VACANT PROPERTY REVIEW COMMITTEE

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

PRESENT:
SUSIE JARMON, OHCD, CHAIRWOMAN
DAIANA RAMOS, OHCD
JEREMY GRADWOHL, Council President
Clarke's Office
ANDREW FRISHKOFF, LISC
DAMARIS WALKER, Law Department
KEVIN HUNTER, Commerce Department
ALAN UREK, Public Property
BETH McCONNELL, PACDC
FREDERICK PURNELL, SR., Office of
Planning and Development
JAMETTA JOHNSON, Planning Commission
MELVIS DUNBAR, RDA

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

Are there any attorneys in the room?

(Hands raised.)

CHAIRWOMAN JARMON: And you're here for?

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

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

(Witnesses approached podium.)

CHAIRWOMAN JARMON: And that item is on Page 5.

Can you state your name for the record.

MS. SWITZENBAUM: Robin Switzenbaum with Berger and Montague.

CHAIRWOMAN JARMON: And you are?

MS. SWITZENBAUM: With me is Stephanie Green, who is a legal
MR. VINEY: Vince Viney with V2 Properties.

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

MS. GREEN: Yes.

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

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

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

MS. GREEN: After coming here and asking for the extension, which was granted to me, thank you, I realized that the time that I had to work with was very limited to me on behalf of other obligations, my job, other projects.
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And, therefore, the six months it would have taken me to start developing wasn't in my best interest. So, therefore, I spoke to -- I've been in contact with Mr. Armstead, and we both talked about him taking over as far as developing the projects, the other parcels.

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

MS. GREEN: Yes.

CHAIRWOMAN JARMON: Any questions from the Committee?

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

MS. GREEN: Well, basically we
spoke. When I say "take over," I meant to sell the property. He will be taking over the responsibilities of developing the parcels.

MS. DUNBAR: Okay.

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

MR. ARMSTEAD: We're purchasing the properties.

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


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

MS. GREEN: Right. I did not
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realize I had that time to --

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

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

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

MS. GREEN: Yes.

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

You asked for a six-month extension, which we granted, and there still has been no progress towards
delivering on what you intended to do or stated that you were capable of doing, and now this is being represented to us with an agreement of sale that basically gives you ten times the value of what you paid to acquire this lot. So we do want to look at this a little bit more internally, but I would like to make a motion that this be tabled for -- well, that the certificate of completion request be denied and this be tabled for further action by the Committee.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

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

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

CHAIRWOMAN JARMON: You're
telling us or you're asking?

   MS. SWITZENBAUM: I'm asking.

   CHAIRWOMAN JARMON: Okay.

   Does someone want to amend their motion.

   MS. DUNBAR: No.

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

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

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

   My question would be if we were to work together to develop an LLC where we have a joint partnership, would that be acceptable? Because of our expertise having built so many new construction buildings in the Point Breeze area, I think we can be a huge benefit to Stephanie as well as to the community to
be able to see these properties, where I think the RDA ultimately envisioned them to be new construction homes, delivering benefit to the community.

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

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

MS. DUNBAR: Right.

MR. PURNELL: So you still have the ability to work within the original six-month extension that was granted.
MS. SWITZENBAUM: I think that's a bit of our -- putting that in as a certificate of completion, I think we had no intention of saying the property is completed.

MS. DUNBAR: Okay.

MS. SWITZENBAUM: Thank you.

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

(Witness approached podium.)

MR. HUGHES: I'm an attorney.

CHAIRWOMAN JARMON: For them?

MR. HUGHES: No.

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

MR. HUGHES: 5666 Heiskell Street.

CHAIRWOMAN JARMON: You can come up to the podium.

MR. HUGHES: Ladies and gentlemen, this is a relatively simple matter. My name is Philip Hughes, H-U-G-H-E-S. I'm here on behalf of Inn
Dwelling, Incorporated, which is the current owner of the vacant lot at 5666 Heiskell Street.

