

Vacant Property Review Committee  
June 12, 2018

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VACANT PROPERTY REVIEW COMMITTEE

Caucus Room, City Hall  
Philadelphia, Pennsylvania  
Tuesday, June 12, 2018  
10:12 a.m.

PRESENT:

SUSIE JARMON, OHCD, CHAIRWOMAN  
STEVE R. BERTIL, Commercial Law Unit  
DEB CUNNINGHAM, Public Property  
MARK DODDS, Housing and Community Development  
ARIELLE HARRIS, L&I  
JAMETTA JOHNSON, Planning Commission  
MICHAEL KOONCE, Director of Special Projects  
LINDA MEDLEY, Law Department  
GARRETT O'DWYER, PADC  
LARRY PADILLA, PRA  
CAROLYN PLACKE, LISC  
ANGEL RODRIGUEZ  
LISA WALKER, Revenue Department

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2           CHAIRWOMAN JARMON: Good morning. My  
3 name is Susie Jarmon. We're going to get started.  
4 Are there any attorneys in the room?

5           Can you state your name for the record?

6           MR. SLAVIN: Good morning. Rich  
7 Slavin, S-l-a-v-i-n.

8           MS. JARMON: And you're here for which  
9 address?

10          MR. SLAVIN: Esperanza -- 3222-58 H  
11 Street. That's page three of the agenda.

12          CHAIRWOMAN JARMON: And Esperanza is  
13 here requesting a certificate and I think a  
14 subordination agreement. I brought in attachments  
15 this morning. They received -- it looks like  
16 they're going to receive funding from PIDC.

17          MR. SLAVIN: Yes. So we were here in  
18 May. We received your approval to transfer to a  
19 wholly owned subsidiary for purposes of financing  
20 and a six month extension. This hearing we have  
21 given our term sheets for new markets tax credit  
22 financing with PNC bank, PIDC and Community Health  
23 Center Capital Fund who together funded an  
24 18-and-a-half million dollar community health  
25 center on this project. There are rights in favor

1 of the City related to an indention from 2017, as  
2 well as a purchase money mortgage. We provided a  
3 form of subordination of the committee for your  
4 review that has been approved by our lenders ahead  
5 of our closing in August.

6 CHAIRWOMAN JARMON: So it looks like  
7 we're going to need a satisfaction of the mortgage  
8 because the mortgage is \$110,000 and it was a  
9 self-amortizing mortgage. They have tax credits.

10 MR. KOONCE: Over how many years?

11 CHAIRWOMAN JARMON: It was the 10  
12 years.

13 MR. SLAVIN: Our request was not for  
14 satisfaction of the mortgage, just subordination to  
15 the new mortgages.

16 CHAIRWOMAN JARMON: I know. But we  
17 would have to also satisfy that mortgage on that  
18 title, correct?

19 MR. KOONCE: No. We could just  
20 subordinate it.

21 CHAIRWOMAN JARMON: So that's going to  
22 get rid of the mortgage.

23 MR. KOONCE: No, it won't get rid of  
24 the mortgage.

25 CHAIRWOMAN JARMON: So they're going to

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1 leave the mortgage on there and just subordinate  
2 the conditions and the title. And if you don't  
3 fulfill whatever it is then the bank or the lender  
4 would have first dibs in taking the property back.

5 MR. SLAVIN: That's right. And the  
6 subordination agreement if the City for whatever  
7 reason felt that my client had defaulted, they  
8 would have to let the lenders know as well so that  
9 the lenders have the opportunity to cure that as  
10 well.

11 CHAIRWOMAN JARMON: Can I get a  
12 recommendation?

13 MR. RODRIGUEZ: So moved.

14 MS. CUNNINGHAM: Second.

15 CHAIRWOMAN JARMON: All in favor?

16 (Ayes.)

17 CHAIRWOMAN JARMON: Any opposed?

18 (No response.)

19 CHAIRWOMAN JARMON: Thank you.

20 MR. SLAVIN: Thank you.

21 CHAIRWOMAN JARMON: Lawyer? Attorney?

22 MR. MCILHINNEY: Good morning. Michael  
23 McIlhinney. I'm here for the property at 2127  
24 North Front Street. I believe we forwarded  
25 photographs of the vacant lot.

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1 CHAIRWOMAN JARMON: 2127 North Front is  
2 on page six. This property was transferred out in  
3 1999. Are there any questions from the Committee?

4 (No response.)

5 CHAIRWOMAN JARMON: Recommendation?  
6 Are you looking for something?

7 MS. CUNNINGHAM: Trying to get to the  
8 attachment.

9 MR. RODRIGUEZ: This was conveyed for  
10 what purpose?

11 MR. MCILHINNEY: They have been using  
12 this as a side yard to their building next door and  
13 it's been maintained since 1999 by the  
14 organization. I have one of the neighbors here  
15 that actually contributed time and effort to  
16 maintain the lot. The organization is looking to  
17 transfer to one of my clients. The organization is  
18 looking to move north into the Juniata section to  
19 better serve their needs in a smaller space, in a  
20 more affordable area tax base wise and whatnot.

21 MS. CUNNINGHAM: So there are  
22 outstanding property taxes?

23 MR. MCILHINNEY: On the vacant lot?

24 MS. CUNNINGHAM: Yes.

25 MR. MCILHINNEY: That I'm not sure of.

1 (Pause.)

2 MR. MCILHINNEY: So 2013 there still  
3 are outstanding taxes that would be satisfied at  
4 closing. The reason the taxes got behind is the  
5 organization had also membership and -- she's the  
6 president of the organization. Some health issues  
7 that she is finally bouncing back from.

8 MS. CUNNINGHAM: So is there a sale  
9 pending now?

10 MR. MCILHINNEY: There is a sale  
11 pending that's contingent upon the certificate of  
12 completion for the reverter language to be removed.

13 MS. CUNNINGHAM: So the certificate of  
14 completion will have a contingency that the taxes  
15 be paid before you can --

16 MR. MCILHINNEY: That's perfect. Yeah,  
17 that's acceptable. The title company required  
18 that.

19 MR. RODRIGUEZ: What are you selling  
20 the property for?

21 MR. MCILHINNEY: The property was  
22 75,000.

23 MR. RODRIGUEZ: That's what you're  
24 selling it for?

25 MR. MCILHINNEY: I can pass around the

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1 agreement of sale if you would like to see it. It  
2 should be around \$2900.

3 MS. CUNNINGHAM: It was about \$3,000.

4 MR. MCILHINNEY: 2010, '11, '12 were  
5 also delinquent, but they have been paid in the  
6 past year.

7 MS. CUNNINGHAM: There's just penalties  
8 and interest that accrued on the balance.

9 CHAIRWOMAN JARMON: Any further  
10 questions?

11 MR. RODRIGUEZ: When was this conveyed?

12 CHAIRWOMAN JARMON: '99.

13 MR. KOONCE: And there are penalties  
14 and interest still on the balance?

15 MS. CUNNINGHAM: Yeah.

16 MR. KOONCE: Are there any L&I  
17 violations?

18 MS. MEDLEY: No.

19 CHAIRWOMAN JARMON: Can I get a  
20 recommendations?

21 MR. RODRIGUEZ: Move we approve  
22 predicated on the fact that passthrough taxes and  
23 the liens will be satisfied at closing.

24 MR. DODDS: Second.

25 CHAIRWOMAN JARMON: All in favor?

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1 (Ayes.)

2 CHAIRWOMAN JARMON: Any opposed?

3 (No response.)

4 CHAIRWOMAN JARMON: Thank you.

5 Good morning. State your name for the  
6 record.

7 MR. LEON: My name is Miguel Leon. I'm  
8 an attorney. I'm also a board member of the  
9 Beautiful Morning Star Foundation. The foundation  
10 acquired this property from the City back in 2004.

11 CHAIRWOMAN JARMON: One second. This  
12 is for 1229 and 1231 North Lawrence Street which is  
13 on page seven. Go ahead.

14 MR. LEON: And the plan was to develop  
15 the property and adjacent property that we  
16 acquired. The adjacent property had been developed  
17 into a parking lot on the 1200 block of Lawrence  
18 Street which is around Lawrence and Girard Avenue.  
19 We have about six plots that have not been  
20 developed and will not be required for our project  
21 and these two lots we're going to convey or donate  
22 rather to this Mr. Bahios(ph.) who is here present.  
23 The property owes about \$2,200 taxes that will be  
24 paid at settlement by Mr. Bahios. And he intends  
25 to develop the property for his personal residence.



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1 And basically we're asking the Board to approve the  
2 removal of a restriction that exists on the deed.

3 MR. RODRIGUEZ: Excuse me. You're  
4 saying this is a donation, not a sale?

5 MR. LEON: This is a donation, a one  
6 dollar --

7 MR. RODRIGUEZ: How do we know he has  
8 the resources to pay the back taxes or satisfy --

9 CHAIRWOMAN JARMON: We're not going to  
10 give him the release until that is paid.

11 MR. RODRIGUEZ: Okay.

12 MS. CUNNINGHAM: Is this a private sale  
13 and private settlement or are you using a title  
14 agency?

15 MR. LEON: No, we're using a title  
16 agency.

17 CHAIRWOMAN JARMON: Okay.

18 MR. LEON: The title report has been  
19 ordered and we're ready to proceed to settlement  
20 pending receipt of the release.

21 MR. KOONCE: Who are you conveying the  
22 property to? Who are you conveying the property  
23 to?

24 MR. LEON: To Mr. Bahios. This  
25 gentleman here. He's a private citizen.

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1 MR. KOONCE: So you acquired the  
2 property?

3 MR. LEON: In 2004.

4 MR. KOONCE: In 2004. And you were  
5 supposed to -- it was supposed to be part of your  
6 project?

7 MR. LEON: It was going to be part of a  
8 project. We were going to build a hall to be used  
9 -- adjacent to the activities -- adjacent -- the  
10 priests who operate is Redemptive Fathers have  
11 acquired a building on Lawrence Street that they  
12 developed into a parish hall. They purchased the  
13 property that we own and developed that into a  
14 parking lot. Parking at that area is at a premium.  
15 However, there were some surrounding lots that we  
16 still own that we're not going to develop and what  
17 we're going to do is donate the properties to  
18 individuals who have worked with the parish, who  
19 have worked with our parish free of charge to  
20 basically help us accomplish our goals. So we're  
21 not going to make any money, but this gentleman has  
22 put a lot of sweat, a lot of equity into the  
23 projects that we had completed. The board met and  
24 decided that we have six parcels. We're going to  
25 keep one and the others basically we're going to

1 donate.

2 CHAIRWOMAN JARMON: And the original  
3 proposal was to use these two lots for parking for  
4 the community center. That's what the proposal was  
5 back in 2004.

6 MR. LEON: And we do have a large  
7 parking lot there that's completed. And the  
8 Redemptive Fathers when they bought that property,  
9 they decided that these lots that were actually  
10 across the street from the parking lot they were  
11 not going to use.

12 CHAIRWOMAN JARMON: Any further  
13 questions? Recommendation?

14 MR. KOONCE: I'd like to table it.

15 MR. RODRIGUEZ: Second.

16 CHAIRWOMAN JARMON: Okay.

17 MR. KOONCE: We need more information.  
18 I mean they were acquired for a charitable purpose  
19 and now you are going to give -- you're going to --  
20 that purpose wasn't achieved and you're now going  
21 to convey them for a private use.

22 MR. LEON: Excuse me? I didn't hear  
23 you because the door was open. What was the last  
24 part? We're not going to donate it for a private  
25 use. He's going to use it for a residential

1 property.

2 MR. KOONCE: That's a private use.

3 MS. CUNNINGHAM: I understand that  
4 you're giving it to him for a dollar and you're  
5 calling it donated, but that's not really donating  
6 when you give it to an individual. It's just a  
7 nominal transfer. It's not a donation. It's not a  
8 charity.

9 MR. LEON: Well, we see it as --

10 MS. CUNNINGHAM: And I totally  
11 understand that. But I mean, you know, we still  
12 have to make sure that he is going -- that he has  
13 the capacity to develop the property and the  
14 financial capacity to pay the taxes and the  
15 transfer taxes and to develop it.

16 MR. LEON: He can address that if I may  
17 ask him to step --

18 MR. KOONCE: I don't think it can be  
19 addressed in just a conversation.

20 MR. LEON: Yes.

21 MR. KOONCE: I mean we'd like to --  
22 there needs to be something put in writing as to  
23 who the individual is, what they're going to do to  
24 the property, how they're going forward or will we  
25 be back here in four more years for another

1 transfer because that person didn't do what they  
2 were supposed to do.

3 MR. LEON: Okay. I understand.

4 CHAIRWOMAN JARMON: Basically we want  
5 to see what his financial capability is to do the  
6 development.

7 MR. KOONCE: Right. And I think we all  
8 need a little more time to think about the idea of  
9 conveying a property for a private use.

10 MR. RODRIGUEZ: I think the issues that  
11 the City has conveyed for a charitable cause for a  
12 benefit, that's community benefit to support your  
13 foundation as a nonprofit and it benefits the  
14 community in a lot of different ways. So for us to  
15 provide a long-term asset like land in that  
16 consideration but now you did not fulfill the  
17 agreement, you're not utilizing the land, city land  
18 as part of the agreement if you didn't fulfill it,  
19 now you're saying you're going provide it to him  
20 and he's going to develop on it. That was not the  
21 original purpose of conveying to a charitable  
22 organization. So at this point you have to think  
23 of him as a developer and he's a third party to the  
24 agreement. We need to make sure that it's a  
25 totally different arrangement that you're trying to

1 purport to this -- or explain to this Committee.

2 MR. LEON: Okay. I understand. In  
3 that case I would ask that I be permitted to come  
4 back --

5 CHAIRWOMAN JARMON: We're going to  
6 table.

7 MR. LEON: -- within a reasonable time  
8 to present the documentation.

9 MR. KOONCE: Could you present the  
10 documentation before you come back so that we'll  
11 have a chance to review it?

12 MR. LEON: Yes. Definitely.

13 CHAIRWOMAN JARMON: Okay. So the  
14 recommendation is --

15 MR. RODRIGUEZ: To table.

16 CHAIRWOMAN JARMON: We're going to  
17 table this item.

18 MR. RODRIGUEZ: And the applicant will  
19 -- the foundation will provide us with the  
20 predevelopment documentation as to what the purpose  
21 is, you know, what you plan on developing. We  
22 would really like to see some financing that's in  
23 place before we allow this to go --

24 MR. PADILLA: I think we would also  
25 like to see a timetable. We would like to avoid

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1 any property be vacant in another four years and  
2 nothing happens to it.

3 MR. LEON: Okay. Thank you again.

4 CHAIRWOMAN JARMON: Okay. This item  
5 has been tabled.

6 Are there any other attorneys in the  
7 room?

8 Going to get started with the agenda.

9 The first item is 721 West Cumberland Street.

10 Elias Matos. This item will be tabled.

11 The next item, 3252 Germantown Avenue.

12 3252 Germantown Avenue. This is for Germantown  
13 Liberty Acquisitions.

