

Vacant Property Review Committee  
April 9, 2019

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VACANT PROPERTY REVIEW COMMITTEE

Caucus Room, City Hall  
Philadelphia, Pennsylvania  
Tuesday, April 9, 2019  
10:19 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  
ANGEL RODRIGUEZ, Philadelphia Land Bank  
CAROLYN PLACKE, LISC  
GARRETT O'DWYER, PACDC  
JAMETTA JOHNSON, Planning Commission

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1 CHAIRWOMAN JARMON: Good morning. My name  
2 is Susie Jarmon.

3 So I'd like to table an item on Page 3,  
4 2212 and 14 Fernon Street. I also would like  
5 to add the Addendum to the agenda.

6 Are there any attorneys in the room?

7 (Hands raised.)

8 CHAIRWOMAN JARMON: Do you want to come  
9 up?

10 (Witnesses approached the podium.)

11 MR. MASCIANTONIO: Good morning.

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

14 MR. MASCIANTONIO: Paul Masciantonio,  
15 attorney for 2034 East Dauphin Street.

16 CHAIRWOMAN JARMON: This is on the  
17 Addendum.

18 MR. MASCIANTONIO: With respect to 2034  
19 East Dauphin Street, 2034 East Dauphin, LLC  
20 purchased this property on November 21st, 2017  
21 from Melvin Ford. And Melvin Ford purchased  
22 the property from the RDA on October 21st,  
23 1998.

24 2034 Dauphin, LLC has developed the

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1 property. And it's scheduled for a sale on  
2 April 11, 2019.

3 And it was just raised with the title  
4 company, prior to purchasing, that has been  
5 accepted and was unaware of -- we respectfully  
6 ask the Board to remove the RDA restriction on  
7 the property.

8 CHAIRWOMAN JARMON: Any questions from the  
9 Committee?

10 (No response.)

11 CHAIRWOMAN JARMON: Recommendation?

12 MR. PADILLA: So this is a PRA restriction  
13 or a City restriction?

14 CHAIRWOMAN JARMON: It's a City  
15 restriction.

16 MR. PADILLA: Okay.

17 CHAIRWOMAN JARMON: Any questions?

18 (No response.)

19 CHAIRWOMAN JARMON: Recommendation?

20 MS. CUNNINGHAM: I move to issue a  
21 release.

22 MR. PADILLA: Second.

23 CHAIRWOMAN JARMON: All in favor?

24 (Aye.)

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1 CHAIRWOMAN JARMON: Any opposed?

2 (No response.)

3 CHAIRWOMAN JARMON: Thank you.

4 MR. MASCIANTONIO: Thank you.

5 CHAIRWOMAN JARMON: And I think you said  
6 you were scheduled for settlement?

7 MR. MASCIANTONIO: Yes, for April 11th.  
8 If there's any possibility -- we can always  
9 work with you.

10 CHAIRWOMAN JARMON: Okay. I'll let you  
11 know when I have it.

12 MR. MASCIANTONIO: Okay. Thank you.  
13 (Witnesses approached podium.)

14 CHAIRWOMAN JARMON: Your name for the  
15 record?

16 MR. DINATALE: Good morning. Lorenzo  
17 Dinatale. I'm here on behalf of the owner of  
18 1829-41 East Huntingdon Avenue. And we're here  
19 asking for lift of restrictions on that  
20 property.

21 CHAIRWOMAN JARMON: Huntingdon is on Page  
22 5.

23 Any questions from the Committee regarding  
24 this?

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1 (No response.)

2 CHAIRWOMAN JARMON: Recommendation?

3 MR. O'DWYER: What were these sold to be?

4 CHAIRWOMAN JARMON: They were commercial  
5 lots at the time.

6 MS. CUNNINGHAM: I move we recommend a  
7 release.

8 MR. O'DWYER: Second.

9 CHAIRWOMAN JARMON: All in favor?

10 (Aye.)

11 CHAIRWOMAN JARMON: Any opposed?

12 (No response.)

13 CHAIRWOMAN JARMON: Thank you.

14 MR. DINATALE: Thank you.

15 CHAIRWOMAN JARMON: Any other attorneys in  
16 the room?

17 (No response.)

18 CHAIRWOMAN JARMON: We're going to get  
19 started on Page 1. We have a side yard, 2711  
20 North Hope Street. Can I get a recommendation?

21 MR. RODRIGUEZ: So moved.

22 MR. HUNTER: I'll second.

23 CHAIRWOMAN JARMON: All in favor?

24 (Aye.)

1 CHAIRWOMAN JARMON: Any opposed?

2 (No response.)

3 CHAIRWOMAN JARMON: Thank you. The next  
4 items are Urban Garden Agreements for renewals.

5 MR. HUNTER: I had one question 2C, 1666  
6 Kinsey Street. So right now that's being used  
7 for parking.

8 THE COURT REPORTER: I didn't hear that.

9 MR. HUNTER: Sorry. Right now the lots  
10 are being used for non-accessory parking. So  
11 it's prohibited under the Urban Garden  
12 Agreement and it's also prohibited under the  
13 zoning. It's multi-family zoning, does not  
14 allow accessory. I'm not quite sure what the  
15 intent is there.

16 MR. RODRIGUEZ: The Urban Garden is a  
17 temporary step. Its intent is to convey the  
18 parcels for expansion. The final use will be a  
19 parking lot. And they will have to go through  
20 the application process and get it rezoned and  
21 such.

22 MS. CUNNINGHAM: Okay. So in the  
23 meantime, though, they can't use it for  
24 parking. They have to use it as a garden.

1 MR. RODRIGUEZ: Right.

2 MS. CUNNINGHAM: So what do we do? Ask  
3 them to remove the cars and plant something? I  
4 mean Urban Garden is required -- they use them  
5 for gardening.

6 MR. KOONCE: So why are we doing this?

7 MS. CUNNINGHAM: I don't know.

8 CHAIRWOMAN JARMON: I was asked to place  
9 it on the agenda for Urban Garden.

10 MS. CUNNINGHAM: It wanted to occupy the  
11 space in the interim, but maybe the mechanism  
12 isn't an Urban Garden Agreement for that,  
13 because Urban Garden Agreements require that  
14 they actually plant something and that they  
15 don't pave anything or build anything.

16 MR. PADILLA: It's my understanding that  
17 you cannot use it for anything other, unless  
18 it's competitively bid including the lease.

19 If you're leasing it as a parking, then  
20 it's going to be competitively bid as such.

21 MR. RODRIGUEZ: It does qualify as  
22 business expansion.

23 MR. PADILLA: So as a business expansion  
24 you can...

1 MR. RODRIGUEZ: Across the street. It  
2 would have to be adjacent, across the street.

3 MR. KOONCE: I still don't understand the  
4 garden piece.

5 MR. RODRIGUEZ: I think that's an interim  
6 piece. It should be processed as a business  
7 expansion.

8 MS. JOHNSON: And it would require a  
9 variance for parking.

10 MR. RODRIGUEZ: Correct.

11 MR. PADILLA: Right. And it's my  
12 understanding we're probably able to get them a  
13 reservation letter for that expansion without  
14 going through the Urban Garden Agreement.

15 MR. RODRIGUEZ: Right. Good. Is that the  
16 recommendation?

17 CHAIRWOMAN JARMON: Instead of an Urban  
18 Garden Agreement?

19 MR. PADILLA: Tabling the Urban Garden  
20 Agreement so that the Land Bank may enter --  
21 may grant the reservation letter to this for  
22 the future expansion of the business purposes.

23 MR. RODRIGUEZ: So we're tabling the Urban  
24 Garden Agreement and making this as a business



1 expansion application?

2 MR. PADILLA: That's correct. And it's my  
3 understanding you can do that.

4 MR. KOONCE: Are they under the impression  
5 they are going to be able to use this right  
6 away?

7 MR. RODRIGUEZ: No.

8 MR. KOONCE: Was their intent just to  
9 conserve?

10 MR. RODRIGUEZ: I think that they assumed  
11 that an Urban Garden Agreement would allow them  
12 to continue to use the site.

13 MR. KOONCE: They can't?

14 MR. RODRIGUEZ: They can't use the site,  
15 no.

16 MS. CUNNINGHAM: So we table the Urban  
17 Garden Agreement letter C, 1666 and 1670-86  
18 Kinsey Street while Land Bank does some  
19 internal work on reserving the property for the  
20 request.

21 MR. RODRIGUEZ: So just to update  
22 everyone. Yesterday we sent a memorandum that  
23 the Philadelphia Land Bank will be providing  
24 services to the City of Philadelphia in which

1 cases we will be processing, basically dividing  
2 project management services, where we will  
3 process applicants, and they will end up with a  
4 Purchase Development Agreement.

5 And in terms of how we will process, we  
6 will follow the disposition policies as well as  
7 the letter that was dated this month, and  
8 process all of the proposed dispositions.

9 So the proposal, it will be tabled as an  
10 Urban Garden Agreement. We will then turn this  
11 into a project and process when it's finished.

12 CHAIRWOMAN JARMON: Second?

13 MR. HUNTER: I'll second.

14 CHAIRWOMAN JARMON: All in favor?

15 (Aye.)

16 CHAIRWOMAN JARMON: Any opposed?

17 (No response.)

18 CHAIRWOMAN JARMON: Subordination  
19 Agreement, 1723 --

20 MR. RODRIGUEZ: Madam Chair?

21 MR. O'DWYER: Accepting the rest.

22 MR. RODRIGUEZ: I move that accept all the  
23 other Urban Garden Agreements.

24 MS. CUNNINGHAM: Second.

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1 CHAIRWOMAN JARMON: All in favor?

2 (Aye.)

3 CHAIRWOMAN JARMON: Any opposed?

4 (No response.)

5 CHAIRWOMAN JARMON: Thank you. The next  
6 item, Subordination Agreement, 1723 North  
7 Howard Street, also known as 1724 Hope, 1725 to  
8 27 Howard, 1726 to 28 North Hope. You want to  
9 come up to the podium, please.

10 (Witnesses approached podium.)

11 CHAIRWOMAN JARMON: We settled this back  
12 in 2016. I think they are trying to establish  
13 a partnership.

14 MR. VINCENTY: Yes.

15 CHAIRWOMAN JARMON: To do the development,  
16 as far as financing.

17 MR. VINCENTY: Yes.

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

20 MR. VINCENTY: My name is Hector Vincenty.

21 CHAIRWOMAN JARMON: Can you let the  
22 Committee know exactly what you're trying to  
23 do?

24 MR. VINCENTY: What I'm trying to do right

1 now is, I want to update the subordination to  
2 include the partnership. Right now, currently,  
3 we're going to begin building. All the permits  
4 have been approved, and the financing has also  
5 been approved by the bank.

6 And I've been able to partner up with  
7 these two gentlemen so they can help me get the  
8 financing. And John Mazzeo is the builder.

9 The financing has been approved. All the  
10 permits have been approved. All I need to do  
11 now is just get the job done.

12 MR. RODRIGUEZ: What are you building?

13 MR. VINCENTY: Eight homes.

14 MR. RODRIGUEZ: Market rate?

15 MR. VINCENTY: Yes, sir.

16 MS. CUNNINGHAM: What's taking so long?

17 MR. VINCENTY: The permits. When I  
18 purchased the property from the City of  
19 Philadelphia, it never was disclosed that when  
20 the City of Philadelphia knocked down the  
21 buildings that were there, one of the water  
22 pipes was open for the last 15 years. So we  
23 had to get an engineer in there, correct that  
24 problem. And that had to sit for some time to

1 get that done with a geo tech engineer.

2 CHAIRWOMAN JARMON: Can you let the  
3 Committee know the names of the entities that  
4 are being added to this?

5 MR. VINCENTY: 1723 through 29 North  
6 Howard, LLC.

7 MS. CUNNINGHAM: So it's a single use  
8 entity, but a joint membership?

9 MR. VINCENTY: Correct.

10 MS. CUNNINGHAM: And you're a principal in  
11 the partnership?

12 MR. VINCENTY: Yes.

13 MS. CUNNINGHAM: What's your percentage?

14 MR. VINCENTY: Well, my percentage is the  
15 property. The way we have the LLC, I'm  
16 bringing the property to the table. Because  
17 the way that the LLC was formed, my name is  
18 still currently on the deed. So the deed was  
19 going to say Hector L. Vincenty plus the LLC.  
20 So the bank, for their format doesn't --

21 MR. RODRIGUEZ: She's asking about your  
22 percentage.

23 MS. CUNNINGHAM: Your percentage in the  
24 partnership.

1 MR. RODRIGUEZ: Do you have 40 percent,  
2 50 percent?

3 MS. CUNNINGHAM: At the end of this, what  
4 are you going to end up with, what percentage?

5 MR. VINCENTY: 25 percent of profit, you  
6 know, not, you know, gross income.

7 CHAIRWOMAN JARMON: Any other questions?

8 MR. PADILLA: That doesn't answer the  
9 question. So profit is one thing, percentage  
10 of ownership is another. How is the ownership  
11 structured?