This property was acquired in connection with an adjoining property that had a home on it -- that has a home on it. We are in the process of selling that home, and it only makes sense that we sell the lot together with that home. It's a vacant lot in Germantown between several row houses. We bought the properties originally because we turn around -- they're a not-for-profit and we rent them to people who cannot afford market rents, but our mission of the organization is changing and we are in the process of selling the adjoining property, 5664 Heiskell, and we would like to sell 5666. The agreement of sale is only for $1,000 and it would be sold to the same person, the same person that's buying 5664 Heiskell Street. It only makes sense it would go with the same property, and they can use it as a
CHAIRWOMAN JARMON: Any questions from the Committee?
(No response.)
CHAIRWOMAN JARMON: They've had title since 2002.
MR. GRADWOHL: Are the lot conditions sufficient?
MS. DUNBAR: There's a picture.
CHAIRWOMAN JARMON: Well, it just has grass on it.
MR. GRADWOHL: Okay. I was talking about from the fence.
MS. DUNBAR: What's behind the fence?
MR. GRADWOHL: Whether the fence is up to standards.
MR. HUGHES: The fence was there to keep the trash out of the lot obviously.
MR. GRADWOHL: Okay.
CHAIRWOMAN JARMON: The fence looks fine.
Any further questions?
(No response.)

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

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Have a good day.

MR. HUGHES: Thank you very much.

CHAIRWOMAN JARMON: No problem.

We're going to go back to Page 2, 2210 North Lawrence and 2212 North Lawrence, Alma Rios.

(Witness approached podium.)

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

MS. RIOS: Alma Rios.

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

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

CHAIRWOMAN JARMON: Are there any questions from the Committee?

MS. McCONNELL: Just a clarification. The letter from the Councilwoman, Councilwoman Sanchez, references use as a community garden, but it also references need to meet building code requirements. So I wasn't -- are they both empty lots or is there a building on one?
MS. RIOS: My grandpa about 20 years ago did a shed, and he used to pick a lot of junk bikes and just built bikes for the kids in the community. So Maria asked that I take that shed torn down. It's really -- it's horrible. It needs to be torn down, because the rats. It's just a mess, but it's the shed that he built many, many years ago and there's like weeds. It's just horrible. The neighbor on 2208 has the lot now as storage and people just put all trash in there even though it's still fenced up the way my grandpa had it, but it needs to be torn down and that shed needs to be taken out.

CHAIRWOMAN JARMON: Any further questions?

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

MS. RIOS: It's a Housing Authority lot. It's still under PHA.
CHAIRWOMAN JARMON: PHA, yes.

MR. HUNTER: Okay.

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

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

MS. RIOS: A year?

MR. PURNELL: Yes.

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

CHAIRWOMAN JARMON: Any further questions?
Recommendation?

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

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

We'll be in touch.

MS. RIOS: Thank you.

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

MS. RIOS: I am.

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

MS. RIOS: Thank you, guys.

CHAIRWOMAN JARMON: 1931 East Harold Street, Marguerite Mooney.

(Witness approached podium.)

CHAIRWOMAN JARMON: Good morning.
MS. MOONEY:  Good morning.
CHAIRWOMAN JARMON:  Just a little history on this lot.  We were in the process of settling to her husband, who occupied the property in the rear of this lot, and he passed away.  However, she doesn't live in that property and that's why we have it before the Committee to sell to her.  In order to get it as a side yard, she would have to occupy it.

Can you state your name for the record.

MS. MOONEY:  Marguerite Mooney.
CHAIRWOMAN JARMON:  And you're here to purchase 1931 East Harold?
MS. MOONEY:  Correct.
CHAIRWOMAN JARMON:  Any questions from the Committee?
MR. GRADWOHL:  What are your plans for the property?
MS. MOONEY:  To clean it up right now.  It's full of trash and there are rats, and I just want to allow -- my
family members live in the area, and I
just want to allow a garden on the inside
of the development, to do a garden or
play area for my niece and nephews that
are in that area as well.

CHAIRWOMAN JARMON: And the
address that you own is?

MS. MOONEY: 1926 Albert
Street.

CHAIRWOMAN JARMON: 1926 East
Albert.

MS. MOONEY: Albert.

CHAIRWOMAN JARMON: Any further
questions?

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

CHAIRWOMAN JARMON: It's in the
rear.

MR. HUNTER: I just have a
question. So it seems like the City owns
most of that block right now. It's in
City ownership, except we would be
signing this one property. And so that
would kind of break up the continuity of
the block in terms of if we had, you
know, sort of a plan for going forward in
the future. Right now they're only using
the backyards as driveways, but I am not
sure if that's --

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

MR. HUNTER: Okay. Great.

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

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

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

CHAIRWOMAN JARMON: Any further
questions?

