing one regardless?

3 MR. CLENDENON: I have to, yes,
4 per the terms, yes.

5 MS. DUNBAR: Right. Okay. I'm
6 saying you're not going to wait until you
7 get through zoning to start both, are
8 you?

9 MR. CLENDENON: I would --
10 geez, I don't know that I could start one
11 without doing the other, but I can try to
12 start one and then still subdivide the
13 property. It doesn't impact, just based
14 upon the lot size, it wouldn't impact the
15 physical structure of the property.

16 MS. DUNBAR: Okay.

17 CHAIRWOMAN JARMON: Any further
18 questions?

19 MR. UREK: I just wanted to be
20 clear. So the design for the one unit
21 would remain the same even if you had a
22 second unit?

23 MR. CLENDENON: That's correct.

24 MR. UREK: You won't need to
25 redesign?

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2 MR. CLENDENON: Yes. The only
3 difference is that if it were to remain
4 one property, I would need to make a curb
5 cut on the rear, on Abigail Street, and
6 possibly put a garage or something, a
7 larger backyard.

8 CHAIRWOMAN JARMON: Any further
9 questions?

10 (No response.)

11 CHAIRWOMAN JARMON:
12 Recommendation?

13 MS. DUNBAR: Move that the
14 extension be granted.

15 (Duly seconded.)

16 CHAIRWOMAN JARMON: All in
17 favor?

18 (Aye.)

19 CHAIRWOMAN JARMON: Thank you.

20 MR. CLENDENON: Thank you.

21 CHAIRWOMAN JARMON: The next
22 items are properties that were
23 transferred to the Land Bank program and
24 now --

25 MS. DUNBAR: You skipped one.

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2 CHAIRWOMAN JARMON: Oh, I'm
3 sorry. Women's Revitalization Project,
4 1419 South Taylor.

5 Hi.

6 (Witness approached podium.)

7 CHAIRWOMAN JARMON: Good
8 morning. Can you state your name for the
9 record.

10 MS. LICHTASH: My name is Nora
11 Lichtash.

12 CHAIRWOMAN JARMON: Can you let
13 the Committee know what you are here for.

14 MS. LICHTASH: So we're
15 requesting the transfer of 1419 South
16 Taylor Street to be part of the Mamie
17 Nichols Townhouse project. We came to
18 you February 9th and had some properties
19 transferred, and it came to our attention
20 from the Law Department that a number of
21 those properties were owned by the
22 Recreation Department and they wouldn't
23 be able to be transferred in time, but
24 they pointed out that an additional site
25 at 1419 is publicly held and would be

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2 available. So we're coming here
3 requesting that.

4 CHAIRWOMAN JARMON: They had
5 three properties that were included in
6 the list. They're actually still owned
7 by the City, but the Recreation
8 Department was using them. I had talked
9 about that when we initially had these on
10 the agenda, that they were a playground,
11 and they said, no, no, go for it. They
12 went all the way forward with it through
13 counsel and the deed is with the Law
14 Department, and now they found out that
15 the Recreation Department has been using
16 the lots. So it was only one that was
17 left on that block that was still owned
18 by the City, which is this 1419 South
19 Taylor Street, which they want to include
20 in their package that they sent letters
21 for site control.

22 MS. LICHTASH: So the sites
23 that were wheelchair accessible were
24 going to be on those original sites that
25 we do not own. So getting the additional

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2 1419 allows us to move parking and have
3 the wheelchair accessible -- some of the
4 wheelchair accessible units on that site.

5 CHAIRWOMAN JARMON: So the
6 addresses that we are not going to
7 transfer to you is 1418 South Taylor,
8 1420 South Taylor, 1422, and 1424 South
9 Taylor Street.

10 MS. LICHTASH: That's correct.

11 CHAIRWOMAN JARMON: Do I have
12 any questions from the Committee?

13 MR. GRADWOHL: So is this a tax
14 credit project?

15 MS. LICHTASH: Yes.

16 MR. GRADWOHL: Are you planning
17 on going in this upcoming round?

18 MS. LICHTASH: Yes.

19 MR. GRADWOHL: And this
20 movement for site control would be added
21 to the letter that we had prior to or is
22 this a request for transfer?

23 CHAIRWOMAN JARMON: This is a
24 request for site control and also a title
25 transfer, along with the other addresses.

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2 MR. GRADWOHL: Okay.

3 CHAIRWOMAN JARMON: Any further
4 questions?

5 (No response.)

6 CHAIRWOMAN JARMON:
7 Recommendation?

8 MR. FRISHKOFF: Move to approve
9 the transfer.

10 (Duly seconded.)

11 CHAIRWOMAN JARMON: All in
12 favor?

13 (Aye.)

14 MS. JOHNSON: Susie, I'm on the
15 Advisory Board. I'm recusing myself from
16 the vote on this.

17 CHAIRWOMAN JARMON: Okay.

18 All in favor?

19 (Aye.)