12 MR. VINCENTY: Well, right now currently I  
13 am the property owner.

14 MR. PADILLA: So you're 100 percent entity  
15 owner?

16 MR. VINCENTY: Yes. Right now. And then  
17 they are coming along with their resources.

18 MR. RODRIGUEZ: So how much percent of the  
19 ownership are you selling?

20 MR. VINCENTY: I'm not understanding.

21 MR. RODRIGUEZ: So you own 100 percent.  
22 You're bringing on a partner. He has equity on  
23 the land. You're bringing equity in terms of  
24 cash, correct?

1           So in that partnership agreement, are you  
2 50/50 partners, are you 60/40 partners, are you  
3 70/30 partners? That's what she means.

4           MR. VINCENTY: 75/25.

5           MS. CUNNINGHAM: 75/25 in favor of the new  
6 single use entity?

7           MR. VINCENTY: Correct.

8           MS. CUNNINGHAM: So basically you're  
9 selling 75 percent of this project?

10          MR. VINCENTY: Yes. I mean, it's not  
11 basically. Currently, for the way that the  
12 project needs to be formatted, the bank would  
13 not approve to give me a loan for eight homes  
14 to build. They do have the approval by the  
15 bank. They will only approve -- I cannot do  
16 the project, with, you know...

17          MS. CUNNINGHAM: You started this project,  
18 you had the funding then?

19          MR. VINCENTY: Well, two years ago when I  
20 started the project, I had the funding then.  
21 But I had to dump a lot of money into the  
22 project with architects, with Harman Deutsch,  
23 fixing the soil to get things up and running.  
24 I have dumped personal money. There has not

1 been any financing for the project. Everything  
2 is coming out of my pocket to get everything  
3 corrected and everything done.

4 I'm at the point now where for me to  
5 continue with the project, I needed the money  
6 that I initially invested back, and I can't do  
7 that right now.

8 CHAIRWOMAN JARMON: I think, if I'm not  
9 mistaken, you purchased it for 98,000?

10 MR. VINCENTY: No. I purchased it for 140  
11 something.

12 CHAIRWOMAN JARMON: That's with everything  
13 else included?

14 MR. VINCENTY: That's what it cost me,  
15 just the property. That's not with the  
16 architects, the City of Philadelphia, with the  
17 engineering, with the fixing of all soil  
18 damages that were done.

19 MR. HUNTER: The construction permits that  
20 were issued at the end of March, that's the  
21 project you're moving forward with?

22 MR. VINCENTY: Yes. And everything is  
23 already approved and all the construction  
24 documents are done.



1 MR. HUNTER: The other question I had was,  
2 there's taxes on the property, real estate  
3 taxes, due at the end of March. And it's about  
4 \$2,700 that needs to be paid before going  
5 forward, too.

6 MR. VINCENTY: That's no problem.

7 CHAIRWOMAN JARMON: Any further questions?

8 MR. KOONCE: Just so I'm clear, is there a  
9 new entity formed and has it been created and  
10 have the properties been transferred to the new  
11 entity?

12 MR. VINCENTY: No.

13 CHAIRWOMAN JARMON: 1723-29, an LLC's been  
14 formed already?

15 MR. KILLEEN: It's been formed. The  
16 operating agreement is still in the process.

17 THE COURT REPORTER: What's your name?

18 MR. KILLEEN: John Killeen, K-I-L-L-E-E-N.

19 MR. RODRIGUEZ: So who's he financing  
20 with?

21 MR. VINCENTY: Meridian Bank.

22 MR. RODRIGUEZ: Meridian Bank is providing  
23 construction to whom? The new single purpose  
24 entity or to you?

1 MR. VINCENTY: To the LLC.

2 MR. RODRIGUEZ: So the new LLC has the  
3 financing?

4 MR. KILLEEN: Correct.

5 CHAIRWOMAN JARMON: But you don't have an  
6 operating agreement?

7 MR. KILLEEN: Right now, we don't have it.

8 MR. VINCENTY: That is in the process  
9 pending this.

10 MR. RODRIGUEZ: So you broadly stepped out  
11 as 75/25 ownership.

12 MR. VINCENTY: Mm-hmm.

13 MS. CUNNINGHAM: One other question. You  
14 said you wanted to update the subordination  
15 agreement, did you have a subordination  
16 agreement?

17 MR. VINCENTY: Yes, we did.

18 CHAIRWOMAN JARMON: It was previously  
19 approved.

20 MS. CUNNINGHAM: With who?

21 CHAIRWOMAN JARMON: Here.

22 MS. CUNNINGHAM: No, with what bank.

23 MR. VINCENTY: Oh. With -- I think it's  
24 JFK Lending. It's more of a hard money lender.

1 MS. CUNNINGHAM: Is there a mortgage  
2 existing with JFK Lending?

3 MR. VINCENTY: No. I never went forward.

4 MS. CUNNINGHAM: Okay. I just wanted to  
5 make sure that was satisfied.

6 CHAIRWOMAN JARMON: No, no mortgage.

7 MR. KOONCE: Do they need an extension of  
8 time?

9 MS. CUNNINGHAM: They need an extension of  
10 time. They need permission to sell. And they  
11 need a subordination agreement.

12 MR. RODRIGUEZ: So we would need to see  
13 the agreement, right, in terms of financing,  
14 before we move?

15 MR. VINCENTY: We have terms of financing.

16 CHAIRWOMAN JARMON: A recommendation?

17 MS. CUNNINGHAM: I'm going to motion we  
18 table this for a month. You can send in that  
19 documentation to the Chair and --

20 MR. VINCENTY: Well, we're prepared for  
21 this now.

22 MS. CUNNINGHAM: I'm sorry?

23 MR. VINCENTY: We have all the  
24 documentation ready now, except the operating

1 agreement. We can have that this afternoon.

2 MR. PADILLA: We need the documentation  
3 for your operating agreement. We need your  
4 documentation on the limited liability  
5 corporation entity. And we need evidence of  
6 financing.

7 MR. RODRIGUEZ: We also need evidence that  
8 you're up to date on state and real estate  
9 taxes.

10 MR. PADILLA: That's correct.

11 MR. VINCENTY: Okay.

12 MS. CUNNINGHAM: Motion to table until we  
13 receive all this documentation.

14 MR. PADILLA: Yes.

15 MR. KILLEEN: Can we do that  
16 electronically?

17 MS. CUNNINGHAM: You can send it the  
18 documentation that way we have it prior to the  
19 next meeting.

20 MR. RODRIGUEZ: The letter of financing,  
21 did they give you a timetable for execution?

22 MR. VINCENTY: The permits have been  
23 approved. Permits are only good for a period  
24 of time.

1           What I'm asking, can we just send it  
2 electronically and then -- or do we have to go  
3 through this whole process?

4           MR. RODRIGUEZ: You're asking for a  
5 subordination for the financing to close  
6 though, right?

7           MR. VINCENTY: Yes.

8           MR. RODRIGUEZ: So you've already pulled  
9 the permits prior to financing being approved,  
10 though, correct?

11          MS. CUNNINGHAM: Yes.

12          MR. VINCENTY: Yes, yes.

13          MR. RODRIGUEZ: So you need -- the  
14 timeline is a little off. You already pulled  
15 the permits, but you don't know that you have  
16 all the money. That's why you need the  
17 subordination agreement.

18          MR. VINCENTY: The bank also said the same  
19 comment you said, they need to see the permits  
20 done for them to approve. So it's a juggling  
21 of both things need to happen.

22          MR. RODRIGUEZ: I appreciate that. But  
23 we're saying. The bank is doing their due  
24 diligence, we're doing our due diligence.

1           So the issue being that we understand you  
2 pulled your permits, but you haven't settled on  
3 your financing either, correct?

4           MR. VINCENTY: Correct.

5           MR. RODRIGUEZ: What's your timeline for  
6 closing for financing?

7           MR. KILLEEN: As early as two weeks. I  
8 mean, they told us a commitment for at least 90  
9 days.

10          MR. RODRIGUEZ: All right. And your  
11 permits are good for how long?

12          MR. VINCENTY: A year.

13          MS. CUNNINGHAM: And they were just issued  
14 two weeks ago?

15          MR. VINCENTY: We had submitted them a  
16 long time ago, but yeah. They just got  
17 approved.

18          MR. RODRIGUEZ: So your clock started  
19 ticking two weeks ago, right?

20          MR. VINCENTY: Yes.

21          MR. RODRIGUEZ: I just want to be clear on  
22 what we're talking about.

23          MR. KOONCE: And the permits are under  
24 what entity?

1 MR. VINCENTY: YG3 Construction.

2 MR. KOONCE: The new entity doesn't appear  
3 on the permit?

4 MR. VINCENTY: No.

5 MR. KILLEEN: It's all theoretical at this  
6 point until we can get the subordination  
7 agreement done. Once we get the subordination  
8 agreement, we're ready to hit the ground  
9 running.

10 MR. RODRIGUEZ: Will you be resubmitting  
11 your permits?

12 MR. VINCENTY: No.

13 MR. RODRIGUEZ: Okay.

14 MR. KOONCE: I think the first thing is,  
15 are we okay with the extension of time?

16 MR. PADILLA: I think there are too many  
17 moving parts right now. It should be tabled  
18 until we can get further clarification, just  
19 for you and everybody here.

20 Come prepared with anything you need  
21 before this Committee before you request  
22 anything. It just makes life a lot easier for  
23 all of us.

24 MS. CUNNINGHAM: I motion to table.

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1 MR. PADILLA: Second.

2 CHAIRWOMAN JARMON: All in favor?

3 (Aye.)

4 CHAIRWOMAN JARMON: Any opposed?

5 (No response.)

6 CHAIRWOMAN JARMON: Mr. Vincenty?

7 MR. VINCENTY: Yes.

8 CHAIRWOMAN JARMON: Are you clear about  
9 what they are requesting from you?

10 MR. VINCENTY: They just need all the  
11 agreements. And the majority of all things  
12 they are asking for is already done. We had to  
13 send it to the Law Department, also.

14 Thank you. Have a good day.

15 CHAIRWOMAN JARMON: The next items are  
16 properties that are being transferred from the  
17 Land Bank to applicants as side yards in the  
18 7th Councilmanic District. Andre just wanted  
19 to speak on those.

20 (Mr. Del Valle approaches the witness stand.)

21 CHAIRWOMAN JARMON: State your name for  
22 the record.

23 MR. DEL VALLE: Andre Del Valle. Good  
24 morning Chairwoman Jarmon, and members of the



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1 VPRC Committee. My name is Andre Del Valle.  
2 I'm a legislative aide for Councilwoman  
3 Sanchez.

4 I'm just going to go through all of them  
5 if that's okay with the members.

6 We're here today for 1907 East Sterner  
7 Street. The Councilwoman is expressing her  
8 support for her constituent, Justin Santiago,  
9 who is requesting to acquire a City vacant  
10 owned property at 1907 East Sterner Street, and  
11 plans to use it as a side yard.

12 MS. JOHNSON: May I ask a question on  
13 that?

14 MR. DEL VALLE: Yes, ma'am.

15 MS. JOHNSON: He is not the owner abutting  
16 the property?

17 MR. DEL VALLE: Yes. He lives at 1908  
18 East Silver Street.

19 MS. CUNNINGHAM: He bought it in sheriff  
20 sale at February.

21 MS. JOHNSON: Which address does he own?

22 MS. CUNNINGHAM: 1908 Silver, it would  
23 make it a rear yard.

24 MR. PADILLA: And he resides at that

1 property?

2 MR. DEL VALLE: Yes, yes. Correct.

3 MS. JOHNSON: Because it's listed at 1907.  
4 Okay. Thank you.

5 MR. DEL VALLE: Is it okay to move to the  
6 next one? The next parcel we have is 1722  
7 North 3rd Street.

8 The Councilwoman expresses support for her  
9 constituent, Maria Laboy, who's requesting a  
10 City owned vacant lot at 1722 North 3rd Street.