(No response.)
MS. DUNBAR: Motion to sell at fair market value or the requested price. (Duly seconded.)
CHAIRWOMAN JARMON: All in favor?
(Aye.)
CHAIRWOMAN JARMON: Okay. Thank you. We'll be in touch.
MS. MOONEY: Thank you very much.
CHAIRWOMAN JARMON: You're welcome.
The next items are side yards for individuals who are occupying the properties.
MR. GRADWOHL: I move --
CHAIRWOMAN JARMON: Can I -- go ahead.
MR. GRADWOHL: Sorry. I move to transfer at no consideration with a self-amortizing mortgage on each property.
CHAIRWOMAN JARMON: Well, the one property on Folsom Street, that
person will receive that as a side yard. She received that back in 2001 with the old 1202-A program and then it was held up, and then we had to do a conflict of interest, because her sister works for PHDC, and HUD found that it isn't a conflict. So she will be receiving that as a side yard under the old 1202-A program.

MR. GRADWOHL: With no --

CHAIRWOMAN JARMON: With no self-amortizing mortgage.

MR. GRADWOHL: Okay. Well, then let me amend my motion. I move that we transfer 2616 North Bancroft Street, 2220 North Orkney Street, 2222 North Orkney Street for no consideration with self-amortizing mortgages, and I also move that we transfer 3867 Folsom Street under the program stipulations of the old side yard program.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?
(Aye.)

CHAIRWOMAN JARMON: Thank you.

Next items are urban gardens,

which I can accept.

The next item is 2058 East Susquehanna, Donn Clendenon.

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

(Witness approached podium.)

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

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

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

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

MR. CLENDENON: Yes. I agreed to purchase the property at a time which I had some availability to immediately start the project, but the process took a
little longer. I got started with another project that has consumed all my time, and I'm prepared to get the project started very soon. I just haven't had an opportunity yet.

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

CHAIRWOMAN JARMON: As long as you get the zoning.

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

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

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

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

MR. HUNTER: Have you submitted
application yet to subdivide the property?

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

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

MR. CLENDENON: The original plan was to construct one single-family property there. And since that time, all the other houses on Abigail Street, which is in the rear of the property, have been developed, and one of the other people was asking me if I was going to have a driveway there. And that was the original plan. I didn't think that was going to be a developable street. Now
I'd like to subdivide and have houses on both sides.

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

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

MS. DUNBAR: So will you be
developing one regardless?

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

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

MR. CLENDENON: I would --

geez, I don't know that I could start one without doing the other, but I can try to start one and then still subdivide the property. It doesn't impact, just based upon the lot size, it wouldn't impact the physical structure of the property.

MS. DUNBAR: Okay.

CHAIRWOMAN JARMON: Any further questions?

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

MR. CLENDENON: That's correct.

MR. UREK: You won't need to redesign?
MR. CLENDENON: Yes. The only difference is that if it were to remain one property, I would need to make a curb cut on the rear, on Abigail Street, and possibly put a garage or something, a larger backyard.

CHAIRWOMAN JARMON: Any further questions?

(No response.)

CHAIRWOMAN JARMON: Recommendation?

MS. DUNBAR: Move that the extension be granted.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

MR. CLENDENON: Thank you.

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

MS. DUNBAR: You skipped one.
CHAIRWOMAN JARMON: Oh, I'm sorry. Women's Revitalization Project, 1419 South Taylor.

Hi.

(Witness approached podium.)

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

MS. LICHTASH: My name is Nora Lichtash.

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

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

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

MS. LICHTASH: So the sites that were wheelchair accessible were going to be on those original sites that we do not own. So getting the additional
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1419 allows us to move parking and have
the wheelchair accessible -- some of the
wheelchair accessible units on that site.

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

MS. LICHTASH: That's correct.

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

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

MS. LICHTASH: Yes.

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

MS. LICHTASH: Yes.

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

CHAIRWOMAN JARMON: This is a
request for site control and also a title
transfer, along with the other addresses.
MR. GRADWOHL: Okay.

CHAIRWOMAN JARMON: Any further questions?

(No response.)

CHAIRWOMAN JARMON: Recommendation?

MR. FRISHKOFF: Move to approve the transfer.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

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

CHAIRWOMAN JARMON: Okay.

All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

MS. LICHTASH: Thank you.