14 MR. KOONCE: I'll speak to that.

15 They're part of a Lenfest organization. They have  
16 acquired the remainder of the block. One tax lien  
17 property that Land Bank is acquiring hopefully at  
18 tax sale. The properties have been a source of  
19 drug use for years. They're within a block of a  
20 middle school. And the Lenfest organization plans  
21 to -- if they can complete acquisition their deal  
22 is to turn it into a community space that would  
23 also be used by the church. Not as grand, but  
24 similar to their Hunting Park development.

25 CHAIRWOMAN JARMON: Any questions?

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1 (No response.)

2 CHAIRWOMAN JARMON: Recommendation?

3 MR. RODRIGUEZ: So moved.

4 MR. KOONCE: Second.

5 CHAIRWOMAN JARMON: The next item, I  
6 have two side yards, however --

7 MS. CUNNINGHAM: We didn't vote.

8 CHAIRWOMAN JARMON: Okay.

9 MR. RODRIGUEZ: Those in favor?

10 (Ayes.)

11 CHAIRWOMAN JARMON: Any opposed?

12 (No response.)

13 CHAIRWOMAN JARMON: Thank you. The  
14 next two items are side yards. I think my staff  
15 left the adjacent owner's address out. They own  
16 the adjacent property to Arizona. I don't know off  
17 the top of my head, but 2947 is the address and  
18 their address is 2945 West Arizona.

19 Can I get a recommendation?

20 MR. RODRIGUEZ: So moved.

21 MR. KOONCE: Second.

22 CHAIRWOMAN JARMON: All in favor?

23 (Ayes.)

24 CHAIRWOMAN JARMON: Any opposed?

25 (No response.)



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1 CHAIRWOMAN JARMON: Thank you. The  
2 next are urban garden agreements that I can accept,  
3 unless there are any questions.

4 MS. CUNNINGHAM: I just had a question.  
5 2543 North Carlisle --

6 CHAIRWOMAN JARMON: Yeah, I put it in  
7 both sections because they wanted to have  
8 permission to clean it while they're waiting for us  
9 to process them for the title.

10 MS. CUNNINGHAM: Okay.

11 CHAIRWOMAN JARMON: Any further  
12 questions?

13 Next items are properties for community  
14 ventures. Steve Kaufman.

15 MR. KOONCE: I don't think they're here  
16 either. But, again, this is a project that has  
17 been awarded tax credits by Philadelphia --  
18 Pennsylvania Housing Finance Agency. They also  
19 have an award, a funding award from PHA I believe  
20 in the amount of 225 million dollars. They're  
21 preparing to close this all. The reason for the  
22 early transfer is they do have a gap in the budget  
23 which they are -- have budget to fill by selling an  
24 asset. But in the interim they would like to be  
25 able to put a credible application into the Federal

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1 Home Loan Bank in Pittsburgh, Federal Home Loan  
2 Banks. And one of the things that the Home Loan  
3 Banks absolutely require is proof of site control.  
4 But any money that they got from either Federal  
5 Home Loan Bank Pittsburgh or other grants that they  
6 applied for, once the gap is filled with the return  
7 would lessen the City's dollar amount. That's the  
8 reason for the early transfer.

9 CHAIRWOMAN JARMON: And I received an  
10 e-mail from them. So we're going to shorten this  
11 list. They're only requesting the approval for  
12 site control for 1601 Diamond Street, 2143 North  
13 15th Street, 2151 North 15th Street, 2116 North  
14 16th, and 2124 North 16th Street at this time.

15 MR PADILLA: That's only five lots.

16 CHAIRWOMAN JARMON: Yes.

17 MR. RODRIGUEZ: Madam Chair, upon  
18 consideration of this I would also like to ask that  
19 we consider it with the Land Bank section which  
20 covers 2145 North 15th, 2147 North 15th, and 2149  
21 North 15th. It's part of the same development.

22 CHAIRWOMAN JARMON: Okay. So these --  
23 are they already on the agenda?

24 MR. RODRIGUEZ: Yes.

25 CHAIRWOMAN JARMON: Okay.

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1 MS. HARRIS: There's a violation on  
2 2124 North 16th.

3 CHAIRWOMAN JARMON: It's owned by the  
4 City.

5 Any further questions?

6 (No response.)

7 MS. PLACKET: I'd like to recuse  
8 myself.

9 MR. O'DWYER: I have a motion. I move  
10 that we dispose of the properties at nominal value  
11 that are listed at section four and in the Land  
12 Bank section 6A.

13 MR. RODRIGUEZ: I'm abstaining from  
14 this vote.

15 MR PADILLA: Second.

16 CHAIRWOMAN JARMON: All in favor?

17 (Ayes.)

18 CHAIRWOMAN JARMON: Any opposed?

19 (No response.)

20 CHAIRWOMAN JARMON: Thank you. The  
21 next item is an extension of time. I've brought  
22 this back for a couple years now because they have  
23 a court litigation going on with the property  
24 adjacent that they own and they're just asking for  
25 the additional time. They're waiting for this

1 court case to settle.

2 MR. RODRIGUEZ: This has been going on  
3 since February 13th.

4 CHAIRWOMAN JARMON: It's been going on  
5 a while, yeah.

6 Can I get a recommendation for the  
7 additional six months?

8 MR. RODRIGUEZ: What's the likelihood  
9 of them resolving the court case?

10 CHAIRWOMAN JARMON: They don't know.  
11 It's in court, so until they find out when that  
12 comes to court then they'll know.

13 MR. RODRIGUEZ: I would recommend that  
14 we grant the extension of time provided that we get  
15 some idea of how long this court case will go on.

16 CHAIRWOMAN JARMON: Well, I tried to  
17 get an idea. They couldn't give me an idea because  
18 they don't have a court date yet.

19 MR. O'DWYER: What is the substance of  
20 the dispute?

21 CHAIRWOMAN JARMON: It has something to  
22 do with another property that they own which has --  
23 I think it's the 2145 Federal. So in order for  
24 them to be able to proceed with this development  
25 which is included because they're the owners of the

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1 property it's nothing that they can do with these  
2 because then that is going to affect their  
3 properties. So that's what the holdup is.

4 Can I get a recommendation?

5 MS. CUNNINGHAM: Do we even know the  
6 court caption, the case number?

7 CHAIRWOMAN JARMON: It's in Jersey.

8 MS. CUNNINGHAM: It's in New Jersey.

9 CHAIRWOMAN JARMON: Yes.

10 MR. KOONCE: This is the one that if  
11 I'm reading the staff recommendation it says is the  
12 property -- it indicates that the property was  
13 conveyed to the Land Bank.

14 CHAIRWOMAN JARMON: No.

15 MS. CUNNINGHAM: This doesn't have an  
16 attachment.

17 CHAIRWOMAN JARMON: We're on page  
18 three.

19 MR. KOONCE: I'm looking at 1108 -- oh,  
20 never mind.

21 CHAIRWOMAN JARMON: Okay.

22 MR. RODRIGUEZ: This is number five.

23 MR. KOONCE: Okay. So the motion is --

24 CHAIRWOMAN JARMON: Recommendation?

25 MR. O'DWYER: Move to grant the six

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1 month extension.

2 MR. KOONCE: Second.

3 CHAIRWOMAN JARMON: All in favor?

4 (Ayes.)

5 CHAIRWOMAN JARMON: Any opposed?

6 (No response.)

7 CHAIRWOMAN JARMON: The next items are  
8 properties we already spoke of. The 2145 North  
9 15th, 2147 and 2149 North 15th Street to be  
10 transferred from Land Bank to Community Ventures.

11 The next item is the 1106 North Street.

12 Can I get a recommendation?

13 MR. RODRIGUEZ: I abstain.

14 CHAIRWOMAN JARMON: Recommendation?

15 MR. O'DWYER: This is for transfer for  
16 a side yard?

17 MR. RODRIGUEZ: Correct.

18 MS. CUNNINGHAM: This is the one where  
19 they moved the alley to the end of the street.

20 MR. RODRIGUEZ: Yes.

21 MS. CUNNINGHAM: And fenced hers at the  
22 time like years and years ago. So I move we  
23 transfer -- convey the property as a side yard.

24 MR. O'DWYER: Second.

25 CHAIRWOMAN JARMON: All in favor?

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1 (Ayes.)

2 CHAIRWOMAN JARMON: Any opposed?

3 (No response.)

4 CHAIRWOMAN JARMON: Next item is 1434

5 South Ringgold Street. This was a property that  
6 was transferred as a side yard.

7 MR. GOODE: Good morning.

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

10 MR. GOODE: My name is John Goode.

11 CHAIRWOMAN JARMON: And are you --

12 MR. GOODE: I'm here representing V2  
13 Properties.

14 CHAIRWOMAN JARMON: Oh, V2 Properties.

15 MR. GOODE: Yes.

16 CHAIRWOMAN JARMON: They are in the  
17 process of purchasing --

18 MR. GOODE: That's correct.

19 CHAIRWOMAN JARMON: This is 1434  
20 Ringgold?

21 MR. GOODE: South Ringgold.

22 MS. CUNNINGHAM: This attachment says  
23 they have no plan of selling.

24 MR. GOODE: It changed.

25 MS. CUNNINGHAM: Do we have an

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1 agreement of sale?

2 MR. GOODE: I don't have one. Actually  
3 the sale was actually completed about a week and a  
4 half ago.

5 CHAIRWOMAN JARMON: You already --

6 MR. GOODE: Purchased the property.

7 MR. RODRIGUEZ: With the restrictions?

8 MR. GOODE: Yes.

9 CHAIRWOMAN JARMON: This was  
10 transferred as a side yard back in 2003.

11 MR. O'DWYER: From the picture we can't  
12 really tell whether it's cleaned out.

13 CHAIRWOMAN JARMON: Yeah, it was  
14 cleaned. I have -- our color copier wasn't  
15 working.

16 MR. O'DWYER: I see. Okay.

17 CHAIRWOMAN JARMON: Yeah.

18 MR. RODRIGUEZ: What are your plans for  
19 this property?

20 MR. GOODE: Build a residential home.

21 MR. RODRIGUEZ: So you acquired the  
22 property from the current owner with the  
23 restrictions in place?

24 MR. GOODE: That's correct. What  
25 happens the prior home wasn't selling at first when



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1 we first contacted him prior and then he needed to  
2 get out of it as quick as possible, some finance  
3 reason. So we acquired any restrictions --

4 MR. KOONCE: When did you acquire it?

5 MR. GOODE: I don't have the exact date  
6 in front of me. About a week ago, week and a half  
7 ago.

8 MR. KOONCE: Do you have --

9 MR. RODRIGUEZ: This June, right? This  
10 month?

11 MS. JOHNSON: It looks like the  
12 original purchaser died before they transferred the  
13 property to someone else. Purchased from the City.  
14 It says prior to the death she deeded the property.

15 MR. GOODE: What happened was she  
16 passed away. Prior to her death she had two  
17 grandchildren. She conveyed all of her properties  
18 to her grandchildren prior to her death and that's  
19 how they became somewhat entitled. But it was  
20 probably done a little bit inappropriately because  
21 the restrictions -- whoever the realtor was with  
22 who conveyed did not notice or pick up on the  
23 restriction. So that's kind of how we -- we are  
24 based on restrictions still being on the property.

25 MS. CUNNINGHAM: It is not delinquent?

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1 Everything is current?

2 MR. O'DWYER: So it met all the  
3 requirements for the side yard. I move that we  
4 issue a certificate of completion.

5 MR. KOONCE: Second.

6 CHAIRWOMAN JARMON: All in favor?

7 (Ayes.)

8 CHAIRWOMAN JARMON: Any opposed?

9 (No response.)

10 CHAIRWOMAN JARMON: Thank you.

11 MR. GOODE: Thank you very much.

12 CHAIRWOMAN JARMON: 1814 Allison  
13 Street. I'm not sure if I invited them. This  
14 property was acquired at sheriff's sale in August  
15 2016. Was transferred from PHDC back in 1987.

16 Can I get a recommendation?

17 MR. RODRIGUEZ: So moved.

18 MS. CUNNINGHAM: Second.

19 CHAIRWOMAN JARMON: All in favor?

20 (Ayes.)

21 CHAIRWOMAN JARMON: Any opposed?

22 (No response.)

23 CHAIRWOMAN JARMON: The next items are  
24 1434 and 1436 North Orkney Street. The applicant  
25 bought both lots back in 1994.

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1 MR. RODRIGUEZ: So moved.

2 MS. CUNNINGHAM: Wait. They have a lot  
3 of outstanding liens and taxes and it looks like  
4 this agreement of sale looks like a private sale.  
5 We're not going to be able to actually give them  
6 the liens because they don't have a title company  
7 to hold it in escrow until they pay these things.  
8 I mean we can hold it until they show payment.

9 CHAIRWOMAN JARMON: Right, we can  
10 approve it contingent upon them proving that they  
11 have paid the taxes and liens on this property.

12 MR. O'DWYER: The liens are on this  
13 property or other --

14 MS. CUNNINGHAM: On these. And I  
15 believe she's selling -- that the buyer is supposed  
16 to take it subject to all these liens or pay these  
17 liens.

18 CHAIRWOMAN JARMON: So can I get a  
19 recommendation that it's approved contingent upon  
20 those liens and taxes being paid? Can I get a  
21 recommendation?

22 MR. KOONCE: So moved.

23 MR. RODRIGUEZ: Second.

24 CHAIRWOMAN JARMON: All in favor?

25 (Ayes.)

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1 CHAIRWOMAN JARMON: Any opposed?

2 (No response.)

3 CHAIRWOMAN JARMON: Thank you. The  
4 next items are 1606, 1608, 1614 and 1616 Germantown  
5 Avenue. I'm not sure if I invited these people  
6 because they were out of town and we transferred  
7 these back in 1998 and the applicants were in  
8 compliance.

9 MR PADILLA: What was it that they were  
10 supposed to complete on this site?

11 CHAIRWOMAN JARMON: They acquired it  
12 for gardens and handicap entrance next to their  
13 church.

14 MR. GOODE: This was a nominal  
15 conveyance of a dollar and there's a contract of  
16 sale for 1.2 million?

17 MR. RODRIGUEZ: Correct.

18 CHAIRWOMAN JARMON: I think it's  
19 included with other addresses.

20 MR. RODRIGUEZ: I have a question.  
21 What happens to their handicap accessible entrance  
22 if they purchased this extra land for handicap  
23 accessibility? Will they lose their handicap  
24 accessibility if the building -- if they sell these  
25 parcels?

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1 MS. CUNNINGHAM: They're selling the  
2 building too.

3 CHAIRWOMAN JARMON: They're selling it  
4 also. It's along with the lots.

5 MR. RODRIGUEZ: Okay.

6 CHAIRWOMAN JARMON: Can I get a  
7 recommendation?

8 MR PADILLA: So the letter says they  
9 can't sell -- I'm just looking at the original.  
10 For more than 15 percent of the amount that it was  
11 conveyed to them.

12 MR. RODRIGUEZ: For a period of time.

13 MS. CUNNINGHAM: For six years. It's  
14 been 20.

15 CHAIRWOMAN JARMON: This was 1998.

16 MR. O'DWYER: I move that we grant.

17 CHAIRWOMAN JARMON: All in favor?

18 (Ayes.)

19 CHAIRWOMAN JARMON: Any opposed?

20 (No response.)

21 CHAIRWOMAN JARMON: 1413 South Ringgold  
22 Street. This property was transferred as a side  
23 yard back in 1984. Can I get a recommendation?

