

Vacant Property Review Board
January 8, 2019

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VACANT PROPERTY REVIEW COMMITTEE

Caucus Room, City Hall
Philadelphia, Pennsylvania
Tuesday, January 8, 2019
10:45 a.m.

PRESENT:

SUSIE JARMON, OHCD, CHAIRWOMAN
LARRY PADILLA, PRA
LINDA MEDLEY, Law Department
PHILIP JONES, Law Department
MARY JONES, Law Department
DEB CUNNINGHAM, Public Property
KEVIN HUNTER, Commerce
MICHAEL KOONCE, Council President Clarke's
Office
CHRISTI JACKSON, Philadelphia Land Bank
CAROLYN PLACKE, LISC
MARK DODDS, DHCD
GARRETT O'DWYER, PACDC
JAMETTA JOHNSON, Planning Commission

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CHAIRWOMAN JARMON: Good morning. Sorry for the delay. We're going to get started.

Are there any attorneys in the room?

(Hand raised.)

CHAIRWOMAN JARMON: You want to come up.

I want to add the addendum to the agenda. Can I get a motion?

MR. PADILLA: Motion to approve.

CHAIRWOMAN JARMON: Contingent upon the violations checked on the properties.

(Duly seconded.)

(Witness approached podium.)

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

MR. TUCHINSKY: Good morning, members. Attorney Dmitry Tuchinsky.

CHAIRWOMAN JARMON: And you're here for 1843 East Hazzard?

MR. TUCHINSKY: Correct.

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CHAIRWOMAN JARMON: Which is on the addendum.

MR. TUCHINSKY: Just by way of brief background, this is our fourth time here. Two meetings ago there were four alternatives discussed by the Committee and there was supposed to be an action on one of those alternatives.

CHAIRWOMAN JARMON: I think initially they were going to sell the lot for 70,000, am I correct, and then they came back with another offer of 10,000?

MR. TUCHINSKY: Correct, yes. The agreement changed substantially, yes, after the initial discussion.

MS. CUNNINGHAM: I lost my voice. Can you hear me?

The Commissioner is requiring that the property be appraised so that they can determine the proper amount for remittance to the City.

CHAIRWOMAN JARMON: Can you hear her?

MR. TUCHINSKY: Yes.

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MR. KOONCE: So are there
taxes?

CHAIRWOMAN JARMON: No.

MR. KOONCE: No taxes?

CHAIRWOMAN JARMON: No.

MR. TUCHINSKY: Are there any
requirements with respect to the
appraisal or would you accept third-party
valuations by realtors?

MS. CUNNINGHAM: She wants an
appraisal.

MR. KOONCE: We should do the
appraisal.

MS. CUNNINGHAM: She wants an
appraisal brought to her if anybody wants
to sell prior to the expiration of the
five-year restriction. She doesn't want
to just seek a random agreement of sale
that has no basis in valuation.

MR. PADILLA: Makes sense.

MS. JOHNSON: Because you're
selling prior to the expiration.

MS. CUNNINGHAM: Yes.

CHAIRWOMAN JARMON: Can someone

1
2 say what the recommendation is, because I
3 can hardly hear her. Can I get a
4 recommendation?

5 MR. HUNTER: What is that?

6 MR. PADILLA: We need to table
7 this pending the appraisal.

8 MS. JOHNSON: Right.

9 MR. HUNTER: I'll make a motion
10 that we table this until we receive an
11 appraisal from them.

12 CHAIRWOMAN JARMON: So it's
13 going to take at least a month to get the
14 appraisal back, unfortunately.

15 MR. TUCHINSKY: So just to
16 clarify, who is performing the appraisal?

17 CHAIRWOMAN JARMON: We have an
18 appraiser that we call.

19 MR. TUCHINSKY: Okay.

20 MS. CUNNINGHAM: Then they have
21 to bring an appraisal. The seller has to
22 get an appraisal.

23 CHAIRWOMAN JARMON: Okay. So
24 you're going to have to or the person
25 that's selling, Mr. Swanson, has to get

1
2 an appraisal.

3 MR. TUCHINSKY: I would just
4 reiterate for the Committee, Mr. Swanson
5 is extremely sick. Is there somebody in
6 the Commissioner's office we can liaise
7 to make sure that we get them what
8 they're looking for? Would you,
9 Ms. Jarmon? I'm just trying to
10 understand --

11 CHAIRWOMAN JARMON: You can
12 speak to her representative here, Deborah
13 Cunningham.

14 We're going to table it until
15 we receive the appraisal. And then what
16 is our determination going to be?

17 MR. HUNTER: What is the
18 appraisal?

19 MS. CUNNINGHAM: The appraisal
20 is the actual value, and Mr. Swanson can
21 sell it for value and remit 85 percent of
22 the proceeds to the City.

23 MS. JOHNSON: So the City gets
24 back 85 percent of the proceeds
25 because --

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2 MR. PADILLA: Because it's
3 being sold prior to restrictions being
4 lifted.

5 MS. JOHNSON: Do you
6 understand? So that it can't be sold for
7 less than the full value. They want an
8 appraisal.

9 MR. TUCHINSKY: I would just
10 ask for a clarification on what precisely
11 the appraisal -- which appraisal is being
12 requested? Can we get three independent
13 realtors to provide an appraisal?

14 CHAIRWOMAN JARMON: You can get
15 it from whomever.

16 MR. TUCHINSKY: Or is it fair
17 market?

18 MR. KOONCE: You need to get it
19 from an appraiser.

20 CHAIRWOMAN JARMON: From an
21 appraiser.

22 MR. KOONCE: Certified
23 appraiser.

24 MR. TUCHINSKY: Thank you.

25 CHAIRWOMAN JARMON: This item

1
2 has been tabled until next month. Is it
3 possible we can get another
4 recommendation that once he gets the
5 appraisal to me, I send it to the
6 Committee, and they agree to the decision
7 here instead of him having to come back?

8 MS. CUNNINGHAM: I'm okay with
9 that.

10 MS. JACKSON: Just a
11 clarification on the taxes, because
12 Revenue is showing delinquent taxes.

13 MS. CUNNINGHAM: From when?

14 MS. JACKSON: '17.

15 MS. CUNNINGHAM: From '17? We
16 always require that applicants be tax
17 compliant before we give them the
18 release. All the releases are contingent
19 upon that. There's a blanket motion.

20 MR. KOONCE: So, in other
21 words, the taxes are checked before the
22 release.

23 MS. CUNNINGHAM: Always.

24 MR. KOONCE: And what happens
25 if it comes back with an appraisal for

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1
2 \$6,000?

3 MS. CUNNINGHAM: Then that's
4 the price.

5 CHAIRWOMAN JARMON: So what is
6 the recommendation?

7 MR. KOONCE: The recommendation
8 is that this item be tabled pending
9 receipt of a declaration of value from a
10 certified appraiser and then we will
11 consider issuing a release at settlement
12 in return for 85 percent of the value of
13 the appraisal.

14 MS. JOHNSON: And payment of
15 all --

16 MR. KOONCE: And payment of all
17 delinquent taxes.

18 CHAIRWOMAN JARMON: Second?
19 (Duly seconded.)

20 CHAIRWOMAN JARMON: All in
21 favor?

22 (Aye.)

23 CHAIRWOMAN JARMON: Any
24 opposed?

25 (No response.)

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CHAIRWOMAN JARMON: Are you
okay with the decision? Did you hear
what the decision was?

MR. TUCHINSKY: Yeah, we heard
it.

CHAIRWOMAN JARMON: Okay.

MR. TUCHINSKY: Just to be
clear, can I send you the appraisal?

CHAIRWOMAN JARMON: Yes.

MR. TUCHINSKY: Okay.

CHAIRWOMAN JARMON: Thank you.
Are there any other attorneys
in the room?

(No response.)

CHAIRWOMAN JARMON: We're going
to get started on Page 2. I have two
side yards, 4739 Upland Street and 5416
Whitby Avenue. Can I get a
recommendation?

MR. HUNTER: So on the first
side yard, they received a side yard from
PRA in 2012. I guess there's some issue
possibly with the size of the second side
yard. It's pretty large for how much

1
2 they're allowed per the disposition
3 policy.

4 CHAIRWOMAN JARMON: I think the
5 disposition policy is no bigger than
6 3,000 square feet.

7 MR. PADILLA: The disposition
8 policy, my understanding there are no
9 standards for measurement, the new one.

10 MS. JACKSON: I thought the
11 combined couldn't exceed 1,440.

12 MS. CUNNINGHAM: That's right.

13 MS. JACKSON: So if combined
14 1,440 -- the first one is nominal. The
15 second one is market value.

16 MS. CUNNINGHAM: Over 1,800
17 square feet.

18 MS. JOHNSON: 930 square feet,
19 right? They have another lot, you're
20 saying?

21 MS. JACKSON: They got --

22 MR. HUNTER: The one on the
23 other side.

24 MS. JACKSON: 4743.

25 MS. JOHNSON: But this lot is

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1
2 930 square feet?

3 MS. CUNNINGHAM: It's for 930,
4 so combined they're over 1,800 square
5 feet.

6 MS. JOHNSON: So this will go
7 for market value.

8 MS. CUNNINGHAM: Yes.

9 CHAIRWOMAN JARMON: I'm going
10 to table this item, 4739 Upland. Can I
11 get a recommendation for Whitby Avenue?

12 MS. CUNNINGHAM: So moved.
13 (Duly seconded.)

14 CHAIRWOMAN JARMON: All in
15 favor?

16 (Aye.)

17 CHAIRWOMAN JARMON: The next
18 items are Urban Garden Agreements. Can I
19 get a recommendation?

20 MS. CUNNINGHAM: I just have a
21 quick question. Aren't we doing
22 something else with 2115?

23 CHAIRWOMAN JARMON: Yeah. He's
24 getting that as a side yard, but he's
25 using these two. He's been taking care

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of them for years.

Recommendation?

MR. HUNTER: So moved.

Somebody want to second it?

MR. KOONCE: Wait. We're on?

MS. CUNNINGHAM: Urban Gardens.

MR. KOONCE: Okay.

MS. CUNNINGHAM: Second.

CHAIRWOMAN JARMON: All in

favor?

(Aye.)

CHAIRWOMAN JARMON: Any

opposed?

(No response.)

CHAIRWOMAN JARMON: The next

item is 3252 Germantown Avenue. It's a
property that's going to be transferred
to the Redevelopment Authority.

MR. PADILLA: I'm recusing

myself on this one.

MS. JACKSON: I recuse myself

also.

MR. HUNTER: There wasn't an

attachment for the actuals here.

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CHAIRWOMAN JARMON: We were supposed to receive something from Gregory Heller and I never received an attachment. So, Mike, what do you want to do?

MR. KOONCE: Bill Lenfest -- I forget the name. What name?

MR. DODDS: Is it the hotel?