20 CHAIRWOMAN JARMON: Thank you.

21 MS. LICHTASH: Thank you.

22 CHAIRWOMAN JARMON: Now we are
23 with properties that are being
24 transferred out of the Land Bank program
25 to developers for development. We have

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2 properties on Etting Street that are
3 going to Etting Street Holdings, LLC,
4 1206, 7, 14, 19, 21, 22, 25 North Etting
5 and 1214 North 27th Street. We have LDC
6 Development, 819 to 21 North Uber Street.
7 We have RAZA Properties, 2715 Cabot, 1437
8 Dover, 1307 North Newkirk Street. We
9 have SVM Development, 1314 North Dover
10 Street. We have Celia 2008, LLC, 1824
11 Ridge Avenue. And we have Point Breeze,
12 1533 Latona, 1138 South Sydenham, 1145
13 South Sydenham, 1153 South Sydenham, 1521
14 Reed, 1110 to 1112 South 20th Street,
15 1118 South 20th, 1124 South 20th, and
16 2002 to 04 Annin Street.

17 Can I get a recommendation?

18 MS. DENNIS: Excuse me.

19 CHAIRWOMAN JARMON: I'm sorry.

20 MS. DENNIS: I'm sorry. I
21 don't mean to interrupt, but I don't know
22 how the projects go. Can anyone help me?
23 Because I'm interested in 110 and 112
24 [sic] South 20th Street.

25 CHAIRWOMAN JARMON: Do you want

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2 to come up to the podium and give the
3 Committee your name, please.

4 (Witness approached podium.)

5 MS. DENNIS: Good morning. My
6 name is Kim Dennis. I live at 1114 South
7 20th Street.

8 CHAIRWOMAN JARMON: You live at
9 1114?

10 MS. DENNIS: Yes, I do.

11 CHAIRWOMAN JARMON: And you're
12 here --

13 MS. DENNIS: For 1110 and 1112
14 South 20th Street.

15 CHAIRWOMAN JARMON: Okay. You
16 can make a statement for the record, but
17 I'm not really sure what the process
18 would be, because they already did the
19 competitive bid process on these lots and
20 they are being transferred to these
21 different developers. So you can make a
22 statement for the record so we'll have
23 it.

24 MS. DENNIS: Okay. I would
25 like to -- I'm not sure how this goes

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2 because I'm not aware of them making a
3 bid. I've been living there since 1995
4 and I've been obtaining and maintaining
5 the two addresses up until as we speak,
6 to today. It was a dumping site on the
7 side of the property. I've been
8 maintaining it. It was fenced up until
9 the beginning of this year.

10 So I don't understand me caring
11 for this property all this time and then
12 today I'm learning that I have to attend
13 this meeting in order to get a say so
14 over the property, and you're saying it's
15 already a bid.

16 CHAIRWOMAN JARMON: When it
17 comes before my Committee under the new
18 Land Bank program, they have already done
19 their process, development -- I mean
20 competitive bid.

21 MS. DENNIS: I made several
22 attempts. I talked to the meeting
23 committee. I made calls to the
24 committee, but it was just such a
25 run-around and no one tells you anything.

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2 There's no letter sent out to me saying
3 that this was going to take place or
4 anything. The way I found out was a
5 notice outside of the gate. Otherwise,
6 now there was nowhere or anything
7 happening all this time. And when I
8 tried to make an effort to do my part as
9 a resident, there was nothing done. And
10 you're pretty much telling me I don't
11 have a say.

12 CHAIRWOMAN JARMON: And you own
13 the property at 1114?

14 MS. DENNIS: No, I don't own
15 the property.

16 CHAIRWOMAN JARMON: Okay. Who
17 owns the property at 1114?

18 MS. DENNIS: PHA owns the
19 property.

20 MS. JOHNSON: So there was a
21 request for proposals issued for this
22 site, along with others. This is going
23 to be developed for housing. So there
24 was a request for proposal they put out
25 for developers to come and develop these

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2 lots for housing.

3 MS. DENNIS: We never received
4 that with --

5 MS. JOHNSON: You wouldn't
6 receive it. It was publicly advertised.

7 MS. DUNBAR: So as an occupant
8 in a property, you would not receive
9 notice that you have an opportunity to
10 submit a bid for a property. We
11 understand that you have been diligent in
12 keeping the properties up and certainly
13 appreciate the efforts in keeping the
14 City clean in that area, but the
15 properties again were available for sale.
16 If you didn't seek the opportunity to
17 purchase the property, then someone has
18 done that, and that's what we're saying
19 today. There was no need to notify you
20 for anything because you didn't own the
21 property adjacent to it, and if you
22 didn't seek out, I guess, the proper
23 agency to inquire about the availability
24 of the properties, then you lost that
25 opportunity.

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2 MS. DENNIS: Okay.

3 MS. JOHNSON: But it is going
4 to be developed, so you won't have to
5 clean -- it's going to be new housing
6 there, so you should -- you won't have to
7 keep it clean. It's not going to be a
8 vacant lot any longer.