CHAIRWOMAN JARMON: Now we are with properties that are being transferred out of the Land Bank program to developers for development. We have
properties on Etting Street that are going to Etting Street Holdings, LLC, 1206, 7, 14, 19, 21, 22, 25 North Etting and 1214 North 27th Street. We have LDC Development, 819 to 21 North Uber Street. We have RAZA Properties, 2715 Cabot, 1437 Dover, 1307 North Newkirk Street. We have SVM Development, 1314 North Dover Street. We have Celia 2008, LLC, 1824 Ridge Avenue. And we have Point Breeze, 1533 Latona, 1138 South Sydenham, 1145 South Sydenham, 1153 South Sydenham, 1521 Reed, 1110 to 1112 South 20th Street, 1118 South 20th, 1124 South 20th, and 2002 to 04 Annin Street.

Can I get a recommendation?

MS. DENNIS: Excuse me.

CHAIRWOMAN JARMON: I'm sorry.

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

CHAIRWOMAN JARMON: Do you want
to come up to the podium and give the Committee your name, please.

(Witness approached podium.)

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

CHAIRWOMAN JARMON: You live at 1114?

MS. DENNIS: Yes, I do.

CHAIRWOMAN JARMON: And you're here --

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

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

MS. DENNIS: Okay. I would like to -- I'm not sure how this goes
because I'm not aware of them making a bid. I've been living there since 1995 and I've been obtaining and maintaining the two addresses up until as we speak, to today. It was a dumping site on the side of the property. I've been maintaining it. It was fenced up until the beginning of this year.

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

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

MS. DENNIS: I made several attempts. I talked to the meeting committee. I made calls to the committee, but it was just such a run-around and no one tells you anything.
There's no letter sent out to me saying that this was going to take place or anything. The way I found out was a notice outside of the gate. Otherwise, now there was nowhere or anything happening all this time. And when I tried to make an effort to do my part as a resident, there was nothing done. And you're pretty much telling me I don't have a say.

CHAIRWOMAN JARMON: And you own the property at 1114?

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

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

MS. DENNIS: PHA owns the property.

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

MS. DENNIS: We never received

that with --

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

MS. DUNBAR: So as an occupant
in a property, you would not receive
notice that you have an opportunity to
submit a bid for a property. We
understand that you have been diligent in
keeping the properties up and certainly
appreciate the efforts in keeping the
City clean in that area, but the
properties again were available for sale.
If you didn't seek the opportunity to
purchase the property, then someone has
done that, and that's what we're saying
today. There was no need to notify you
for anything because you didn't own the
property adjacent to it, and if you
didn't seek out, I guess, the proper
agency to inquire about the availability
of the properties, then you lost that
opportunity.
MS. DENNIS: Okay.

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

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

MS. DUNBAR: Thank you.

CHAIRWOMAN JARMON: Thank you.

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

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

(Witnesses approached podium.)

CHAIRWOMAN JARMON: State your name for the record.

MS. RAY: Shonda and Vernon Ray.

CHAIRWOMAN JARMON: And your address is?

MS. RAY: 1122 South 20th.
CHAIRWOMAN JARMON: Can you just make a statement so that we can make sure that the --

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

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

We've tried to reach out numerous times over the years to the
Redevelopment Authority, because we've been following and trying to see, like you said, if it was sold, up for sale or if it was under someone else, and it never has been listed as under someone else. It still even to the day -- I printed it out -- it still says it's Redevelopment Authority's property, but it's something that we expressed interest in the purchasing years ago.

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

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

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

MS. RAY: Yes.

MS. DUNBAR: With the intent to purchase?

MS. RAY: Yes. We completed their counseling and we have our
certificate saying that we went through that. So we're in the process of buying.

MS. DUNBAR: Are you renting

from a private owner?

MS. RAY: We're renting from

PHA.

MS. DUNBAR: Okay.

CHAIRWOMAN JARMON: Any further questions from the Committee?

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

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

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

MS. RAY: Land Bank?

CHAIRWOMAN JARMON: Yes.

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

CHAIRWOMAN JARMON: Okay.

Well, I'll make sure I speak to the
individuals that run that department, and
you can e-mail me --

MS. RAY: How do we follow up
with you?

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

MR. RAY: Okay.

(Chairwoman Jarmon hands Ms. Ray business card.)

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

MS. RAY: Okay. Thank you.

CHAIRWOMAN JARMON: All right.

Have a good day. Thank you.

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

MR. FRISHKOFF: So moved.