24 MR. O'DWYER: Looks like this was a  
25 recently built building or...

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1 CHAIRWOMAN JARMON: Yeah, they built on  
2 it since -- somebody built on it since 1984.

3 MR. RODRIGUEZ: It's been occupied.

4 CHAIRWOMAN JARMON: They're in the  
5 process of selling it.

6 MR. RODRIGUEZ: Was it previously  
7 occupied or new construction?

8 CHAIRWOMAN JARMON: It's new  
9 construction.

10 MR. RODRIGUEZ: Did it have a  
11 certificate of completion?

12 CHAIRWOMAN JARMON: I requested that.

13 MR. RODRIGUEZ: I would say I move that  
14 we approve contingent that they produce a  
15 certificate of completion.

16 MR. KOONCE: Or a certificate of  
17 occupancy.

18 MR. RODRIGUEZ: Or a certificate of  
19 occupancy.

20 MR. KOONCE: Second.

21 CHAIRWOMAN JARMON: All in favor?

22 (Ayes.)

23 CHAIRWOMAN JARMON: Any opposed?

24 (No response.)

25 CHAIRWOMAN JARMON: The next item is

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1 2170 Gordon Street, Rebecca Tomlinson. This  
2 property was transferred with a self-amortizing  
3 mortgage in 2014.

4 State your name for the record.

5 MS. TOMLINSON: Rebecca Tomlinson.

6 MR. RODRIGUEZ: What was the amount of  
7 the mortgage?

8 CHAIRWOMAN JARMON: Do you remember  
9 what the mortgage was?

10 MS. TOMLINSON: I believe it was around  
11 16,000. I don't have that paperwork on me.

12 CHAIRWOMAN JARMON: It depreciated.  
13 It's four years now.

14 MS. JOHNSON: Was it for a side yard?

15 CHAIRWOMAN JARMON: Side yard.

16 MS. CUNNINGHAM: 10 years?

17 CHAIRWOMAN JARMON: 10 years.

18 MR. KOONCE: So four years. So 60  
19 percent of the mortgage is still due?

20 CHAIRWOMAN JARMON: Yes.

21 MR. O'DWYER: And you're selling the  
22 house next to it and the side yard?

23 MS. TOMLINSON: Yes, I have two  
24 additional yards on the side.

25 CHAIRWOMAN JARMON: She had four.

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1 MS. CUNNINGHAM: Four lots with one  
2 building?

3 MS. TOMLINSON: Yes.

4 CHAIRWOMAN JARMON: Can I get a  
5 recommendation?

6 MR. RODRIGUEZ: Recommend that we  
7 approve this contingent on the satisfaction of the  
8 balance of the mortgage.

9 MR. KOONCE: Second.

10 CHAIRWOMAN JARMON: All in favor?  
11 (Ayes.)

12 CHAIRWOMAN JARMON: Any opposed?  
13 (No response.)

14 CHAIRWOMAN JARMON: Thank you.

15 MS. TOMLINSON: Thank you.

16 CHAIRWOMAN JARMON: 672 North 36th  
17 Street. This was transferred as a single family  
18 dwelling back in 1986.

19 Can you state your name for the record?

20 MS. STEEGERS: Betzoley Steegers. I'm  
21 here representing GS Real Estate Investment  
22 Holdings, LLC.

23 CHAIRWOMAN JARMON: Are they the  
24 current owners?

25 MS. STEEGERS: No, they're not.



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1 CHAIRWOMAN JARMON: Who's the current  
2 owner?

3 MS. STEEGERS: Current owner is --

4 MR. RODRIGUEZ: Washington?

5 MS. TOMLINSON: William J. Vamper.

6 CHAIRWOMAN JARMON: Can I get a  
7 recommendation for a certificate?

8 MR. RODRIGUEZ: So moved.

9 MS. CUNNINGHAM: Second.

10 CHAIRWOMAN JARMON: All in favor?

11 (Ayes.)

12 CHAIRWOMAN JARMON: Thank you.

13 The next item is 1626 North Third  
14 Street. This was transferred as a single family  
15 dwelling, however, the current owners have  
16 developed on it and they said they would have the  
17 CO by the end of the day today.

18 Can I get a recommendation?

19 MR. RODRIGUEZ: So moved with the  
20 production of the CO.

21 CHAIRWOMAN JARMON: All in favor?

22 (Ayes.)

23 CHAIRWOMAN JARMON: The next item is  
24 1842 Ingersoll Street.

25 MR. RODRIGUEZ: Do we have an updated

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1 picture?

2 MR. O'DWYER: This is -- there's no  
3 updated pictures.

4 MS. HARRIS: Just the May 24th.

5 CHAIRWOMAN JARMON: Yeah, they were  
6 told to clean this lot off. It was transferred as  
7 a side yard.

8 Can I get a recommendation contingent  
9 upon them cleaning the lot?

10 MR. O'DWYER: I move that we issue the  
11 certificate of completion contingent on them  
12 showing that they cleaned the lot.

13 MR. RODRIGUEZ: Second.

14 CHAIRWOMAN JARMON: All in favor?

15 (Ayes.)

16 CHAIRWOMAN JARMON: Any opposed?

17 (No response.)

18 CHAIRWOMAN JARMON: The next item is  
19 1912, 14, 20, 22 and 24 East York Street. And I  
20 would also like to add 1910 East York which is on  
21 the addendum to the agenda. Marshall Ventures.

22 State your name for the record.

23 MR. MARSHALL: Jeffrey Marshall.

24 CHAIRWOMAN JARMON: Can you let the  
25 Committee know what your request is.

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1 MR. MARSHALL: Our request is to --  
2 after two years of long, hard work to find the  
3 developers I was looking for --

4 CHAIRWOMAN JARMON: Can you speak up a  
5 little bit?

6 MR. MARSHALL: It was taking two years  
7 of painstaking due diligence to find the quality of  
8 build I would like to do on the lots. So I bought  
9 two lots 15 years ago. Put \$8,000 down. Paid \$300  
10 a month for seven years interest only. So my dream  
11 is here. So I found Red Oak Development who we  
12 have partnered together to put up some fantastic  
13 homes in this area.

14 MR. GIACOBBE: I'm Anthony Giacobbe,  
15 Red Oak owner. I was requested here so I can  
16 answer any questions of who we are, I guess how the  
17 deal was structured.

18 CHAIRWOMAN JARMON: What's your name?

19 MR. GIACOBBE: Anthony Giacobbe.

20 CHAIRWOMAN JARMON: And you're with?

21 MR. GIACOBBE: Red Oak Development.  
22 I'm the owner of Red Oak Development.

23 MR. RODRIGUEZ: I'm a little confused.  
24 You got these properties in January 2017, correct?

25 MR. GIACOBBE: He did.

1                   MR. RODRIGUEZ: You were supposed to  
2 develop in a year's time, so January of 2018,  
3 correct?

4                   MR. GIACOBBE: Yes.

5                   MR. RODRIGUEZ: But you're here asking  
6 for a release?

7                   MR. MARSHALL: What I'm asking for is  
8 the financial arm that they're borrowing through  
9 requires that the lots be titled in their name.

10                  MR. KOONCE: I'm sorry, could you  
11 please speak up a little louder?

12                  MR. GIACOBBE: Red Oak is -- we're  
13 getting all the financing for the project. Sorry,  
14 my first time here. I didn't know. So I have my  
15 mortgage commitment for that -- for me to get clear  
16 title I can't have a restriction placed on the  
17 land. Since it ran its time -- Jeff and I have  
18 been speaking probably since about September of  
19 last year. It took us a little while to come up  
20 with a development structure and partnership  
21 agreement on how this would be structured. So that  
22 time has lapsed. The other York Street addresses  
23 were added. He purchased them from the previous  
24 owner. We had restrictions on them since 2000, you  
25 know -- basically Jeff was unaware that those had

1 restrictions. So I brought that to the attention.  
2 So we just needed those restrictions --

3 MR. RODRIGUEZ: My concern is you got  
4 -- the terms of getting advances, you have a year  
5 to actually develop it. If you can't do that then  
6 you ask for an extension, correct? Those are the  
7 terms when you get property from Public Property.  
8 You're asking now -- there has been no development  
9 and you're asking us to release, you know, him from  
10 the covenant so that you can actually acquire the  
11 property.

12 MR. MARSHALL: Yes.

13 MR. RODRIGUEZ: I think the more  
14 appropriate request would be to ask for  
15 subordination so that you can proceed with  
16 financing. If you're attaching a partner that  
17 still doesn't relieve the obligation to develop --  
18 if you're telling us that you need a financial  
19 partner to develop, that's a different story from  
20 asking us to give you a release from the covenant.

21 MR. MARSHALL: I'm not familiar with  
22 that. This is my first build and I went through  
23 eight major developers in the city until I met them  
24 and I knew right away that this is the type of  
25 quality project. I wasn't even familiar with 1900

1 through 06, which I bought. 23, 31 and 33. It  
2 gives you approximate 17,500 square parcels. 15  
3 contiguous lots.

4 MR. RODRIGUEZ: I get that part. My  
5 point to you is there's an issue of agreement. The  
6 terms of the agreement were to develop in a year.  
7 That's between you and the City, correct?

8 MR. MARSHALL: Yes.

9 MR. RODRIGUEZ: At that point in time  
10 if you could not develop you can ask for a six  
11 month extension. That was part of the agreement,  
12 right? At this point you have not developed, so  
13 therefore technically that's in default. And now  
14 you're asking us to release you in a default  
15 situation that we can convey to another developer.

16 MS. CUNNINGHAM: If I remember  
17 correctly from the agreement of sale to -- there  
18 was quite a bit of profit happening as well.

19 MR. MARSHALL: But it's not as much as  
20 you think. There's initial down payment which  
21 takes me out of my hard money. I jumped without a  
22 parachute. So that lump sum upfront barely makes  
23 me even. And I am tied to each property as its  
24 sold.

25 MS. CUNNINGHAM: That doesn't make you

1 their partner. That makes you their lender. That  
2 doesn't really make you their partner. I mean I  
3 know that that's how you see it, but that doesn't  
4 actually make you the partner.

5 MR. GIACOBBE: To answer that. We're  
6 arranging all the financing. Me and my business  
7 partner are going to personally guarantee the loan.  
8 The way that other lending institution works is him  
9 and I sign it. They do not want another party  
10 signing. The way we structured it is basically a  
11 partial release. In a sense that was the only way  
12 we could come up with the development partnership  
13 was to kind of JV and say -- besides the Land Bank,  
14 he also has five properties he purchased that  
15 aren't on this that we're also purchasing. There's  
16 other properties that he owns that aren't Land  
17 Bank.

18 MR. RODRIGUEZ: What you're asking this  
19 Committee is he's in default of the current  
20 agreement and you're asking us to step out of the  
21 deal then you get a windfall. Instead of asking us  
22 for subordination we could actually just -- I mean  
23 if you're looking for financing -- I mean our goal  
24 --

25 MR. GIACOBBE: So the way it reads now

1 is that he is in default and that's why I'm here,  
2 you know.

3 MR. O'DWYER: What's being said is that  
4 -- we can't grant a certificate of completion and  
5 say that the obligations were met when they weren't  
6 met. That's not something we can do. There are  
7 options that we can do, including granting an  
8 extension and subordinating the City's interest in  
9 the property to the interest of a lender. We can  
10 do that to ease getting financing. But we're not  
11 going to be able to just --

12 MR. GIACOBBE: I think that's  
13 acceptable.

14 MR. PADILLA: But that request of an  
15 extension should have been made before January.

16 MR. MARSHALL: In all fairness, I was  
17 in touch with the councilwoman in the district. I  
18 didn't realize -- this being my first build and its  
19 grown more than I ever could have imagined. So if  
20 you can imagine never having done it and then  
21 scrutinizing each developer coming through, it's  
22 been quite the trying time.

23 CHAIRWOMAN JARMON: Okay. I don't want  
24 to cut you off but are you asking that we add this  
25 guy to your title or just you transfer it to him?



1 MR. GIACOBBE: I need to be able --  
2 because I need to be able to put construction on  
3 the land, so I'm going to need the entity -- I need  
4 to be able to have an extension, a long enough  
5 extension because it is 15 parcels that it gives me  
6 enough time because it's not all being built --

7 MR. PADILLA: Have you formed a formal  
8 JV, a structure which we can see that Mr. Marshall  
9 is part of this partnership?

10 MR. GIACOBBE: It's done via -- the way  
11 -- because it has -- it has to be done with an  
12 agreement of sale where he's getting a small  
13 portion up front and then as each property sells  
14 he's basically paid per property. So it's not --

15 MR. PADILLA: I understand. But is  
16 there an LLC which incorporates both of your  
17 entities?

18 MR. GIACOBBE: There is not because the  
19 construction loan is only being signed for by Red  
20 Oak.

21 MR. RODRIGUEZ: You're taking all the  
22 liabilities -- you took an option out on the City  
23 property and you have now sold it and you're asking  
24 us to release our interest. That's in essence  
25 what's happening.

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1 MR. MARSHALL: It's really not.

2 MR. RODRIGUEZ: You didn't meet the  
3 agreement, right? You were supposed to develop.  
4 You don't have the means to do so, so you brought  
5 in a partner. But you're asking us to release our  
6 interest and therefore you're getting fade out  
7 because he has the capacity to do so. Is that what  
8 was --

9 MR. MARSHALL: This came in in parcels.  
10 I never expected to carry the corner. Pieces fell  
11 into place that I couldn't pass up.

12 MR. RODRIGUEZ: I understand that. My  
13 point to you here is the issue for this Committee  
14 is you're asking us to release the City's interest  
15 so that you can refinance -- or he can build it for  
16 you. My point to you is --

17 MR. KOONCE: I don't think that's the  
18 request. I believe what you're really -- is what  
19 you're really asking for is that we release our  
20 interest so that you can then convey the properties  
21 to this -- to the new entity?

22 MR. MARSHALL: Yes. What --

23 MR. KOONCE: Yes, right?

24 MR. MARSHALL: Yes. Yes. Yes.

25 MS. CUNNINGHAM: Is that something we

1 can do? We can't give a certificate of completion  
2 on something that wasn't completed. I mean we  
3 can't re-record a document that says he met all of  
4 these restrictions when you didn't.

5 MR. MARSHALL: What does a  
6 subordination --

7 MS. CUNNINGHAM: Means that the  
8 restrictions remain on the title and the lender's  
9 interests come before the City's reversionary  
10 interest. Which means that the lender would have  
11 -- and were we to reverb we would have to notify  
12 the lender.

13 MR. RODRIGUEZ: We would also have to  
14 recognize the formal partnership. So understand  
15 the whole situation, by ordinance you have a year  
16 and then six month extension. You're well past  
17 that. So you're asking us to make a certain amount  
18 of exceptions.

19 MR. MARSHALL: I understand. I turned  
20 down so many -- each and every one wanted to and  
21 they didn't meet my standards that I felt that I  
22 wanted to put up for the community.

23 MR. KOONCE: I don't mean to be rude,  
24 but that's something that you should have had in  
25 hand when you -- you should have had your plans and

1 your partners in hand when you first came here for  
2 the properties.