9 MS. DENNIS: That wasn't the
10 point for me, but I did hear both of you.

11 MS. DUNBAR: Thank you.

12 CHAIRWOMAN JARMON: Thank you.

13 MS. RAY: Can I speak on one of
14 the properties too that you just listed,
15 1124 South 20th.

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

18 (Witnesses approached podium.)

19 CHAIRWOMAN JARMON: State your
20 name for the record.

21 MS. RAY: Shonda and Vernon
22 Ray.

23 CHAIRWOMAN JARMON: And your
24 address is?

25 MS. RAY: 1122 South 20th.

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2 CHAIRWOMAN JARMON: Can you
3 just make a statement so that we can make
4 sure that the --

5 MS. RAY: Yes. I was trying to
6 listen the best I could to what she was
7 saying to her about the lot next door.

8 We did put an expression of
9 interest form in 2009 for that property,
10 at which time we were told Point Breeze
11 was in the redevelopment -- I mean the
12 planning stages of doing redevelopment
13 and they would get back to us, which they
14 haven't. So we did do that. We've been
15 maintaining that property, 1124 South
16 20th Street, for the past 18 years. It's
17 never looked like a vacant lot, and
18 anyone around there knows that we've done
19 that. We would like to purchase the
20 property in order to use as a yard, which
21 we've always done. We've always kept the
22 yard up, and we want to continue to do
23 that with the property next door.

24 We've tried to reach out
25 numerous times over the years to the

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2 Redevelopment Authority, because we've
3 been following and trying to see, like
4 you said, if it was sold, up for sale or
5 if it was under someone else, and it
6 never has been listed as under someone
7 else. It still even to the day -- I
8 printed it out -- it still says it's
9 Redevelopment Authority's property, but
10 it's something that we expressed interest
11 in the purchasing years ago.

12 MS. DUNBAR: Do you own the
13 property that's adjacent to this?

14 MS. RAY: We are renters in the
15 property next door to that, but we did
16 complete the phases for the
17 homeownership, so we are in the process
18 of buying the home that we are in.

19 CHAIRWOMAN JARMON: Okay. So
20 you're renting 1122 South 20th Street?

21 MS. RAY: Yes.

22 MS. DUNBAR: With the intent to
23 purchase?

24 MS. RAY: Yes. We completed
25 their counseling and we have our

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2 certificate saying that we went through
3 that. So we're in the process of buying.

4 MS. DUNBAR: Are you renting
5 from a private owner?

6 MS. RAY: We're renting from
7 PHA.

8 MS. DUNBAR: Okay.

9 CHAIRWOMAN JARMON: Any further
10 questions from the Committee?

11 MS. DUNBAR: I guess we have to
12 make the same statement in terms of the
13 notifications. I understand that you
14 attempted to purchase the property from
15 the Redevelopment Authority, but, again,
16 you would not have received notice. I do
17 understand you submitted an expression of
18 interest, which is a little different
19 from the previous transaction, but I
20 don't know whether it's going to change
21 anything because you don't own the
22 property in which you currently live.
23 But it's something certainly that we
24 would look into.

25 CHAIRWOMAN JARMON: Yeah.

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2 MS. RAY: We tried to reach out
3 to our Councilman to see if he can help
4 us with this, let them know the same
5 thing. We've been there all these years
6 maintaining it. We should have some
7 rights to it.

8 CHAIRWOMAN JARMON: So we'll
9 make sure that the individuals that are
10 handling this program are aware of --

11 MS. RAY: Land Bank?

12 CHAIRWOMAN JARMON: Yes.

13 MS. RAY: We tried to reach out
14 to them too, and I asked them how do you
15 submit expression of interest to you when
16 the property is not listed as one of
17 yours. It's still not listed on their
18 site as one of theirs. It's still listed
19 as the Redevelopment Authority's
20 property.

21 CHAIRWOMAN JARMON: Okay.
22 Well, I'll make sure I speak to the
23 individuals that run that department, and
24 you can e-mail me --

25 MS. RAY: How do we follow up

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2 with you?

3 CHAIRWOMAN JARMON: I'm just
4 getting ready to tell you. If you can
5 e-mail me your information and I'll make
6 sure they get it.

7 MR. RAY: Okay.

8 (Chairwoman Jarmon hands Ms.
9 Ray business card.)

10 CHAIRWOMAN JARMON: You can
11 send me your phone number in the e-mail.

12 MS. RAY: Okay. Thank you.

13 CHAIRWOMAN JARMON: All right.
14 Have a good day. Thank you.

15 We're going to go to
16 certificate of completions. I'm sorry.
17 Can I get a recommendation --

18 MR. FRISHKOFF: So moved.

19 CHAIRMAN JARMON: -- for
20 properties being transferred to the Land
21 Bank.

22 (Duly seconded.)

23 CHAIRWOMAN JARMON: All in
24 favor?

25 (Aye.)

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2 CHAIRWOMAN JARMON: Thank you.