MR. KOONCE: No, no, but what -- they incorporated, so they've set up a --

MR. DODDS: North 10? Is that it, the North 10?

MR. KOONCE: What name is the applicant?

MR. DODDS: That's what I'm asking, is it North 10?

MR. KOONCE: Anyway, they've acquired all of the properties on Germantown Avenue except for this one and one other one. The use is going to be a neighborhood community center and a rec center, not exactly like the one on Hunting Park Avenue, but sort of a

1
2 smaller version. They're in the process
3 of raising the funds, and I think they
4 have -- for one of the funders -- do you
5 know about this, Larry? They need to
6 have -- they need to show site control or
7 they're going to lose the funds.

8 MR. PADILLA: That's correct.

9 MR. KOONCE: But do you know
10 which one?

11 MR. PADILLA: I do not know
12 which one.

13 MR. KOONCE: So that's why
14 we're doing this now, conveying it to
15 PRA. PRA will issue a purchase agreement
16 or agreement of sale or whatever to show
17 site control, and then at the proper time
18 when they have zoning and everything
19 else, they will convey the property.

20 MR. PADILLA: The redevelopment
21 agreement would be attached to this
22 particular action. A site control letter
23 will be issued by the agency allowing
24 them to proceed.

25 CHAIRWOMAN JARMON: Can I get a

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2 recommendation?

3 MR. O'DWYER: I move that we
4 transfer it to PRA.

5 CHAIRWOMAN JARMON: Can I get a
6 second?

7 (Duly seconded.)

8 CHAIRWOMAN JARMON: All in
9 favor?

10 (Aye.)

11 CHAIRWOMAN JARMON: Any
12 opposed?

13 (No response.)

14 CHAIRWOMAN JARMON: Thank you.

15 The next items are properties
16 that are being transferred from the Land
17 Bank. 5423 to 27 Lena and 1901 through
18 15 North 33rd Street. Can I get a
19 recommendation?

20 MS. CUNNINGHAM: I have a
21 question on 33rd Street. Is that the
22 same price as the sales price? Is the
23 price the sales price?

24 MR. KOONCE: Attachment B,
25 there was a request for proposal, Larry.

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CHAIRWOMAN JARMON: This is
Land Bank.

MS. JACKSON: And there was an
RFP on this property. It's for
multi-family housing, commercial on the
ground floor. And your question was?

MS. CUNNINGHAM: Is the price
of the value the sales price? What's the
sale price?

MR. KOONCE: 300-something.

MS. JACKSON: Yeah. It was a
discounted price because the land is
contaminated. One second.

Can we pass this one? I'll get
right back to you.

MS. PLACKE: Can we also find
out what the remediation plan is for the
site?

MR. JACKSON: Yes.

CHAIRWOMAN JARMON: They both
left.

MR. KOONCE: I don't think
there is going to be a remediation plan
until they have -- I don't think they're

1
2 going to spend the money until they have
3 the site. We do have a remediation
4 report. I mean, we have the
5 environmental report.

6 MR. PLACKE: Oh, there is an
7 environmental, okay.

8 MR. HUNTER: The Lena Street
9 property, so what's PRA's intent for that
10 property to transfer it to the Land Bank?
11 It didn't say in the...

12 CHAIRWOMAN JARMON: Well, it's
13 not PRA. It's Land Bank that owns it,
14 and they're transferring it.

15 MR. PADILLA: So first I need
16 to recuse myself from that vote as well.
17 These are the properties that were tax
18 delinquent by the landlord that was in
19 the media. We are attempting to
20 stabilize the property, and residents
21 live there, and this is part of the
22 ongoing litigation between our agency to
23 get title back, as we are in the second
24 position in terms of the finance.

25 So the intent is to make it

1
2 stabilized. PHA's real estate property
3 management arm is the entity that's
4 managing these properties on our behalf,
5 and our intent is to maintain them as
6 affordable property by divesting them at
7 some point in the future once they are
8 stable.

9 MS. CUNNINGHAM: Is it vacant?

10 MR. PADILLA: One of them is
11 fully vacant. The other one is just
12 partially vacant.

13 MR. O'DWYER: And the partially
14 vacant is residential?

15 MR. PADILLA: They're both
16 residential, yeah. They were historical
17 previously mill properties, but they're
18 loft apartments.

19 MR. KOONCE: So there were
20 three buildings. Two of the buildings
21 PRA could take back because of the
22 mortgage documents.

23 MR. PADILLA: Correct.

24 MR. KOONCE: They took those
25 back. The third building they couldn't

1
2 take back because there was a filing --
3 something that was filed improperly. So
4 then PRA asked the Land Bank to acquire
5 it at Sheriff Sale. And the Land Bank
6 acquired it at Sheriff Sale. Meanwhile
7 the residents that claim -- well, the
8 residents, most believe that they have
9 been abused, that they were living in
10 horrible conditions --

11 MR. PADILLA: Correct.

12 MR. KOONCE: -- were relocated,
13 and now once the properties go back to
14 PRA, I assume the intent -- because
15 they're three really large buildings.
16 The intent is to find a developer?

17 MR. PADILLA: Correct. The
18 goal is to stabilize them and maintain
19 them as a core building.

20 MR. KOONCE: Right.

21 CHAIRWOMAN JARMON: So are we
22 still waiting for something? So I'm
23 going to go to the next item, the 629
24 Porter Street, a request for an
25 extension.

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MR. KOONCE: Well, why don't we just pass. Can we approve the Land Bank? Does anybody have any issues?

MS. CUNNINGHAM: I just want to know the purchase price on 33rd.

MR. KOONCE: I believe it's 300-and-some thousand dollars.

MS. CUNNINGHAM: I just wanted to know if they're --

MR. XHOXHI: Excuse me. I'm here for 629 Porter Street.

CHAIRWOMAN JARMON: Yeah. Have a seat for a second, one second.

MR. KOONCE: Do you know what the purchase price is?

We'll have it for you. Can we come back to that one on 33rd Street. I would move that we approve the other item, the Lena Street property.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any

1
2 opposed?

3 (No response.)

4 CHAIRWOMAN JARMON: The next
5 item is an extension request, 629 Porter
6 Street. You want to come up to the
7 podium.

8 (Witness approached podium.)

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

11 MR. XHOXHI: Good morning. My
12 name is Elson Xhoxhi.

13 CHAIRWOMAN JARMON: And can you
14 just explain to the Committee your
15 extension request.

16 MR. XHOXHI: A little bit of
17 background on the property. We purchased
18 it at auction and we're requesting an
19 extension for the construction of 629
20 Porter Street and also making a request
21 to remove a deed restriction on the
22 property so that we're able to build a
23 multi-unit apartment building or actually
24 go to the Zoning Board and apply for a
25 three-unit apartment building rather than

1
2 a single-unit building.

3 MS. JOHNSON: You'll need a
4 variance, because it's not for
5 multi-family.

6 MR. XHOXHI: Right. Exactly.
7 But they told me that before I can apply
8 to the Zoning, I would need that deed
9 restriction removed from the property.

10 MS. CUNNINGHAM: I'm not sure
11 who told you that, but that's incorrect.
12 You don't need the deed restriction
13 removed.

14 CHAIRWOMAN JARMON: You don't
15 need the deed restriction in order to get
16 a variance. You don't need the
17 restriction.

18 MR. XHOXHI: So I can just take
19 this in writing?

20 CHAIRWOMAN JARMON: Right. You
21 can take the deed.

22 MR. XHOXHI: All right. That
23 makes it easier. Yes. Thank you very
24 much, guys.

25 CHAIRWOMAN JARMON: But your

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2 request is for extension of time?

3 MR. XHOXHI: Yes.

4 MR. O'DWYER: Right now you
5 don't need an extension.

6 CHAIRWOMAN JARMON: Right. You
7 just got it in May, so you still have
8 until May of this year.

9 MR. HUNTER: One thing I
10 noticed is that there's currently cars
11 parked on the lot.

12 MR. XHOXHI: Yes. There is
13 apparently cars parked on the lot. We
14 have posted the posters there we were
15 going to Zoning, but I was told to come
16 here and make the deed restriction
17 request. That's why that was pushed
18 back.

19 MR. HUNTER: Just that the cars
20 can't -- because it's zoned RSA-5, you
21 can't have non-accessory parking on the
22 lot.

23 CHAIRWOMAN JARMON: You don't
24 know whose cars they are?

25 MR. XHOXHI: I don't know whose

1
2 cars they are. They've always been
3 parked on that lot. The lot is actually
4 fenced, but there's open to the side, and
5 the cars just park on there. Until we
6 can start construction --

7 MR. DODDS: The cars have to be
8 removed. It doesn't matter whose cars
9 they are.

10 MR. XHOXHI: Okay.

11 MS. CUNNINGHAM: Actually, it's
12 your responsibility to post it and have
13 them towed.

14 MR. DODDS: Exactly.

15 MR. XHOXHI: I can post no
16 parking signs and possibly a towing sign
17 as well?

18 CHAIRWOMAN JARMON: Yes. You
19 own it.

20 MR. XHOXHI: Okay.

21 MR. PADILLA: Just to be clear,
22 you have to come back to this Committee
23 in May, which is, from what I understand,
24 that's the year, and that's when you need
25 to request an extension.

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MR. XHOXHI: Okay.

MR. PADILLA: Based on what you're building, you will require an extension.

MR. XHOXHI: Perfect. So just to be clear, I don't need any type of deed changes or anything? I can simply go to the Zoning Board and make a variance?

CHAIRWOMAN JARMON: Right.

MR. PADILLA: The deed restriction, correct me if I'm wrong, would come off once he presents COs to this Committee.

Once your project is completed and you provide a certificate of occupancy, we can move to remove the restriction at that point.

MR. XHOXHI: Okay. Thank you very much.

CHAIRWOMAN JARMON: Thank you.

The next item is 5741 Knox Street.

(Witness approached podium.)

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CHAIRWOMAN JARMON: State your name for the record, sir.

MR. SMIGELSKI: Timothy Smigelski.

CHAIRWOMAN JARMON: And you're here asking for the restrictions to be removed?

MR. SMIGELSKI: Yes.

CHAIRWOMAN JARMON: You're the current owner?

MR. SMIGELSKI: Yes.

MS. CUNNINGHAM: You purchased this in 2016?

MR. SMIGELSKI: Yes.

MS. CUNNINGHAM: And the deed contains five restrictions. The deed contains five restrictions, one of them being that the restriction is that you can't sell it for five years.

MR. SMIGELSKI: Oh.

MR. O'DWYER: This was originally settled in 1991.

MS. CUNNINGHAM: No. It was settled in 2016. That was a typo.

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MR. PADILLA: This is a fairly recent transaction.

MS. JOHNSON: So this is wrong?

CHAIRWOMAN JARMON: No, I don't think it was recently transferred to him. We transferred it out in '91.