3 MR. MARSHALL: When I first -- when I  
4 bought the properties?

5 MR. KOONCE: Yeah. When we first  
6 approved the transfer.

7 MR. MARSHALL: I just wasn't familiar.  
8 This is my first one. So I plead a little bit of  
9 ignorance there.

10 MR. KOONCE: I don't know how we can --  
11 I don't know how we can help because in order for  
12 -- you aren't going to apply for financing. The  
13 entity that's being created or the entity that's  
14 already there that you're part of or not part of is  
15 going to apply for financing and even if we  
16 subordinate to you because our arrangement is with  
17 you, is not with, you know -- I think we start all  
18 over again from -- so they bring us a proposal, we  
19 get the properties reappraised just like -- I'm not  
20 adverse to that. You start all over again.

21 MR. MARSHALL: Well, they were  
22 appraised just recently.

23 MR. KOONCE: I know they were  
24 appraised, but you're in violation of -- it's been  
25 over a year --

1 MR. RODRIGUEZ: It's a default of the  
2 agreement.

3 MR. KOONCE: You haven't even started.  
4 And if you proceed now you're not going to start  
5 construction in time enough to finish in a year  
6 from now.

7 MR. MARSHALL: They bought a lot in  
8 between which is --

9 MR. KOONCE: I got that.

10 MR. MARSHALL: That's approved. Right.

11 MR. KOONCE: But you don't have plans  
12 that have been approved by L&I. Do you even have  
13 plans?

14 MR. GIACOBBE: On my side we got -- we  
15 finalize everything within February of this year.  
16 So before I -- I need some control before I'm going  
17 to -- it's about \$200,000 to get plans. I mean  
18 it's just we need to kind of -- you know, as a  
19 developer I need to take the certain steps to make  
20 sure --

21 MS. CUNNINGHAM: You want more  
22 reassurance, which I understand. But we can't give  
23 it.

24 MR. GIACOBBE: We came in -- so I'm  
25 just trying to figure out what we can do here,

1 whether it's an extension -- again, it is a large  
2 parcel so it's not two homes I can put up in six  
3 months and sell.

4 MR. RODRIGUEZ: I would ask, point of  
5 clarification, based on the ordinance, can we  
6 provide this?

7 MS. MEDLEY: Can we provide what?

8 MR. RODRIGUEZ: Can we even entertain a  
9 subordination? They're a year and six months past  
10 the time.

11 MS. MEDLEY: If the Committee wants to  
12 entertain that, they possibly can. I think what  
13 might be a good idea is to table it and have them  
14 come back with a written plan on how they're going  
15 to pay for -- whether they're together or if  
16 they're going to keep it separate and perhaps make  
17 a request to add a second entity. That's a  
18 possibility. But they need to come back with a  
19 written plan and be more clear how they're going to  
20 pay for it and what they're going to do with it. I  
21 think that might help with making a decision.

22 MR. O'DWYER: Do you understand what  
23 she just said?

24 MR. GIACOBBE: I do.

25 MR. MARSHALL: I do. We did present

1 those plans of the one house that Red Oak had  
2 bought separately -- right in the middle. And that  
3 plan, the house was given out to the Committee of  
4 the --

5 MR. O'DWYER: You're referring to a  
6 plan for like a house? We're talking about a  
7 broader plan for how this development project is  
8 going to work, how you guys are going to structure  
9 your arrangement with the understanding that this  
10 Committee is not going to grant the certificate of  
11 completion when the project has not yet been  
12 completed. We can entertain subordination  
13 agreements and extensions of time in six month  
14 increments. And so understand that as you're  
15 putting together your plans -- so the idea would be  
16 you come back in a month or two months, depending  
17 on how much time you need, and present to this  
18 Committee a plan that we can then work with.

19 MR. PADILLA: I have a question. Are  
20 we bound to a six month extension or --

21 MR. O'DWYER: That's the max we can  
22 give.

23 MR. PADILLA: For a proposal I don't  
24 think we should wait around --

25 MS. CUNNINGHAM: I think we're just

1 tabling it for them to come back with that next  
2 month.

3 MR. KOONCE: But even -- okay. They  
4 come back in -- I'm not saying there's not anything  
5 that can be worked out. I think we're just setting  
6 ourselves up to delay it another -- who is the  
7 property deeded to?

8 MR. PADILLA: To Marshall Ventures, LP.

9 MR. KOONCE: And this is Red Oak that's  
10 now going to develop the properties?

11 MR. MARSHALL: Yes, the builders. Yes.

12 MS. JOHNSON: So then what are their  
13 options?

14 MR. KOONCE: So even if we subordinate  
15 to Marshall Ventures, they're still not going to be  
16 able to get the loan.

17 MS. MEDLEY: Before you even get to  
18 that point, they need to make a decision --

19 MR. KOONCE: I'm just saying, even if  
20 that works out and we get to the point where we  
21 have given them an extension, we're willing to give  
22 them an extension, we're willing to subordinate, we  
23 can only subordinate to Marshall Ventures.

24 MS. JOHNSON: Can Marshall add to their  
25 entity?



1 MR. RODRIGUEZ: It's the other way  
2 around. Red Oak has to get the financing. It  
3 can't be -- it's a totally different --

4 MR. MARSHALL: It muddies the water for  
5 financing. They have a working relationship with  
6 this private lender that required -- that was a  
7 stipulation from them that they be on title just to  
8 protect their best interest.

9 MS. JOHNSON: So it has to be Red Oak.  
10 So that's the only way that that's going to work.

11 MR. PADILLA: Based on the structure,  
12 correct.

13 MS. JOHNSON: We would have to take the  
14 property and convey it to Red Oak.

15 MR. PADILLA: Correct.

16 MS. JOHNSON: Which means that you  
17 would default and the build would be redone.

18 MR. KOONCE: The question is is there a  
19 mechanism that this Committee can entertain that  
20 would convey the properties to Red Oak?

21 MS. MEDLEY: The Committee would not be  
22 able to convey directly at this point -- they could  
23 possibly decide if they want to do a partnership  
24 and form a partnership or just add Red Oak to the  
25 deed and then -- if we did it that way it would --

1 MS. JOHNSON: But he says he can't get  
2 financing with him --

3 MS. MEDLEY: At all?

4 MS. CUNNINGHAM: Is that correct? You  
5 cannot get financing the way Marshall Ventures is  
6 part of the title?

7 MS. JOHNSON: Can you restructure it  
8 with you as a joint partner? Because otherwise  
9 there's no way to do it as currently you're  
10 proposing. It has to be legal.

11 MR. GIACOBBE: I understand what you're  
12 asking. I can talk to the lender.

13 MR. MARSHALL: And I wouldn't -- I  
14 don't mind going on that. So the portion of --  
15 they're looking for the most -- God forbid  
16 something happened, for them to get their money the  
17 most simplest way. So by muddying the water --

18 MS. JOHNSON: The waters are already  
19 muddied.

20 MR. MARSHALL: I'm knee deep in it.

21 MS. MEDLEY: That's why I'm suggesting  
22 possibly tabling it so they can go back and decide  
23 how they want to structure to deal with the options  
24 being either -- making a request that Red Oak be  
25 added to Marshall Ventures' deed or if they want to

1 form a partnership and then ask that the property  
2 be transferred to that partnership.

3 MR. RODRIGUEZ: Would that require a  
4 new resolution?

5 MS. MEDLEY: No. And they need to find  
6 out from their lender what, if anything, is  
7 acceptable and then working that out. And then  
8 we're coming back to this body with that worked out  
9 and a proposal for the land exactly how it's going  
10 to be paid for.

11 MR. PADILLA: Based on the conveyance  
12 does Marshall retain the majority of the ownership  
13 of this partnership?

14 MS. MEDLEY: I'm not sure of that. I  
15 don't think so.

16 MS. JOHNSON: So if they come back to  
17 something we need to tell them what they need to  
18 form -- in order for us to approve it, what type of  
19 entity would make it --

20 MS. MEDLEY: I think that is for them  
21 to decide how they want to structure it.

22 MS. JOHNSON: But then if we come back  
23 and say that doesn't work --

24 MR. GIACOBBE: I prefer to know how you  
25 want it structured so that our counsel can draft it

1 the proper way.

2 MS. CUNNINGHAM: That would be legal  
3 advice.

4 MR. RODRIGUEZ: I think what we're  
5 telling you is that currently Marshall Ventures is  
6 in default. You can't get any extension at this  
7 point. We're saying we'll table it for a month.  
8 You will need to come up with a corporate structure  
9 that shows that he's still part of the deal since  
10 he's the one that has the agreement with the City  
11 and that you're -- you know, how you're going to  
12 proceed. I think that was the proposal that Ms.  
13 Medley is offering.

14 MR. KOONCE: I think -- I still think  
15 the Committee even after that is submitted has to  
16 start thinking about what was the date of the last  
17 approval as these properties need to be  
18 reappraised. If it's been a year and a half, two  
19 years it's like speculation. Inadvertent, but  
20 still speculation.

21 MR. MARSHALL: As I was researching my  
22 developers there were so many different ideas put  
23 out there of different uses. And so I would have  
24 started and I had the financial capabilities to  
25 start at 1916, 1918 which I bought almost 15 to 17

1 years ago when it was just blighted property. Just  
2 was a dream of building. As I was able to acquire  
3 through private and then through the RDA as well  
4 and the Land Bank -- was first recipient from the  
5 Land Bank. It kind of got bigger than I did. As  
6 my lawyer brought different investors, Lawrence  
7 Hamilton, it blew me away. It was bigger than me.  
8 So this is a dream of mine. I found them of a  
9 character and integrity that I want to work with.  
10 It's taken me that long -- I realize regulations --

11 MR. RODRIGUEZ: We appreciate that, but  
12 you had an agreement and there were stipulations in  
13 the agreement. So if you knew you were having  
14 problems the question was with --

15 MR. KOONCE: We were told that Marshall  
16 Ventures was going to develop these properties  
17 within a year and that has not happened. We  
18 weren't told that as soon as Marshall Ventures  
19 could get a partnership with someone they would  
20 begin to develop the properties. We were told that  
21 Marshall Ventures was going to begin to acquire  
22 these properties -- develop these properties once  
23 they're conveyed. That's what we were told.

24 MR. MARSHALL: Which was my original  
25 plan. But all the timing of the corner of that and

1 things fell into place that all of a sudden it  
2 became this huge parcel that I wanted to do best  
3 use.

4 MR. KOONCE: We're not interested in  
5 the huge parcel. We're interested in the five  
6 properties that we conveyed to you. If they happen  
7 to be part of a larger development, fine. But you  
8 were the one -- these properties were conveyed to  
9 you. You took title to them. You assumed the  
10 agreement, the deed that held you to complete these  
11 properties within a year and it's been well over a  
12 year. It's been almost a year and six months and  
13 it will be in probably another six to eight months  
14 before -- even if we did everything we asked you to  
15 do before you could possibly start. To me this  
16 deal is almost dead.

17 MR. PADILLA: I think my comment is in  
18 general I understand this is your first but, you  
19 know, I don't think we as a Committee, you know,  
20 want to entertain, you know, people experimenting  
21 with our land and see what happens. You know, we  
22 have an obligation to get these properties out and  
23 redeveloped and put into proper use. And, you  
24 know, this is just an example of how that is not  
25 going to happen.

1                   MR. MARSHALL: It's not so much -- it  
2 could have happened if I just settled and I wasn't  
3 --

4                   MR. PADILLA: There are a lot of could  
5 haves in development. I understand that. It's  
6 just when entities come here and request land for  
7 an expected use, we hinge our expectations on the  
8 redeveloper and that certainly has not been met.

9                   MS. CUNNINGHAM: While we empathize  
10 with you, there's nothing in the Code or the  
11 Charter that allows us to make exceptions because  
12 you're a beginner. It's not the way -- you're  
13 asking us to make exceptions and to give you a  
14 release or to give you -- to let you be a  
15 partnership without really a partner. We can't  
16 make those kinds of exceptions.

17                   MR. MARSHALL: All I want to do is live  
18 my life honorably. I'm not asking for any favors.  
19 I'm asking for some guidance here on what is best  
20 for you to see that this is a clear transparent  
21 deal.

22                   MR. RODRIGUEZ: I mean, I appreciate  
23 what you're saying but what she's saying is you're  
24 in default of the agreement and terms. The point  
25 is we're dealing with it here, we're dealing with

1 it there, we're doing it with everybody and that's  
2 the issue, that at a point, you know, any developer  
3 in the City has to also be aware of what the  
4 stipulations are. Like you expect to get  
5 City-owned property. We have an expectation. Like  
6 you're saying, we want it developed. But it  
7 doesn't mean that you should be the one developing  
8 it. That's my point. It's like, you know, if you  
9 can't do it, then you can't do it. That's fine.  
10 But you're asking us to now like -- we have an  
11 ordinance. This is the ordinance that applies to  
12 everybody.

13 MS. JOHNSON: Can we layout what the  
14 options are? To default the agreement is one.

15 MR. RODRIGUEZ: That's a question for  
16 --

17 MS. JOHNSON: Right now what are our  
18 options?

19 MR. KOONCE: Option one is we can  
20 revert the properties.

21 MS. MEDLEY: The Committee's options  
22 are to make a recommendation that the City take the  
23 title to the properties back. Another option is to  
24 table it. Another option -- to table it for  
25 whatever you want to table it for. As I suggested,



1 possibly giving them a month to come back with more  
2 complete plans. Or option three is to just say no  
3 because the Committee is not going to recommend  
4 that the City's reversionary interest be released  
5 and that's the end of it. Not really the end of  
6 it. It then reverts back to option one.

7 CHAIRWOMAN JARMON: Can I get a  
8 recommendation?

9 MR. KOONCE: I'm in favor of giving  
10 Marshall Ventures -- tabling it and giving Marshall  
11 Ventures a month to come back and let us know, tell  
12 us who is going to be developing these properties  
13 and what the terms of the original -- of the deal  
14 of the partnership.

15 MS. JOHNSON: See if you can get  
16 financing.

17 MR. MARSHALL: And we have the  
18 agreement of sale which states the exact -- from  
19 the last time that I was here when it was tabled.

20 MR. KOONCE: You have an agreement of  
21 sale with whom?

22 MR. MARSHALL: On us?

23 MR. O'DWYER: Between you --

24 MR. MARSHALL: Yes, we do.

25 MR. KOONCE: So there's no -- it's not

1 a partnership. You're just conveying the  
2 properties to Red Oak.

3 MR. GIACOBBE: The way that the  
4 agreement was, this was worked out with our  
5 counsel, he is not getting paid say a full sales  
6 price at closing. He walks away. He has the title  
7 of the project. So there's a small monetary --

8 MS. CUNNINGHAM: Which doesn't make him  
9 a partner. It makes him your lender.

10 MR. PADILLA: I move to table this,  
11 strict 30-day extension with very clear proposals  
12 that are amenable to this Committee and should your  
13 proposals that come back to us within those 30 days  
14 are not within the realm that we can approve then  
15 we move to revert these properties.

16 MS. CUNNINGHAM: I'll second that.

17 MR. PADILLA: I'm sorry, motion is not  
18 to extend, is to put on hold for 30 days.

19 MS. CUNNINGHAM: Until the next  
20 Committee meeting.

21 MR. MARSHALL: I just need a little  
22 more clarity. So what you would like to see is the  
23 actual entity that would be the joint partnership  
24 --

25 MR. PADILLA: We can't make those

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1 suggestions to you. You have to make those  
2 suggestions to the Committee.