3 MR. PURNELL: Do I need to
4 recuse myself?

5 CHAIRWOMAN JARMON: Yes.

6 MR. PURNELL: For the record, I
7 need to recuse myself from the vote on
8 the Land Bank transfers.

9 CHAIRWOMAN JARMON: The next
10 item is 6229 Germantown Avenue, Hardimon
11 Property Group.

12 (No response.)

13 CHAIRWOMAN JARMON: I'm going
14 to table this until next month.

15 MR. PURNELL: Was there a
16 formal vote taken? The ladies said they
17 didn't hear a vote.

18 CHAIRWOMAN JARMON: For the
19 last one?

20 MS. DUNBAR: Yeah, for the Land
21 Bank.

22 CHAIRWOMAN JARMON: Yes. There
23 was a second and I said all in favor.

24 MR. FRISHKOFF: I moved.

25 CHAIRWOMAN JARMON: And he

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2 seconded. Do you want to do it again?

3 MS. DUNBAR: Yes.

4 CHAIRWOMAN JARMON: Go ahead.

5 MR. FRISHKOFF: I move again.

6 (Duly seconded.)

7 CHAIRWOMAN JARMON: All in

8 favor?

9 (Aye.)

10 MR. UREK: Clarify the motion.

11 You said to sell to the Land Bank, which

12 is not --

13 CHAIRWOMAN JARMON: Being

14 transferred to the Land Bank.

15 MR. FRISHKOFF: My motion was

16 transferred to the Land Bank.

17 CHAIRWOMAN JARMON: These are

18 properties that are --

19 MR. HUNTER: They're being sold

20 by the Land Bank.

21 CHAIRWOMAN JARMON: They're

22 being transferred out from the Land Bank,

23 yeah.

24 MR. GRADWOHL: They're in --

25 MS. DUNBAR: Authorizing the

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2 Land Bank to sell.

3 MR. GRADWOHL: Yeah, exactly,
4 to be brought in to the Land Bank
5 together to be transferred into one
6 package -- well, separate packages
7 together.

8 MS. DUNBAR: But it's
9 authorizing the Land Bank to sell to
10 these entities, correct?

11 CHAIRWOMAN JARMON: Developers,
12 yes.

13 Second?

14 MR. GRADWOHL: Second.

15 CHAIRWOMAN JARMON: All in
16 favor?

17 (Aye.)

18 CHAIRWOMAN JARMON: All right.
19 So the next item is 6229 Germantown. I'm
20 going to table that until next month.
21 Mr. Hardimon isn't here.

22 1921 Gerritt is a property that
23 was transferred to PHDC and it has our
24 restriction on the deed back in 1987. I
25 just need our recommendation.

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2 MS. DUNBAR: Motion.

3 (Duly seconded.)

4 CHAIRWOMAN JARMON: All in
5 favor?

6 (Aye.)

7 CHAIRWOMAN JARMON: 2200 East
8 Auburn, Community Justice Land.

9 MS. DUNBAR: 2201.

10 CHAIRWOMAN JARMON: I need my
11 glasses on. 2201 East Auburn.

12 (Witness approached podium.)

13 CHAIRWOMAN JARMON: Good
14 morning again.

15 MS. LICHTASH: Good morning
16 again.

17 CHAIRWOMAN JARMON: And you're
18 here to sell this lot?

19 MS. LICHTASH: No. The
20 Community Justice Land Trust owns the
21 land and there's a partnership that
22 developed affordable housing on the lot,
23 and we promised that we would do that.
24 We came in to you for an extension on
25 August 9th, 2016. We have a certificate

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2 of occupancy, which we submitted to you,
3 and so we're coming in to release the
4 reverter.

5 CHAIRWOMAN JARMON: Okay. This
6 is a huge project that they've done, and
7 all of the -- we have all of the
8 certificates for that whole entire block.

9 Are there any questions?

10 (No response.)

11 CHAIRWOMAN JARMON:

12 Recommendation?

13 MS. McCONNELL: Motion for the
14 approval of the certificate of
15 completion.

16 (Duly seconded.)

17 CHAIRWOMAN JARMON: All in
18 favor?

19 (Aye.)

20 CHAIRWOMAN JARMON: Thank you.

21 Thank you.

22 1830 East Cumberland Street.

23 (Witness approached podium.)

24 CHAIRWOMAN JARMON: Good

25 morning. Can you state your name for the

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2 record.

3 MR. BOURNE: Josh Bourne.

4 CHAIRWOMAN JARMON: And you're
5 the current owner?

6 MR. BOURNE: Yes. I'm the
7 owner of the property.

8 CHAIRWOMAN JARMON: And you're
9 here to sell the property?

10 MR. BOURNE: Yeah. I'm trying
11 to sell the property and request for
12 termination of the reverter.

13 MS. DUNBAR: Can you speak up a
14 little bit?

15 MR. BOURNE: I'm trying to sell
16 the property and I'm requesting for
17 termination of the reverter.

18 MS. JOHNSON: And you're
19 selling it with a house?

20 MR. BOURNE: Yes.

21 CHAIRWOMAN JARMON: Any
22 questions from the Committee?

23 MS. DUNBAR: This is just for
24 my own clarification. Were you aware of
25 the reverter clause when you purchased

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2 the property? Because I see it was sold
3 three times since the original applicant.