MS. CUNNINGHAM: No. The City acquired it in '91. It's probably just a typo. We transferred it to him in 2016.

MR. PADILLA: July 2016.

MR. O'DWYER: You bought the property in July 2016 from the City of Philadelphia?

MR. SMIGELSKI: Yes. I own the three properties around it and I was going to add it as a backyard to the 156 West Price Street property, and now we're getting ready to do the subdivision and I need to convey it into another LLC out of my construction LLC.

MS. CUNNINGHAM: You can convey it into the other LLC as long as the LLC keeps the deed restrictions.

MR. SMIGELSKI: Can I develop

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1
2 the property?

3 MS. CUNNINGHAM: Yes.

4 MR. SMIGELSKI: I can build the
5 homes?

6 MS. CUNNINGHAM: Yes.

7 MR. SMIGELSKI: The title agent
8 is asking for some kind of --

9 MS. CUNNINGHAM: Subordination.

10 MR. SMIGELSKI: -- reversion.

11 MS. JOHNSON: Subordination.

12 MR. SMIGELSKI: A reverter
13 certificate so that --

14 CHAIRWOMAN JARMON: They're
15 probably asking for a release.

16 MS. SMIGELSKI: So that it can
17 be conveyed.

18 MS. CUNNINGHAM: Are you the
19 LLC?

20 MR. SMIGELSKI: Yes.

21 MS. CUNNINGHAM: So as long as
22 your LLC is willing to accept the
23 restriction, then the title company
24 should be fine with that going to the new
25 deed.

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MR. SMIGELSKI: Okay.

MR. DODDS: The ultimate goal is to develop the property. Wouldn't it be proper to go to settlement and --

MR. KOONCE: He needs to convey it as for a release if it's sold.

MS. CUNNINGHAM: If he has a certificate of occupancy for them.

MR. DODDS: Okay.

MR. PADILLA: So do you have a PRA redevelopment agreement on the site?

CHAIRWOMAN JARMON: No.

MR. SMIGELSKI: I guess where can I go with the subdivision then? Because we're trying to --

MS. CUNNINGHAM: You have to go to L&I to get a permit for a subdivision. You have to get a permit.

MR. SMIGELSKI: Yes. We have all that underway.

MS. CUNNINGHAM: And you have to go to L&I for a permit.

MR. SMIGELSKI: So we'll be asking for a new OPA address.

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MS. CUNNINGHAM: You go to OPA
for that.

MR. SMIGELSKI: Understood. So
I can't get the release for the
certificate today?

MS. CUNNINGHAM: No.

CHAIRWOMAN JARMON: Not until
you've developed it.

MR. SMIGELSKI: Not until I
develop it, okay. All right. Thank you.

CHAIRWOMAN JARMON: So I'm
going to table this item.

The next item, 3048 North
Leithgow Street. This was transferred in
'99 as a side yard.

Sir, after further discussion,
we think that you may need an extension.

MR. SMIGELSKI: Okay.

CHAIRWOMAN JARMON: Six-month
extension.

Can I get a recommendation?

MR. O'DWYER: Move that we
grant a six-month extension.

(Duly seconded.)

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CHAIRWOMAN JARMON: All in
favor?

(Aye.)

MR. SMIGELSKI: That will be
for to get the property developed?

CHAIRWOMAN JARMON: Right.
Yes. Because you haven't done the
development within the deeded time it was
transferred.

MR. O'DWYER: So in six months
you'll need to come back and give us a
status update with where things stand.

MR. SMIGELSKI: Okay. Thank
you.

CHAIRWOMAN JARMON: You're
welcome.

3048 Leithgow.

(Witness approached podium.)

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

MR. BENGOCHEA: William A.
Bengochea.

CHAIRWOMAN JARMON: And are you
the current owner?

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MR. BENGOCHEA: No, I am not.
The current owner, he's in Florida. It's
my cousin, Reinel Leon.

CHAIRWOMAN JARMON: And he's
had this as a side yard since 1999?

MR. BENGOCHEA: That is
correct.

CHAIRWOMAN JARMON: Can I get a
recommendation?

MR. KOONCE: Motion to approve.
(Duly seconded.)

CHAIRWOMAN JARMON: All in
favor?

(Aye.)

CHAIRWOMAN JARMON: Any
opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MR. BENGOCHEA: Thank you.

CHAIRWOMAN JARMON: 2122 East
Arizona Street, Cynthia O'Brien. This is
her third time attending this meeting.

(Witnesses approached podium.)

CHAIRWOMAN JARMON: Hi. State

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1
2 your name for the record.

3 MS. O'BRIEN: Cynthia O'Brien.

4 CHAIRWOMAN JARMON: Questions
5 from the Committee?

6 MR. HUNTER: So it's my
7 understanding that the Commissioner of
8 Public Property also wants to see an
9 appraisal on this property as well as the
10 Hazzard Street property from earlier.

11 CHAIRWOMAN JARMON: Now, the
12 recommendation is that the Commissioner
13 is requesting an appraisal be done on
14 this lot.

15 MR. STRAUB: Excuse me. Can I
16 talk?

17 CHAIRWOMAN JARMON: Sure.
18 State your name.

19 MR. STRAUB: I'm Ryan Straub.
20 This is my cousin. I'm also her realtor.

21 We sold the property for
22 \$350,000, which is a three-story
23 street-to-street four-bedroom house and
24 next to it was a side lot that she
25 acquired through the City of Philadelphia

1
2 for \$15,000, and the whole parcel is
3 being sold for 350 with the side lot for
4 25,000. So the house 325 will combine
5 with 350. I'm not quite sure what the
6 problem is. We're just looking for --

7 MS. CUNNINGHAM: The issue is
8 that OPA values the lot at \$49,000, that
9 we don't have an appraisal on the side
10 yard and that the deed restriction
11 requires that she remit 85 percent of the
12 proceeds from the side yard to the City.

13 MR. STRAUB: So with that being
14 said, it's being sold for 25,000 and --

15 MS. CUNNINGHAM: We can't just
16 take an agreement of sale. We need an
17 appraised value.

18 MR. STRAUB: I'm just curious,
19 how come two months ago it was requested
20 and I provided it and last month it was
21 here and now we're back here again? It
22 just seems like we're just going in
23 circles.

24 MS. CUNNINGHAM: The
25 Commissioner is requiring an appraisal.

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MR. STRAUB: If we were notified this -- this is our third month here. If we were told this in November, we would have had whatever was requested. Every time something was requested, it was provided, and we're just being --

MS. CUNNINGHAM: We actually haven't been provided anything.

MR. STRAUB: It seems like she's being prevented from selling her property. She's trying to move on in her life.

MS. CUNNINGHAM: She's not prevented from selling her property.

MR. STRAUB: Absolutely she is.

MS. CUNNINGHAM: How?

MR. STRAUB: We need the payoff and the restrictions removed, and we've been waiting for three months and she still has not received that.

MS. CUNNINGHAM: She's not prevented from selling her house.

MR. STRAUB: No; she actually is.

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MS. CUNNINGHAM: She's not.

MR. STRAUB: I mean, no
disrespect. We can't sell it until we
get what we need from you guys, and we're
being held up four months.

MS. CUNNINGHAM: She can sell
her house. She can't sell the side yard.

MR. STRAUB: Well, it's
together. Who wants to buy the house
without the side yard? I mean, she lived
in the house for 20 years. She
maintained the side lot for all 20 years.
She acquired it a few years ago. Now
she's selling her property.

MS. CUNNINGHAM: I understand
your frustration.

MR. KOONCE: It's also deed
restricted.

MS. CUNNINGHAM: It is deed
restricted. Your client signed the deed
restrictions in the deed. She understood
that when she was given the property.
And so those deed restrictions need to be
completed before you can sell the

1
2 property.

3 MR. STRAUB: Yeah. So we were
4 trying to have them removed.

5 MS. CUNNINGHAM: The
6 restriction is that she has to keep it
7 for five years.

8 MS. O'BRIEN: I know.

9 MS. CUNNINGHAM: For an
10 exception. That exception requires an
11 appraisal.

12 MR. STRAUB: Okay. And then
13 once the appraisal comes in, then what?

14 MS. CUNNINGHAM: Then she will
15 have to remit 85 percent of that
16 appraised value.

17 MR. STRAUB: So as we discussed
18 like two months ago, we went through all
19 of that.

20 MS. CUNNINGHAM: But your value
21 is not an appraised value. It's a
22 made-up value.

23 MR. STRAUB: I understand.

24 MS. CUNNINGHAM: That's what we
25 need. We need the real value.

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Sorry.

MR. STRAUB: That's okay.

MS. CUNNINGHAM: I know I sound
angry. I'm not.

MR. STRAUB: So then what
exactly do you need? An appraisal from a
licensed appraiser?

MS. CUNNINGHAM: Yes.

MR. STRAUB: And once we obtain
that and forward it to Ms. Jarmon and
then once we receive that, approximately
how long before we can clear title?

MR. KOONCE: Well, you can't
clear title. You can clear title at
settlement.

MR. STRAUB: I'm sorry. I mean
how long before we get the restrictions
removed and the payoff?

MS. CUNNINGHAM: As long as it
takes the title company to put the City
on the settlement sheet.

MR. STRAUB: But will we have
to come back here again next month?

MS. CUNNINGHAM: If you get it

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2 tomorrow, I'll start working on it
3 tomorrow.

4 MR. STRAUB: Okay.

5 MS. CUNNINGHAM: So we move
6 that we approve the release -- I'm sorry;
7 recommend that the restrictions be
8 released contingent upon receipt of an
9 appraisal and remittance of 85 percent of
10 the proceeds to the City.

11 (Duly seconded.)

12 MR. STRAUB: So the only issue
13 that I'm having now is this buyer who is
14 purchasing this has been under contract
15 for four months and I'm going to lose
16 him. The contract expires on January
17 31st. Once that date comes, he's gone.

18 MR. KOONCE: We'll do the best
19 we can. So far it's going to depend upon
20 you getting an appraisal quickly.

21 MR. STRAUB: That's fine. I
22 understand, but I wish we were told this
23 November -- back in November.

24 MR. KOONCE: But we can go
25 around and around and around on that.

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MR. PADILLA: Just to be clear, there's a motion right now to approve the release contingent upon producing the appraisal. So if everything happens, you may not necessarily need to come back next month.

MR. STRAUB: Okay. That's what I wanted to hear then. Okay. I'll get right on it.

CHAIRWOMAN JARMON: Okay.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.
2029 North Hope Street, Norris
Square.

(Witness approached podium.)

CHAIRWOMAN JARMON: I'm sorry.
2140 North 5th Street, the person that
requested asked me to delete this.

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1
2 2029 North Hope. State your
3 name for the record.

4 MS. DeCARLO: My name is
5 Patricia DeCarlo and I'm the Executive
6 Director for Norris Square, and I wanted
7 to congratulate the Committee for coming
8 up with a fair and efficient resolution
9 to the gentleman's problem, because I
10 know the VPRC can be a complicated
11 process for folks. And so that was
12 really nice.