3 CHAIRWOMAN JARMON: Okay. I think he  
4 got it.

5 MR. RODRIGUEZ: We're looking for --  
6 we're going to table this to the next meeting until  
7 you present a viable path forward for this  
8 Committee to approve you taking on a partner in  
9 financing to get this development moving.

10 MR. MARSHALL: Who would I speak with  
11 here that would give me the exact clarity, Ms.  
12 Jarmon, the exact clarity --

13 MR. PADILLA: It's your development  
14 team. Your attorney.

15 CHAIRWOMAN JARMON: I think he gets it.

16 MS. JOHNSON: You heard our comments  
17 so --

18 MR. MARSHALL: Very good.

19 MS. JOHNSON: The properties were  
20 conveyed to you.

21 MR. MARSHALL: I put my heart and soul  
22 into this. I can't tell you -- it means a lot to  
23 me.

24 MS. CUNNINGHAM: And we do appreciate  
25 that and we appreciate your passion. Just we have

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1 a very limited scope of what we recommend.

2 CHAIRWOMAN JARMON: We have a motion on  
3 the table to table it until next month. All in  
4 favor?

5 (Ayes.)

6 MR. RODRIGUEZ: Hold on one second. So  
7 last month's agenda you had another agreement of  
8 sale for the same property with another entity?

9 MS. JOHNSON: The next item is Red Oak  
10 as well.

11 MR. RODRIGUEZ: Jeffrey Marshall of  
12 Marshall Ventures with York Jasper Partners?

13 MR. MARSHALL: Yes.

14 MR. RODRIGUEZ: That's you?

15 MR. GIACOBBE: Red Oak Partner is our  
16 parent company. We don't actually own title to  
17 anything.

18 MR. RODRIGUEZ: I'm a little confused.  
19 So you were here last month --

20 MR. GIACOBBE: I was not.

21 MS. CUNNINGHAM: They were a no-show.

22 MR. RODRIGUEZ: So then now it's Red  
23 Oak.

24 MR. GIACOBBE: No. So we do business  
25 under Red Oak. Red Oak is a development company.

1 We don't take title in Red Oak.

2 MR. RODRIGUEZ: Single-purpose entity.

3 CHAIRWOMAN JARMON: The next item is  
4 also Marshall Venture in his ownership. So we want  
5 to table that item also until next month.

6 MS. JOHNSON: It's with Marshall?

7 CHAIRWOMAN JARMON: He owns that also.  
8 He bought it from Tran Tin. Okay?

9 MR. KOONCE: Can I just give you a  
10 cautionary note though when you come back, at least  
11 for me. I don't believe that you are entitled to  
12 profit from this delay from this sale conveyed to a  
13 new entity. The only thing that I believe you're  
14 entitled to is what you paid for the properties and  
15 your holding costs.

16 MR. MARSHALL: Fair enough. That's  
17 what it is. But then with the builds, as each  
18 house is sold --

19 MR. KOONCE: I'm not -- I'm not even  
20 interested in when you get -- when you get -- you  
21 know, your payment. I'm just saying you're not  
22 entitled to anything except -- out of this  
23 arrangement except for what you paid for the  
24 properties and your holding costs.

25 MR. GIACOBBE: I understand.

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1 MR. MARSHALL: Okay. That's what you  
2 feel is correct for my portion of it? This wasn't  
3 a cash grab.

4 MR. KOONCE: I'm just --

5 MR. MARSHALL: Yeah. Yeah. So I just  
6 want to make sure. My heart is where it's at.

7 CHAIRWOMAN JARMON: Okay. So this item  
8 is tabled along with the ones on the next page,  
9 1900 through 06 York Street until next month.

10 MS. CUNNINGHAM: Thank you.

11 MR. DODDS: I also ask that the debris  
12 on the lot is removed. There's a photo and there's  
13 still debris on the lot.

14 CHAIRWOMAN JARMON: So the lots need to  
15 be cleaned by next month.

16 MR. O'DWYER: I don't believe we voted.

17 CHAIRWOMAN JARMON: So let's vote. All  
18 in favor?

19 (Ayes.)

20 CHAIRWOMAN JARMON: Any opposed?

21 (No response.)

22 CHAIRWOMAN JARMON: Okay. We'll see  
23 you next month.

24 The next item, 2544 Germantown Avenue  
25 which was transferred to Village of Arts as a side

1 yard to their property in '07. It was their  
2 business.

3 MR. O'DWYER: Is this new construction  
4 on that property or is this a vote --

5 CHAIRWOMAN JARMON: Yeah, it is.

6 MR. O'DWYER: Did they sell it or are  
7 they still --

8 MR. KOONCE: What do we know about it?

9 CHAIRWOMAN JARMON: I don't know, Mike.  
10 I had attachments in here and for some reason  
11 they're not in here. So it looks like it was  
12 developed into a building.

13 MR. RODRIGUEZ: Just background. This  
14 is a community group that also does open space. It  
15 was started about 25 years ago by EDA. They do  
16 programming, children programming, community  
17 programming. They also do an artist in residency  
18 programming and utilize these buildings to house  
19 residents that provide art classes to the students  
20 in eastern north Philadelphia. They are a local  
21 RCO in that neighborhood.

22 MS. JOHNSON: Recommend that we issue a  
23 certificate of completion.

24 MR. RODRIGUEZ: Second.

25 CHAIRWOMAN JARMON: All in favor?

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1 (Ayes.)

2 CHAIRWOMAN JARMON: Thank you.

3 1727, 31 and 33 Ingersoll. I'm going  
4 to table this item. This was a fairly recent  
5 transfer. We're going to table this.

6 1608 Ridge Avenue. Francisville. I  
7 have the --

8 MS. CUNNINGHAM: Recommend certificate  
9 of completion.

10 MR. O'DWYER: Second.

11 CHAIRWOMAN JARMON: All in favor?

12 (Ayes.)

13 CHAIRWOMAN JARMON: Any opposed?

14 (No response.)

15 CHAIRWOMAN JARMON: 2021 Oakford.

16 MR. O'DWYER: Move to grant the  
17 certificate of completion.

18 CHAIRWOMAN JARMON: I'm waiting for the  
19 certificate of occupancy. It's there? Okay.

20 MS. CUNNINGHAM: Second.

21 CHAIRWOMAN JARMON: All in favor?

22 (Ayes.)

23 CHAIRWOMAN JARMON: Any opposed?

24 (No response.)

25 CHAIRWOMAN JARMON: 4219 Filbert



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1 Street. Global Communities.

2 Your name for the record.

3 MR. IGHLEEN: Brahim Ighlaen.

4 CHAIRWOMAN JARMON: And you're here --  
5 what's your request? I think it had to do with --

6 MR. IGHLEEN: We just finally -- took  
7 us too long to get a building permit because we  
8 acquired the next door property. The original lot  
9 that we have from the City of Philadelphia was 12  
10 feet wide. So get the next one. We consolidate  
11 them. We get a variance and now we just got a new  
12 building permit about two weeks ago and we are  
13 ready to build. We have a loan approved by the  
14 title company. Want another extension for us to  
15 start construction in a couple weeks.

16 MR. KOONCE: And this is an old one  
17 from originally conveyed in '86?

18 MR. RODRIGUEZ: That was conveyed in  
19 '13.

20 CHAIRWOMAN JARMON: No, we transferred  
21 this in 2013 to Global Community.

22 MR. O'DWYER: Was this transferred as a  
23 side yard?

24 CHAIRWOMAN JARMON: No, they want to  
25 develop.

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1 MR. O'DWYER: Just to be clear, so you  
2 haven't developed on this side yet?

3 MR. IGHLAEN: No.

4 MR. O'DWYER: What are you looking for  
5 or --

6 MR. IGHLAEN: Just another extension.

7 MR. O'DWYER: So you're not --

8 MR. IGHLAEN: We are ready to start  
9 construction. We have a letter of commitment from  
10 the lender I sent to Ms. Jarmon. For us to go to  
11 settlement to get the loan the title company  
12 required another extension. So we are ready to  
13 start construction.

14 MS. JOHNSON: So you are not requesting  
15 a release?

16 MR. IGHLAEN: No.

17 MR. KOONCE: Why an extension as  
18 opposed to subordination?

19 MR. O'DWYER: They need six months  
20 because they're over the one year build  
21 requirement.

22 MR. KOONCE: Have we given them one  
23 extension already?

24 MR. IGHLAEN: Yes, you did. But it  
25 took, believe it or not, six months for city

1 conveyor to get the consolidation done for the two  
2 properties. Another six months for variance and we  
3 finally just get the building permit about three  
4 weeks ago.

5 MR. KOONCE: Okay.

6 CHAIRWOMAN JARMON: So can I get a  
7 recommendation?

8 MS. MEDLEY: You need something for  
9 funding. So is your funder --

10 MR. IGHLAEN: It's approved.

11 CHAIRWOMAN JARMON: They got it.

12 MS. MEDLEY: Okay.

13 MS. CUNNINGHAM: There have been some  
14 conditions in that financing commitment are going  
15 to require a subordination agreement at some point.

16 MR. KOONCE: Why don't we just give it  
17 to them now.

18 MS. CUNNINGHAM: Your lender is going  
19 to require that. It's in the loan documents,  
20 there's a condition to closing on that loan that  
21 they subordinate -- that we subordinate to them.

22 MR. RODRIGUEZ: I move that we approve  
23 the extension with a subordination.

24 MR. KOONCE: Second.

25 CHAIRWOMAN JARMON: All in favor?

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1 (Ayes.)

2 CHAIRWOMAN JARMON: Any opposed?

3 (No response.)

4 MR. IGHLAEN: Thank you very much.

5 CHAIRWOMAN JARMON: You're welcome.

6 Next item, 4581 Ditman Street. This  
7 was transferred as a side yard back in 2005. Can I  
8 get a recommendation?

9 MR. RODRIGUEZ: So moved.

10 MR. O'DWYER: Second.

11 CHAIRWOMAN JARMON: All in favor?

12 (Ayes.)

13 CHAIRWOMAN JARMON: Any opposed?

14 (No response.)

15 CHAIRWOMAN JARMON: The next item, 1934  
16 Manton Street.

17 MS. CUNNINGHAM: Have they cleaned  
18 this?

19 CHAIRWOMAN JARMON: I e-mailed them and  
20 told them that they needed to clean it and get this  
21 stuff off of here.

22 Can I get a recommendation?

23 MR. O'DWYER: Is the stuff in the lot  
24 in question or is it in the lot behind this lot and  
25 to the left of this lot?

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1 I move that we issue the certificate of  
2 completion contingent upon proof the lot has been  
3 cleaned.

4 MS. CUNNINGHAM: Second.

5 CHAIRWOMAN JARMON: All in favor?

6 (Ayes.)

7 CHAIRWOMAN JARMON: Any opposed?

8 (No response.)

9 CHAIRWOMAN JARMON: Thank you.

10 2836 West Lehigh Avenue. 29th Street  
11 CDC.

12 MR. O'DWYER: This was conveyed in 2014  
13 as a single family home.

14 CHAIRWOMAN JARMON: Yeah, to the CDC it  
15 was transferred.

16 MR. RODRIGUEZ: And they owe taxes.

17 CHAIRWOMAN JARMON: It can be approved  
18 contingent upon --

19 MR. KOONCE: So it was conveyed to 29th  
20 Street CDC and then they conveyed it?

21 MS. CUNNINGHAM: There was conveyance  
22 after that.

23 MR. KOONCE: Who did they convey it to?

24 MS. JOHNSON: It said that she has  
25 dementia and she is no longer able to handle it.

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1 MS. CUNNINGHAM: To Gladys Bee.

2 MR. O'DWYER: Gladys Bee is --

3 MS. JOHNSON: It's a house.

4 CHAIRWOMAN JARMON: She was the head of  
5 the nonprofit.

6 MS. CUNNINGHAM: Her daughter wants to  
7 -- they have somebody who wants to finish the  
8 renovations. Are they willing to accept the  
9 restriction that --

10 CHAIRWOMAN JARMON: This property was  
11 already complete when they transferred title.

12 MS. CUNNINGHAM: Okay.

13 CHAIRWOMAN JARMON: Yeah. Can we get  
14 the approval contingent upon the taxes being paid?

15 MR. KOONCE: So moved.

16 MR. RODRIGUEZ: Second.

17 CHAIRWOMAN JARMON: All in favor?

18 (Ayes.)

19 CHAIRWOMAN JARMON: Any opposed?

20 MR. O'DWYER: Wait. I just wanted to  
21 clarify. So this was transferred in 2014 to a CDC.  
22 Was it transferred at nominal value?

23 CHAIRWOMAN JARMON: It was. They had  
24 been in there for like 20 years before we finally  
25 were able to transfer title to them.

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1 MR. O'DWYER: So they were basically  
2 using the property for 20 years. It was  
3 transferred to them and now they're planning on  
4 selling the property.

5 MS. JOHNSON: It seems like there's one  
6 individual who is the entity and she now has  
7 dementia and the daughter is taking over the  
8 affairs and wants to sell it.

9 MR. KOONCE: It hasn't been sold.

10 MS. CUNNINGHAM: There's an agreement  
11 of sale for \$15,000.

12 CHAIRWOMAN JARMON: Anymore questions?  
13 Any further questions? Can I get a recommendation?

14 MR. KOONCE: Move to approve.

15 MR. RODRIGUEZ: Second.

16 CHAIRWOMAN JARMON: All in favor?

17 (Ayes.)

18 CHAIRWOMAN JARMON: The next item, 1238  
19 North Hollywood. This was a lot transferred out as  
20 a side yard and now has been developed.  
21 Certificate of occupancy is here.

22 MS. CUNNINGHAM: Motion for release.

23 MR. RODRIGUEZ: Second.

24 CHAIRWOMAN JARMON: All in favor?

25 (Ayes.)

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1 CHAIRWOMAN JARMON: Any opposed?

2 (No response.)

3 CHAIRWOMAN JARMON: The next item is  
4 2004 --

5 MS. MEDLEY: Just a question about 1238  
6 Hollywood, I know that you said that they been in  
7 the property for 20 years, but when they got it  
8 when it was transferred in 2014 what restrictions  
9 were on the deed?

10 CHAIRWOMAN JARMON: The five years.

11 MS. MEDLEY: Okay.

12 CHAIRWOMAN JARMON: You're talking  
13 about Lehigh?

14 MS. JOHNSON: That's Lehigh Avenue.

15 MS. MEDLEY: Okay. Sorry.

16 CHAIRWOMAN JARMON: Yeah, it had the  
17 five-year restriction.

18 MR. O'DWYER: Which were not -- they  
19 didn't meet the five year --

20 CHAIRWOMAN JARMON: They had already  
21 rehabbed the property. That's how we transferred  
22 title.

23 MS. CUNNINGHAM: Right. But if they  
24 sell it now, it's prior to the five year  
25 restriction where they're not allowed to sell it.