11 The constituent owns 1724. And she is  
12 also requesting it as a side yard.

13 MR. RODRIGUEZ: If you look at the  
14 picture -- I just want to stipulate -- the  
15 trampoline on that it's not owned by the  
16 applicant. It is owned by the resident across  
17 the street.

18 We have engaged contractors to go out  
19 twice to remove the structure and trampoline.  
20 And they've been met with resistance. We're  
21 working with the Councilwoman's office to deal  
22 with the resident and remove the items that are  
23 on the site. So they will be cleared prior to.

24 MR. DEL VALLE: The next parcel we have is

1 2751 Kensington Avenue. The Councilwoman is  
2 expressing her support for Rock Ministries,  
3 which is a church that we work closely with,  
4 who plans to use the parcel at 2751 Kensington  
5 Avenue for community use, which would be a side  
6 yard next to their existing building at 2753  
7 through 55 Kensington Avenue.

8 MR. PADILLA: I have a few questions on  
9 that one. Is this to the non-for profit or to  
10 the church?

11 MR. DEL VALLE: This is to the church.

12 MR. RODRIGUEZ: To the non-for profit.

13 MR. DEL VALLE: I'm sorry. To the non-for  
14 profit.

15 MS. CUNNINGHAM: But their proposal is to  
16 conduct outreach activities. Are they  
17 religious-based?

18 MR. DEL VALLE: For community use. I  
19 believe they are not. I think it's more  
20 community use.

21 MR. PADILLA: So that has to be  
22 specifically defined, because if there are  
23 religious activities, this conveyance cannot  
24 occur.

1 MS. CUNNINGHAM: It can't occur nominally.

2 MR. PADILLA: Well, not for religious use.

3 MR. RODRIGUEZ: They'd have to pay for  
4 that.

5 MR. PADILLA: My other question is based  
6 on the notes here. It says they've been  
7 maintaining it for years, but the City has had  
8 deed to this property until October of last  
9 year.

10 MR. RODRIGUEZ: Correct.

11 MR. PADILLA: So how can we make the  
12 argument they've been maintaining this lot on  
13 our behalf, when it wasn't in our inventory for  
14 ownership?

15 MR. RODRIGUEZ: We're not making it as  
16 though they have been maintaining it on behalf  
17 of the City. We acquired it at tax sale.

18 They applied for nominal conveyance as a  
19 nonprofit, because they wanted to use it for  
20 community use and outreach. That's the basis  
21 for it. It's not a standard conveyance as  
22 though someone's been maintaining a City owned  
23 property.

24 MR. PADILLA: Was there a mortgage placed

1 on it or will they restrict the permanent  
2 restriction --

3 MR. RODRIGUEZ: 30 year restrictive use.  
4 It can only be used as a side yard.

5 MR. PADILLA: But that wouldn't qualify as  
6 a side yard, because there's not a residence  
7 next to it. It's commercial.

8 MR. RODRIGUEZ: They can't develop on it.  
9 The restriction will be it will be managed open  
10 space. And they would not be able to build on  
11 it. It ties with the land.

12 MR. PADILLA: What's the current use right  
13 now? The picture shows like a tent or  
14 something.

15 MR. RODRIGUEZ: I take it they are  
16 occupying the space currently.

17 MR. PADILLA: Without a license?

18 MR. RODRIGUEZ: Correct.

19 MR. O'DWYER: It sounds like they already  
20 installed it, paved it.

21 MS. CUNNINGHAM: Cleaning, paving and  
22 installed a gate.

23 MR. PADILLA: It was like that already?

24 MS. CUNNINGHAM: No.

1           MR. HUNTER: I share the concern. I don't  
2 know what they meant by community outreach and  
3 not for religious purposes, like it needs to be  
4 stated specifically in the agreement that you  
5 can't do that and what they actually plan to  
6 do, because we can't transfer for its purposes.

7           MR. PADILLA: They can't enter into a  
8 market rate mortgage that's restricted. So  
9 they would be held to pay it after a 30 year  
10 term.

11          CHAIRWOMAN JARMON: So a self-amortizing  
12 mortgage will be placed?

13          MR. DEL VALLE: And we would respect the  
14 Committee's restriction for any religious  
15 purposes. I know that's the one concern.

16          The community uses it. We've been working  
17 with them in the past with them on just hosting  
18 some stuff, so, you know, the community uses it  
19 for the 7th District.

20          MR. PADILLA: I personally bring this up  
21 because there have been instances here where  
22 churches flip their properties once the  
23 restrictions are lifted. And I just want to  
24 avoid that in the future.

1 MR. DEL VALLE: Understood.

2 MR. PADILLA: Any organization, religious  
3 or nonreligious, with a non-for profit  
4 designation.

5 MR. RODRIGUEZ: So it should be really  
6 clear to the Committee there's two issues here.  
7 There's the self-amortizing mortgage, right, in  
8 terms of the value of the property, but the  
9 restriction is in perpetuity. It's not lifted.  
10 They would have to come and get permission --

11 MR. PADILLA: Right. It's a permanent  
12 deed restriction.

13 MR. RODRIGUEZ: Permanent deed  
14 restriction. The only way they can get it  
15 removed is to ask us to remove it, much like  
16 this Committee has to allow lease restrictions.

17 But the restriction stays with the land.  
18 So they can only use it for the proposed use  
19 they're going to have, which is open space  
20 community use. Those types of things. They  
21 cannot develop it. They cannot flip it.

22 MR. PADILLA: But that has to be defined,  
23 that they're open space community use. It has  
24 to be stipulated in the deed.

1 MR. RODRIGUEZ: That's fine. That can be  
2 stipulated.

3 CHAIRWOMAN JARMON: So the amount of  
4 mortgage that's going to be placed -- do you  
5 know what the amount would be, Angel?

6 MR. RODRIGUEZ: At this point, no.

7 MR. PADILLA: So it wouldn't be a  
8 nominal --

9 MR. RODRIGUEZ: It wouldn't be a nominal  
10 transaction. It's conveyance to the nonprofit.  
11 So it would be nominal price. The mortgage  
12 would be a self-amortizing mortgage that would  
13 be attached. Nobody is paying on it.

14 MR. PADILLA: But the self-amortizing  
15 mortgage is for a dollar?

16 MS. CUNNINGHAM: For the consideration.

17 MR. PADILLA: Got it.

18 MR. KOONCE: So self-amortizing mortgage  
19 plus the deed restriction?

20 MR. RODRIGUEZ: Correct. 30 year deed  
21 restriction.

22 MR. PADILLA: Now, you said permanent use  
23 restriction of 30 years is on the mortgage?

24 MR. RODRIGUEZ: Correct.



1 MR. PADILLA: And the mortgage is going to  
2 be placed on the market value of the same?

3 MR. RODRIGUEZ: Correct.

4 MR. KOONCE: If there's a deed restriction  
5 forever and ever, why do you need 30 year  
6 mortgage?

7 MR. PADILLA: Because the market -- there  
8 would be a market appraisal, correct me if I'm  
9 wrong, the mortgage is placed on that value.

10 MR. KOONCE: That's the how. Why?

11 MR. RODRIGUEZ: For this instance and  
12 issues where the Land Bank is used, you know,  
13 current dollars to acquire at a sheriff sale,  
14 we would appraise and put a fair market value  
15 on that.

16 MR. PADILLA: Based on the acquisition?

17 MR. RODRIGUEZ: Correct. Because real  
18 cash was spent to acquire.

19 MR. PADILLA: Right.

20 MR. RODRIGUEZ: And therefore, we would  
21 put a self-amortizing mortgage.

22 MR. PADILLA: What was that amount?

23 MR. RODRIGUEZ: I'd have to look into it.

24 MR. KOONCE: But it's deed restricted for

1 life?

2 MR. PADILLA: Correct.

3 MR. KOONCE: You pay to get an appraisal  
4 for something that they couldn't -- to prevent  
5 something they couldn't do anyway.

6 MR. RODRIGUEZ: That also benefits the  
7 land.

8 CHAIRWOMAN JARMON: You said 30 years. He  
9 said life.

10 MR. RODRIGUEZ: The mortgage is 30 years.  
11 The deed restriction goes with the land.

12 MR. O'DWYER: As to the religious  
13 question, are they aware that they would be  
14 prohibited from using this space for religious  
15 function?

16 MR. DEL VALLE: Yes.

17 MR. O'DWYER: How would we go about making  
18 sure that doesn't happen and holding them  
19 accountable?

20 MR. RODRIGUEZ: Purchase development  
21 agreement.

22 CHAIRWOMAN JARMON: Any further questions?

23 (No response.)

24 CHAIRWOMAN JARMON: Next item, Andre?

1 MR. DEL VALLE: The next item is 3415  
2 Tampa Street. The Councilwoman expresses her  
3 support for her constituent, Maria Hernandez,  
4 who acquired a City owned vacant lot at 3415  
5 Tampa Street.

6 The constituent owns 3413 Tampa Street,  
7 and intends to use this parcel as a side yard.

8 MS. CUNNINGHAM: We don't have a fact  
9 sheet or anything from Tampa.

10 CHAIRWOMAN JARMON: I don't think we have  
11 the fact sheet -- yeah, we never received it.  
12 Carla has a little note here to table it.

13 We're going to table Tampa until next  
14 month. We have no attachments.

15 MR. DEL VALLE: I mean, you guys listed  
16 it.

17 CHAIRWOMAN JARMON: I'm sorry?

18 MR. DEL VALLE: It's listed.

19 CHAIRWOMAN JARMON: I know, but we never  
20 received fact sheets from Land Bank to attach.

21 MS. CUNNINGHAM: We're going to table it.

22 MR. RODRIGUEZ: It was placed on the  
23 agenda. She hasn't signed her application.

24 CHAIRWOMAN JARMON: We're going to table

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1 3415 Tampa until May.

2 MR. DEL VALLE: The last parcel we have is  
3 2511 North Orkney Street. The Councilwoman  
4 expressed her support for Wilfredo Hernandez to  
5 acquire a City owned vacant property at 2511  
6 Orkney Street. The constituent owns the  
7 property at 2516 North Orkney.

8 CHAIRWOMAN JARMON: I think it's Lawrence  
9 Street.

10 MR. RODRIGUEZ: Sorry to interrupt. Can  
11 we go back to Tampa so I can clarify? The  
12 property will not be coming to this Committee.  
13 This property is owned by the PHDC. So we'll  
14 follow their disposition.

15 CHAIRWOMAN JARMON: So we want to delete  
16 this item from the agenda? Owned by PHDC.

17 MR. KOONCE: Why would it not be  
18 transferred the Land Bank?

19 MR. RODRIGUEZ: Because PHDC can dispose  
20 of it.

21 MR. KOONCE: They have no controls.

22 MR. RODRIGUEZ: We would be provided those  
23 controls from PDA.

24 MS. CUNNINGHAM: PHDC, did they get it

1 from us, from the City?

2 CHAIRWOMAN JARMON: Not necessarily. They  
3 could have gotten it themselves.

4 MS. CUNNINGHAM: If they got it from the  
5 City, it already has restrictions and those  
6 will run to the land.

7 MR. KOONCE: No, not necessarily.

8 MR. RODRIGUEZ: But we would be putting  
9 our own side yard restrictions on this  
10 property.

11 MR. KOONCE: If it was purchased years ago  
12 at sheriff sale and deeded to PHDC, there are  
13 no restrictions, right?

14 MS. CUNNINGHAM: There were a big group of  
15 properties that the City acquired, went through  
16 PRA, went to PHDC, and were just kind of  
17 sitting there.

18 MR. KOONCE: I don't think this is one of  
19 them.

20 MR. RODRIGUEZ: All side yard restrictions  
21 would apply. The PDA Land Bank, that will be  
22 submitted to their real estate committee. So  
23 the process of disposition through PHDC will go  
24 to real estate, but we would do the all the due

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1 diligence, put it through PDA and then present  
2 it to their real estate committee. So we'll  
3 exit out with restrictions.

4 MR. KOONCE: And then who will oversee it?

5 MR. RODRIGUEZ: The Land Bank.

6 MR. KOONCE: Okay.

7 MR. RODRIGUEZ: I just wanted to clarify.

8 MR. KOONCE: And that's okay with the  
9 counsel of PHDC?

10 MR. RODRIGUEZ: It's okay with the  
11 president and CEO with PHDC.

12 MR. KOONCE: Okay.

13 CHAIRWOMAN JARMON: The next item, Andre?

14 MR. DEL VALLE: I'm going back to 2511  
15 North Orkney Street. The Councilwoman's  
16 expressing her support for Wilfredo Hernandez.  
17 The parcel at 2511 North Orkney Street.