13 So we're here because in 1996
14 the City of Philadelphia granted three
15 lots to Norris Square Civic Association
16 that had really abandoned and destroyed
17 properties, and that was 2038 North Hope
18 Street, 2209 North 2nd Street, and 2029
19 North Hope. So 2038 North Hope Street,
20 2209 North 2nd Street, both of them were
21 fixed totally by our neighborhood-based
22 construction company and sold to
23 neighbors in the community for low
24 income, for \$32,000 in 1999 and \$45,000
25 also in 1999. That was a large one on

1
2 2nd Street. They still live there.
3 They've been paying their taxes, and
4 their properties are now worth 137 and
5 174.

6 And I'm giving you this
7 information so that you have a sense of
8 accomplishment that it actually works.
9 When you give properties and then they
10 get fixed and they get sold to low-income
11 families, they benefit from it. They're
12 still benefiting from it. And I hope the
13 City continues and engages that process,
14 not just to people who are gentrifying
15 the neighborhood and selling it for
16 500,000 but for low-income families to be
17 able to benefit.

18 Now to 2029 North Hope Street,
19 that is a lot, because we had to demolish
20 it because it was in terrible condition
21 and no matter what we did, it just wasn't
22 going to work out. It is a lot. See
23 this little skinny little thing?

24 CHAIRWOMAN JARMON: Yeah, we
25 have the picture.

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MS. DeCARLO: And that's a lot that was a teeny little house.

CHAIRWOMAN JARMON: We have the picture. Thank you.

MS. DeCARLO: Good.

And we would like to be able to sell it to a gentleman who wants to build his home there, and we're asking -- we've had this since 1996. We've been paying taxes all along. So we'd like to have the reversion eliminated, extinguished so that we can move forward and sell the lot.

MS. CUNNINGHAM: The original proposal was to build on that lot, correct?

MS. DeCARLO: I'm sorry. What?

CHAIRWOMAN JARMON: Yes.

MS. JOHNSON: The original proposal was to build?

MS. DeCARLO: Yes, but we couldn't build on it because -- we couldn't fix the property, the building, because it was in too --

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MS. JOHNSON: So it was a house
on it?

MS. DeCARLO: Yes. It was a
little house on it. And the other two we
were able to rehab, but that one we
weren't able to and eventually we had to
demolish it.

MR. O'DWYER: So the original
proposal was to rehab the property, but
that was not feasible and you ended up
having to demolish it?

MS. DeCARLO: Yes; with
permission from the City.

MR. PADILLA: Am I missing
something? For 23 years and nothing was
done on this lot?

CHAIRWOMAN JARMON: No.

MS. DeCARLO: Well, we
maintained it as a lot.

MR. PADILLA: But there was a
proposal to build? I just want to be
clear.

MS. DeCARLO: I'm sorry?

MR. PADILLA: There was a

1
2 proposal to build or to stabilize?

3 MS. DeCARLO: There was a
4 proposal to rehab the property, but we
5 were unable to because it was in too bad
6 a shape.

7 CHAIRWOMAN JARMON:
8 Recommendation from the Committee?

9 MS. JOHNSON: So now it is
10 going to be built. The person you're
11 selling it to is going to build upon it?

12 MS. DeCARLO: Yes.

13 MS. JOHNSON: And it will be
14 for low income as well?

15 MS. DeCARLO: No. This
16 gentleman is building for his own
17 property, and I don't think he's a
18 low-income person. But he wants to live
19 there and he's willing to build a house.

20 MS. CUNNINGHAM: It's difficult
21 for us to issue a certificate of
22 completion when you did not complete the
23 project.

24 MS. DeCARLO: Well, if I may,
25 we completed a project from back in 1996,

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2 two out of three properties. The third
3 property just was not in sufficiently
4 stable condition to be able to rehab it,
5 and that's what we've done in the
6 neighborhood throughout, and some we
7 weren't able to, so they were lots and we
8 maintained them as lots, and others we
9 were able to and we were able to then
10 sell it to low-income families, which
11 was --

12 MS. CUNNINGHAM: What are your
13 plans for the proceeds of the sale?

14 MS. DeCARLO: I'm sorry?

15 MS. CUNNINGHAM: What do you
16 plan to do with the proceeds from the
17 sale?

18 MS. DeCARLO: It goes back into
19 providing for low-income housing. It
20 goes back into our real estate for
21 low-income housing. That's basically the
22 purpose of the funds.

23 MR. O'DWYER: So what the
24 Committee has done in the past in cases
25 like this is done some kind of -- I don't

1
2 remember, Linda, if you recall whether it
3 was an MOU or a memorandum of some type
4 that the organization commits to put the
5 proceeds back into its affordable housing
6 efforts and --

7 MS. CUNNINGHAM: Usually it's a
8 specific project.

9 MR. O'DWYER: I think in the
10 past we've done it both ways, but I'm not
11 sure.

12 MR. PADILLA: I mean, they're
13 an organization that's dedicated to the
14 preservation of affordable housing
15 then --

16 MS. DeCARLO: I'm sorry. I'm
17 not understanding what you guys are
18 conversing and that's a problem because
19 then I won't know what to do. What is it
20 that's being proposed?

21 MR. O'DWYER: We're talking
22 about how the Committee handles
23 situations like this in the past and
24 about your organization. Norris Square
25 Civic Association does have a long track

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1
2 record in that neighborhood of building
3 and providing affordable housing.

4 MS. DeCARLO: Yes. We've been
5 doing it for over 30 years.

6 CHAIRWOMAN JARMON: So the
7 recommendation is?

8 MR. O'DWYER: If the Committee
9 is comfortable, I would recommend that we
10 issue the certificate of completion
11 contingent upon an agreement between
12 Norris Square Civic Association and the
13 City that the proceeds of the sale will
14 go to support their ongoing affordable
15 housing efforts.

16 (Duly seconded.)

17 MS. DeCARLO: Not a problem.
18 Great. Thank you for that. That's a
19 good solution.

20 MR. O'DWYER: I think we need
21 to vote.

22 CHAIRWOMAN JARMON: All in
23 favor?

24 (Aye.)

25 CHAIRWOMAN JARMON: Any

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1
2 opposed?

3 (No response.)

4 CHAIRWOMAN JARMON: Thank you.

5 MS. DeCARLO: Thank you.

6 CHAIRWOMAN JARMON: Next item,
7 2123 East Firth Street, Robin Semmelroth.

8 (Witness approached podium.)

9 CHAIRWOMAN JARMON: Hi. State
10 your name for the record.

11 MS. SEMMELROTH: Good morning.
12 My name is Robin Semmelroth.

13 CHAIRWOMAN JARMON: And you
14 received this lot as a side yard in 2007?

15 MS. SEMMELROTH: I've been
16 caring for it since 1999, but, yes, I did
17 receive it in 2007 as a side yard. I
18 rented the property and then I later
19 bought that property, and it's been my
20 home until 2015.

21 CHAIRWOMAN JARMON: Are there
22 any questions from the Committee?

23 MR. O'DWYER: So the lot does
24 not appear to be clean.

25 MS. SEMMELROTH: I just cleaned

1
2 the lot the other day. I raked out five
3 bags of leaves and sticks with my
4 husband. There is some shrubbery in the
5 yard that includes a smoke bush, a lilac,
6 a caria, a heavenly bamboo, a curly
7 willow, and there's actually flower beds
8 on the other side. The pad with the
9 Belgian blocks is where I was maintaining
10 the trash cans.

11 MR. O'DWYER: So as long as you
12 can provide photos to the Chairwoman that
13 the lot has been cleaned up --

14 MS. SEMMELROTH: I can e-mail
15 them to you right now, if you'd like,
16 ma'am.

17 CHAIRWOMAN JARMON: You can
18 send it through e-mail. You have copies
19 with you?

20 MS. SEMMELROTH: They're in my
21 phone. I'm sorry. I didn't print them.

22 CHAIRWOMAN JARMON: No. You
23 have to send it through the e-mail.

24 MR. PADILLA: So move to
25 approve contingent on pictures of

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1
2 evidencing that the lot has been cleaned.

3 MS. SEMMELROTH: Sure. No
4 problem.

5 (Duly seconded.)

6 CHAIRWOMAN JARMON: All in
7 favor?

8 (Aye.)

9 CHAIRWOMAN JARMON: Any
10 opposed?

11 (No response.)

12 CHAIRWOMAN JARMON: Thank you.

13 MS. SEMMELROTH: Would that
14 also include the question of those liens
15 with regard to when the house was
16 demolished in the '80s?

17 CHAIRWOMAN JARMON: I'll have
18 to see that, when it was put on there.

19 MS. SEMMELROTH: Oh, okay.
20 Thank you very much for your time.

21 CHAIRWOMAN JARMON: You're
22 welcome.

23 2638 Federal Street.

24 MR. O'DWYER: So this was
25 transferred as a side yard that's now

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1
2 been built and has a certificate of
3 occupancy.

4 MS. CUNNINGHAM: I move to
5 issue the release.

6 (Duly seconded.)

7 CHAIRWOMAN JARMON: All in
8 favor?

9 (Aye.)

10 CHAIRWOMAN JARMON: Any
11 opposed?

12 (No response.)

13 MS. JOHNSON: No.

14 (Witness approached podium.)

15 CHAIRWOMAN JARMON: They voted
16 before you got up there.

17 MR. MCKERNAN: Good morning. I
18 couldn't hear. Thank you very much.

19 CHAIRWOMAN JARMON: I know,
20 they did it so fast.

21 The next item, 1557 East Hewson
22 Street.

23 (Witness approached podium.)

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

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1
2 sir.

3 MR. MURAWSKI: Michael
4 Murawski.

5 CHAIRWOMAN JARMON: And you're
6 here requesting a release so that you can
7 sell this property?

8 MR. MURAWSKI: Yes.

9 MR. O'DWYER: So the property
10 was supposed to be built and it was built
11 in 2014.

12 MR. MURAWSKI: Yes.

13 MR. O'DWYER: So I move that we
14 issue a certificate of completion.

15 (Duly seconded.)

16 CHAIRWOMAN JARMON: All in
17 favor?

18 (Aye.)

19 CHAIRWOMAN JARMON: Any
20 opposed?

21 (No response.)

22 CHAIRWOMAN JARMON: Thank you.

23 MR. MURAWSKI: All right.

24 CHAIRWOMAN JARMON: 135 West
25 Dauphin Street, Joseph Ovelman.

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(Witness approached podium.)

CHAIRWOMAN JARMON: Hi. State
your name for the record.

MR. OVELMAN: Joseph Ovelman.

CHAIRWOMAN JARMON: And I think
that Mr. Ovelman, you're not trying to
sell. You just wanted to pay off the
balance of the mortgage.