1                   MR. KOONCE: I think what this is is  
2 this part -- was this part of a program when we  
3 would allow people to -- an old program where we  
4 would allow people to occupy and then once they --

5                   CHAIRWOMAN JARMON: Finished the work  
6 and transferred title.

7                   MR. KOONCE: We just transferred title.

8                   CHAIRWOMAN JARMON: And this group had  
9 been in this property developed for years and then  
10 we finally had the real estate committee approve  
11 transfer to them.

12                  MR. KOONCE: I think the fault would  
13 have been ours because we didn't approve transfer.

14                  MS. MEDLEY: I just wanted to be clear  
15 that because of all of that they won't be required  
16 to pay whatever those restrictions because that's  
17 part of the restrictions that are added.

18                  CHAIRWOMAN JARMON: The regular five  
19 year restrictions, they had done all the work in  
20 the property.

21                  MR. O'DWYER: In 2014 the property was  
22 completely rehabbed and up to code. Now four years  
23 later the front steps are --

24                  CHAIRWOMAN JARMON: Probably.

25                  MR. O'DWYER: Okay.

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1 CHAIRWOMAN JARMON: I don't know. But  
2 I know it was done before we transferred title.

3 Now the 2004 Amber Street --

4 MS. JOHNSON: Did we vote on 1238 North  
5 Hollywood? I don't think we did.

6 CHAIRWOMAN JARMON: Go ahead. 1238  
7 Hollywood Street. It was a single family dwelling.  
8 Now it's developed. There's a certificate of  
9 occupancy and we voted on it.

10 MS. CUNNINGHAM: We did.

11 CHAIRWOMAN JARMON: Okay. Thank you.  
12 2004 Amber Street. This was property  
13 transferred from PHDC back in 1988.

14 Can I get a recommendation?

15 MR. RODRIGUEZ: So moved.

16 MR. O'DWYER: Second.

17 CHAIRWOMAN JARMON: All in favor?

18 (Ayes.)

19 CHAIRWOMAN JARMON: Any opposed?

20 (No response.)

21 CHAIRWOMAN JARMON: The next items are  
22 4510 to 14 Baker Street, Phoenix Investment. These  
23 were transferred as lots and now there's properties  
24 that have been developed on there for sometime now  
25 and they want to sell.

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1 MR. O'DWYER: I believe there's a  
2 gentleman.

3 CHAIRWOMAN JARMON: State your name for  
4 the record.

5 MR. PETT: Gary Pett, P-e-t-t.

6 CHAIRWOMAN JARMON: And you're the  
7 current owner?

8 MR. PETT: Real estate agent for the  
9 buyer. So the current owners, yes.

10 CHAIRWOMAN JARMON: Right. I think I  
11 got an e-mail.

12 MR. O'DWYER: These were transferred as  
13 lots and now they are habitable, open to code.

14 MR. PETT: They were transferred as  
15 lots in 1999. When they rebuilt it in 2000 just  
16 didn't apply for the release.

17 CHAIRWOMAN JARMON: Right.

18 MR. O'DWYER: I move that we issue a  
19 certificate of completion.

20 CHAIRWOMAN JARMON: I'm sorry that you  
21 had to come but I think I e-mailed someone this  
22 morning and said you didn't.

23 MR. RODRIGUEZ: Second.

24 CHAIRWOMAN JARMON: All in favor?

25 (Ayes.)

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1 CHAIRWOMAN JARMON: Any opposed?

2 (No response.)

3 MR. PETT: Thank you very much.

4 CHAIRWOMAN JARMON: The next item, 1553  
5 South Capitol. This was transferred in 1984.

6 MS. JOHNSON: It's a row house.

7 CHAIRWOMAN JARMON: Can I get a  
8 recommendation?

9 MR. KOONCE: Taxes current?

10 MS. CUNNINGHAM: They are not current.  
11 But we can --

12 MR. RODRIGUEZ: How much?

13 MS. CUNNINGHAM: She's selling. It's  
14 like 1900.

15 CHAIRWOMAN JARMON: Yeah, they're  
16 selling. So there's taxes.

17 MR. O'DWYER: Motion to issue the  
18 certificate of completion contingent that the taxes  
19 -- planning to sell that the taxes are paid.

20 (Seconded.)

21 CHAIRWOMAN JARMON: All in favor?

22 (Ayes.)

23 CHAIRWOMAN JARMON: Any opposed?

24 (No response.)

25 CHAIRWOMAN JARMON: The next item 1723

1 Howard and then 1724 Hope, 1725, 27 Howard, also  
2 known as 1726 Hope and 1729 Howard.

3 That was one of the packages that I  
4 handed out.

5 Can you state your name for the record.

6 MR. VINCENTY: Yes. My name is Hector  
7 Vincenty. I'm the owner of this property. To get  
8 financing for the loan I currently have a finance  
9 company sent me a letter -- I don't think it's in  
10 the packet -- stating that we have agreed to  
11 provide a loan for the above-referenced property.  
12 We can close the loan without five year extension  
13 or subrogation agreement.

14 CHAIRWOMAN JARMON: He's requesting a  
15 subordination agreement in order to get financing  
16 for this project. Can I get a recommendation?

17 MS. CUNNINGHAM: As an extension?

18 MR. PETT: No.

19 MR. RODRIGUEZ: You're sure?

20 CHAIRWOMAN JARMON: Well, if they  
21 subordinated --

22 MR. PETT: I do need an extension due  
23 -- currently I have already had the extension. One  
24 of the problems that we had that delayed the  
25 project a lot was that when the geotech report went

1 out to check the soil the buildings that were  
2 demolished at whatever time it was demolished never  
3 capped up the water supply. So the water was  
4 currently running for the last 20 years. So there  
5 was some significant soil contamination on that  
6 report. We was able to repair to the best of our  
7 ability, but the permits are being submitted.

8 MR. RODRIGUEZ: My question is do you  
9 want to amend your request and ask for a  
10 subordination and extension?

11 MR. PETT: Yes.

12 MR. RODRIGUEZ: So moved.

13 MR. KOONCE: Second.

14 CHAIRWOMAN JARMON: All in favor?

15 (Ayes.)

16 CHAIRWOMAN JARMON: Thank you.

17 The next item, 815 North 41st Street  
18 can be deleted. This is on last month.

19 1446 and 1448 North Waterloo Street.  
20 These were transferred as side yards.

21 Can I get a recommendation?

22 MR. KOONCE: Recommendation to --

23 MR. RODRIGUEZ: Provide a release.

24 CHAIRWOMAN JARMON: For the release.

25 MR. KOONCE: Okay.

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1 MR. RODRIGUEZ: So moved.

2 MR. KOONCE: So moved. Second.

3 MR. RODRIGUEZ: They're going to clean  
4 up the lot?

5 CHAIRWOMAN JARMON: Yeah, I told them  
6 to clean it.

7 MR. O'DWYER: I'm going to make a  
8 contingent.

9 CHAIRWOMAN JARMON: Yes. Second?

10 MR. O'DWYER: Second.

11 CHAIRWOMAN JARMON: All in favor?  
12 (Ayes.)

13 CHAIRWOMAN JARMON: Any opposed?  
14 (No response.)

15 CHAIRWOMAN JARMON: Thank you.

16 2146 North 21st Street. This was  
17 transferred as a side yard. I think they had to  
18 clean it. They cleaned it.

19 MR. O'DWYER: They did clean it.

20 MR. RODRIGUEZ: This picture right  
21 here.

22 CHAIRWOMAN JARMON: Yeah. That's the  
23 more recent one. The other one I think is  
24 attached. Yeah, they cleaned the grass up, which  
25 is attached.

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1 MR. KOONCE: Motion to approve.

2 MR. RODRIGUEZ: Second.

3 CHAIRWOMAN JARMON: All in favor?

4 (Ayes.)

5 CHAIRWOMAN JARMON: Any opposed?

6 (No response.)

7 CHAIRWOMAN JARMON: Next item, 5135

8 Marion Avenue.

9 MR. KOONCE: Is that Marion?

10 CHAIRWOMAN JARMON: It's M-a-r-i-o-n  
11 and I want to say it's street. They owe how much?

12 MS. CUNNINGHAM: 2800.

13 MR. RODRIGUEZ: Moved contingent on  
14 paying settlement taxes.

15 MR. O'DWYER: Second.

16 CHAIRWOMAN JARMON: All in favor?

17 (Ayes.)

18 CHAIRWOMAN JARMON: Any opposed?

19 (No response.)

20 CHAIRWOMAN JARMON: Next item, 1022

21 South Chadwick.

22 MS. HORTON: Hello. Nicole Horton.

23 CHAIRWOMAN JARMON: Are you the current  
24 owner?

25 MS. HORTON: Before May 21st I was.



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1 CHAIRWOMAN JARMON: Your name? I'm  
2 sorry.

3 MS. HORTON: Horton, H-o-r-t-o-n.

4 CHAIRWOMAN JARMON: Can I get a  
5 recommendation for this certificate?

6 MR. RODRIGUEZ: So moved.

7 MR. KOONCE: Second.

8 CHAIRWOMAN JARMON: All in favor?

9 (Ayes.)

10 CHAIRWOMAN JARMON: Any opposed?

11 (No response.)

12 CHAIRWOMAN JARMON: Thank you.

13 MS. HORTON: You're welcome.

14 CHAIRWOMAN JARMON: Next item is 1353  
15 South Markoe. This is transferred in 2010. It's a  
16 single family dwelling. Can I get a  
17 recommendation?

18 MR. KOONCE: Motion to approve.

19 MR. RODRIGUEZ: Second.

20 CHAIRWOMAN JARMON: All in favor?

21 (Ayes.)

22 CHAIRWOMAN JARMON: Any opposed?

23 (No response.)

24 CHAIRWOMAN JARMON: The next item is  
25 1202 North 24th Street. Ms. Cruel.

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1 MR. RODRIGUEZ: Do we have a recent  
2 picture?

3 CHAIRWOMAN JARMON: No.  
4 State your name for the record.

5 MS. CRUEL: Good morning, Ms. Stephanie  
6 Cruel. And I'm here to ask for restrictions to be  
7 lifted off of 1202 North 24th Street and also  
8 everything to be cleared up per agreement.

9 CHAIRWOMAN JARMON: I spoke to her this  
10 morning. She said something about having some  
11 water that was against the property and some liens.

12 MS. CRUEL: It's liens on there. It  
13 was like about three different things. Now just  
14 finding out last night that something about sewage  
15 or something was --

16 MS. CUNNINGHAM: Storm water bill.

17 MS. CRUEL: Yes. That was my  
18 responsibility they said. But I didn't know that  
19 until last night when somebody told me because I  
20 have been paying the taxes but that never came up  
21 until --

22 MS. CUNNINGHAM: But you haven't been  
23 paying the water on the property?

24 MS. CRUEL: Look, that didn't never  
25 come up.

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1 MS. CUNNINGHAM: Are you selling this?

2 MS. CRUEL: No, I'm not selling it  
3 right now. My son wants to sell it. But after  
4 some things happened I'm not -- I think I'm going  
5 to keep it in the family.

6 MS. CUNNINGHAM: We can't give you a  
7 release while you owe storm water charges and --  
8 like when you owe those things, we can't give you a  
9 release.

10 MS. CRUEL: I didn't hear about it  
11 until last night. I can go and pay that today.

12 MR. RODRIGUEZ: Are we talking about  
13 the building or the lot?

14 CHAIRWOMAN JARMON: No, this is a side  
15 yard that she has.

16 MR. RODRIGUEZ: Is it paved? Is the  
17 lot paved?

18 MS. CRUEL: No.

19 CHAIRWOMAN JARMON: No, it's grass.

20 MR. RODRIGUEZ: So storm water she  
21 could possibly ask for an exemption because it is  
22 vacant land.

23 MS. CRUEL: Thank you.

24 MR. RODRIGUEZ: Not that we're  
25 providing it.

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1 CHAIRWOMAN JARMON: I'll get in contact  
2 with them.

3 MR. RODRIGUEZ: Because it's vacant  
4 land, therefore it's permanent where you should not  
5 be charged. You shouldn't be charged for --

6 MS. CUNNINGHAM: There's no concrete at  
7 all?

8 MS. CRUEL: No.

9 MR. RODRIGUEZ: If it's vacant land --

10 MR. O'DWYER: When you call make sure  
11 you bring it up.

12 CHAIRWOMAN JARMON: I'm going to get in  
13 contact with them for you.

14 MS. CRUEL: Thank you.

15 MR. O'DWYER: What we can do is grant  
16 it -- when you're asking for the certificate of  
17 completion contingent upon the issue with the water  
18 being cleared up. And so whenever you take care of  
19 that, enter into an agreement about that, then we  
20 can issue the certificate of completion and you  
21 won't need to come back here.

22 MS. CRUEL: Okay. May I ask a  
23 question? The gentleman was saying --

24 MR. RODRIGUEZ: You have to contact the  
25 Water Department and talk to them about the fact

1 that it's vacant land. It's not developed. There  
2 is no concrete, therefore all the rain water goes  
3 into the ground.

4 MS. CRUEL: Okay.

5 MR. RODRIGUEZ: Storm water management.  
6 If it's developed and it goes into the sewer  
7 system. So you need to explain that to them and  
8 see if you can get this issue resolved.

9 MS. CRUEL: Can I do that today?

10 MR. RODRIGUEZ: Because it would have  
11 been storm water management fees while there was a  
12 building on it and that would -- but that would  
13 refer to the City.

14 MS. CUNNINGHAM: Yeah. And the other  
15 part of it is it needs to be cleaned. It has to be  
16 a clean lot the way -- like I mean what you agreed  
17 to begin with.

18 MS. CRUEL: May I ask you a question  
19 then? The lot is clean. There's nothing -- I have  
20 chairs on the lot. I have two grills. My family  
21 have a picnic and a grill out there every week.

22 CHAIRWOMAN JARMON: How they took the  
23 picture you can't really tell.

24 MS. CRUEL: It's clean. I cook out  
25 there every week.

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1 MS. CUNNINGHAM: Send photos of that.

2 MS. CRUEL: Okay.

3 MS. CUNNINGHAM: Send them to the  
4 Chair.

5 MS. CRUEL: Okay.

6 MR. PADILLA: Move to approve  
7 contingent on the water bill being satisfied and  
8 evidence of pictures.

9 MS. CRUEL: Can I send it to you, Ms.  
10 Jarmon?

11 CHAIRWOMAN JARMON: Yes.

12 All in favor?

13 (Ayes.)

14 MR. RODRIGUEZ: Amend that to resolved  
15 because this is -- she may not have to pay it to  
16 satisfy it. So those may be City liens. The City  
17 may be responsible prior to demolition.

18 Just to be really clear, there used to  
19 be a building on there and that's where you -- you  
20 have to check two things. Were there fees  
21 satisfied when there was a building on there. And  
22 then the property was demolished by the City.

23 CHAIRWOMAN JARMON: I'm going to take  
24 care of that.

25 MR. RODRIGUEZ: Okay.

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1 CHAIRWOMAN JARMON: It's okay.

2 MS. CRUEL: Okay. Thank you.

3 CHAIRWOMAN JARMON: The next item --

4 MR. RODRIGUEZ: We didn't vote on it.

5 I second it.

6 CHAIRWOMAN JARMON: All in favor?

7 (Ayes.)

8 CHAIRWOMAN JARMON: Any opposed?

9 (No response.)