4 MR. BOURNE: No. I wasn't
5 aware until a couple weeks ago, because
6 the Abstract Company just let me know
7 that I need to come, a reverter.

8 MR. GRADWOHL: The photos on
9 the attachment show that the lot looks
10 like it needs to be cleaned. Those
11 photos are from November 22nd.

12 MR. BOURNE: My mom and my
13 sister just cleaned it before
14 Thanksgiving. We cleaned the entire lot
15 and we cleaned our area.

16 CHAIRWOMAN JARMON: So the lot
17 is clean?

18 MR. BOURNE: Yes.

19 CHAIRWOMAN JARMON: So I'll
20 send an inspector out.

21 Are there any further
22 questions?

23 (No response.)

24 CHAIRWOMAN JARMON:
25 Recommendation?

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2 MS. DUNBAR: Motion to remove
3 the reverter.

4 (Duly seconded.)

5 MR. FRISHKOFF: Can we make a
6 friendly amendment, contingent upon the
7 inspection?

8 CHAIRWOMAN JARMON: Yes.

9 MS. DUNBAR: Contingent upon it
10 being cleared.

11 (Duly seconded.)

12 CHAIRWOMAN JARMON: All in
13 favor?

14 (Aye.)

15 CHAIRWOMAN JARMON: Thank you.

16 MR. BOURNE: Thank you.

17 CHAIRWOMAN JARMON: 1714
18 Webster Street, Tyler James.

19 (Witnesses approached witness
20 table.)

21 MR. BOWEN: Good morning.
22 Scott Bowen.

23 MR. ENGLAND: Tom England.

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

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2 MR. BOWEN: Scott Bowen.

3 CHAIRWOMAN JARMON: And you're
4 the current owner?

5 MR. BOWEN: Yes.

6 CHAIRWOMAN JARMON: And you're
7 asking permission to sell. And this was
8 a lot when we transferred it. So it's
9 been developed.

10 Any questions?

11 MS. DUNBAR: Do you have the
12 certificate of occupancy?

13 CHAIRWOMAN JARMON: No.
14 Do you have a certificate of
15 occupancy for the Webster Street?

16 MR. BOWEN: Well, I lived in
17 the residence for seven years.

18 CHAIRWOMAN JARMON: He's been
19 there for a while.

20 MS. DUNBAR: Oh, okay.

21 CHAIRWOMAN JARMON: Any further
22 questions?

23 (No response.)

24 MS. DUNBAR: Motion to remove
25 the reverter.

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2 (Duly seconded.)

3 CHAIRWOMAN JARMON: All in
4 favor?

5 (Aye.)

6 CHAIRWOMAN JARMON: Thank you.

7 MR. BOWEN: Thank you.

8 CHAIRWOMAN JARMON: 722 Dudley
9 Street.

10 (Witness approached podium.)

11 MR. LASKY: Hey, how are you?
12 My name is Clifford Lasky, the owner.

13 CHAIRWOMAN JARMON: And you're
14 here asking for a release?

15 MR. LASKY: Yeah. The property
16 is built, under contract, and settlement
17 is scheduled. I sent over the
18 certificate of occupancy to you. I got
19 photographs of the building, anything you
20 need.

21 CHAIRWOMAN JARMON: You
22 e-mailed the certificate to me?

23 MR. LASKY: Yeah, I did, but I
24 have it right here if you want to see it.

25 CHAIRWOMAN JARMON: Oh, good.

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2 That will work. I don't have it.

3 MR. LASKY: There's photographs
4 of the building, 722 right there.

5 There's the certificate of occupancy and
6 the agreement of sale.

7 CHAIRWOMAN JARMON: I have all
8 of that. I just don't have the
9 certificate.

10 MR. LASKY: Do you want this
11 copy here? Actually, to be honest with
12 you, it's an original.

13 CHAIRWOMAN JARMON: So you can
14 e-mail it to me.

15 MR. LASKY: Okay.

16 CHAIRWOMAN JARMON: Thank you.

17 Any questions from the
18 Committee?

19 (No response.)

20 CHAIRWOMAN JARMON: And he has
21 the certificate of occupancy.

22 MS. DUNBAR: Motion to issue
23 the certificate of completion.

24 (Duly seconded.)

25 CHAIRWOMAN JARMON: All in

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2 favor?

3 (Aye.)

4 CHAIRWOMAN JARMON: Thank you.

5 MR. LASKY: Thank you.

6 CHAIRWOMAN JARMON: 1507

7 Parrish.

8 (Witness approached podium.)

9 MS. WHIPPLE: Good morning.

10 CHAIRWOMAN JARMON: Good

11 morning.