18 The constituent lives at 2516 North  
19 Lawrence Street. I apologize for the mistake.  
20 And he plans to use the space as a side yard.

21 CHAIRWOMAN JARMON: Can I get a  
22 recommendation on properties to be transferred  
23 from Land Bank to the applicants, other than  
24 the two on Fernon?

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1 MR. RODRIGUEZ: And Tampa.

2 CHAIRWOMAN JARMON: And Tampa. Sorry.

3 MR. HUNTER: Can we do it separate?

4 CHAIRWOMAN JARMON: Do it separate? Okay.

5 Can I get a recommendation for properties that  
6 are being transferred from Land Bank to the  
7 applicants, other than Kensington Avenue right  
8 now?

9 MR. O'DWYER: I move that we recommend the  
10 disposition of properties A, C, and F.

11 MS. CUNNINGHAM: Second.

12 CHAIRWOMAN JARMON: All in favor?

13 (Ayes.)

14 CHAIRWOMAN JARMON: Any opposed?

15 MR. RODRIGUEZ: I'll abstain.

16 CHAIRWOMAN JARMON: And 2751 Kensington  
17 Avenue?

18 MR. HUNTER: I move that we transfer the  
19 property to the Land Bank, subject to a  
20 restriction development agreement, no religious  
21 activity on the site.

22 MR. O'DWYER: I second that.

23 CHAIRWOMAN JARMON: All in favor?

24 (Aye.)

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1 CHAIRWOMAN JARMON: Any opposed?

2 (No response.)

3 CHAIRWOMAN JARMON: Thank you, Andre.

4 MR. DEL VALLE: Thank you.

5 CHAIRWOMAN JARMON: Extension of time,  
6 2147 Federal, 2723 Oakford, 2727 Oakford, JBS  
7 Renovations, LLC.

8 (Witness approached the podium.)

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

11 MS. SINNI: Jennifer Sinni.

12 CHAIRWOMAN JARMON: And you requested that  
13 we place this on for an additional six month  
14 extension. Can you just explain to the  
15 Committee what's going on?

16 MS. SINNI: So we purchased all three  
17 properties in 2013. We were slated to start  
18 building in the later part of '13. And we were  
19 hosed with a lawsuit from the entities who  
20 owned the land before.

21 We've been in litigation with that  
22 ownership from '13 all the way through November  
23 of '18. Their claim was the City took their  
24 land from them. And so we've been in the



1 middle of them and the City's litigation since  
2 then.

3 They settled in November. And then  
4 this -- they were in Bankruptcy Court in New  
5 Jersey. So we needed to wait for all of their  
6 settlement with the City to go through New  
7 Jersey state court for them to then release us  
8 from any negligence.

9 MS. CUNNINGHAM: Okay. So that was for  
10 2147 Federal?

11 MS. SINNI: Correct.

12 MS. CUNNINGHAM: That had nothing to do  
13 with the Oakford Street lots?

14 MS. SINNI: So when we went for lending  
15 for 2147, all three properties were packaged  
16 together.

17 So the bank that we had a relationship  
18 with -- because we had litigation come against  
19 one of them, they wanted to make sure we had no  
20 other litigation come against that one or any  
21 other one for us to then go back and repackage  
22 the financial package. And then we had to redo  
23 all of the land, soils, prints, everything over  
24 again for all three.

1           So right now, this 2147 permanent is being  
2           picked up. That was slated to build. And the  
3           other two are being redone right now from the  
4           beginning with new state requirements.

5           MR. RODRIGUEZ: Have you already pulled  
6           the permits?

7           MS. SINNI: For all of them?

8           MR. RODRIGUEZ: For these properties.

9           MS. SINNI: Yeah.

10          MR. RODRIGUEZ: You have pulled permits?

11          MS. SINNI: Right now, 2147 is the permit  
12          that's waiting to be picked up. 2327 Oakford,  
13          the prints are being redone with Harman. All  
14          of the City requirements are being redone. And  
15          then once they are done --

16          MR. RODRIGUEZ: And you're building by  
17          right?

18          MS. SINNI: Yes.

19          MR. KOONCE: What was the result of  
20          litigation on 2147? How was this solved? Can  
21          you talk about it?

22          MS. SINNI: I wasn't privy to it.

23          MS. CUNNINGHAM: They bankruptcy was  
24          dismissed. What happened was, the owners of

1 the property went -- when the City purchased it  
2 at sheriff sale, had filed bankruptcy. The  
3 City had gotten an extension from the stay to  
4 take the property to sheriff sale, had  
5 purchased it there.

6 The owners had a motion to compel in  
7 bankruptcy court and wanted to set aside the  
8 sheriff sale. They were way out of time at  
9 that point.

10 But I do believe that JBS also made a  
11 claim with their title insurance company --  
12 were paid out for 2147 Federal. And then the  
13 title company then made a claim against the  
14 City for that amount.

15 MS. SINNI: Yeah, I mean, there's been  
16 claims against us from that party and us with  
17 the City in that entity. Any funds that were  
18 paid out during that period of time had to go  
19 back into litigation, trying to get the other  
20 owners to release us from any negligence or  
21 wrong doing so we could build, because the  
22 banks would not lend us money with that  
23 litigation on the table.

24 MS. CUNNINGHAM: But my understanding is

1 their bankruptcy was dismissed in 2018.

2 MS. SINNI: No. Right now -- however we  
3 were -- we have letter at home from the lawyer  
4 representing them. When the City settled with  
5 them in late October beginning of November,  
6 whatever the proceeds were that were being  
7 given to them, were being held New Jersey  
8 bankruptcy court. Any people they owed money  
9 to had to report it. After all that was done,  
10 we then received an actual --

11 MS. CUNNINGHAM: But their motion with the  
12 City was done in 2018.

13 MS. SINNI: The latter part. But then  
14 releasing us -- they wouldn't release us until  
15 their settlement with the City was completely  
16 done and felt like they were made whole.

17 So we couldn't finish any financing, I  
18 mean, during this time, we were still getting  
19 the prints, the building, the soils, everything  
20 done to build.

21 And then once we were told we would be  
22 released, then we started to package up the  
23 financing with the bank.

24 MS. CUNNINGHAM: I'm not understanding why

1 the properties weren't repackaged separately.

2 MS. SINNI: The bank didn't want to  
3 proceed with any relationship -- in any  
4 building with us, until we resolved with  
5 Federal. Because originally, they were all  
6 packaged together.

7 MR. KOONCE: Weren't there four properties  
8 originally in this transaction?

9 MS. SINNI: The City gave one back to  
10 them.

11 MS. CUNNINGHAM: The City gave one --

12 MS. SINNI: 2145 was given back to them.

13 MS. CUNNINGHAM: That sheriff sale was set  
14 aside. But everybody was made whole on that.

15 MS. SINNI: Yeah.

16 MR. KOONCE: Which left three properties?

17 MS. CUNNINGHAM: Correct. But the Oakford  
18 Street properties were not part of the  
19 bankruptcy proceeding, they were not the same  
20 original owners.

21 MR. KOONCE: Were they reimbursed for  
22 their cost? So they paid \$53,000 for all four  
23 properties?

24 MS. CUNNINGHAM: The City did not

1 reimburse anyone, no. When the case was  
2 dismissed, the City removed themselves with the  
3 title insurance company. That's between them  
4 and them, but the City did not reimburse  
5 anyone.

6 MS. SINNI: No. Are we talking about JBS?

7 MR. KOONCE: Yes.

8 MS. SINNI: Other than the title company,  
9 that's the only financing that were given to  
10 us. The City never made us whole in any  
11 capacity. So any money that came went into  
12 fighting the litigation against the previous  
13 owners to get released from it.

14 MS. CUNNINGHAM: The City was willing to  
15 negotiate that.

16 MR. KOONCE: Okay. So did you use the  
17 same -- early the next year in 2014, you bought  
18 the property from PHDC, who's the lender?

19 MS. SINNI: I think it was the same bank.

20 MR. KOONCE: So they were willing to loan  
21 you money on that one, but they were not  
22 willing to lend you money on the three you  
23 bought the year before?

24 CHAIRWOMAN JARMON: Because the deal that

1 was on the table with them, Federal was in it.  
2 I think they let us push it out six months.  
3 And then they said come back when everything is  
4 resolved. We thought numerous times that this  
5 was going to be resolved or that they didn't  
6 have a case or whatever. It kept getting  
7 pushed back.

8 So we went back to our bank and we said,  
9 because we have a package deal, we want to wait  
10 for you to clear up the one before we finish  
11 it. And we said fine.

12 MS. CUNNINGHAM: So in the meantime you  
13 didn't come back and explain to us any of the  
14 litigation --

15 CHAIRWOMAN JARMON: She's been here  
16 several times.

17 MS. CUNNINGHAM: Is there a current  
18 extension?

19 CHAIRWOMAN JARMON: Yes.

20 MS. CUNNINGHAM: When was the last time  
21 you were here?

22 CHAIRWOMAN JARMON: Probably six months  
23 ago.

24 MS. SINNI: Yeah.

1           MR. RODRIGUEZ: So yesterday I had a  
2 conversation with the City's real estate  
3 department as well as the PRC about situations  
4 like this. This is not the only occurrence  
5 where properties have been made a number of  
6 years ago and we have not seen development.

7           In conversation with the law department,  
8 they have recommended that before an extension  
9 be provided, that we now -- now that we have  
10 this new agreement, that JBS actually go  
11 through the application process -- really give  
12 us a complete picture as to what your financing  
13 is, what your proposed plans are included in  
14 the application process and then bring it to  
15 this Committee for an extension to reset the  
16 clock.

17          MS. SINNI: Okay. So Federal slated  
18 permit is approved. The Oakford, the drawings  
19 and everything are being done. So they have to  
20 come to the hearing.

21          MR. RODRIGUEZ: Well, we would have  
22 somebody contact you to file all your  
23 information into an application. And then we  
24 would submit that application to the Committee



1 for review, for completeness and all that, when  
2 you plan to develop, what you plan to develop,  
3 and that you have secured financing.

4 MS. CUNNINGHAM: And in addition, that  
5 would reset your clock for a year rather than  
6 six months.

7 MR. RODRIGUEZ: It would also require you  
8 have all permits -- you're telling me you have  
9 a building permit? Are you building by right  
10 or are you going for variances?

11 MS. SINNI: By right.

12 MR. RODRIGUEZ: Okay.

13 MS. SINNI: So once everything cleared  
14 with the Courts, we got 47, Oakfords are being  
15 redone. But it was just a question of --  
16 everything was done, but because so much time  
17 had lapsed, we had to start completely over.

18 So I just want to be clear, for the  
19 Oakfords, you're requesting us to bring our  
20 packet to you?

21 MR. RODRIGUEZ: For all three. We will  
22 contact you to put together a package and  
23 present it to this Committee next month of what  
24 a completed package. You told us that you

1 already have permits and you're ready to go.  
2 You should have everything you need to put this  
3 package together.

4 MR. HUNTER: The only permit is the zoning  
5 permit for Federal. Do you have the building  
6 permit with L&I now for that?

7 MS. SINNI: For Federal?

8 MR. HUNTER: Yes.

9 MS. SINNI: Yes. Harman has it. They are  
10 supposed to be picking it up. They have to  
11 hand in, I think, the insurance for the  
12 builders' information and the check.

13 MR. HUNTER: But you don't have permits  
14 for the Oakford?

15 MS. SINNI: No, because they're still in  
16 the middle of redoing the drawings and  
17 everything, so then we'll resubmit everything.

18 MR. RODRIGUEZ: In the application  
19 process, we'll get a clear picture of what your  
20 timeline is. That's the purpose of putting you  
21 through the application process. It'll answer  
22 all these questions the Committee has.

23 So my recommendation is that we table this  
24 extension until next month allowing JBS to go

1 through the application process, at which time  
2 next month we'll present a completed  
3 application package for all three properties to  
4 the Committee.

5 MS. CUNNINGHAM: Second.

6 MR. KOONCE: I have an issue. So these  
7 properties were acquired in 2013. I get it  
8 went through legislation and such, the  
9 litigation held them up. But are we going to  
10 automatically not -- are we just not going to  
11 look at the acquisition price again?