MR. OVELMAN: That's correct,
and lift the restrictions.

MS. CUNNINGHAM: I'm sorry. I
didn't hear.

CHAIRWOMAN JARMON: 135 West
Dauphin Street, the applicant, he's not
trying to sell. He just wants the
restriction lifted off the deed and pay
the balance of the mortgage.

MR. OVELMAN: Correct.

MR. O'DWYER: Is this similar
to the previous property, one we need an
appraisal for?

CHAIRWOMAN JARMON: He's not
selling.

MS. CUNNINGHAM: You're not

1
2 selling it, right?

3 MR. OVELMAN: That's correct.

4 MS. CUNNINGHAM: Why do you
5 need the restrictions lifted?

6 MR. OVELMAN: The properties
7 that I have -- the property I have next
8 door is me and my mother's name. I want
9 to add my mom's name to this deed, which
10 I understand does not require --

11 MS. CUNNINGHAM: You can do
12 that without lifting the restrictions.

13 MR. OVELMAN: I hear that, but
14 then we're thinking about -- I'm going
15 into default on my student loan and I'm
16 worried about the property, so I want it
17 in my mom's name and we may try and put
18 both things on one deed, the lot and the
19 house.

20 MS. CUNNINGHAM: We can't lift
21 the restrictions. You've only had the
22 property for a little bit of time and
23 there's a restriction, a five-year
24 restriction in your deed.

25 MR. OVELMAN: So can it be

1
2 combined with the restrictions?

3 MS. CUNNINGHAM: Yeah. As long
4 as you keep the restrictions in the deed,
5 it's fine.

6 MR. OVELMAN: But then would
7 the restriction apply to the house next
8 door?

9 MR. PADILLA: If he pays the
10 balance of the mortgage --

11 MS. CUNNINGHAM: The mortgage
12 and the deed restrictions are two
13 separate documents. They each have their
14 own satisfaction. So they're separate
15 documents.

16 MS. MEDLEY: But if he wants to
17 pay off the mortgage, he should be able
18 to do that.

19 MS. CUNNINGHAM: He can pay the
20 mortgage. That will not lift the
21 restrictions.

22 MR. PADILLA: Because the
23 restrictions are --

24 MS. MEDLEY: Five years.

25 MS. CUNNINGHAM: Until the time

1
2 it comes back for release at the
3 appropriate time.

4 MR. KOONCE: But there's no
5 point in paying off the mortgage if the
6 restrictions are going to remain.

7 MS. MEDLEY: Well, but the
8 mortgage goes for ten years. So if he
9 wants it to be a shorter amount of time,
10 then he can pay it off.

11 MS. CUNNINGHAM: It's a
12 self-amortizing mortgage.

13 MS. MEDLEY: Yeah, but that
14 goes for ten years, because if he pays
15 that off, then he just has the five years
16 that is on the deed.

17 MS. JACKSON: But ultimately
18 your goal is to transfer it from your
19 name directly into your mom's name,
20 correct?

21 MR. OVELMAN: I'm sorry. I
22 missed the question.

23 MS. JACKSON: Ultimately your
24 goal is to transfer it from your name
25 into your mom's name?

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MR. OVELMAN: No. Just to add my mom's name, like the property next door. But if the restrictions aren't lifted, I should wait three years to do that because why would I pay off the mortgage now?

MS. MEDLEY: You can wait ten years.

CHAIRWOMAN JARMON: What's the recommendation?

MR. OVELMAN: I only want to pay off the mortgage if I can lift the restrictions, and the reason I want to lift the restrictions is so that I can figure out how to deal with the student loan thing that's happening outside of this property.

MR. KOONCE: Which means selling the property, but --

MR. OVELMAN: No, no, no. They won't make me sell the property. I'm not -- I don't know. I don't know.

MS. JACKSON: Are you trying to let them mortgage the property?

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MR. OVELMAN: I'm sorry?

MS. JACKSON: Are you using the property as collateral? I'm trying to understand what your student loans have to do with it.

MR. OVELMAN: I'm remaining in default, but I'm not sure what they can -- I have to -- so I just tried to sue the institution. I didn't try to sue. I have a student loan thing that's happening that I haven't been paying. I just went into default in September of '17 and I'm concerned about the properties that I own, so I want to --

MS. CUNNINGHAM: You're concerned that they will get a judgment and execute on the property?

MR. OVELMAN: Yes.

MR. PADILLA: They can.

MS. CUNNINGHAM: They can, but that's not really our concern. Our concern is that the City retains their reversionary interest.

MR. OVELMAN: That the City

1
2 retains the what interest?

3 MS. CUNNINGHAM: Reversionary
4 interest.

5 MS. JOHNSON: Reversionary
6 interest.

7 MR. OVELMAN: Is that the 85
8 percent that's in the deed thing when
9 it's sold?

10 MS. CUNNINGHAM: Yes.

11 MR. OVELMAN: I'm not
12 interested in selling.

13 So I can add -- so can I just
14 ask, I can add my mom's name to the deed,
15 correct?

16 MR. PADILLA: Yeah. The
17 restrictions will remain on the property.

18 MR. OVELMAN: If I combine the
19 property with the house next door and
20 make it one deed, do the restrictions on
21 the --

22 MS. CUNNINGHAM: They only
23 apply to the portion of the property that
24 was the side yard.

25 MR. OVELMAN: Okay.

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MS. CUNNINGHAM: If you do a consolidation like that, the surveyor will write a legal description that includes both properties, but they will also include that there are restrictions as to the side yard portion of the property.

MR. OVELMAN: So in five years, are all restrictions lifted on this?

MS. CUNNINGHAM: You will still have to come back to the Committee and ask for that.

MR. OVELMAN: What would I have to bring to do that?

MR. O'DWYER: As long as you maintain the properties and done what you were supposed to do for the period of time that you were supposed to do it, then they'll be lifted.

MR. OVELMAN: Then I can pay off the rest of the mortgage and then I can add it -- it can all be one property without restrictions; is that correct?

MS. CUNNINGHAM: Yes.

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MR. OVELMAN: Thank you very
much.

MR. PADILLA: Three more years,
because he's had it for two.

You've had it for two, so it
means three more years you would come
back here requesting a release, and as
was stated, as long as it's maintained
and you provide photographic evidence of
the same, that should suffice.

MR. OVELMAN: So I know it's
not -- my student loan problem is not
your thing, but once I have this other --
once I see a student loan lawyer, if
there's some reason I needed to come
back, can I come back?

MS. CUNNINGHAM: Sure.

CHAIRWOMAN JARMON: Sure.

MR. OVELMAN: Thank you.

CHAIRWOMAN JARMON: You're
welcome.

MR. PADILLA: So it's tabled.

CHAIRWOMAN JARMON: I'm going
to table this item.

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The next item is 1820 South
58th Street.

(Witness approached podium.)

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

MS. CHANDLER: Jane Chandler.

CHAIRWOMAN JARMON: And you're
the owner of this lot?

MS. CHANDLER: Yes.

CHAIRWOMAN JARMON: When did
you get this at Sheriff Sale? You
acquired this at Sheriff Sale?

MS. CHANDLER: Yes.

CHAIRWOMAN JARMON: When did
you get it?

MS. CHANDLER: I think last
year.

CHAIRWOMAN JARMON: 2018.

MS. JOHNSON: And what are your
plans for the lot?

MS. CHANDLER: To sell it.

CHAIRWOMAN JARMON: You're
selling, okay.

MS. JOHNSON: This is adjacent

1
2 to a property owned by the Land Bank,
3 another property, 1818.

4 MS. JACKSON: Yes, and I've
5 been cleaning this lot.

6 MR. O'DWYER: So this was
7 originally sold in 1995 to somebody, then
8 it ended up in the Sheriff Sale process?

9 CHAIRWOMAN JARMON: Right.
10 Exactly. And she acquired it.

11 MR. O'DWYER: She purchased it?

12 CHAIRWOMAN JARMON: So we need
13 to get the restriction off the prior deed
14 from '95.

15 MR. KOONCE: I thought the
16 Sheriff Sale --

17 MS. CUNNINGHAM: They still
18 maintain the physical release to record
19 it.

20 CHAIRWOMAN JARMON: They don't
21 take the restriction off.

22 Can I get a recommendation?

23 MS. JACKSON: I have a question
24 actually. I'm from the Land Bank, and
25 actually we've been getting complaints

1
2 about this lot, because there's some
3 parcels that we own that are adjacent to
4 your parcel. What are the plans for the
5 lot and who are you selling it to?

6 MS. CHANDLER: Well, I have a
7 sale person just selling it. I don't
8 know who is selling it to. He just said
9 I have to come to the meeting.

10 MR. PADILLA: So there's no
11 seller basically. She wants to put it on
12 sale; is that correct?

13 MS. CHANDLER: No.

14 CHAIRWOMAN JARMON: No. We
15 have an agreement.

16 MR. O'DWYER: The buyer is Sven
17 Wolfs.

18 CHAIRWOMAN JARMON: Steven
19 Wolfs is purchasing it.

20 Do you know what he's going to
21 do?

22 MS. CHANDLER: I don't really
23 know.

24 MS. JACKSON: It's adjacent to
25 us and we've been, through a PHS

1
2 contract, we've been maintaining this
3 lot.

4 CHAIRWOMAN JARMON: What's the
5 recommendation of the Committee?

6 MR. HUNTER: So I have a
7 question about the sidewalks on this lot,
8 because it seems like there are no
9 sidewalks where there should be a
10 sidewalk. Is there any way that the
11 release can be contingent on repairing
12 those sidewalks?

13 CHAIRWOMAN JARMON: I don't
14 think she owns the whole thing.

15 MR. HUNTER: But she owns that
16 corner, right? I mean, they're
17 completely degraded.

18 MS. CUNNINGHAM: It's a little
19 different when they came from a Sheriff
20 Sale. Technically we believe the Sheriff
21 Sale extinguishes the reversionary
22 interest because the City was noticed.
23 And so really all it is is a formality to
24 get the release.

25 MR. HUNTER: Because we could

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1
2 have taken it.

3 MS. CUNNINGHAM: We could have
4 taken it.

5 So I'm just going to ask that
6 you pick up the trash.

7 CHAIRWOMAN JARMON: Yes. Just
8 have it cleaned up and let me know when
9 it's done.

10 MS. CHANDLER: Okay. So who I
11 must tell when it's done?

12 MS. JOHNSON: Ms. Jarmon.

13 CHAIRWOMAN JARMON: You can
14 forward it to me, Susie Jarmon.

15 MS. CHANDLER: Susie Jarmon.
16 Do you have a card?

17 CHAIRWOMAN JARMON: Did we vote
18 on this?

19 MR. O'DWYER: No. I move that
20 we issue a certificate of completion
21 contingent upon photographic evidence
22 being submitted to the Chair that the lot
23 has been cleaned.