12 MS. WHIPPLE: My name is Ruby

13 Whipple.

14 CHAIRWOMAN JARMON: You're not

15 here to sell. You just want the

16 restriction off the title?

17 MS. WHIPPLE: Yes. Yes. I've

18 had it since 1981, I think.

19 CHAIRWOMAN JARMON: '91?

20 MS. WHIPPLE: '81.

21 CHAIRWOMAN JARMON: And you've

22 been there?

23 MS. WHIPPLE: Yes. I live in

24 the house next door, but I had the lot

25 since 1981, keeping it.

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2 CHAIRWOMAN JARMON: Any

3 questions from the Committee?

4 (No response.)

5 MR. GRADWOHL: Move to grant

6 the release.

7 (Duly seconded.)

8 CHAIRWOMAN JARMON: I'm not

9 sure. It looks like the lot needs to be

10 cleaned. This is not a good picture

11 here. Does the lot need to be cleaned?

12 MS. WHIPPLE: No.

13 CHAIRWOMAN JARMON: It's clean?

14 MS. WHIPPLE: I have it fenced

15 in. That's the reason it looks that way,

16 because if you don't, trash will get in

17 there.

18 CHAIRWOMAN JARMON: Is there

19 anything going on there? Construction?

20 MS. WHIPPLE: Yes. They're

21 building two houses next to me.

22 CHAIRWOMAN JARMON: Oh, next

23 door?

24 MS. WHIPPLE: Yes.

25 CHAIRWOMAN JARMON: Any

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2 questions from the Committee?

3 (No response.)

4 MR. GRADWOHL: So it was moved
5 and seconded.

6 CHAIRWOMAN JARMON: All in
7 favor?

8 (Aye.)

9 CHAIRWOMAN JARMON: Thank you.
10 Thank you.

11 MS. WHIPPLE: Thank you.

12 CHAIRWOMAN JARMON: 4612
13 Hawthorne. This is a property -- I'm not
14 sure if you're -- oh, you're here, okay.

15 (Witness approached podium.)

16 MR. WILLIAMS: Hi. My name is
17 Rontune Williams. I live at 4612
18 Hawthorne Street.

19 CHAIRWOMAN JARMON: Are you the
20 owner of the property?

21 MR. WILLIAMS: Yes.

22 CHAIRWOMAN JARMON: Because I
23 thought it was that the person that was
24 occupying the property, you were
25 transferring title to them?

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2 MR. WILLIAMS: No. No.

3 CHAIRWOMAN JARMON: Maybe I got
4 it mixed up. And you're here for a
5 release?

6 MR. WILLIAMS: Yes. I also
7 wanted to ask about the lots in the back
8 of that property.

9 CHAIRWOMAN JARMON: Well, you
10 can ask that another time. I'll give you
11 my card.

12 MR. WILLIAMS: All right. No
13 problem.

14 CHAIRWOMAN JARMON: And you're
15 here asking for a release? You received
16 the property back in 1999.

17 MR. WILLIAMS: Yes.

18 CHAIRWOMAN JARMON: Any
19 questions from the Committee?

20 MR. PURNELL: Move to accept.
21 (Duly seconded.)

22 CHAIRWOMAN JARMON: All in
23 favor?

24 (Aye.)

25 CHAIRWOMAN JARMON: Okay.

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2 We'll be in touch with you. I'm trying
3 to see if I have a card.

4 You can call the office. My
5 name is Susie Jarmon, and I'll talk to
6 you.

7 MR. WILLIAMS: Okay. All
8 right, Ms. Jarmon.

9 CHAIRWOMAN JARMON: Have a good
10 day.

11 3428 and 3430 Brandywine,
12 Global Community Services.

13 (Witness approached podium.)

14 CHAIRWOMAN JARMON: Good
15 morning.

16 MR. WHITEHEAD: Good morning.
17 My name is Kevin Whitehead, Global
18 Community Services.

19 CHAIRWOMAN JARMON: And
20 Mr. Whitehead received these lots back in
21 2011. He's developed. He has
22 certificate of occupancies attached.

23 Are there any questions?

24 MS. DUNBAR: Motion to release.

25 (Duly seconded.)

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2 CHAIRWOMAN JARMON: All in

3 favor?

4 (Aye.)

5 CHAIRWOMAN JARMON: Thank you.

6 MR. WHITEHEAD: Thank you.

7 CHAIRWOMAN JARMON: We'll be in

8 touch.

9 2537 and 2539 North Front

10 Street.

11 (Witnesses approached podium.)

12 MR. LUCIANO: Good morning,

13 everyone. My name is Luis Luciano and

14 I'm here representing my client, Jose,

15 and also here is the buyer for the lot as

16 well.

17 CHAIRWOMAN JARMON: And who is

18 the current owner, this Armando Delgado?

19 MR. LUCIANO: Jose Torres is

20 the one in the public records, the

21 current owner for 37, 39 North Front

22 Street.

23 CHAIRWOMAN JARMON: And he's

24 asking permission to sell?

25 MR. LUCIANO: We are seeking a

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2 release letter for the two lots.