12 MR. RODRIGUEZ: If this Committee would  
13 like us to appraise the property to look at  
14 that as a stipulation, then we will do that. I  
15 think that's another conversation to have.

16 MR. PADILLA: They, technically, came in  
17 the system under the old disposition policy.

18 MR. KOONCE: Yeah, but the new disposition  
19 policy said that the old disposition policy  
20 disappeared for all intents and purposes in  
21 April of 2017.

22 MR. PADILLA: Unless they are in agreement  
23 in progress, which in this case it was not.

24 MR. KOONCE: Agreed. But, also, that

1 doesn't make reference to whether or not you  
2 could -- so even if you had an agreement at the  
3 time, it was never anticipated that you can sit  
4 on the property whether it was your fault or  
5 not for five, six, seven, 10 years before you  
6 build.

7 MR. PADILLA: Correct. But if it's no  
8 fault of their own -- and I understand you  
9 just --

10 MR. KOONCE: I'm not sure I swallowed the  
11 Oakford stuff.

12 And I would like to -- at a minimum, I  
13 would like to know what the properties are  
14 worth now before I signed off on it, because  
15 the one property they bought from Federal  
16 Street, they bought it for \$58,000. In 2013, a  
17 few months before that, they bought the four  
18 from VPRC for \$53,000.

19 MR. PADILLA: So I would just add, we're  
20 ordering an appraisal of the properties, as  
21 well.

22 MR. RODRIGUEZ: No problem. I just want  
23 to be clear at that point, we'll present the  
24 appraised price --

1 MR. KOONCE: Make the recommendation and  
2 then you vote.

3 MR. RODRIGUEZ: But my question is,  
4 there's two separate issues. There's the issue  
5 of you've already gone to settlement, you  
6 acquired title to the property, right?

7 MS. SINNI: Yes.

8 MR. RODRIGUEZ: The purposes of going  
9 through the application process and doing your  
10 due diligence is resetting the clock for  
11 development.

12 What you're raising is that we're talking  
13 about conveyance at the price that was conveyed  
14 in 2013, correct?

15 MR. KOONCE: We're talking about holding  
16 off on the same -- I'm not saying we can turn  
17 back the clock, but what I am saying is because  
18 so much time has passed, that I think we need  
19 to look at whether we should try negotiating  
20 something as part of an overall settlement.

21 MR. RODRIGUEZ: So do you also want us to  
22 look into a vehicle to discuss the difference  
23 between appraised value and the settled value?  
24 I mean, that's in agreement.

1 MR. KOONCE: Right.

2 MR. RODRIGUEZ: We can get the appraisal.  
3 There's going to be a difference. The issue is  
4 what are we doing about the difference. What  
5 you're saying is that the property is  
6 appraised.

7 MS. CUNNINGHAM: Is that more information  
8 that you want to make your decision on?

9 MR. KOONCE: On whether I vote to approve,  
10 yes. And for me, if I think there's a gross  
11 disparity there, then I'm probably not going to  
12 approve. That's just me.

13 MS. SINNI: So -- I'm sorry. I didn't  
14 hear what he was saying.

15 MR. RODRIGUEZ: There's two issues here.  
16 First issue, which isn't in question, is that  
17 we're going to work together to get you through  
18 the application process, so it answers all the  
19 due diligence questions that the VPRC has. And  
20 we will present that next month.

21 The other issue is we will obtain an  
22 appraisal for these three properties, and then  
23 we'll also present that new appraised value to  
24 be VPRC. And they will decide whether to

1 continue on to give you an extension to allow  
2 you to develop.

3 And then the second issue, we talked about  
4 the difference in terms of what the settlement  
5 price was when you acquired the properties, and  
6 what the new value of the land is.

7 MS. SINNI: I guess my concern is for  
8 Federal, when we got stopped at the beginning  
9 of the project, we were about to break ground.  
10 Everything had been secured. We had an  
11 agreement of sale. There was nobody looking to  
12 not proceed with any of this.

13 So -- and then we're wrapped up in a  
14 lawsuit with the City, because someone feels  
15 wronged. And for that, I don't feel like we  
16 should have a negative ramification because we  
17 just hit pause and spent -- I mean, we never  
18 came to the City and said we spent thousands in  
19 litigation, either being sued by that party,  
20 even though we were indirectly involved, the  
21 City was the one that acquired it. And we  
22 acquired it from the City. That's my concern.

23 MR. KOONCE: But we don't know whether  
24 it's negative or not. I mean, home prices have

1 also risen dramatically since 2013. So the  
2 amount -- what you can get for the property  
3 after you develop them has gone up since 2013.

4 MS. SINNI: Understood. But my issue  
5 still is I'm going to be penalized because we  
6 were in the middle of litigation.

7 MR. RODRIGUEZ: There hasn't been a  
8 decision. This is fact finding. And what I've  
9 been explaining is that these are the issues  
10 and facts and due diligence that has to happen  
11 from today to the next meeting, which will be  
12 presented to the VPRC at the next meeting. And  
13 the VPRC will then vote based on having all the  
14 facts.

15 MS. CUNNINGHAM: And I want to submit that  
16 not necessarily Federal, but the other two, I  
17 understand that the bank packaged them. There  
18 are other banks. You could have repackaged  
19 that and developed. You had that option.

20 MS. SINNI: It was more cost effective for  
21 us to --

22 MS. CUNNINGHAM: I understand that. It's  
23 also more cost effective for us to get a  
24 structure on the property and start paying real



1 estate taxes on improved property. So we both  
2 had a little skid in that.

3 MS. SINNI: Yeah. We're paying all of off  
4 our taxes and everything.

5 MS. CUNNINGHAM: It's in our best interest  
6 to get these developed.

7 MR. KOONCE: And I say, again, over a five  
8 year, six period of time, what your product is  
9 going to sell considerably more than it would  
10 have then. So you're not being penalized.

11 MS. SINNI: No. I'm talking -- when I  
12 talk about penalize I'm saying just because the  
13 period of time in the market -- the market is  
14 changing. We were still putting out a lot of  
15 financing to litigate with them in Court.

16 MR. PADILLA: What's the recommendation?

17 MR. RODRIGUEZ: The recommendation was  
18 that we table this item until next month, which  
19 will give us time to take JBS and put all three  
20 properties through the application process,  
21 allowing for due diligence that's required and  
22 to answer the questions of the VPRC.

23 At the same time, we will acquire a new  
24 appraisal for these three properties. And

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1 present the appraised piece to the Committee  
2 for consideration, as well. And then we will  
3 present these three properties for an extension  
4 of time.

5 MR. PADILLA: Second.

6 CHAIRWOMAN JARMON: All in favor?

7 (Aye.)

8 CHAIRWOMAN JARMON: Any opposed?

9 (No response.)

10 CHAIRWOMAN JARMON: Thank you. 2001

11 Poplar Street. 2001 Poplar.

12 (No response.)

13 CHAIRWOMAN JARMON: Request for a release.

14 MR. O'DWYER: It looks like there's a  
15 building there, and it was completed sometime  
16 ago. And the property sold as a side yard in  
17 1986.

18 CHAIRWOMAN JARMON: It was.

19 MR. O'DWYER: I move that we issue the  
20 Certificate of Completion.

21 (Duly seconded.)

22 CHAIRWOMAN JARMON: All in favor?

23 (Aye.)

24 CHAIRWOMAN JARMON: Any opposed?

1 (No response.)

2 CHAIRWOMAN JARMON: 2821 Belgrade and 2822  
3 Livingston.

4 (Witnesses approached the podium.)

5 CHAIRWOMAN JARMON: These two properties  
6 were transferred back there 1989 and '97. Can  
7 you state your name for the record?

8 MR. NAGROWSKI: My name is Tom Nagrowski.  
9 This is Lawrence Valecci. The properties were  
10 transfer to his mother in 1989. We have an  
11 Agreement of Sale in place. We have an  
12 agreement of sale in place that takes place on  
13 May 10th we're looking for a release of the  
14 restrictions.

15 CHAIRWOMAN JARMON: And these were  
16 transferred as rear yard, side yards?

17 MR. NAGROWSKI: Side yards, I believe.

18 CHAIRWOMAN JARMON: Can I get a  
19 recommendation?

20 MR. O'DWYER: I move we issue the  
21 Certificate of Completion.

22 MS. CUNNINGHAM: Second.

23 CHAIRWOMAN JARMON: All in favor?

24 (Aye.)

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1 CHAIRWOMAN JARMON: Any opposed?

2 (No response.)

3 CHAIRWOMAN JARMON: Thank you.

4 MR. NAGROWSKI: Thank you very much.

5 CHAIRWOMAN JARMON: 2013 East Firth  
6 Street. This was recently acquired at sheriff  
7 sale.

8 (Witnesses approached the podium.)

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

11 MR. RUIZ: Luis Ruiz.

12 CHAIRWOMAN JARMON: And you're here  
13 requesting a release?

14 MR. RUIZ: Yes. A release of the  
15 restrictions on 2013 East Firth Street.

16 MR. PADILLA: I recommend the release  
17 contingent that this lot be cleaned and  
18 provided evidence that it has been done.

19 MR. O'DWYER: In 2007, this was acquired.  
20 There were no restriction or anything like  
21 that. These were just old restrictions.

22 CHAIRWOMAN JARMON: Old restrictions,  
23 yeah.

24 MR. O'DWYER: I second the motion.

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1 CHAIRWOMAN JARMON: All in a favor?

2 (Aye.)

3 MR. HUNTER: Just one other thing, this is  
4 very minor, but it's a dollar owed for paying  
5 your taxes in 2018.

6 CHAIRWOMAN JARMON: Make sure you pay the  
7 dollar. All in favor?

8 (Aye.)

9 CHAIRWOMAN JARMON: Any opposed?

10 (No response.)

11 CHAIRWOMAN JARMON: Thank you.

12 MR. RUIZ: Thank you.

13 CHAIRWOMAN JARMON: 6073 Wister Street.

14 (Witnesses approached the podium.)

15 CHAIRWOMAN JARMON: Can you state your  
16 name for the record?

17 MS. GEE: Davita Gee.

18 CHAIRWOMAN JARMON: You're here requesting  
19 the restriction be lifted?

20 MS. GEE: Yes.

21 MS. CUNNINGHAM: I move that we issue a  
22 Certificate of Completion contingent upon  
23 cleaning the lot. That debris all needs to be  
24 removed.

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1 MS. GEE: I did clean the lot. There was  
2 a guy, I can't think of his last name, his  
3 first name was William.

4 CHAIRWOMAN JARMON: Bill? Did he come out  
5 yesterday?

6 MS. GEE: Yes.

7 CHAIRWOMAN JARMON: Okay. All right.

8 MS. GEE: He said he was supposed to take  
9 them back to the office yesterday.

10 CHAIRWOMAN JARMON: No problem. He has  
11 them.

12 MR. O'DWYER: I second that.

13 MR. HUNTER: Is the lot being sold?

14 MS. GEE: Yes.

15 CHAIRWOMAN JARMON: All in favor?

16 (Aye.)

17 CHAIRWOMAN JARMON: Any opposed?

18 (No response.)

19 CHAIRWOMAN JARMON: Thank you. 2308  
20 Collins Street.

21 (Witnesses approached the podium.)

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

24 MR. HANEY: Ben Haney.

1 CHAIRWOMAN JARMON: This was a property  
2 that originally had a mortgage against the  
3 title. They received the release of mortgage.  
4 I don't think it was you that received it. It  
5 was the prior person.

6 MR. HANEY: The prior person.

7 CHAIRWOMAN JARMON: But they never  
8 recorded it. Was it recorded?

9 MR. HANEY: It was recorded yesterday.

10 CHAIRWOMAN JARMON: They recorded their  
11 release, which was approved by PHDC.

12 MR. O'DWYER: So in 2013, this was a side  
13 yard?

14 CHAIRWOMAN JARMON: It was a side yard.

15 MR. O'DWYER: And then Diane Flanagan --  
16 and she satisfied that mortgage but selling it  
17 to the current --

18 CHAIRWOMAN JARMON: Yes.

19 MR. HANEY: In 2016.

20 CHAIRWOMAN JARMON: In 2016.

21 MR. O'DWYER: But the mortgage was never  
22 recorded?

23 MR. HANEY: Correct. We thought it was,  
24 but I guess it never was. And we're up for

1 settlement on Friday the 12th.