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

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)
CHAIRWOMAN JARMON: Thank you.
MR. PURNELL: Do I need to recuse myself?
CHAIRWOMAN JARMON: Yes.
MR. PURNELL: For the record, I need to recuse myself from the vote on the Land Bank transfers.
CHAIRWOMAN JARMON: The next item is 6229 Germantown Avenue, Hardimon Property Group.
(No response.)
CHAIRWOMAN JARMON: I'm going to table this until next month.
MR. PURNELL: Was there a formal vote taken? The ladies said they didn't hear a vote.
CHAIRWOMAN JARMON: For the last one?
MS. DUNBAR: Yeah, for the Land Bank.
CHAIRWOMAN JARMON: Yes. There was a second and I said all in favor.
MR. FRISHKOFF: I moved.
CHAIRWOMAN JARMON: And he
seconded. Do you want to do it again?

               MS. DUNBAR: Yes.
               CHAIRWOMAN JARMON: Go ahead.
               MR. FRISHKOFF: I move again.
               (Duly seconded.)
               CHAIRWOMAN JARMON: All in favor?
               (Aye.)
               MR. UREK: Clarify the motion.
               You said to sell to the Land Bank, which is not --
               CHAIRWOMAN JARMON: Being transferred to the Land Bank.
               MR. FRISHKOFF: My motion was transferred to the Land Bank.
               CHAIRWOMAN JARMON: These are properties that are --
               MR. HUNTER: They're being sold by the Land Bank.
               CHAIRWOMAN JARMON: They're being transferred out from the Land Bank, yeah.
               MR. GRADWOHL: They're in --
               MS. DUNBAR: Authorizing the
Land Bank to sell.

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

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

CHAIRWOMAN JARMON: Developers, yes.

Second?

MR. GRADWOHL: Second.

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: All right.

So the next item is 6229 Germantown. I'm going to table that until next month.

Mr. Hardimon isn't here.

1921 Gerritt is a property that was transferred to PHDC and it has our restriction on the deed back in 1987. I just need our recommendation.
MS. DUNBAR: Motion.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: 2200 East Auburn, Community Justice Land.

MS. DUNBAR: 2201.

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

(Witness approached podium.)

CHAIRWOMAN JARMON: Good morning again.

MS. LICHTASH: Good morning again.

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

MS. LICHTASH: No. The Community Justice Land Trust owns the land and there's a partnership that developed affordable housing on the lot, and we promised that we would do that. We came in to you for an extension on August 9th, 2016. We have a certificate
of occupancy, which we submitted to you, and so we're coming in to release the reverter.

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

Are there any questions?

(No response.)

CHAIRWOMAN JARMON: Recommendation?

MS. McCONNELL: Motion for the approval of the certificate of completion.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

Thank you.

1830 East Cumberland Street.

(Witness approached podium.)

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

MR. BOURNE: Josh Bourne.

CHAIRWOMAN JARMON: And you're the current owner?

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

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

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

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

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

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

MR. BOURNE: Yes.

CHAIRWOMAN JARMON: Any questions from the Committee?

MS. DUNBAR: This is just for my own clarification. Were you aware of the reverter clause when you purchased
the property? Because I see it was sold three times since the original applicant.

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

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

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

CHAIRWOMAN JARMON: So the lot is clean?

MR. BOURNE: Yes.

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

Are there any further questions?

(No response.)

CHAIRWOMAN JARMON: Recommendation?
MS. DUNBAR: Motion to remove the reverter.
(Duly seconded.)

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

CHAIRWOMAN JARMON: Yes.
MS. DUNBAR: Contingent upon it being cleared.
(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?
(Aye.)

CHAIRWOMAN JARMON: Thank you.
MR. BOURNE: Thank you.

CHAIRWOMAN JARMON: 1714 Webster Street, Tyler James.
(Witnesses approached witness table.)

MR. BOWEN: Good morning.
Scott Bowen.

MR. ENGLAND: Tom England.

CHAIRWOMAN JARMON: State your name for the record.
MR. BOWEN: Scott Bowen.

CHAIRWOMAN JARMON: And you're the current owner?

MR. BOWEN: Yes.

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

Any questions?

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

CHAIRWOMAN JARMON: No.

Do you have a certificate of occupancy for the Webster Street?

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

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

MS. DUNBAR: Oh, okay.

CHAIRWOMAN JARMON: Any further questions?

(No response.)

MS. DUNBAR: Motion to remove the reverter.
(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

MR. BOWEN: Thank you.

CHAIRWOMAN JARMON: 722 Dudley Street.