3 MS. JOHNSON: Are they vacant
4 lots? Is that what they are?

5 MR. LAMLIN: Yeah. I also own
6 the lot next door. My name is Bill
7 Lamlin. We own 2541, and we were looking
8 to redevelop within the comprehensive
9 plan. I brought an example of the type
10 of building that we are looking to put
11 up. This is the type of building. We're
12 putting three in a row into 19133, which
13 there's not a ton of new construction
14 going on there.

15 MS. DUNBAR: Is it zoned for
16 that?

17 MR. LAMLIN: What's that?

18 MS. DUNBAR: Is it zoned for
19 that?

20 MR. LAMLIN: Yes. This is
21 within the current zoning, RM-1.

22 MS. JOHNSON: Is there some
23 kind of garage?

24 MR. LAMLIN: There is no
25 garage.

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2 MS. JOHNSON: So it's just two
3 vacant lots?

4 MR. LUCIANO: Yes, two vacant
5 lots.

6 CHAIRWOMAN JARMON: So it's not
7 this?

8 MR. LUCIANO: No. That's a
9 different address.

10 CHAIRWOMAN JARMON: No?

11 MR. LUCIANO: No.

12 CHAIRWOMAN JARMON: So I have
13 to send my inspector out to take pictures
14 of the correct properties.

15 MR. GRADWOHL: Ms. Jarmon, do
16 we know the nature of the transaction
17 between the City and Mr. Delgado?

18 CHAIRWOMAN JARMON: They were
19 side yards to his business.

20 MR. GRADWOHL: But he purchased
21 them in 2012?

22 CHAIRWOMAN JARMON: I can't
23 answer that right here, but I think he
24 did, but I can check.

25 MR. GRADWOHL: Please. I was

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2 asking do we know whether he did the fair
3 market value.

4 CHAIRWOMAN JARMON: I think he
5 did because he was -- he had a business
6 there, but I can double-check when I get
7 back to the office.

8 Any further questions?

9 MR. HUNTER: So are these
10 properties next to the properties with
11 garages on them?

12 MR. LAMLIN: They're vacant
13 lots.

14 CHAIRWOMAN JARMON: But is this
15 right here next to those lots; do you
16 know?

17 MR. LAMLIN: Yes.

18 CHAIRWOMAN JARMON: Oh, okay.
19 So they're on the other side.

20 MR. LAMLIN: Correct.

21 CHAIRWOMAN JARMON: And I think
22 Mr. Delgado owned this here.

23 MR. LAMLIN: Correct.

24 CHAIRWOMAN JARMON: Do you know
25 if he owned this garage here?

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2 MR. LUCIANO: The other lots,
3 25 and 47, are currently owned by Armando
4 Delgado.

5 MR. PURNELL: For the record,
6 I'm not clear on what we're doing here.
7 Is he requesting a release so he can
8 build on the lots?

9 CHAIRWOMAN JARMON: He's
10 requesting a release to sell.

11 MR. LUCIANO: To sell, correct.

12 CHAIRWOMAN JARMON: The current
13 owner is Jose Torres, who bought it from
14 Armando Delgado.

15 MS. JOHNSON: And they were
16 transferred as side yards?

17 CHAIRWOMAN JARMON: And they
18 were transferred as side yards to his
19 business.

20 MS. DUNBAR: So when did you
21 buy it?

22 MR. LUCIANO: Jose Torres
23 bought it back in 2014, I believe.

24 CHAIRWOMAN JARMON: Yeah.

25 MR. LUCIANO: Yes. That's

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2 correct.

3 MS. DUNBAR: Jose bought it in
4 2014?

5 MR. LUCIANO: Yes. That's my
6 client.

7 MS. DUNBAR: And you bought it
8 in 2012?

9 MR. LUCIANO: '14.

10 MS. DUNBAR: Oh, okay. I'm all
11 messed up.

12 CHAIRWOMAN JARMON: Can I get a
13 recommendation from the Committee? It's
14 going to be inspected so that we can get
15 the correct pictures.

16 Can I get a recommendation?

17 MR. GRADWOHL: I move that we
18 grant the release.

19 MR. HUNTER: Can we say subject
20 to?

21 MR. PURNELL: Subject to
22 inspection.

23 MR. GRADWOHL: Subject to
24 inspection. Sorry.

25 CHAIRWOMAN JARMON: Yes.

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2 (Duly seconded.)

3 CHAIRWOMAN JARMON: All in
4 favor?

5 (Aye.)

6 CHAIRWOMAN JARMON: Okay.
7 We'll be in touch.

8 MR. LAMLIN: Thank you very
9 much.

10 CHAIRWOMAN JARMON: You're
11 welcome.

12 MR. LUCIANO: Thank you.

13 CHAIRWOMAN JARMON: This
14 property, 3249 "D" Street, I think the
15 date that they have on here, 2005, should
16 be -- I think it's 2015. He just
17 recently got this from us.

18 (Witness approached podium.)