2 MR. O'DWYER: And there's a certificate of  
3 occupancy?

4 MR. HANEY: I don't have it in hand. The  
5 inspector is giving it to us tomorrow, I think.

6 MS. CUNNINGHAM: They did not get a  
7 certificate when they satisfied the mortgage?

8 MR. HANEY: That was handled by the prior  
9 owner. I think the mortgage was paid off from  
10 what I know.

11 CHAIRWOMAN JARMON: Yeah. The mortgage  
12 was paid off. So what's the question?

13 MS. CUNNINGHAM: Did they get a  
14 Certificate of Completion when they requested  
15 the mortgage satisfaction?

16 CHAIRWOMAN JARMON: Yes. And they  
17 recorded it. Is that what you're asking?

18 MS. CUNNINGHAM: They recorded the  
19 mortgage satisfaction. But the restriction  
20 release, did they request that?

21 CHAIRWOMAN JARMON: No. They didn't get  
22 that. PHDC had did the release on the  
23 property.

24 MS. CUNNINGHAM: Okay. I move for the



1 recommended release.

2 MR. O'DWYER: I recommend that we issue a  
3 Certificate of Completion contingent upon  
4 providing us with a certificate of occupancy.  
5 Can we get a copy of that and all the  
6 attachments on the property?

7 MR. HANEY: Yeah. The settlement is  
8 Friday. Can we make sure we get it by then?  
9 Thank you.

10 MR. PADILLA: Second.

11 CHAIRWOMAN JARMON: All in favor?

12 (Aye.)

13 CHAIRWOMAN JARMON: Any opposed?

14 (No response.)

15 CHAIRWOMAN JARMON: I want to go back to a  
16 property that was in the Land Bank section,  
17 Page 3. 2212 and 14 Fernon Street. Angel  
18 asked me to bring this back up.

19 These two properties were approved for  
20 LPMG Management Company.

21 MR. RODRIGUEZ: Correct.

22 MR. LONGACRE: We have 20 some thousand  
23 square feet around these two pieces. And we  
24 are looking to purchase these two pieces at

1 market rate to add into a project, which has  
2 already been approved.

3 THE COURT REPORTER: What's your name?

4 MR. LONGACRE: John Longacre.

5 CHAIRWOMAN JARMON: Any questions from the  
6 Committee?

7 MR. RODRIGUEZ: So just to really be  
8 clear, this is a person who has majority --  
9 that's development full site. The reason why  
10 we had it tabled was that there was question  
11 about an outstanding tax balance. The  
12 gentleman here would like to address the  
13 Committee to ask for a provisional or  
14 conditional approval from VPRC.

15 MR. LONGACRE: Correct. So we're asking  
16 for a conditional approval, because the tax  
17 balance, the way it is, we can't fix it. We've  
18 been trying to, but what happened is we did a  
19 lot consolidation on the parcel. And so there  
20 are 14 accounts on that parcel that the OPA has  
21 no record of. That's why I provided you those  
22 actual photographs of it, so you didn't have to  
23 take my word for it.

24 We've been trying to clear the tax balance

1 through the OPA. There is no account numbers  
2 for these things that they are telling us they  
3 have the balance on.

4 Mr. Ortiz offered his help in trying to  
5 get this cleared up.

6 MR. RODRIGUEZ: Rodriguez.

7 MR. LONGACRE: But we're only looking for  
8 an additional approval to purchase the lot for  
9 no tax balance, you know, we're not trying not  
10 to pay them, we just can't.

11 MS. CUNNINGHAM: Was the consolidation  
12 done through L&I?

13 MR. LONGACRE: Yes.

14 MS. CUNNINGHAM: And then the deeds were  
15 given to OPA afterwards?

16 MR. LONGACRE: Hundred percent. Correct.  
17 And the whole project has already been  
18 approved, use permits in place -- done, done,  
19 done. And we made this application in  
20 December.

21 MR. O'DWYER: What is the request for a  
22 provisional --

23 MR. LONGACRE: To purchase the lots at  
24 market rate.

1 MR. RODRIGUEZ: Right. He wants to --  
2 he's had the properties appraised. He's  
3 willing to purchase them at market rate. He  
4 would not go to settlement until this tax issue  
5 is sorted out.

6 We do have somebody on staff who will work  
7 with the gentleman, here, and the OPA --

8 MR. PADILLA: It takes a little while.

9 MR. LONGACRE: We're not disputing any tax  
10 balances whatsoever. We'd pay it right now if  
11 we could.

12 MR. O'DWYER: The request is that both  
13 lots be placed at the value of \$180,000?

14 MR. RODRIGUEZ: Correct.

15 MR. PADILLA: No settlement can occur  
16 anyway until that's clear. That would include  
17 any L&I liens if there were any.

18 MR. LONGACRE: Hundred percent. We're not  
19 disputing anything other than trying to make  
20 you guys understand what our dilemma.

21 MS. CUNNINGHAM: It when the consolidation  
22 happened, OPA didn't delete the historic  
23 accounts and merge them into the new account  
24 numbers.

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1 MR. LONGACRE: And I brought my controller  
2 just so he could explain how much we've been  
3 trying to -- he's on the phone with them every  
4 single day.

5 MS. CUNNINGHAM: We all know.

6 MR. LONGACRE: Thank you.

7 CHAIRWOMAN JARMON: Recommendation?

8 MS. CUNNINGHAM: I move that we issue  
9 contingent upon you sorting all of this out,  
10 and wish you luck with that.

11 MR. O'DWYER: Second.

12 CHAIRWOMAN JARMON: All in favor?

13 (Aye.)

14 CHAIRWOMAN JARMON: Any opposed?

15 MR. RODRIGUEZ: I abstain.

16 CHAIRWOMAN JARMON: Thank you.

17 MR. LONGACRE: Thank you very much.

18 CHAIRWOMAN JARMON: The next item is 1233  
19 South 27th Street. We have the certificate of  
20 occupancy.

21 MR. O'DWYER: I move that we grant the  
22 Certificate of Completion.

23 MS. CUNNINGHAM: Second.

24 CHAIRWOMAN JARMON: All in favor?

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1 (Aye.)

2 CHAIRWOMAN JARMON: Any opposed?

3 MR. KOONCE: 1722 North 3rd Street?

4 CHAIRWOMAN JARMON: 1233 South 27th  
5 Street.

6 MR. KOONCE: What page?

7 MR. PADILLA: Page 5.

8 MR. KOONCE: Okay.

9 CHAIRWOMAN JARMON: Next item is 522 West  
10 Susquehanna Avenue.

11 MS. CUNNINGHAM: We didn't vote.

12 CHAIRWOMAN JARMON: All in favor?

13 (Aye.)

14 CHAIRWOMAN JARMON: Any opposed?

15 (No response.)

16 CHAIRWOMAN JARMON: 522 West Susquehanna.  
17 Request for the release.

18 MR. O'DWYER: Was this a side yard?

19 CHAIRWOMAN JARMON: I'm not really sure  
20 what it was. It looks like it needs to be  
21 cleaned. Can I get a recommendation?

22 MR. O'DWYER: Well, if it's a side yard,  
23 then that's one thing. If they were supposed  
24 to build on it --

1 CHAIRWOMAN JARMON: No. They weren't  
2 supposed to build.

3 MR. O'DWYER: Then I recommend we issue  
4 the Certificate of Completion contingent upon  
5 the lot being cleaned and photographs being  
6 submitted to the Chair.

7 MS. CUNNINGHAM: Second.

8 CHAIRWOMAN JARMON: All in favor?

9 (Aye.)

10 CHAIRWOMAN JARMON: Any opposed?

11 (No response.)

12 CHAIRWOMAN JARMON: 1914, 1916, 1918 East  
13 Harold Street. I think I have three  
14 Certificates of Occupancy attached.

15 (Witnesses approached the podium.)

16 CHAIRWOMAN JARMON: State your name for  
17 the record.

18 MR. BATAJIK: I'm Pat Batajik.

19 CHAIRWOMAN JARMON: You're the owner of --

20 MR. BATAJIK: I'm the owner of 1914, 1916,  
21 1918 East Harold Street.

22 MR. PADILLA: And the Certificate of  
23 Occupancy is attached. Move to approve.

24 (Duly seconded.)

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1 CHAIRWOMAN JARMON: All in favor?

2 (Aye.)

3 CHAIRWOMAN JARMON: Any opposed?

4 (No response.)

5 CHAIRWOMAN JARMON: Thank you.

6 MR. BATAJIK: I have a question. I have a  
7 settlement on Thursday. And I need to get  
8 something to show the buyers that it's all  
9 okay. How do I get that?

10 CHAIRWOMAN JARMON: We'll make a note of  
11 it. I'll email you. Have you been in touch  
12 with me? I'm Ms. Jarmon.

13 MR. BATAJIK: Okay. Thank you.

14 CHAIRWOMAN JARMON: 1676 Meadow Street.

15 MS. CUNNINGHAM: There were no pictures in  
16 the packet.

17 MR. O'DWYER: Is it a house or a lot?

18 CHAIRWOMAN JARMON: It's a house. But it  
19 was actually the rear of the house. We were  
20 unable to see the rear. The inspector was  
21 unable --

22 MS. CUNNINGHAM: To get around back. But  
23 it's a structure. It's not a yard.

24 MS. CLARK: Yeah. It's a house. 1676 is



1 a house.

2 MR. RODRIGUEZ: Do you currently live  
3 there?

4 MS. CLARK: No. It's my parents' home.  
5 I'm the daughter. My father is deceased and my  
6 mother has dementia and is in a nursing home  
7 right now. We're trying to sell the property  
8 to pay for her medical needs.

9 CHAIRWOMAN JARMON: How long has it been  
10 unoccupied?

11 MS. CLARK: Since -- she's been in the  
12 nursing home since last May, I believe.

13 THE COURT REPORTER: What's your name?

14 MS. CLARK: Denise Clark.

15 MS. CUNNINGHAM: Motion to approve.

16 (Duly seconded.)

17 CHAIRWOMAN JARMON: All in favor?

18 (Aye.)

19 CHAIRWOMAN JARMON: Any opposed?

20 (No response.)

21 CHAIRWOMAN JARMON: Thank you.

22 MS. CLARK: Would I be able to get  
23 something in writing?

24 CHAIRWOMAN JARMON: I'll give you a card.

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1 MS. CLARK: Thank you so much.

2 CHAIRWOMAN JARMON: 2001 East Cumberland.

3 (Witness approached the podium.)

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

6 MR. WITTER: Shawn Witter.

7 CHAIRWOMAN JARMON: You're the owner?

8 MR. WITTER: No. I'm an agent of Keller  
9 Williams representing the seller.

10 CHAIRWOMAN JARMON: And you're here  
11 requesting a release for this property at 2001.  
12 And this was a side yard back in 2007?

13 MR. O'DWYER: This was -- 2007 was this a  
14 side yard?

15 CHAIRWOMAN JARMON: Side yard, yes.

16 MR. PADILLA: What were the restrictions  
17 on this one?

18 CHAIRWOMAN JARMON: Five years.

19 MR. O'DWYER: I move that we issue the  
20 Certificate of Completion.

21 MR. KOONCE: Second.

22 CHAIRWOMAN JARMON: All in favor?

23 (Aye.)

24 CHAIRWOMAN JARMON: Any opposed?

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1 (No response.)

2 CHAIRWOMAN JARMON: Thank you. 220 West  
3 Sergeant.

4 (Witnesses approached the podium.)

5 CHAIRWOMAN JARMON: State your name for  
6 the record.

7 MR. POANAS: My name is Mark Poanas. I'm  
8 actually the grandson of Bianca Burgos.

9 CHAIRWOMAN JARMON: And she's here asking  
10 for the restriction to be removed.

11 This was transferred as a side yard.  
12 Looking at the picture, there's a white car  
13 parked on here. You need to remove that.

14 MR. POANAS: Yeah. We'll move that.

15 CHAIRWOMAN JARMON: It's zoned for it.

16 MR. O'DWYER: Any other material, the  
17 wheels and --

18 MR. POANAS: Yeah. We'll remove all that.

19 MS. CUNNINGHAM: Just clean it up.

20 MR. O'DWYER: Clean that up and send  
21 photographs to the Chairwoman.

22 CHAIRWOMAN JARMON: Okay.

23 MR. O'DWYER: What were the restrictions  
24 in 2012? Was it five years?

1 CHAIRWOMAN JARMON: The restriction --  
2 this was an old property, so it had the five  
3 restrictions in it.

4 MR. O'DWYER: But the timeframe  
5 restriction was only five years?

6 CHAIRWOMAN JARMON: Right.

7 MR. O'DWYER: I move that we issue the  
8 Certificate of Completion contingent upon the  
9 petitioner cleaning the lot and sending  
10 photographs.