10 CHAIRWOMAN JARMON: Thank you.

11 We're going to table Susquehanna until  
12 next month even though he sent in his zoning. He  
13 was running late. I wasn't really sure how long he  
14 was going to be.

15 MR. KOONCE: What was his ask?

16 CHAIRWOMAN JARMON: What did he ask  
17 for?

18 MR. KOONCE: Yeah.

19 CHAIRWOMAN JARMON: He wanted  
20 subordination agreement for financing and I think I  
21 attached his permits and whatever in there.

22 MR. RODRIGUEZ: Madam Chair, instead of  
23 tabling I would like to enter a motion to approve.

24 CHAIRWOMAN JARMON: Yeah. So they  
25 won't have to come back.

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1 MR. O'DWYER: For zoning, the last --

2 CHAIRWOMAN JARMON: Susquehanna 2050,  
3 52 and 54. We have the addendum. Add the addendum  
4 to the agenda.

5 First item 2526 North Mascher was  
6 transferred as a side yard in 1990.

7 Can I get a recommendation?

8 MR. KOONCE: Was it clean and tax free?

9 MS. CUNNINGHAM: I don't know about the  
10 taxes on these because we just got them this  
11 morning.

12 MR. KOONCE: Motion to approve subject  
13 to verification of taxes being up to date.

14 MR. O'DWYER: Second.

15 CHAIRWOMAN JARMON: All in favor?

16 (Ayes.)

17 CHAIRWOMAN JARMON: Any opposed?

18 (No response.)

19 CHAIRWOMAN JARMON: We're going to  
20 delete or table this until next month, along with  
21 the others.

22 2222 Albert Street. This was a side  
23 yard. They cleaned it.

24 Can I get a recommendation?

25 MR. O'DWYER: There's somebody at the



1 podium.

2 CHAIRWOMAN JARMON: Hi. Can you state  
3 your name for the record.

4 MR. REID: Thomas Reid, R-e-i-d.

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

7 MR. REID: Yes, I am.

8 MR. KOONCE: What's behind this too  
9 high fence?

10 MS. CUNNINGHAM: There's another photo.

11 CHAIRWOMAN JARMON: I attached another  
12 photo where they cleaned it off.

13 MR. REID: Yeah, it's clean.

14 CHAIRWOMAN JARMON: Yeah.

15 MR. KOONCE: Motion to approve subject  
16 to taxes.

17 MR. O'DWYER: Second.

18 CHAIRWOMAN JARMON: Taxes being  
19 checked?

20 MR. KOONCE: Current.

21 MS. CUNNINGHAM: Are your taxes  
22 current, do you know? Do you know if your property  
23 taxes are current?

24 MR. REID: They're current, yes. Yes,  
25 I have a copy of that, if you need it.

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1 MR. RODRIGUEZ: Yeah, we do.

2 MR. REID: I have a copy of it.

3 CHAIRWOMAN JARMON: Second? Okay. We  
4 can look it up too. Thank you.

5 MR. REID: You're welcome.

6 CHAIRWOMAN JARMON: Can I get a  
7 recommendation?

8 MS. CUNNINGHAM: So moved.

9 MR. RODRIGUEZ: Second.

10 CHAIRWOMAN JARMON: All in favor?

11 (Ayes.)

12 CHAIRWOMAN JARMON: Thank you.

13 MR. REID: Thank you.

14 CHAIRWOMAN JARMON: 3034 Frankford  
15 Avenue, Jean Donohugh. There's another owner.

16 MR. KOONCE: Motion to approve subject  
17 to taxes.

18 MR. RODRIGUEZ: Second.

19 CHAIRWOMAN JARMON: All in favor?

20 (Ayes.)

21 CHAIRWOMAN JARMON: Any opposed?

22 (No response.)

23 CHAIRWOMAN JARMON: 2038 North 20th  
24 Street. This was transferred as a side yard 2007.

25 MR. MOSES: Good morning. My name is

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1 Yvonne Angelus Moses. I'm at 2038 North 20th  
2 Street.

3 CHAIRWOMAN JARMON: I'm sorry you had  
4 to come. My staff invited you, but I apologize  
5 that you had to come and sit half the day. But  
6 this was transferred as a side yard.

7 Can I get a recommendation?

8 MR. KOONCE: Motion to approve subject  
9 to taxes being checked and --

10 MR. RODRIGUEZ: Second.

11 CHAIRWOMAN JARMON: All in favor?

12 (Ayes.)

13 CHAIRWOMAN JARMON: Any opposed?

14 (No response.)

15 CHAIRWOMAN JARMON: Thank you. Have a  
16 good day.

17 MS. MOSES: You too.

18 CHAIRWOMAN JARMON: 1248 South 20th  
19 Street.

20 MR. RODRIGUEZ: Is that a recent  
21 picture?

22 MR. O'DWYER: What was this originally?

23 CHAIRWOMAN JARMON: This applicant  
24 asked to transfer the land to another entity that  
25 will be doing construction. But I rather that he

1 attends the meeting.

2 Oh, hi. Can you state your name.

3 MR. JAN: My name is Sanjuv Jan and I  
4 own Distinguished Property and I also own the other  
5 entity, 1248 South 28th Street. Just created the  
6 entity to be able to build. And so my request is  
7 for subordination, six month extension and to be  
8 able to transfer it into the single entity  
9 ownership.

10 CHAIRWOMAN JARMON: You already  
11 established another entity?

12 MS. CUNNINGHAM: Can we give an  
13 extension when a year hasn't expired yet? We need  
14 to wait until October to give an extension or  
15 September.

16 MR. JAN: Okay.

17 MR. RODRIGUEZ: Also you're asking us  
18 to transfer the agreement to a new entity?

19 MR. JAN: Yeah.

20 MR. RODRIGUEZ: You're party to both  
21 entities.

22 MR. JAN: I'm the owner of both  
23 entities.

24 MR. RODRIGUEZ: So you're creating a  
25 third entity or you're creating a partnership?

1 MR. JAN: So Distinguished Properties  
2 is the entity that currently has it. I'm the owner  
3 of that and I own a bunch of other properties under  
4 Distinguished Properties.

5 MS. CUNNINGHAM: You're creating a  
6 single-use entity?

7 MR. JAN: For the land -- to be able to  
8 develop the land and a single entity rather than  
9 having it exposed to all the other properties.

10 MR. KOONCE: What is the name of the  
11 single-purpose entity?

12 MR. JAN: It's the exact address name.  
13 It's 1248 South 20th Street. We actually created  
14 the entity before we closed. When we went to  
15 closing I understood at that time from Erma that  
16 oh, well, you can't do it into that other entity.  
17 You're going to have to go through the whole  
18 process. I said, you know, let's just leave it  
19 then. As we move along in developing this when I  
20 get closer to it then I'll come back and that's  
21 where we're at.

22 MR. KOONCE: Do you have papers with --  
23 incorporation papers?

24 MR. JAN: I can get them. I'm the  
25 owner. It's on the state Website as well. I mean,

1 I can get it. It was created I think about a week  
2 before we closed originally in October.

3 MR. KOONCE: Okay.

4 MR. JAN: I can show you.

5 MR. KOONCE: I'm fine with it as long  
6 as there's something that shows me that you were in  
7 the ownership of 1248 South 20th street.

8 MR. JAN: Yeah. I can also show you  
9 the I.R.S. letter as well. We got the EIN prior to  
10 closing and then --

11 MR. RODRIGUEZ: If you can provide  
12 that. Does he have to have the deed receipt?

13 MS. MEDLEY: Yeah. I mean -- yeah.  
14 He's asking for permission to transfer it from  
15 Distinguished Properties to 1248.

16 MR. JAN: Correct. Yeah, with the  
17 restrictions attached it.

18 MR. RODRIGUEZ: So you have financing  
19 in place to develop?

20 MR. JAN: I have a longstanding --  
21 sorry, I'm answering this with a longer answer. I  
22 have a longstanding relationship with Bryn Mawr  
23 Trust and they have financed every project of mine  
24 for 15 years. So from that perspective on a  
25 relative scale it's a small project.

1 MR. RODRIGUEZ: Once the deed transfer  
2 happens then you'll seek financing for that entity  
3 to develop.

4 MR. JAN: We're going to apply for  
5 permits. We have the design and everything so  
6 we're going to then apply for the permits.

7 MR. RODRIGUEZ: As 1248?

8 MR. JAN: Correct. Yeah.

9 MR. O'DWYER: So contingent upon  
10 relevant articles of incorporation to demonstrate  
11 your affiliation with the 1248 South 28th Street  
12 entity, I move that we allow for the transfer of  
13 the property to 1248 South 20th Street with the  
14 existing deed restrictions remaining on the  
15 property and we also allow for a subordination  
16 agreement subsequent to that.

17 MS. CUNNINGHAM: Second.

18 CHAIRWOMAN JARMON: All in favor?

19 (Ayes.)

20 CHAIRWOMAN JARMON: Any opposed?

21 (No response.)

22 CHAIRWOMAN JARMON: Thank you.

23 MR. JAN: Thank you.

24 CHAIRWOMAN JARMON: 986 and 88 North  
25 Marshall Street. This is developed.

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1 MR. O'DWYER: Does it have a  
2 certificate of completion or certificate of  
3 occupancy?

4 CHAIRWOMAN JARMON: Yes, I have a  
5 certificate of occupancy.

6 MR. O'DWYER: I move that the agree --

7 MR. KOONCE: The pictures -- this  
8 picture is for both properties.

9 CHAIRWOMAN JARMON: They consolidated.  
10 So it's just the one.

11 MR. KOONCE: So now it's one property?

12 CHAIRWOMAN JARMON: Yes.

13 MR. KOONCE: Second.

14 CHAIRWOMAN JARMON: All in favor?

15 (Ayes.)

16 CHAIRWOMAN JARMON: Any opposed?

17 (No response.)

18 CHAIRWOMAN JARMON: 2049, 51 and 53  
19 East Williams Street. This was transferred or sold  
20 to Louis Gonzales. Now the current owner is asking  
21 for the restriction to be removed.

22 MS. CUNNINGHAM: Can we get them to  
23 move that trailer?

24 CHAIRWOMAN JARMON: Yeah. I told them  
25 this morning they needed move that trailer and



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1 clean -- I told them this morning.

2 MS. CUNNINGHAM: Move contingent  
3 upon --

4 MR. RODRIGUEZ: Are taxes up to date?

5 MS. CUNNINGHAM: I don't know. And  
6 clarification of taxes.

7 MR. O'DWYER: Second.

8 CHAIRWOMAN JARMON: All in favor?

9 (Ayes.)

10 CHAIRWOMAN JARMON: Any opposed?

11 (No response.)

12 CHAIRWOMAN JARMON: I would like to add  
13 last month's May 8th agenda to the --

14 MR. O'DWYER: I move that we add last  
15 month's minutes to the meeting.

16 MS. CUNNINGHAM: Second.

17 MS. MEDLEY: One clarification for the  
18 record that with regard to the lien -- with regard  
19 to the property that the Committee was approving  
20 that property to be sold despite the fact that the  
21 conditions in the deed required five years that  
22 because of the circumstances that the owner had  
23 been in the property for 20 years and that it was  
24 held up, the transfer was held up due to no fault  
25 of the owner that the Committee was not requiring

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1 that they comply with I think it's section D or E  
2 of the condition of the deed.

3 CHAIRWOMAN JARMON: Yes. Do we need  
4 revote it?

5 MS. MEDLEY: No, just the agreement.

6 CHAIRWOMAN JARMON: Thank you.

7 MS. MEDLEY: General consensus because  
8 it's just a new --

9 CHAIRWOMAN JARMON: Is anyone else here  
10 for --

11 MR. MILLAN: 1434, 1436 North Courtney  
12 Street and then 619 Dudley Street.

13 CHAIRWOMAN JARMON: That was approved.

14 MR. MILLAN: What about 619 Dudley  
15 Street?

16 CHAIRWOMAN JARMON: You need to clean  
17 that lot off. You have to get a picture showing  
18 that it's clean.

19 MR. MILLAN: Can we talk about that?

20 CHAIRWOMAN JARMON: No. I just need  
21 you to send me a picture that the lot is clean.

22 MR. MILLAN: So we have a court order  
23 for the sale --

24 MS. CUNNINGHAM: It was last month's  
25 agenda. Contingent upon cleaning. We need a

1 picture of a clean lot.

2 CHAIRWOMAN JARMON: They were saying  
3 they didn't want to clean it until they purchased  
4 it and I told them they needed to clean it.

5 Is that what it was?

6 MR. CUTLER: We're not allowed on the  
7 property. We have a court order. We can't clean  
8 it until after settlement. If we could get a  
9 contingency.

10 MS. CUNNINGHAM: You have a court order  
11 that says you're not allowed to clean it?

12 MR. MILLAN: We don't own it yet.

13 CHAIRWOMAN JARMON: They don't own it.  
14 So you don't have access to clean it. But what  
15 about the person who owns it?

16 MR. MILLAN: They're not willing to  
17 cooperate.

18 CHAIRWOMAN JARMON: They don't want to  
19 clean it.

20 MS. CUNNINGHAM: You got it through an  
21 action? You got it through a court action?

22 MR. MILLAN: We have a court order to  
23 enforce a sale.

24 MR. RODRIGUEZ: Time out. Can you go  
25 to the podium and introduce yourselves?

1 MS. CUNNINGHAM: Are you saying that  
2 you're the right person?

3 MR. MILLAN: My name is Jose Millan and  
4 we're the purchaser of the property, 619 Dudley  
5 Street.

6 MR. CUTLER: It was actually for June  
7 12th. We just need a picture of the --

8 MR. MILLAN: So the junk that's on the  
9 lot, the gentleman who owns it, he wants some of it  
10 so he will be cleaning it. Some of the stuff he  
11 won't clean. Not allowed on the lot. It's  
12 trespassing until we own it. So is it possible to  
13 get a release contingent upon it being clean?

14 Because unless we go to settlement, we clean it --

15 MR. RODRIGUEZ: Just for clarification,  
16 sir. You have to get a court order for this person  
17 to enforce the sale, meaning that this person did  
18 not want to sell to you, correct?

19 MR. CUTLER: We had an agreement of  
20 sale, correct.

21 MR. RODRIGUEZ: And he did not want to  
22 go to settlement on the agreement of sale?

23 MR. CUTLER: Correct.

24 MR. RODRIGUEZ: And this person who did  
25 not want to complete the agreement of sale is the

1 person who originally held the property that was  
2 conveyed?

3 MR. CUTLER: Yes, sir.

4 MR. RODRIGUEZ: Correct. Okay. So you  
5 have a court order which told you you could not --  
6 which is going to compel them to sell?

7 MR. CUTLER: Correct. He has to sign  
8 the deed over but the judge didn't want to get  
9 involved in giving -- he couldn't force -- he  
10 couldn't take away the trespassing. He's not  
11 cooperating.

12 MR. RODRIGUEZ: When is the new  
13 settlement?

14 MR. CUTLER: Within 75 days. So it  
15 should be July 30th.

16 MR. RODRIGUEZ: So July 30th is when  
17 you will be in settlement?

18 MR. CUTLER: Before July 30th we have  
19 to close.

20 MR. RODRIGUEZ: So you would not be  
21 able to comply with the Committee's recommendation  
22 from last month until that time?