24 (Duly seconded.)

25 CHAIRWOMAN JARMON: All in

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1
2 favor?

3 (Aye.)

4 MS. CHANDLER: Thank you.

5 CHAIRWOMAN JARMON: Just give
6 me a call and then I'll give you my
7 e-mail.

8 Any opposed?

9 (No response.)

10 CHAIRWOMAN JARMON: 1131 South
11 Dorrance Street. They're going to send
12 me the certificate of occupancy.

13 MR. O'DWYER: I move that we
14 issue the certificate of completion
15 contingent upon the receipt of the
16 certificate of occupancy.

17 (Duly seconded.)

18 CHAIRWOMAN JARMON: All in
19 favor?

20 (Aye.)

21 CHAIRWOMAN JARMON: Any
22 opposed?

23 (No response.)

24 CHAIRWOMAN JARMON: The next
25 item is 536 Somerset Street. The lady, a

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2 senior citizen, had a doctor's
3 appointment today. This was transferred
4 as a side yard in 1983. Can I get a
5 recommendation?

6 MR. HUNTER: Are they selling
7 the lot?

8 CHAIRWOMAN JARMON: They're
9 selling it. There's an agreement here,
10 along with their property.

11 MS. CUNNINGHAM: Motion to
12 issue a certificate of completion.

13 (Duly seconded.)

14 CHAIRWOMAN JARMON: All in
15 favor?

16 (Aye.)

17 CHAIRWOMAN JARMON: Any
18 opposed?

19 (No response.)

20 CHAIRWOMAN JARMON: 5524 West
21 Oxford Street. This is a property that
22 PHDC transferred out in 1986.

23 MS. JOHNSON: It's a house,
24 two-story house.

25 CHAIRWOMAN JARMON: Can I get a

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1
2 recommendation?

3 MR. O'DWYER: So this is the
4 owner, or who is looking for the
5 certificate of completion?

6 CHAIRWOMAN JARMON: The current
7 owner is asking for the certificate.

8 MR. O'DWYER: And this is
9 currently inhabited?

10 CHAIRWOMAN JARMON: Yes.

11 MR. O'DWYER: I move that we
12 issue the certificate of completion.

13 (Duly seconded.)

14 CHAIRWOMAN JARMON: All in
15 favor?

16 (Aye.)

17 CHAIRWOMAN JARMON: Any
18 opposed?

19 (No response.)

20 CHAIRWOMAN JARMON: 2906 North
21 2nd Street.

22 (Witnesses approached podium.)

23 CHAIRWOMAN JARMON: This was
24 transferred back in 1999.

25 Hi. State your name for the

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1
2 record.

3 MS. ESCOBAR: Good morning. My
4 name is Maria J. Escobar.

5 MS. JOHNSON: This is also a
6 house that's occupied. The house is
7 occupied?

8 MS. ESCOBAR: Yes.

9 MR. O'DWYER: I move that we
10 issue the certificate of completion.

11 (Duly seconded.)

12 CHAIRWOMAN JARMON: All in
13 favor?

14 (Aye.)

15 CHAIRWOMAN JARMON: Any
16 opposed?

17 (No response.)

18 CHAIRWOMAN JARMON: Thank you.

19 MS. ESCOBAR: I have a
20 question. When soon we can get the
21 certificate?

22 CHAIRWOMAN JARMON: Do you have
23 settlement scheduled?

24 MS. ESCOBAR: Yes; the 10th.

25 CHAIRWOMAN JARMON: When is it?

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2 MS. ESCOBAR: January 10th,
3 Thursday.

4 CHAIRWOMAN JARMON: We'll see
5 if we can get it rushed.

6 MS. ESCOBAR: Thank you so
7 much.

8 CHAIRWOMAN JARMON: You're
9 welcome.

10 2245 and 2247 Wilder Street,
11 Vince Viney. These two lots were
12 transferred as side yards back in 1998.

13 (Witness approached podium.)

14 MR. KOONCE: When you bought
15 the properties or even now, what's your
16 intent?

17 MR. VINEY: We are going to
18 build single-family homes on each of the
19 lots.

20 My name is Vincent S. Viney.

21 MR. O'DWYER: So these were
22 originally transferred as side yards?

23 CHAIRWOMAN JARMON: Yes.

24 MR. O'DWYER: So you'll need to
25 clean the lots out.

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MR. VINEY: We're actually -- we have building permits now. So within the next week, we're going to start construction there.

MR. KOONCE: Is there any reason that you needed the release before the construction is completed?

MR. VINEY: You know, the challenge we always have is with financial institutions giving us funding with the restrictions. They don't want to fund construction draws with the restriction on them.

MR. KOONCE: They don't, but we can always give documentation subordinating our interest. We can always take second place.

MR. VINEY: Okay.

MR. KOONCE: Would that work for you?

MR. VINEY: Each bank is a little different, so, I mean, it's hard to say right now. We're actually working on funding right now. So it's kind of

1
2 tough to say.

3 The other challenge we run into
4 is when the homes are done, we usually
5 end up pre-selling homes, and what ends
6 up happening is we need the RDA removal
7 to -- you need the CO to get the removal
8 and then the owner is moving in like the
9 day we get the CO and we don't have the
10 reverter removed, and it just creates
11 settlement issues and stuff. I mean, if
12 there's any way we can get it sooner, it
13 really helps us a lot, because --

14 MS. CUNNINGHAM: What if we get
15 the release, have it signed and hold it
16 in escrow until we get the CO?

17 MR. VINEY: If we get that from
18 Ms. Jarmon quickly, that would be
19 perfect.

20 MS. CUNNINGHAM: Does that work
21 for everyone?

22 MR. VINEY: That would be
23 great.

24 CHAIRWOMAN JARMON: So that you
25 won't have to wait once you have the CO.

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MR. VINEY: Yeah. We'll get the CO and if everything is ready, it's just a matter of getting -- we can come pick it up that day or something. That would be great.

CHAIRWOMAN JARMON: Okay.

MR. VINEY: And if we need a letter for the bank, we can also get that?

MR. KOONCE: Yes.

MR. VINEY: Thank you.

CHAIRWOMAN JARMON:
Recommendation?

MR. PADILLA: Move to approve the release on this property to be held in escrow until the time a certificate of occupancy is provided to this Committee.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

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MR. O'DWYER: Do we need to do
a motion on the subordination agreement?

CHAIRWOMAN JARMON: No.

MR. VINEY: Thank you.

CHAIRWOMAN JARMON: Thank you.

1411 North Dover Street. It's
a property that was transferred from PHDC
in 1986.

(Witness approached podium.)

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

MR. CHERRY: How you doing? My
name is Brian Cherry, C-H-E-R-R-Y.

CHAIRWOMAN JARMON: And you're
the current owner?

MS. JOHNSON: This is also a
house.

MR. CHERRY: Yes.

MS. JOHNSON: And it's
occupied?

MR. CHERRY: No. I'm actually
moving on the block there.

CHAIRWOMAN JARMON: You are in
the process of selling?

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MR. CHERRY: No. I'm in the process of rehabbing it.

CHAIRWOMAN JARMON: Okay. You just recently acquired it, okay.

MR. CHERRY: Yes. I just need the RDA restrictions lifted.

MR. KOONCE: Why?

MR. CHERRY: I'm trying to obtain a loan and they won't fund a house.

MR. KOONCE: As I informed the prior gentleman, we can give you a letter of subordination. In other words, the banks are hesitant to give you a loan unless they're in first position.

MR. CHERRY: Yes, the hard money loan. I guess they won't give it to me unless the RDA --

MR. KOONCE: They will give it -- my experience is they'll give it to you if you get a letter from the City subordinating the City's interest to the bank's interest. In other words, the bank wants to be the first position.

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MR. CHERRY: Okay. Well, this is my first time, so I'm honestly not sure.

MS. CUNNINGHAM: The other part of it is, we can't even give that until you're tax compliant. You have to pay the back taxes.

MR. CHERRY: The back taxes are paid. I just believe I need to pay 2018.

MS. CUNNINGHAM: 2018 was due last month. 2019 is due this March.

MR. CHERRY: I can pay the back taxes. Do I need to come back?

MR. KOONCE: No. I think we can just give you the letter subject to the payment of the taxes.

MR. DODDS: Would the City prefer to keep the restrictions or --

MR. KOONCE: We keep the restrictions. We're just subordinating the City's interest in the bank so that he can borrow money.

MR. DODDS: So why do we need the restrictions?

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3 want it?

4 MR. KOONCE: To make sure it's
5 done.

6 MS. CUNNINGHAM: But it was
7 done in 1986. Isn't this one of the ones
8 where they need to bring it up to code to
9 get the --

10 CHAIRWOMAN JARMON: It already
11 was up to code when we transferred title
12 out in '86.

13 MR. KOONCE: It was?

14 CHAIRWOMAN JARMON: Yeah. And
15 then since then, he acquired it.

16 MR. KOONCE: Okay.

17 CHAIRWOMAN JARMON: Yeah.

18 MS. CUNNINGHAM: So I would --

19 CHAIRWOMAN JARMON: Can I get a
20 recommendation?

21 MS. CUNNINGHAM: I move to
22 issue a certificate of completion
23 contingent upon payment of back taxes.

24 (Duly seconded.)

25 CHAIRWOMAN JARMON: So it's

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1
2 approved contingent upon you paying the
3 back taxes. If you get me a copy of the
4 receipt and then we'll work on the
5 release.

6 MR. CHERRY: And then you'll
7 lift the restrictions?

8 CHAIRWOMAN JARMON: Yeah.

9 MR. CHERRY: So do you want me
10 to take a picture and e-mail it to you?

11 CHAIRWOMAN JARMON: Yeah. You
12 can do that.

13 MR. CHERRY: I'll do that.

14 CHAIRWOMAN JARMON: All in
15 favor?

16 (Aye.)

17 CHAIRWOMAN JARMON: Any
18 opposed?

19 (No response.)

20 CHAIRWOMAN JARMON: 5628 Utah.
21 This was transferred back in 1978.

22 MR. O'DWYER: It looks like
23 it's still occupied. I move that we
24 issue a certificate of completion.

25 CHAIRWOMAN JARMON: I think it

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1
2 is. Yeah, it's still occupied.

3 (Duly seconded.)

4 CHAIRWOMAN JARMON: All in
5 favor?

6 (Aye.)

7 CHAIRWOMAN JARMON: Any
8 opposed?

9 (No response.)

10 CHAIRWOMAN JARMON: The next
11 item, 1862 North Bucknell. This was a
12 property transferred from PHDC to an
13 applicant.

14 MS. JOHNSON: It's also a
15 house.

16 (Witness approached podium.)

17 CHAIRWOMAN JARMON: Hi. State
18 your name for the record.

19 MR. STONER: Kareem Stoner.

20 MR. O'DWYER: This is also a
21 house.

22 CHAIRWOMAN JARMON: Oh, Kareem
23 Stoner. You own the property now?

24 MR. STONER: Yes.

25 CHAIRWOMAN JARMON: You want to

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1
2 sell it?