19 CHAIRWOMAN JARMON: Didn't you
20 just recently purchase this?

21 MR. ABED: Yes.

22 CHAIRWOMAN JARMON: Well, not
23 purchased. You got it with a
24 self-amortizing mortgage.

25 MR. ABED: 2015.

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2 CHAIRWOMAN JARMON: '15, not
3 '05.

4 And you're here to sell this
5 lot, along with your property?

6 MR. ABED: Yes.

7 MS. DUNBAR: So you're selling
8 this property. Are you paying off the
9 self-amortizing mortgage?

10 MR. ABED: No. On the house?
11 No.

12 MS. DUNBAR: Say again.

13 CHAIRWOMAN JARMON: No. The
14 self-amortizing mortgage that we placed
15 against the lot --

16 MR. ABED: Yes.

17 CHAIRWOMAN JARMON: -- has to
18 be paid.

19 MR. ABED: Have to be paid,
20 yes.

21 MS. DUNBAR: Okay. All right.

22 MR. ABED: Thank you very much.

23 CHAIRWOMAN JARMON: So we'll
24 let you know what the balance is on that.

25 MR. ABED: Yes. Thank you,

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2 guys.

3 CHAIRWOMAN JARMON: We're not
4 done with you.

5 Any further questions?

6 (No response.)

7 CHAIRWOMAN JARMON:
8 Recommendation?

9 MR. GRADWOHL: Move to grant
10 the release.

11 CHAIRWOMAN JARMON: Subject to
12 the self-amortizing mortgage being paid
13 off.

14 MR. GRADWOHL: Move to grant
15 the release subject to the
16 self-amortizing mortgage being satisfied
17 by the applicant.

18 (Duly seconded.)

19 CHAIRWOMAN JARMON: All in
20 favor?

21 (Aye.)

22 CHAIRWOMAN JARMON: Thank you.

23 MR. ABED: Thank you. So I can
24 go home right now?

25 CHAIRWOMAN JARMON: Yeah. Bye.

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2 Have a good day.

3 MR. ABED: Have a good day,
4 guys.

5 MS. DUNBAR: You too.

6 CHAIRWOMAN JARMON: 2124 South
7 5th Street, Serenca Floyd.

8 (Witness approached podium.)

9 CHAIRWOMAN JARMON: Good
10 morning.

11 MS. FLOYD: Good morning. My
12 name is Serena Floyd.

13 CHAIRWOMAN JARMON: Good
14 morning.

15 Ms. Floyd received this lot
16 from us in 2005 as a side yard.

17 MS. FLOYD: Yes.

18 CHAIRWOMAN JARMON: Any
19 questions from the Committee? She wants
20 to sell for 30,000.

21 MS. DUNBAR: Motion to provide
22 the release.

23 (Duly seconded.)

24 CHAIRWOMAN JARMON: All in
25 favor?

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2 (Aye.)

3 CHAIRWOMAN JARMON: Thank you.

4 MS. FLOYD: Thank you.

5 CHAIRWOMAN JARMON: 2705

6 Belgrade, Daniel and Alice Kradzins.

7 (No response.)

8 CHAIRWOMAN JARMON: I'm going

9 to table this until next month.

10 3029 North 16th Street, Delores

11 Bailey.

12 (Witness approached podium.)

13 CHAIRWOMAN JARMON: Good

14 morning.

15 MR. MCGILLICUDDY: I am

16 obviously not Delores Bailey. My name is

17 Kevin McGillicuddy. I'm a real estate

18 agent working for Delores Bailey.

19 CHAIRWOMAN JARMON: Okay.

20 You're asking for a release?

21 MR. MCGILLICUDDY: Yes. She's

22 selling the adjacent property, which is a

23 triplex, to an owner-occupant and the

24 vacant lot has been maintained by

25 Delores, essentially fenced off, mowed,

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2 and she would like the new owner to have
3 the privilege of using that lot the same
4 way she has.

5 CHAIRWOMAN JARMON: I don't
6 have an agreement of sale. Do you know
7 how much she was selling it for?

8 MR. MCGILLICUDDY: The lot
9 she's transferring for a dollar
10 essentially.

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

13 (No response.)

14 CHAIRWOMAN JARMON:
15 Recommendation?

16 MR. GRADWOHL: I move to grant
17 the release.

18 (Duly seconded.)

19 CHAIRWOMAN JARMON: All in
20 favor?

21 (Aye.)

22 MR. MCGILLICUDDY: Thank you.

23 CHAIRWOMAN JARMON: Thank you.
24 Have a good day.

25 I'd like to add the minutes

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2 from the November 15th, 2016 meeting.

3 Can I get a recommendation or a
4 second?

5 MS. DUNBAR: Motion.

6 (Duly seconded.)

7 CHAIRWOMAN JARMON: All in
8 favor?

9 (Aye.)

10 CHAIRWOMAN JARMON: Everybody
11 have a good holiday.

12 The meeting has been adjourned.

13 (Vacant Property Review
14 Committee adjourned at 11:20 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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