23 MR. CUTLER: We would need maybe a  
24 couple weeks after settlement, yes. As soon as we  
25 own it we will do it.

1 CHAIRWOMAN JARMON: A couple weeks  
2 after he would be able to clean it by.

3 MS. MEDLEY: Basically some type of  
4 rush. So then why can't you just come back once  
5 you actually own the property and ask for the  
6 release?

7 MR. CUTLER: Can't get -- the financing  
8 doesn't work that way because technically you guys  
9 could change your mind.

10 MR. O'DWYER: We have already granted  
11 the release. All you have to do is once you take  
12 ownership you send photographs that you cleaned it  
13 and it will be processed. There's no unchanging  
14 our mind.

15 MR. CUTLER: You have already granted  
16 the release? Is that in minutes or anything?

17 MS. CUNNINGHAM: That was last month.  
18 It was contingent upon cleaning the lot.

19 MS. MEDLEY: To answer your question,  
20 yes.

21 MR. CUTLER: If we could get minutes on  
22 that, it's not a problem.

23 MR. RODRIGUEZ: It's online.

24 MS. CUNNINGHAM: Not yet.

25 MS. MEDLEY: To be clear, the Committee

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1 believes that they did grant the release last  
2 month. If that is the case then you can just  
3 access the minutes on the Website. If it wasn't  
4 granted last month, then just wait until you have  
5 taken title to the property and then come back and  
6 ask for the relief with the lot being clean.

7 MR. CUTLER: Is it definitely in?

8 MR. RODRIGUEZ: Yeah.

9 MR. CUTLER: All right. So we can find  
10 something in writing saying as long as -- it's  
11 either been released or will be released. Either  
12 contingent upon or it has been.

13 CHAIRWOMAN JARMON: Yeah.

14 MS. MEDLEY: As long as it's clean  
15 there's no reason not to give it to you.

16 CHAIRWOMAN JARMON: Meeting is  
17 adjourned.

18 - - -

19 (Meeting adjourned 12:10 p.m.)

20 - - -

21

22

23

24

25

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

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

---

SUSAN A. HURREY, R.P.R.  
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**MEMORANDUM**

City of Philadelphia

*Date: June 12, 2018***To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE****From: Susie D. Jarmol** *Chairwoman – Vacant Property Review Committee***Subject: AGENDA FOR THE JUNE 12, 2018 MEETING OF THE VACANT  
PROPERTY REVIEW COMMITTEE****TIME: 10:00 AM****LOCATION: City Council****Caucus Room, 4<sup>th</sup> Floor  
City Hall**

*The properties being presented for the Committee Members' recommendations at the subject meeting are listed on the following pages by address, census tract, property "type" and suggested program/reuse. Where possible, applicants of record are likewise identified.*

*The Committee Members will be requested, after appropriate consideration, to recommend acquisition and/or disposition by the City of appropriate public agency, pursuant to the terms and conditions of Chapter 16-400 of the Philadelphia Code.*

**PROPOSED AGENDA SEQUENCE**

- 1. Presentations by Attending Guests (requesting properties)**
- 2. Consideration of the Minutes of previous meetings (corrections received are included herewith)**
- 3. Property Disposition Recommendations**

- 1. Residential Lots**
- 2. Residential Side/Rear yard**
- 3. Urban Garden**
- 4. Non-Profit Lot**
- 5. Extension of Time**
- 6. Philadelphia Land Bank**
- 7. Certificate of Completion**

**1. Residential lots for Transfer to Adjacent/abutting Property owners or Developers.**

<u>Address</u>	<u>Applicant</u>	<u>City Acquired</u>
A. 721 W. Cumberland Street	Elias Matos 2510 N. Franklin Street Philadelphia, PA 19132	08/98

*Proposal: Open recreation space*

B. 3252 Germantown Avenue	Germantown Liberty Acquisition, LLC c/o Thomas Pasch 565 E. Swedesford Road Wayne, Pa 19087	11/85
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*Attachments-*

**2. Residential Lots For Transfer and Improvements as Side/Rear Yard Areas (recommended for transfer at “no consideration”):**

<u>Address</u>	<u>Name and Address of Applicant</u>	<u>City Acquired</u>
A. 2453 N. Carlisle Street	Charo Harvey 2451 N. Carlisle Street Philadelphia, PA 19132	05/78
B. 2947 W. Arizona Street	Hadiya Clayton	07/89

**3. Vacant Lots for Improvements as Urban Gardens(no title transfer presently intended)**

<u>Address</u>	<u>Name of Applicant</u>	<u>City Acquired</u>
A. 2453 N. Carlisle Street	Charo Harvey	05/78
B. 4022 Cambridge Street	Stacey Hirsh	06/83
C. 1600 N. Bodine Street-2A 1600 N. Bodine Street-3A	Carmen Carrasquillo & Nydia Negrón	
D. 1600 N. Bodine Street-4A	Adriana Miletto	
E. 1600 N. Bodine Street-8A	Varol Yusel	

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<i>F. 1600 N. Bodine Street-9A</i>	<i>Xhemil Hoxha &amp; Zinaildra Hoxha</i>	
<i>G. 1600 N. Bodine Street-10A 1600 N. Bodine Street-11A</i>	<i>Carmen V. Fernandez</i> “ “ ”	
<i>H. 3141 N. Wendle Street</i>	<i>Guillermo Alvarez</i>	<i>02/88</i>
<i>I. 2442 Jasper Street</i>	<i>Gerlin Caycoya</i>	<i>12/87</i>
<i>J. 5978-82 N. Opal Street</i>	<i>Odell Bysil Saxton Anderson</i>	<i>07/86</i>

#### 4. Non-Profit Lot

##### Address

<i>2119 N. 15<sup>th</sup> Street</i>	<i>2201 N. 16<sup>th</sup> Street</i>	<i>1501 Susquehanna Ave.</i>
<i>2143 N. 15<sup>th</sup> Street</i>	<i>2203 N. 16<sup>th</sup> Street</i>	<i>1503 Susquehanna Ave.</i>
<i>2151 N. 15<sup>th</sup> Street</i>	<i>2205 N. 16<sup>th</sup> Street</i>	<i>1505 Susquehanna Ave.</i>
<i>2159 N. 15<sup>th</sup> Street</i>	<i>1532 Diamond Street</i>	<i>1509 Susquehanna Ave.</i>
<i>2116 N. 16<sup>th</sup> Street</i>	<i>1538 Diamond Street</i>	
<i>2124 N. 16<sup>th</sup> Street</i>	<i>1601 Diamond Street</i>	

*Applicant: Community Ventures  
c/o Steve Kaufman  
1520 Race Street  
Philadelphia, PA 19102*

##### *Attachments-*

#### 5. Subordination Agreement

*A. 3222-58 H Street*

#### Extension of Time

*Esperanza Health Center*

##### *Attachments-*

#### 5. Extension of Time

	<u>Name of Applicant</u>	<u>City Acquired</u>
<i>A. 2147 Federal Street</i>	<i>JBS Renovations, LLC</i>	<i>02/13</i>
<i>2723 Oakford Street</i>	<i>“ “ “</i>	<i>02/13</i>
<i>2727 Oakford Street</i>	<i>“ “ “</i>	<i>02/13</i>

- |  |   |
|--|---|
| <b>6. <u>Philadelphia Land Bank</u></b>  | <b><u>Name of Applicant</u></b>                                   |
| A. 2145 N. 15 <sup>th</sup> Street<br>2147 N. 15 <sup>th</sup> Street<br>2149 N. 15 <sup>th</sup> Street | Community Ventures<br>c/o David La Fontaine<br>1501 Cherry Street |

*Attachments-*

- |                             |                     |
|-----------------------------|---------------------|
| <b>B. 1106 North Street</b> | <b>Louise Smith</b> |
|-----------------------------|---------------------|

*Attachments-*

**7. Certificates of Completion**

*The Grantees for the properties identified hereafter have demonstrated Satisfactory Compliance with the Conditions of Title to which they had agreed at settlement, as evidenced by a physical inspection of the premises. Accordingly, it is recommended that the Committee authorize the issuance of Certificates of Completion in recordable form for the following:*

<u>Address</u>	<u>Grantee</u>	<u>Settled</u>
A. 1434 S. Ringgold Street  <i>This was a side yard</i>	Yolanda Taylor	03/03
<i>Attachments-</i>		
B. 1814 Allison Street	PHDC	12/87
<i>The current owner acquired at Sheriff Sale 8/16</i>		
<i>Attachments-</i>		
C. 1434 N. Orkney Street 1436 N. Orkney Street	Diana Rosado “ “	9/94 9/94

*These lots were sold to the applicant*

*Attachments-*



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<i>D. 1606 Germantown Avenue</i>	<i>Christ's Evangelical Reformed</i>	<i>10/98</i>
<i>1608 Germantown Avenue</i>	<i>Church</i>	<i>10/98</i>
<i>1614 Germantown Avenue</i>		<i>10/98</i>
<i>1616 Germantown Avenue</i>		<i>10/98</i>

*They acquired for garden and for handicapped entrance*

*Attachments-*

<i>E. 1413 S. Ringgold Street</i>	<i>Carolyn Morris</i>	<i>12/84</i>
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*Attachments-*

<i>F. 2170 E. Gordon Street</i>	<i>Rebecca M. Tomlinson</i>	<i>06/14</i>
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*Attachments-*

<i>G. 672 N. 36<sup>th</sup> Street</i>	<i>Willie Ella Washington</i>	<i>06/86</i>
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*Attachments-*

<i>H. 1626 N. 3<sup>rd</sup> Street</i>	<i>Arif Ibisi and Dilaver Ibisi</i>	<i>09/00</i>
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*This was a side yard*

*Attachments-*

<i>I. 1842 Ingersoll Street</i>	<i>Irving Stephens</i>	<i>04/05</i>
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*This was a side yard*

*Attachments-*

<i>J. 1912 E. York Street</i>	<i>Marshall Venture, LP</i>	<i>01/17</i>
<i>1914 E. York Street</i>	<i>“ “</i>	<i>01/17</i>
<i>1920 E. York Street</i>	<i>“ “</i>	<i>01/17</i>
<i>1922 E. York Street</i>	<i>“ “</i>	<i>01/17</i>
<i>1924 E. York Street</i>	<i>“ “</i>	<i>01/17</i>

*The applicant was supposed to develop. He now wants to add another. Entity in order to gen financing.*

*Attachments-*

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<i>K. 1900 E. York Street</i>	<i>Tran D. Tin</i>	<i>07/05</i>
<i>1902 E. York Street</i>	<i>“ “ “</i>	<i>09/02</i>
<i>1904 E. York Street</i>	<i>“ “ “</i>	<i>09/02</i>
<i>1906 E. York Street</i>	<i>“ “ “</i>	<i>09/02</i>
<i>Attachments-</i>		
<i>L. 2544 Germantown Avenue</i>	<i>Village of Arts and Humanities</i>	<i>05/07</i>
<i>This was a side yard</i>		
<i>Attachments-</i>		
<i>M. 1727 Ingersoll Street</i>	<i>Leon Bobby, Realty, LLC</i>	<i>03/16</i>
<i>1731 Ingersoll Street</i>	<i>“ “</i>	<i>03/16</i>
<i>1733 Ingersoll Street</i>	<i>“ “</i>	<i>12/85</i>
<i>Attachments-</i>		
<i>N. 1608 Ridge Avenue</i>	<i>FNDC</i>	<i>07/13</i>
<i>Attachments-</i>		
<i>O. 2021 Oakford Street</i>	<i>Wilson Drake Development, LLC</i>	<i>09/10</i>
<i>Attachments-</i>		
<i>P. 4219 Filbert Street</i>	<i>Global Community Solution, LLC</i>	<i>11/13</i>
<i>Attachments-</i>		
<i>Q. 2127 N. Front Street</i>	<i>Club Civico Social Aces</i>	<i>02/99</i>
<i>Attachments-</i>		
<i>R. 4581 Ditman Street</i>	<i>Luis A Rivera &amp; Aurora Morales, his wife</i>	<i>03/05</i>
<i>Attachments-</i>		
<i>S. 1934 Manton Street</i>	<i>Household of Faith Apostolic Church</i>	<i>04/98</i>
<i>Attachments-</i>		

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<i>T. 2836 W. Lehigh Avenue</i>	<i>29<sup>th</sup> Street, CDC</i>	<i>04/14</i>
<i>Attachments-</i>		
<i>U. 1238 N. Hollywood Street</i>	<i>Willie J. Robinson, Sr.</i>	<i>11/02</i>
<i>Attachments-</i>		
<i>V. 2004 Amber Street</i>	<i>PHDC</i>	<i>04/88</i>
<i>Attachments-</i>		
<i>W. 4510-14 Baker Street</i>	<i>Phoenix Investment Property</i>	<i>11/99</i>
<i>These were transferred as lots</i>		
<i>Attachments-</i>		
<i>X. 1229 N. Lawrence Street</i>	<i>Beautiful Morning Star</i>	<i>08/04</i>
<i>1231 N. Lawrence Street</i>	<i>Foundation</i>	<i>08/04</i>
<i>Their proposal was for Community Center parking. The purchaser plans to build a home for his family</i>		
<i>Attachments-</i>		
<i>Y. 1553 S Capitol Street</i>	<i>Deborah Leach</i>	<i>12/84</i>
<i>Attachments-</i>		
<i>Z. 1723 N. Howard a/k/a</i>	<i>Hector Vincenty, Jr.</i>	<i>01/16</i>
<i>1724 Hope Street,</i>		
<i>1725-27 N. Howard Street</i>		
<i>a/k/a 1726-28 N. Hope Street &amp;</i>		
<i>1729 N. Howard Street</i>		
<i>Attachments-</i>		
<i>AA. 815 N. 41<sup>st</sup> Street</i>	<i>McKinley &amp; Alice Gordan</i>	<i>04/86</i>
<i>This was a side yard</i>		
<i>Attachments-</i>		

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<i>BB. 1746 N. Waterloo Street</i>	<i>Mary Paul</i>	<i>12/90</i>
<i>1748 N. Waterloo Street</i>	<i>“ “</i>	<i>08/87</i>

*These Were transferred as side yards*

*Attachments-*

<i>CC. 2146 N. 21<sup>st</sup> Street</i>	<i>Mary Haigler</i>	<i>11/01</i>
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*This was a side yard*

*Attachments-*

<i>DD. 5135 Marion Avenue</i>	<i>Bruce E. Wesley</i>	<i>05/83</i>
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*Attachments-*

<i>EE. 1022 S. Chadwick Street</i>	<i>United Community Homes</i>	<i>12/96</i>
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*Attachments-*

<i>FF. 1353 S. Markoe Street</i>	<i>Landmoster, Inc.</i>	<i>10/10</i>
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*Attachments-*

<i>GG. 1202 N. 24<sup>th</sup> Street</i>	<i>Stephanie Cruel</i>	<i>10/10</i>
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*This was a Private lot transfer*

*Attachments-*

<i>HH. 2050 E. Susquehanna Avenue</i>	<i>Frozan Ehmedi</i>	<i>03/06</i>
<i>2052 E. Susquehanna Avenue</i>	<i>“ “</i>	<i>03/06</i>
<i>2054 E. Susquehanna Avenue</i>	<i>“ “</i>	<i>03/06</i>

*Attachments-*