11 MR. KOONCE: Second.

12 CHAIRWOMAN JARMON: All in favor?

13 (Aye.)

14 CHAIRWOMAN JARMON: Any opposed?

15 (No response.)

16 CHAIRWOMAN JARMON: Thank you. 2026 North  
17 4th Street.

18 (Witness approached the podium.)

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

21 MS. MENDEZ: My name is Holly Mendez.

22 MS. CUNNINGHAM: Is it a house or is it  
23 the lot next door?

24 MS. MENDEZ: It's the house.

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1 CHAIRWOMAN JARMON: Yeah. It's the house.

2 MR. PADILLA: Is it occupied?

3 MS. MENDEZ: As of right now, it's not.

4 MR. PADILLA: Okay.

5 MR. O'DWYER: But is it habitable?

6 MS. MENDEZ: What's that?

7 MR. O'DWYER: Somebody can live in it?

8 MS. MENDEZ: No. It really is not in

9 livable shape. It needs to be rehabbed.

10 MR. O'DWYER: I move we issue the

11 Certificate of Completion.

12 MR. RODRIGUEZ: Second.

13 CHAIRWOMAN JARMON: All in favor?

14 (Aye.)

15 CHAIRWOMAN JARMON: Any opposed?

16 (No response.)

17 CHAIRWOMAN JARMON: Thank you.

18 MS. MENDEZ: Thank you.

19 CHAIRWOMAN JARMON: Next is 1906 Orthodox.

20 (Witness approached the podium.)

21 CHAIRWOMAN JARMON: State your name for

22 the record.

23 MR. LONGMAN: My name a Kyle Longman.

24 CHAIRWOMAN JARMON: This was transferred

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1 back in 2004 as a side yard.

2 MS. CUNNINGHAM: And you purchased at  
3 sheriff sale?

4 MR. LONGMAN: Yes, in 2017.

5 MS. CUNNINGHAM: I'm going to ask that you  
6 clean up the debris.

7 MR. LONGMAN: We already did.

8 MS. CUNNINGHAM: Send those to the Chair.

9 MR. LONGMAN: Sent them the title report  
10 and the letter requesting it, the restriction  
11 be removed.

12 MS. CUNNINGHAM: No, clean up the lot,  
13 itself, the debris.

14 MR. LONGMAN: We already took it out.

15 MS. CUNNINGHAM: Okay. Could you take  
16 pictures of that and send it to the Chair?

17 MR. LONGMAN: Yeah. I could send them to  
18 Ms. Jarmon.

19 CHAIRWOMAN JARMON: Yep. That's me.

20 MR. PADILLA: Move to approve.

21 MR. KOONCE: Second.

22 CHAIRWOMAN JARMON: All in favor?

23 (Aye.)

24 CHAIRWOMAN JARMON: Any opposed?

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1 (No response.)

2 CHAIRWOMAN JARMON: Thank you. 1727  
3 French Street. This is a single-family  
4 dwelling. Can I get a recommendation?

5 MR. RODRIGUEZ: So moved.

6 MR. O'DWYER: Second.

7 CHAIRWOMAN JARMON: All in favor?

8 (Aye.)

9 CHAIRWOMAN JARMON: Any opposed?

10 (No response.)

11 CHAIRWOMAN JARMON: Thank you. 1028 South  
12 18th Street.

13 MR. RODRIGUEZ: So moved.

14 MR. KOONCE: Second.

15 CHAIRWOMAN JARMON: All in favor?

16 (Aye.)

17 CHAIRWOMAN JARMON: Any opposed?

18 (No response.)

19 CHAIRWOMAN JARMON: 936 Hancock, rear.

20 MS. CUNNINGHAM: This is another one. He  
21 couldn't get back there.

22 CHAIRWOMAN JARMON: No.

23 MS. CUNNINGHAM: If you look on the aerial  
24 view, you can see there's a structure. I don't

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1 know what kind of shape it is. But in the  
2 aerial view, you can see the structure.

3 MR. RODRIGUEZ: So moved.

4 MR. PADILLA: Second.

5 CHAIRWOMAN JARMON: All in favor?

6 (Aye.)

7 CHAIRWOMAN JARMON: Any opposed?

8 (No response.)

9 CHAIRWOMAN JARMON: Thank you. 2534  
10 Orkney Street. This was transferred as a rear  
11 yard.

12 MR. RODRIGUEZ: So moved.

13 (Duly seconded.)

14 CHAIRWOMAN JARMON: All in a favor?

15 (Aye.)

16 CHAIRWOMAN JARMON: Any opposed?

17 (No response.)

18 CHAIRWOMAN JARMON: 2264 North Leithgow.

19 MR. PADILLA: Side yard.

20 (Witness approached the witness stand.)

21 CHAIRWOMAN JARMON: Can you state your  
22 name for the record?

23 MS. GARCIA: My name is M-I-L-A-G-R-O-S  
24 Garcia.



1 CHAIRWOMAN JARMON: And you're here to  
2 request the restriction be lifted?

3 MS. GARCIA: Yes.

4 MR. RODRIGUEZ: So moved.

5 MR. KOONCE: Second.

6 CHAIRWOMAN JARMON: All in favor?

7 MR. O'DWYER: Wait a second. There  
8 appears to be a bunch of stuff, including an  
9 odd staircase and some other things in the  
10 back.

11 MS. GARCIA: I took care of all that. And  
12 I sent the pictures.

13 CHAIRWOMAN JARMON: Yeah. She sent the  
14 pictures.

15 MS. GARCIA: I took the pictures of  
16 before, after and even the way I lined it up so  
17 the trash people could take it. I took  
18 pictures of all of that and I sent it.

19 CHAIRWOMAN JARMON: I think Austin needs  
20 to the print them out again.

21 MR. O'DWYER: But they were --

22 CHAIRWOMAN JARMON: I have them. She gave  
23 them to the office.

24 MR. O'DWYER: I move we issue the

1 Certificate of Completion.

2 (Duly seconded.)

3 MS. CUNNINGHAM: All in favor?

4 (Aye)

5 CHAIRWOMAN JARMON: Any opposed?

6 (No response.)

7 CHAIRWOMAN JARMON: 619 Hoffman.

8 MR. RODRIGUEZ: I move we issue contingent  
9 upon cleaning the lot.

10 CHAIRWOMAN JARMON: Yeah. They were told  
11 to.

12 MS. CUNNINGHAM: Second.

13 CHAIRWOMAN JARMON: All in favor?

14 (Aye.)

15 CHAIRWOMAN JARMON: Any opposed?

16 (No response.)

17 CHAIRWOMAN JARMON: 1826 Federal.

18 MR. O'DWYER: I move we issue the  
19 Certificate of Completion.

20 MR. RODRIGUEZ: Second.

21 CHAIRWOMAN JARMON: He's here.

22 (Witnesses approached the podium.)

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

1 MR. JENNINGS: David Jennings.

2 CHAIRWOMAN JARMON: Can I get a  
3 recommendation?

4 MS. CUNNINGHAM: You have a significant  
5 delinquent tax balance. Are you selling the  
6 property?

7 MR. JENNINGS: No. The property is  
8 already sold. The taxes are already paid.

9 MS. CUNNINGHAM: It hasn't been cleared by  
10 Revenue yet.

11 MR. KOONCE: When did you settle?

12 MS. JENNINGS: The tax balance that I  
13 think you guys are seeing for \$6,800 is a tax  
14 balance for a property that he purchased in  
15 November.

16 And we just actually got an email and  
17 letter from title showing that they did send it  
18 in, because he was trying to get that cleared  
19 up because the records were showing that those  
20 taxes are still outstanding.

21 MS. CUNNINGHAM: No. We're talking about  
22 1826 Federal.

23 MS. JENNINGS: We just settled on Friday.

24 MS. CUNNINGHAM: Okay. We're going to

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1 need to either have the title agent send us a  
2 copy of the check that they are sending in or  
3 something so we can see the tax balance is paid  
4 before we issue the release.

5 MR. RODRIGUEZ: Second.

6 CHAIRWOMAN JARMON: All in favor?

7 (Aye.)

8 MR. JENNINGS: I have the paperwork here  
9 if you want to see that.

10 CHAIRWOMAN JARMON: Can you send it to me?  
11 So it was approved. You can just send that  
12 document to me.

13 MS. JENNINGS: Thank you.

14 CHAIRWOMAN JARMON: 1928 North 3rd Street.  
15 It was a single-family dwelling back in 1986.

16 MR. KOONCE: Motion to approve.

17 (Duly seconded.)

18 CHAIRWOMAN JARMON: All in favor?

19 (Aye.)

20 CHAIRWOMAN JARMON: Any opposed?

21 (No response.)

22 CHAIRWOMAN JARMON: 4918 Saybrook Avenue.

23 (Witness approached the podium.)

24 CHAIRWOMAN JARMON: State your name for

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1 the record.

2 MR. CALHOUN: My name a John Calhoun.

3 CHAIRWOMAN JARMON: And you've owned this  
4 since 1989?

5 MR. CALHOUN: Yes.

6 CHAIRWOMAN JARMON: And it's vacant?

7 MR. HUNTER: There's multiple open unsafe  
8 structure violations.

9 CHAIRWOMAN JARMON: There's several  
10 violations against this property.

11 MR. CALHOUN: Not that I know of. There's  
12 been a fire. Yeah. I'm sorry.

13 MR. RODRIGUEZ: You're selling this  
14 property for \$20,000?

15 MR. CALHOUN: Yes.

16 CHAIRWOMAN JARMON: And what's the value  
17 of the liens? Do we know?

18 MR. CALHOUN: I have a lien on it?

19 MR. RODRIGUEZ: Yes. You have quite a  
20 bit. L&I is in active demolition. So sir, it  
21 costs 20,000 to demolish a property, so...

22 MR. CALHOUN: I had a demolition. When  
23 the fire -- when I first had the fire, I had it  
24 demoed.

1 MR. PADILLA: There's a structure there.

2 MR. CALHOUN: I didn't have it all demoed.  
3 I had it partially demoed, so that I could  
4 rebuild.

5 MR. PADILLA: So there's an L&I violation,  
6 correct me if I'm wrong, for demolition. And  
7 it will be -- if it's not done by yourself,  
8 they will do it. And they will attach the lien  
9 to the property in the amount of approximately  
10 \$20,000.

11 MR. KOONCE: Is it liened now?

12 MR. PADILLA: Correct.

13 MR. RODRIGUEZ: Are there are outstanding  
14 liens or taxes?

15 MR. PADILLA: There are outstanding liens  
16 in addition to the possible additional lien for  
17 demolishing this property.

18 MR. CALHOUN: I had it demoed. And when  
19 the fire -- when I first had the fire.

20 MR. RODRIGUEZ: Sir, we understand that  
21 you only partially demoed it. The existing  
22 structure, poses a hazard to the public. In  
23 which case, L&I has gone out and issued  
24 violations. So you have outstanding liens on

1 your property.

2 We can't give you a release, all right?  
3 What's going to happen is if we gave you a  
4 release, you're selling the property for  
5 \$20,000. You won't have enough to settle on  
6 what it's going to cost to pay off the lien.

7 MR. CALHOUN: If I had it demoed, do --  
8 can I have it demoed?

9 MR. KOONCE: But you would still have to  
10 pay off the existing --

11 MS. CUNNINGHAM: There's still violations.  
12 Those underlying violations will still exist.

13 MR. CALHOUN: What's my fine? The  
14 demolition?

15 MR. O'DWYER: If you get it demolished  
16 yourself, then L&I won't demolish it or put a  
17 lien against it. You will still owe for the  
18 other liens that you have already on the  
19 property for the various problems.

20 MR. CALHOUN: If I got it demoed, I would  
21 still have a lien against it?

22 MR. O'DWYER: Not for the demolition, but  
23 for other problems that you already have. But  
24 I don't know the value of those liens at the

1 moment.

2 MR. CALHOUN: I didn't know I had any  
3 liens on it other than the demolition.

4 MR. KOONCE: There are apparently  
5 violations that were issued that were never --  
6 at some point, they moved from just violations  
7 to they actually liened the property.