3 MR. STONER: Yes. I needed a
4 certificate.

5 MS. JOHNSON: It's occupied?

6 MR. STONER: Yes.

7 CHAIRWOMAN JARMON: Can I get a
8 recommendation?

9 MR. O'DWYER: I move that we
10 issue a certificate of completion.

11 (Duly seconded.)

12 CHAIRWOMAN JARMON: All in
13 favor?

14 (Aye.)

15 CHAIRWOMAN JARMON: Any
16 opposed?

17 (No response.)

18 CHAIRWOMAN JARMON: Thank you.

19 MR. STONER: How will I receive
20 that? I got a settlement Friday.

21 CHAIRWOMAN JARMON: You have a
22 settlement Friday?

23 MR. STONER: Yeah.

24 CHAIRWOMAN JARMON: We'll try
25 to rush it. Okay?

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MR. STONER: All right.

CHAIRWOMAN JARMON: Thank you.

We have two to be rushed.

The next items are properties that Land Bank transferred into their ownership, but has deed restrictions on them from the City. Can I get a recommendation?

MR. O'DWYER: These were transferred from a City agency to the Land Bank?

CHAIRWOMAN JARMON: Land Bank transferred to them from the City. It came from the City to the Land Bank.

MS. CUNNINGHAM: These came from PHDC.

CHAIRWOMAN JARMON: These ones came from PHDC? Yeah, but they have our restrictions in them.

MR. O'DWYER: I move that we grant the Land Bank's request for release.

(Duly seconded.)

CHAIRWOMAN JARMON: All in

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1
2 favor?

3 (Aye.)

4 CHAIRWOMAN JARMON: Any
5 opposed?

6 (No response.)

7 CHAIRWOMAN JARMON: The next
8 item is 242 West Rittenhouse.

9 (Witness approached podium.)

10 CHAIRWOMAN JARMON: Hi. Can
11 you state your name for the record.

12 MR. EDWARDS: Yes. My name is
13 Alan Edwards.

14 CHAIRWOMAN JARMON: You're
15 buying?

16 MR. EDWARDS: I'm the
17 purchaser.

18 CHAIRWOMAN JARMON: So you're
19 purchasing 242 and then it says 01 to 05.

20 MR. EDWARDS: Yes; I guess the
21 rear lot.

22 CHAIRWOMAN JARMON: And what
23 are you going to do with it?

24 MR. EDWARDS: Our plan is to
25 develop, obviously build something on the

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1
2 property. Get a variance to, I guess,
3 the 05 and 242 Rittenhouse and build on
4 it.

5 CHAIRWOMAN JARMON: And this
6 transferred back in '86. Can I get a
7 recommendation?

8 MS. CUNNINGHAM: I'm just going
9 to ask that you clean up the lot, pick up
10 the trash.

11 MR. EDWARDS: Absolutely.

12 CHAIRWOMAN JARMON: Just clean
13 it.

14 MR. EDWARDS: Absolutely. As
15 soon as we have possession.

16 CHAIRWOMAN JARMON:
17 Recommendation?

18 MS. CUNNINGHAM: I move that we
19 issue a certificate of completion.

20 MR. KOONCE: Subject to --

21 MS. CUNNINGHAM: Subject to
22 payment of any City encumbrances and to
23 clean the lot.

24 MR. EDWARDS: That's fine. So
25 we clean the lot and then forward, I

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1
2 guess --

3 CHAIRWOMAN JARMON: Right, to
4 me.

5 MS. JACKSON: And pay taxes.

6 MR. EDWARDS: Of course, pay
7 the taxes and all the liens. Understood.

8 CHAIRWOMAN JARMON: Can I get a
9 second?

10 (Duly seconded.)

11 CHAIRWOMAN JARMON: All in
12 favor?

13 (Aye.)

14 CHAIRWOMAN JARMON: Any
15 opposed?

16 (No response.)

17 CHAIRWOMAN JARMON: Thank you.

18 MR. EDWARDS: Thank you.

19 CHAIRWOMAN JARMON: 618
20 Dudley -- I mean 619 Dudley. I ordered
21 an updated inspection, because they just
22 called me on this yesterday and they
23 claim that all of this mess is cleaned
24 off.

25 Can I get a recommendation

1
2 contingent upon them cleaning this lot?

3 MR. DODDS: What was the
4 original transfer for this property?

5 CHAIRWOMAN JARMON: It was a
6 side yard.

7 MR. DODDS: And do we -- is it
8 our understanding that the applicant
9 has -- the picture is --

10 CHAIRWOMAN JARMON: Is a bunch
11 of appliances.

12 MR. DODDS: So since 2002 has
13 this been used as a dumping ground?

14 CHAIRWOMAN JARMON: I don't
15 know. I just know that our recent
16 picture in 2017, this is what it looked
17 like. When they originally received it,
18 it definitely wasn't like this. They got
19 it as a side yard.

20 MR. DODDS: And when did they
21 get it? In 2002?

22 CHAIRWOMAN JARMON: In 2002,
23 yes, but I'm not sure when they dumped
24 all of this stuff on it.

25 MS. CUNNINGHAM: We haven't

1
2 inspected it over that time.

3 CHAIRWOMAN JARMON: Well, we've
4 probably had updated inspections, but not
5 over the year since 2002 that we settled.
6 We settled in 2002.

7 Can I get a recommendation
8 contingent upon it being cleaned?

9 MS. CUNNINGHAM: This is the
10 one you're talking about, this picture?

11 MR. KOONCE: I know, but this
12 is -- I don't think the fence is
13 compliant with zoning, which is why you
14 can hide all that stuff back there
15 probably.

16 MR. PADILLA: You can see it.

17 CHAIRWOMAN JARMON: So what is
18 the recommendation? You can table this
19 item.

20 MR. KOONCE: The lot be cleaned
21 and the fence --

22 CHAIRWOMAN JARMON: Fence be in
23 compliance.

24 MR. KOONCE: Yeah, with zoning
25 requirements.

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MR. O'DWYER: Is the original applicant the one who is applying for the release?

CHAIRWOMAN JARMON: No. No. They since sold it to someone else.

Can I get a recommendation from someone, please?

Can I get a recommendation?

MR. PADILLA: Recommend to approve contingent that the lot is cleaned and that the fence be compliant with current standards.

(Duly seconded.)

MR. DODDS: I guess I'd just like to say is the Committee comfortable with somebody neglecting a property, turning it into a dumping ground for years and then making a profit off of the sale of that property?

MR. O'DWYER: I think the difficulty would be that the original term of the restrictions was for five years from 2002, so we just know what it looks like now, not --

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1
2 MR. DODDS: Good point. Good
3 point.

4 CHAIRWOMAN JARMON: Yeah. We
5 haven't had it since 2002.

6 MS. MEDLEY: The current owner
7 is Richard Montgomery?

8 CHAIRWOMAN JARMON: No. He
9 since sold it, if I'm not mistaken. I
10 have to double-check.

11 MS. JACKSON: So when did he
12 sell it; do you know?

13 CHAIRWOMAN JARMON: I'm sorry?

14 MS. JACKSON: Do you know when
15 he sold it?

16 CHAIRWOMAN JARMON: No. I
17 mean, we can table this and I can look up
18 all of these questions that are being
19 asked and we bring it back next month.
20 Hopefully he'll have it --

21 MR. KOONCE: Cleaned.

22 CHAIRWOMAN JARMON: -- cleaned
23 off, because I did order an inspection
24 yesterday.

25 MS. JOHNSON: Can we just

1
2 approve it contingent upon?

3 CHAIRWOMAN JARMON: We can do
4 it contingent upon. I'll verify who now
5 owns it.

6 MS. JACKSON: The question, is
7 this Richard's stuff or the old guy's
8 stuff?

9 CHAIRWOMAN JARMON: That's what
10 I'm going to verify.

11 MS. JACKSON: Is it the new
12 owner or the old owner?

13 CHAIRWOMAN JARMON: I'm going
14 to check that out and I'll let you guys
15 know.

16 MR. PADILLA: So just recommend
17 to table it so that we can get further
18 evidence next month. Just table it.

19 CHAIRWOMAN JARMON: Because I
20 could let them know.

21 MR. PADILLA: So there's a
22 motion on the table. I mean, I'm fine.

23 CHAIRWOMAN JARMON: As far as
24 the fence and them cleaning it?

25 MS. JOHNSON: They have to

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1
2 clean it regardless of whose it is, the
3 condition, and make it compliant.

4 MR. O'DWYER: I mean, I feel
5 like in the end, regardless of what the
6 answer to the questions raised would be,
7 we're going to end up saying that it has
8 to be cleaned and issue the certificate
9 of completion.

10 CHAIRWOMAN JARMON: Right.

11 MR. PADILLA: So there's a
12 motion on the table.

13 CHAIRWOMAN JARMON: Can you say
14 it again?

15 MR. PADILLA: So motion to
16 approve contingent on cleaning the lot,
17 replacing or repairing the fence to be
18 compliant with current L&I standards.

19 (Duly seconded.)

20 CHAIRWOMAN JARMON: All in
21 favor?

22 (Aye.)

23 CHAIRWOMAN JARMON: Any
24 opposed?

25 (No response.)

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CHAIRWOMAN JARMON: Thank you.

6650 Crowson. This was a property the guy just asked me yesterday -- it was a foreclosure. It's right now vacant. They had some kind of housing agency gave the people that were occupying it, put them in another property and they had lost that. So that's their request, the bank's request.

MS. CUNNINGHAM: Motion to issue a certificate of completion.

MS. JOHNSON: So it's being sold now?

CHAIRWOMAN JARMON: Yeah, the bank.

MS. CUNNINGHAM: We gave it out in 1982. So they brought it to code. This is a totally new owner. And so I move that we issue a certificate of completion.

MR. O'DWYER: I second that.

CHAIRWOMAN JARMON: All in favor?

(Aye.)

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CHAIRWOMAN JARMON: Any
opposed?
(No response.)
CHAIRWOMAN JARMON: Thank you.
2724 George Street, Daniel.
(Witness approached podium.)
MS. JOHNSON: This has already
been sold?
MS. JACKSON: Yes.
MR. CARROLL: My name is Dan
Carroll.
MS. CUNNINGHAM: Mr. Carroll,
you acquired this property in 2016?
MR. CARROLL: Yes.
MS. CUNNINGHAM: As a side
yard?
MR. CARROLL: Correct.
MS. CUNNINGHAM: And it
contains restrictions in the deed --
MR. CARROLL: Correct.
MS. CUNNINGHAM: -- that do not
allow you to sell it prior to the
expiration of five years.
MR. CARROLL: I didn't think it

1
2 said that. I thought it said if I sold
3 it, I would just have to pay what was the
4 balance on the mortgage.