(Witness approached podium.)

MR. LASKY: Hey, how are you?

My name is Clifford Lasky, the owner.

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

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

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

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

CHAIRWOMAN JARMON: Oh, good.
That will work. I don't have it.

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

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

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

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

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

MR. LASKY: Okay.

CHAIRWOMAN JARMON: Thank you.

Any questions from the Committee?

(No response.)

CHAIRWOMAN JARMON: And he has the certificate of occupancy.

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

(Duly seconded.)

CHAIRWOMAN JARMON: All in
CHAIRWOMAN JARMON: Thank you.

MR. LASKY: Thank you.

CHAIRWOMAN JARMON: 1507 Parrish.

(Witness approached podium.)

MS. WHIPPLE: Good morning.

CHAIRWOMAN JARMON: Good morning.

MS. WHIPPLE: My name is Ruby Whipple.

CHAIRWOMAN JARMON: You're not here to sell. You just want the restriction off the title?

MS. WHIPPLE: Yes. Yes. I've had it since 1981, I think.

CHAIRWOMAN JARMON: '91?

MS. WHIPPLE: '81.

CHAIRWOMAN JARMON: And you've been there?

MS. WHIPPLE: Yes. I live in the house next door, but I had the lot since 1981, keeping it.
CHAIRWOMAN JARMON: Any questions from the Committee?
(No response.)

MR. GRADWOHL: Move to grant the release.
(Duly seconded.)

CHAIRWOMAN JARMON: I'm not sure. It looks like the lot needs to be cleaned. This is not a good picture here. Does the lot need to be cleaned?

MS. WHIPPLE: No.

CHAIRWOMAN JARMON: It's clean?

MS. WHIPPLE: I have it fenced in. That's the reason it looks that way, because if you don't, trash will get in there.

CHAIRWOMAN JARMON: Is there anything going on there? Construction?

MS. WHIPPLE: Yes. They're building two houses next to me.

CHAIRWOMAN JARMON: Oh, next door?

MS. WHIPPLE: Yes.

CHAIRWOMAN JARMON: Any
MR. GRADWOHL: So it was moved and seconded.

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

Thank you.

MS. WHIPPLE: Thank you.

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

(Witness approached podium.)

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

CHAIRWOMAN JARMON: Are you the owner of the property?

MR. WILLIAMS: Yes.

CHAIRWOMAN JARMON: Because I thought it was that the person that was occupying the property, you were transferring title to them?
MR. WILLIAMS: No. No.

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

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

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

MR. WILLIAMS: All right. No problem.

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

MR. WILLIAMS: Yes.

CHAIRWOMAN JARMON: Any questions from the Committee?

MR. PURNELL: Move to accept.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Okay.
We'll be in touch with you. I'm trying to see if I have a card.

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

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

CHAIRWOMAN JARMON: Have a good day.

3428 and 3430 Brandywine, Global Community Services.

(Witness approached podium.)

CHAIRWOMAN JARMON: Good morning.

MR. WHITEHEAD: Good morning.

My name is Kevin Whitehead, Global Community Services.

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

Are there any questions?

MS. DUNBAR: Motion to release.

(Duly seconded.)
CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

MR. WHITEHEAD: Thank you.

CHAIRWOMAN JARMON: We'll be in touch.

2537 and 2539 North Front Street.

(Witnesses approached podium.)

MR. LUCIANO: Good morning, everyone. My name is Luis Luciano and I'm here representing my client, Jose, and also here is the buyer for the lot as well.

CHAIRWOMAN JARMON: And who is the current owner, this Armando Delgado?

MR. LUCIANO: Jose Torres is the one in the public records, the current owner for 37, 39 North Front Street.

CHAIRWOMAN JARMON: And he's asking permission to sell?

MR. LUCIANO: We are seeking a
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release letter for the two lots.

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

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

MS. DUNBAR: Is it zoned for that?

MR. LAMLIN: What's that?

MS. DUNBAR: Is it zoned for that?

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

MS. JOHNSON: Is there some kind of garage?

MR. LAMLIN: There is no garage.
MS. JOHNSON: So it's just two vacant lots?

MR. LUCIANO: Yes, two vacant lots.

CHAIRWOMAN JARMON: So it's not this?

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

CHAIRWOMAN JARMON: No?

MR. LUCIANO: No.

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

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

CHAIRWOMAN JARMON: They were side yards to his business.