8 MR. HUNTER: They issued the violations in  
9 January. There's five open violations.

10 MR. CALHOUN: In January? I don't live in  
11 the property. I didn't see the liens.

12 MR. O'DWYER: Should we table this to  
13 figure out where things stand and figure out --

14 MR. PADILLA: They would need to satisfy  
15 the liens before coming back to the Committee.

16 MR. CALHOUN: I would need to satisfy the  
17 liens before I come back to the Committee?

18 MS. CUNNINGHAM: We'll table this till  
19 next month. And maybe you should contact L&I  
20 and get your information directly from them.

21 MR. CALHOUN: Okay.

22 CHAIRWOMAN JARMON: 1906 North 4th Street.  
23 This is a lot which was a side yard back in  
24 2007. It looks like it needs to be cleaned.



1 Can I get a recommendation?

2 MR. PADILLA: Recommend to approve  
3 contingent on the lot being cleaned and these  
4 items being removed.

5 MR. HUNTER: The property that the  
6 applicant owns, the adjacent property, they  
7 have an \$800 tax balance.

8 MR. PADILLA: And contingent on the  
9 payment of the outstanding tax bill for the  
10 adjacent property.

11 CHAIRWOMAN JARMON: Second.

12 MR. KOONCE: Can they go into a payment  
13 agreement?

14 MS. CUNNINGHAM: They can be in an  
15 agreement, although --

16 MR. KOONCE: I'm just asking.

17 MR. O'DWYER: Second.

18 CHAIRWOMAN JARMON: All in favor?

19 (Aye.)

20 CHAIRWOMAN JARMON: Any opposed?

21 (No response.)

22 CHAIRWOMAN JARMON: On to the Addendum,  
23 2325 West Thompson Street. This is a  
24 single-family dwelling -- back in '94. Can I

1 get a recommendation?

2 MR. O'DWYER: I recommend that we issue  
3 the Certificate of Completion.

4 MR. PADILLA: Second.

5 CHAIRWOMAN JARMON: All in favor?

6 (Aye.)

7 CHAIRWOMAN JARMON: Any opposed?

8 (No response.)

9 CHAIRWOMAN JARMON: Thank you. 1123 East  
10 Susquehanna. The property is being developed.  
11 It was a side yard. So I guess we would need  
12 the Certificate of Occupancy?

13 MS. CUNNINGHAM: Are you close on getting  
14 the Certificate of Occupancy?

15 MR. O'NEIL: We're about 50 percent  
16 complete with construction.

17 THE COURT REPORTER: What's your name?

18 MR. O'NEIL: Kevin O'Neil. We have  
19 financing now, but we just wanted to take care  
20 of this now so it's not an issue at settlement.

21 MR. O'DWYER: So we need to make this  
22 contingent on the Certificate of Occupancy. As  
23 soon as you get that, you don't need to come  
24 back here, just submit it to the Chair.

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1 MS. CUNNINGHAM: He doesn't really need  
2 the Certificate of Occupancy. If it was close,  
3 it just would have been easier that way.

4 CHAIRWOMAN JARMON: Recommendation?

5 MR. KOONCE: Motion to approve.

6 (Duly seconded.)

7 CHAIRWOMAN JARMON: No certificate. All  
8 in favor?

9 (Aye.)

10 CHAIRWOMAN JARMON: Any opposed?

11 (No response.)

12 CHAIRWOMAN JARMON: 220 Cecil B. Moore.

13 MR. PADILLA: Certificate of Occupancy on  
14 this one.

15 MR. O'DWYER: Was this sold as a side  
16 yard?

17 MS. JOHNSON: There's a house on it now.  
18 There's an agreement of sale.

19 CHAIRWOMAN JARMON: This was recently  
20 built.

21 MS. CUNNINGHAM: Is one this one of the  
22 ones that asked for us to consider being  
23 contingent upon CO so they would be ready when  
24 they are ready?

1 CHAIRWOMAN JARMON: Yeah, he did.

2 MS. CUNNINGHAM: So I'm going to move that  
3 we issue the Certificate of Completion  
4 contingent upon the Certificate of Occupancy.

5 MR. PADILLA: Second.

6 CHAIRWOMAN JARMON: All in favor?

7 (Aye.)

8 CHAIRWOMAN JARMON: Any opposed?

9 (No response.)

10 CHAIRWOMAN JARMON: 520 Pierce Street.  
11 This was transferred as a side yard in 2006.

12 (Witness approached the podium.)

13 CHAIRWOMAN JARMON: State your name for  
14 the record.

15 MR. KEEN: Thomas Keen.

16 CHAIRWOMAN JARMON: You're here requesting  
17 a release. Can I get a recommendation?

18 MR. O'DWYER: I move that we issue the  
19 Certificate of Completion contingent upon the  
20 property being cleaned out and all this stuff  
21 back there removed and the photographs be sent  
22 to the Chair.

23 MR. KEEN: I'm pretty sure it is cleared  
24 out. But we'll make sure of that.

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1 MS. CUNNINGHAM: On the back here against  
2 the fence, all of that debris there.

3 MR. KEEN: We'll make sure that's out.

4 MR. O'DWYER: And send the photographs to  
5 the Chair.

6 MR. PADILLA: Second.

7 CHAIRWOMAN JARMON: All in favor?

8 (Aye.)

9 CHAIRWOMAN JARMON: Everybody is getting  
10 tired.

11 MR. KEEN: Can I get an email  
12 confirmation, because we're scheduled to settle  
13 on the 11th, Thursday?

14 CHAIRWOMAN JARMON: Well, clean it up and  
15 send me the pictures and I'll send you an email  
16 confirmation.

17 MR. KEEN: Thank you.

18 CHAIRWOMAN JARMON: The last items are  
19 properties being transferred from Land Bank to  
20 individuals as side yard, rear yards.

21 MR. DEL VALLE: Good afternoon, Chairwoman  
22 Jarmon, Members of VPRC Committee.

23 I'm just going to go through A through D  
24 if that's okay with everyone.

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1           The Councilwoman is expressing her support  
2           for 4707 Hawthorne Street for her constituent,  
3           Sonia Santos, to use this as a side yard with  
4           the stipulation of no parking on that parcel.

5           MS. JOHNSON: Is she the owner? I see  
6           somebody else owns the property.

7           MR. DEL VALLE: 47 -- so she lives at  
8           4709.

9           CHAIRWOMAN JARMON: But she doesn't own  
10          that property.

11          MS. JOHNSON: Sonia Santos is not the  
12          owner on record. It's Jason Mateo Lopez for  
13          3709 Hawthorne. She's not the owner. So  
14          you're giving her an agreement but she doesn't  
15          own the property? Is she required to be the  
16          owner?

17          MR. PADILLA: Of the adjacent property,  
18          she's required to be the owner and occupant.

19          MS. JOHNSON: The property record shows  
20          somebody else.

21          CHAIRWOMAN JARMON: So you're saying she  
22          is not the owner?

23          MS. JOHNSON: At least not of property  
24          record.

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1 MR. DEL VALLE: We can bar off this one.

2 CHAIRWOMAN JARMON: You want us to table  
3 this item?

4 MR. DEL VALLE: Yes.

5 CHAIRWOMAN JARMON: We're going to table  
6 4707 Hawthorne until we verify the ownership of  
7 the adjacent property.

8 MR. DEL VALLE: The next parcel we have is  
9 265 West Thayer Street. The Councilwoman  
10 expresses her support for Luis Berrios, who is  
11 trying to acquire 265 West Thayer. The  
12 constituent owns 267 West Thayer Street. Plans  
13 to use it as a side yard with the condition of  
14 no parking.

15 MR. O'DWYER: The photograph on that, it  
16 looks like there's a trampoline there. Is the  
17 applicant already using this property?

18 MR. DEL VALLE: I believe it's actually a  
19 neighbor's trampoline. But we're working with  
20 the neighbor to get the trampoline removed from  
21 the parcel.

22 MR. O'DWYER: I'm not sure of the zoning  
23 of this, but it looks like there's a car there.  
24 Is that allowed?

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1 MR. HUNTER: No.

2 MS. CUNNINGHAM: So the applicant needs to  
3 know they can't park there -- their car there.

4 MR. DEL VALLE: Right. Exactly. And  
5 that's why we put no parking as a stipulation,  
6 as well. We are working with them. They  
7 didn't understand that.

8 The next parcel is 2741 North Orkney  
9 Street. The Councilwoman is expressing her  
10 support for Tomasita Hernandez Ortiz to acquire  
11 2741 North Orkney Street. The constituent  
12 lives at 2740 North Lawrence Street. It is a  
13 rear yard, but she plans to use this as a rear  
14 yard under the side yard permit.

15 CHAIRWOMAN JARMON: Recommendation?

16 MR. DEL VALLE: We have one more.

17 CHAIRWOMAN JARMON: We have just one for  
18 Hawthorne is going to be tabled.

19 MR. PADILLA: She can't use it as  
20 parking; is that correct?

21 MS. CUNNINGHAM: Correct.

22 MR. PADILLA: There's a car parked there.  
23 Am I looking at the right picture?

24 MS. CUNNINGHAM: You're looking at the one



1 where there's fencing and there's a car to the  
2 right?

3 MR. PADILLA: That's correct.

4 MS. CUNNINGHAM: That's not the lot. It's  
5 the other lot with the blue fence. There's a  
6 car parked on the sidewalk.

7 MR. PADILLA: All right.

8 CHAIRWOMAN JARMON: Did you finish them?

9 MR. DEL VALLE: No. And the last parcel  
10 is 3519 North Marshall Street. The  
11 Councilwoman expresses her support for her  
12 constituent Santos Santiago, who is applying  
13 for a vacant lot for 3519 North Marshall  
14 Street.

15 The constituent lives and owns that parcel  
16 at 3517 North Marshall. Plans to use it as a  
17 side yard under the condition there's no  
18 parking.

19 MR. O'DWYER: So the lot has already been  
20 fenced and there's a fence or something there.  
21 Has that been done by the applicant?

22 MR. DEL VALLE: I believe -- no. On the  
23 Marshall Street --

24 MS. CUNNINGHAM: There's a shed there.

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1 MR. O'DWYER: There's like a shed and a  
2 wooden fence.

3 MR. DEL VALLE: We can work with them to  
4 get that removed.

5 MR. RODRIGUEZ: So prior to settlement or  
6 disposition, we will take new pictures and  
7 verify all items have been removed.

8 MR. PADILLA: Move to approve B, C, and D.  
9 D contingent on evidence that the lot has been  
10 cleaned.

11 MR. KOONCE: Second.

12 CHAIRWOMAN JARMON: All in favor?

13 (Aye.)

14 CHAIRWOMAN JARMON: Any opposed?

15 MR. RODRIGUEZ: I abstain.

16 CHAIRWOMAN JARMON: I would like to add  
17 last month's agenda to the minutes March the  
18 11th. Can I get a recommendation?

19 MR. O'DWYER: So moved.

20 CHAIRWOMAN JARMON: All in favor?

21 (Aye.)

22 CHAIRWOMAN JARMON: Any opposed?

23 (No response.)

24 CHAIRWOMAN JARMON: The meeting is

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1 adjourned. Thank you. Have a good day.

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3 (Whereupon the hearing concluded at 12:06 p.m.)

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

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

---

Kathryn Doyle  
Court Reporter - Notary Public

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

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<b>A</b>	66:12	86:9	<b>approached</b>	<b>attachments</b>	66:17,24	<b>bid</b> 7:18,20	<b>capacity</b>
<b>a.m</b> 1:4	<b>adjacent</b> 8:2	<b>Andre</b> 24:18	2:10 4:13	35:14 65:6	67:3,9 83:5	<b>big</b> 37:14	46:11
<b>able</b> 8:12 9:5	89:6,10	24:23 25:1	11:10 40:8	<b>attorney</b> 2:15	83:12,14	<b>bill</b> 62:4 89:9	<b>car</b> 75:12
12:6 29:10	94:17 95:7	34:24 38:13	59:4 60:8	<b>attorneys</b> 2:6	84:3 89:7	<b>bit</b> 85:20	95:23 96:3
73:22	<b>adjourned</b>	40:3	61:14 62:21	5:15	<b>balances</b>	<b>blue</b> 97:5	96:22 97:1
<b>abstain</b> 39:15	99:1	<b>Angel</b> 1:13	71:15 74:3	<b>Austin</b> 81:19	68:10	<b>Board</b> 3:6	97:6
69:15 98:15	<b>aerial</b> 79:23	32:5 65:17	75:4 76:18	<b>automatical...</b>	<b>bank</b> 1:13	<b>bought</b> 25:19	<b>card</b> 73:24
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