5 MS. CUNNINGHAM: That's what
6 your mortgage documents say. It's not
7 what your deed restriction says.

8 MR. CARROLL: Okay.

9 MR. O'DWYER: The deed
10 restriction says he can't sell it at all,
11 not that there's a penalty?

12 MS. CUNNINGHAM: It says that
13 you cannot sell it for more than 15
14 percent over and above the cost of the
15 property and initial improvements.

16 MS. MEDLEY: Without the prior
17 approval of the VPRC.

18 MS. CUNNINGHAM: Without the
19 prior approval of the Committee.

20 MR. CARROLL: Yeah. So it was
21 for 2723 Poplar, which is my home. So it
22 wasn't sold separately. It was sold with
23 2723 Poplar. So it's a small lot. It's
24 13 by 33. It's not a buildable lot. It
25 was just part of that sale. It wasn't an

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1
2 independent sale. I mean, you can't
3 build anything on it. It's just a yard.

4 MS. JOHNSON: So what's
5 required?

6 MS. CUNNINGHAM: I don't see
7 that it's any different than any of the
8 others, that the Commissioner is going to
9 require an appraisal.

10 MS. JACKSON: It was sold --

11 MS. JOHNSON: And you're going
12 to have to reimburse --

13 MS. CUNNINGHAM: With this
14 house.

15 MS. JOHNSON: So this is the
16 same thing, that you'll have to
17 reimburse --

18 MS. CUNNINGHAM: It's a 14 foot
19 wide lot. It's a buildable lot.

20 MR. CARROLL: It's 13 by 33.

21 MS. CUNNINGHAM: Right. 14
22 foot wide is a buildable lot.

23 MR. CARROLL: It's on George
24 Street also, which is a super small
25 street, so the architect told me it would

1
2 have to have a setback. So he said you
3 can't build anything on it unless --

4 MR. PADILLA: You still need to
5 provide an appraisal to establish value
6 for that portion of the site.

7 MR. CARROLL: I'm sorry. One
8 more time.

9 MR. PADILLA: You still would
10 have to provide an appraisal for that
11 portion of the lot.

12 MS. JOHNSON: And then because
13 he sold it early, you would have to
14 reimburse the City, right, for --

15 MR. PADILLA: Correct.

16 MS. JOHNSON: -- 85 percent of
17 the value.

18 MR. PADILLA: Of the value
19 established.

20 MS. CUNNINGHAM: It's the
21 value, less your initial costs for
22 improvements and purchase. You had an
23 initial cost for a mortgage, correct?

24 MR. CARROLL: Yes. I think it
25 was like \$12,000 or something like that.

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MS. CUNNINGHAM: So we would deduct the \$12,000 from that too.

MR. CARROLL: I mean, I don't know if it matters, but I moved to Poplar Street in 2006 and had taken care of it now for a long time. It just took me a long time to be able to purchase it.

MS. CUNNINGHAM: We can all agree to disagree that taking care of it includes paying the taxes, which means you didn't.

MR. CARROLL: Fair enough. I did try to get it in 2006, but yeah. So you're saying --

CHAIRWOMAN JARMON: So the recommendation is?

MS. CUNNINGHAM: That the applicant needs to obtain an appraisal.

MR. CARROLL: And whatever the appraisal amount comes in at, then I'm responsible for paying that? I thought I was only responsible for paying the --

MS. CUNNINGHAM: We'll get you the number after you give the appraisal.

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1
2 You can't sell it for more than 15
3 percent over and above your initial
4 costs.

5 MR. CARROLL: You said 15
6 percent or 50?

7 MR. PADILLA: 15, 1-5.

8 MS. CUNNINGHAM: Sorry.

9 MR. CARROLL: Yeah. I got it.

10 MS. CUNNINGHAM: So we will
11 deduct the cost of the mortgage and the
12 initial costs you had in maintaining the
13 lot and we will deduct that from the
14 appraised price, plus 15 percent, and
15 then the rest will be remitted to the
16 City, of the lot.

17 MR. CARROLL: The City values
18 it at \$5,800. That's the value according
19 to public records, is \$5,800. Does that
20 matter?

21 MR. CUNNINGHAM: No.

22 MR. PADILLA: But it's got to
23 be a certified appraised value. It will
24 differ from what the City's value is.

25 MR. CARROLL: So I need to get

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1
2 an appraisal and then I'll present that
3 to you?

4 CHAIRWOMAN JARMON: Yes.

5 MS. CUNNINGHAM: The appraised
6 value and the assessed value are totally
7 different.

8 CHAIRWOMAN JARMON: Once you
9 get it --

10 MR. KOONCE: It shouldn't be,
11 but they are.

12 MR. CARROLL: Thank you.

13 CHAIRWOMAN JARMON: So can I
14 get a vote?

15 MR. HUNTER: Motion to table.

16 CHAIRWOMAN JARMON: Oh, we're
17 tabling it, just like the others?

18 MS. JOHNSON: Until we get the
19 appraisal.

20 MR. CARROLL: Does that mean
21 I'm coming back again?

22 CHAIRWOMAN JARMON: We can
23 approve it contingent and then when you
24 send the appraisal, then we'll let you
25 know what it is. This is about the third

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1
2 time coming back.

3 MS. CUNNINGHAM: I move we
4 issue a certificate of completion
5 contingent upon receipt of an appraisal
6 and remittance of the proper amount of
7 proceeds to the City.

8 (Duly seconded.)

9 CHAIRWOMAN JARMON: All in
10 favor?

11 (Aye.)

12 CHAIRWOMAN JARMON: Any
13 opposed?

14 (No response.)

15 CHAIRWOMAN JARMON: The last
16 item, 3102 North Broad and 3104 North
17 Broad. So the applicant sent me a letter
18 from the community group supporting.

19 (Witness approached podium.)

20 MR. DODDS: You were here last
21 month, sir?

22 MR. LaCORTE: Yes.

23 Tom LaCorte, L-A-C-O-R-T-E.

24 CHAIRWOMAN JARMON: Yes.

25 MS. CUNNINGHAM: You want an

1
2 extension, correct?

3 CHAIRWOMAN JARMON: Yes.

4 MS. CUNNINGHAM: So you've
5 gotten community support now.

6 MR. LaCORTE: Yes. I always
7 did, but it was because I owned it over a
8 year, I needed a six-month extension.
9 You were asking me to go back to --

10 CHAIRWOMAN JARMON: Update it,
11 yes.

12 MR. LaCORTE: Update it.

13 MS. CUNNINGHAM: So you have
14 community support now. In six months,
15 regarding the extension, in six months
16 we're going to expect to see some permits
17 issued.

18 MR. LaCORTE: Sure.

19 MR. DODDS: You're going for a
20 variance?

21 MR. LaCORTE: No variance.
22 It's by-right.

23 MR. PADILLA: But the other
24 uses, it was going to be a while, I
25 guess.

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MR. LaCORTE: Right.

MS. CUNNINGHAM: This is
by-right.

MR. PADILLA: Yeah. This is
by-right.

MR. O'DWYER: So I move that we
grant the six-month extension.

(Duly seconded.)

CHAIRWOMAN JARMON: All in
favor?

(Aye.)

CHAIRWOMAN JARMON: Any
opposed?

(No response.)

CHAIRWOMAN JARMON: I'd like to
add last month's minutes to the meeting,
December the 11th, 2018. Can I get a
recommendation?

MR. O'DWYER: I move that we
add the minutes.

(Duly seconded.)

CHAIRWOMAN JARMON: This
meeting is adjourned.

MR. KOONCE: We have to go back

1
2 to 33rd Street, because we have a sales
3 price.

4 CHAIRWOMAN JARMON: We have to
5 go back to the one we had discussed, the
6 Land Bank property.

7 MR. PADILLA: The 1901-15.

8 MS. JACKSON: So the
9 agreed-upon price was 50,000. We gave
10 the reduction of 200 for the remediation
11 and the contamination on the parcel.

12 MS. CUNNINGHAM: What's the
13 rest of the reduction for then?

14 MS. JACKSON: I'm sorry?

15 MS. CUNNINGHAM: The appraised
16 value is 345,000.

17 MS. JACKSON: The RFP was 250,
18 and then they discounted 200 of that for
19 their remediation costs.

20 MS. CUNNINGHAM: And so the
21 break value taking into consideration
22 that there are environmental issues?

23 MS. JACKSON: No. We gave the
24 appraiser the report, but this is the RFP
25 came back. And it was an RFP. So they

1
2 gave their offer.

3 MR. KOONCE: Okay. So the
4 property was appraised taking into
5 consideration the contamination, and it
6 was appraised for how much?

7 MS. JACKSON: 348.

8 MR. KOONCE: 348. Anyway, and
9 then it went out to bid and there was
10 only one bid?

11 MS. JACKSON: One bid.

12 MR. KOONCE: And they came in
13 at?

14 MS. JACKSON: 250.

15 MR. KOONCE: 250.

16 MS. JACKSON: And they
17 discounted -- in the end of the proposal,
18 they discounted it to 50. They took 200
19 off, discounted it to 50 for the cost
20 they incurred for remediation.

21 MR. KOONCE: So the RFP
22 actually came back at 50.

23 MS. JACKSON: At 50, correct.

24 MR. KOONCE: And your
25 recommendation of the Land Bank is to

1
2 move forward?

3 MS. JACKSON: The
4 recommendation is to move forward. Also
5 we know that they had lost the ability to
6 construct additional units because of the
7 way they were going to have to cap the
8 ground. So if it were a clean site, you
9 would get more units on the site.
10 Because of the way the contamination is,
11 they're going to cap and they have less
12 units, and they also had to put some
13 community space on the bottom so the
14 residents would not be on the bottom
15 floor.

16 MR. O'DWYER: Community space
17 or commercial space?

18 MR. JACKSON: Commercial. I'm
19 sorry.

20 MR. HUNTER: So the question I
21 have is this: This would require
22 variances. Because this project required
23 variances, I just want to confirm that
24 the Land Bank doesn't actually settle
25 until the settlement --

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MS. JACKSON: Correct. So the developer has to go through the whole approval process, meaning the RCOs, going through Zoning and everything else before we go to settlement, also signing the development agreements.

MR. HUNTER: Okay.

CHAIRWOMAN JARMON:
Recommendation?

MR. KOONCE: What do you need?

MS. CUNNINGHAM: This property is already in the Land Bank, right? These are Land Bank properties, right?

MS. JACKSON: Yes.

MS. CUNNINGHAM: I'm okay with it.

MR. KOONCE: Motion to approve.

MS. JACKSON: I have to recuse.

MR. HUNTER: I'll second.

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: The meeting is adjourned.

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(Vacant Property Review
Committee adjourned at 12:15 p.m.)

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CERTIFICATE

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

MICHELE L. MURPHY
RPR-Notary Public

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

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