MR. GRADWOHL: But he purchased them in 2012?

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

MR. GRADWOHL: Please. I was
asking do we know whether he did the fair
market value.

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

Any further questions?

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

MR. LAMLIN: They're vacant
lots.

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

MR. LAMLIN: Yes.

CHAIRWOMAN JARMON: Oh, okay.

So they're on the other side.

MR. LAMLIN: Correct.

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

MR. LAMLIN: Correct.

CHAIRWOMAN JARMON: Do you know
if he owned this garage here?
MR. LUCIANO: The other lots, 25 and 47, are currently owned by Armando Delgado.

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

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

MR. LUCIANO: To sell, correct.

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

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

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

MS. DUNBAR: So when did you buy it?

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

CHAIRWOMAN JARMON: Yeah.

MR. LUCIANO: Yes. That's
Correct.

MS. DUNBAR: Jose bought it in 2014?

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

MS. DUNBAR: And you bought it in 2012?

MR. LUCIANO: '14.

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

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

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

MR. HUNTER: Can we say subject to?

MR. PURNELL: Subject to inspection.

MR. GRADWOHL: Subject to inspection. Sorry.

CHAIRWOMAN JARMON: Yes.
(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Okay.

We'll be in touch.

MR. LAMLIN: Thank you very much.

CHAIRWOMAN JARMON: You're welcome.

MR. LUCIANO: Thank you.

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

(Witness approached podium.)

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

MR. ABED: Yes.

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

MR. ABED: 2015.
CHAIRWOMAN JARMON: '15, not '05.

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

MR. ABED: Yes.

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

MR. ABED: No. On the house?

No.

MS. DUNBAR: Say again.

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

MR. ABED: Yes.

CHAIRWOMAN JARMON: -- has to be paid.

MR. ABED: Have to be paid, yes.

MS. DUNBAR: Okay. All right.

MR. ABED: Thank you very much.

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

MR. ABED: Yes. Thank you,
CHAIRWOMAN JARMON: We're not done with you. Any further questions? (No response.)

CHAIRWOMAN JARMON: Recommendation?

MR. GRADWOHL: Move to grant the release.

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

MR. GRADWOHL: Move to grant the release subject to the self-amortizing mortgage being satisfied by the applicant. (Duly seconded.)

CHAIRWOMAN JARMON: All in favor? (Aye.)

CHAIRWOMAN JARMON: Thank you.

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

CHAIRWOMAN JARMON: Yeah. Bye.
Have a good day.

MR. ABED: Have a good day, guys.

MS. DUNBAR: You too.

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

(Witness approached podium.)

CHAIRWOMAN JARMON: Good morning.

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

CHAIRWOMAN JARMON: Good morning.

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

MS. FLOYD: Yes.

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

MS. DUNBAR: Motion to provide the release.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?
CHAIRWOMAN JARMON: Thank you.

MS. FLOYD: Thank you.

CHAIRWOMAN JARMON: 2705 Belgrade, Daniel and Alice Kradzins.

(No response.)

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

3029 North 16th Street, Delores Bailey.

(Witness approached podium.)

CHAIRWOMAN JARMON: Good morning.

MR. McGILLCUDDY: I am obviously not Delores Bailey. My name is Kevin McGillicuddy. I'm a real estate agent working for Delores Bailey.

CHAIRWOMAN JARMON: Okay.

You're asking for a release?

MR. McGILLCUDDY: Yes. She's selling the adjacent property, which is a triplex, to an owner-occupant and the vacant lot has been maintained by Delores, essentially fenced off, mowed,
and she would like the new owner to have the privilege of using that lot the same way she has.

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

MR. McGILLICUDDY: The lot she's transferring for a dollar essentially.

CHAIRWOMAN JARMON: Okay. Any questions from the Committee?

(No response.)

CHAIRWOMAN JARMON: Recommendation?

MR. GRADWOHL: I move to grant the release.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

MR. McGILLICUDDY: Thank you.

CHAIRWOMAN JARMON: Thank you.

Have a good day.

I'd like to add the minutes
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from the November 15th, 2016 meeting.

Can I get a recommendation or a second?

MS. DUNBAR: Motion.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Everybody have a good holiday.

The meeting has been adjourned.

(Vacant Property Review Committee adjourned at 11:20 a.m.)

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CERTIFICATE

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

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MICHELE L. MURPHY
RPR-Notary Public

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Vacant Property Review Committee
December 13, 2016

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