VACANT PROPERTY REVIEW COMMITTEE

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

PRESENT:

SUSIE JARMON, OHCD, CHAIRWOMAN
STEVE R. BERTIL, Commercial Law Unit
DEB CUNNINGHAM, Public Property
MARK DODDS, Housing and Community Development
ARIELLE HARRIS, L&I
JAMETTA JOHNSON, Planning Commission
MICHAEL KOONCE, Director of Special Projects
LINDA MEDLEY, Law Department
GARRETT O'DWYER, PADC
LARRY PADILLA, PRA
CAROLYN PLACKE, LISC
ANGEL RODRIGUEZ
LISA WALKER, Revenue Department
CHAIRWOMAN JARMON: Good morning. My name is Susie Jarmon. We're going to get started. Are there any attorneys in the room?

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

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

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

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

MR. SLAVIN: Yes. So we were here in May. We received your approval to transfer to a wholly owned subsidiary for purposes of financing and a six month extension. This hearing we have given our term sheets for new markets tax credit financing with PNC bank, PIDC and Community Health Center Capital Fund who together funded an 18-and-a-half million dollar community health center on this project. There are rights in favor
of the City related to an indention from 2017, as well as a purchase money mortgage. We provided a form of subordination of the committee for your review that has been approved by our lenders ahead of our closing in August.

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

MR. KOONCE: Over how many years?

CHAIRWOMAN JARMON: It was the 10 years.

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

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

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

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

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

CHAIRWOMAN JARMON: So they're going to
leave the mortgage on there and just subordinate
the conditions and the title. And if you don't
fulfill whatever it is then the bank or the lender
would have first dibs in taking the property back.

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

CHAIRWOMAN JARMON: Can I get a
recommendation?

MR. RODRIGUEZ: So moved.
MS. CUNNINGHAM: Second.

CHAIRWOMAN JARMON: All in favor?

(Ayes.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MR. SLAVIN: Thank you.

CHAIRWOMAN JARMON: Lawyer? Attorney?

MR. MCILHINNEY: Good morning. Michael
McIlhinney. I'm here for the property at 2127
North Front Street. I believe we forwarded
photographs of the vacant lot.
CHAIRWOMAN JARMON: 2127 North Front is on page six. This property was transferred out in 1999. Are there any questions from the Committee?

(No response.)

CHAIRWOMAN JARMON: Recommendation? Are you looking for something?

MS. CUNNINGHAM: Trying to get to the attachment.

MR. RODRIGUEZ: This was conveyed for what purpose?

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

MS. CUNNINGHAM: So there are outstanding property taxes?

MR. MCILHINNEY: On the vacant lot?

MS. CUNNINGHAM: Yes.

MR. MCILHINNEY: That I'm not sure of.
MR. MCILHINNEY: So 2013 there still are outstanding taxes that would be satisfied at closing. The reason the taxes got behind is the organization had also membership and -- she's the president of the organization. Some health issues that she is finally bouncing back from.

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

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

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

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

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

MR. MCILHINNEY: The property was 75,000.

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

MR. MCILHINNEY: I can pass around the
agreement of sale if you would like to see it. It should be around $2900.

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

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

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

CHAIRWOMAN JARMON: Any further questions?

MR. RODRIGUEZ: When was this conveyed?

CHAIRWOMAN JARMON: '99.

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

MS. CUNNINGHAM: Yeah.

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

MS. MEDLEY: No.

CHAIRWOMAN JARMON: Can I get a recommendations?

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

MR. DODDS: Second.

CHAIRWOMAN JARMON: All in favor?
(Ayes.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

Good morning. State your name for the record.

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

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

MR. LEON: And the plan was to develop the property and adjacent property that we acquired. The adjacent property had been developed into a parking lot on the 1200 block of Lawrence Street which is around Lawrence and Girard Avenue. We have about six plots that have not been developed and will not be required for our project and these two lots we're going to convey or donate rather to this Mr. Bahios(ph.) who is here present. The property owes about $2,200 taxes that will be paid at settlement by Mr. Bahios. And he intends to develop the property for his personal residence.
And basically we're asking the Board to approve the removal of a restriction that exists on the deed.

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

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

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

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

MR. RODRIGUEZ: Okay.

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

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

CHAIRWOMAN JARMON: Okay.

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

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

MR. LEON: To Mr. Bahios. This gentleman here. He's a private citizen.
MR. KOONCE: So you acquired the property?


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

MR. LEON: It was going to be part of a project. We were going to build a hall to be used -- adjacent to the activities -- adjacent -- the priests who operate is Redemptive Fathers have acquired a building on Lawrence Street that they developed into a parish hall. They purchased the property that we own and developed that into a parking lot. Parking at that area is at a premium. However, there were some surrounding lots that we still own that we're not going to develop and what we're going to do is donate the properties to individuals who have worked with the parish, who have worked with our parish free of charge to basically help us accomplish our goals. So we're not going to make any money, but this gentleman has put a lot of sweat, a lot of equity into the projects that we had completed. The board met and decided that we have six parcels. We're going to keep one and the others basically we're going to
CHAIRWOMAN JARMON: And the original proposal was to use these two lots for parking for the community center. That's what the proposal was back in 2004.

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

CHAIRWOMAN JARMON: Any further questions? Recommendation?

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

MR. RODRIGUEZ: Second.

CHAIRWOMAN JARMON: Okay.

MR. KOONCE: We need more information.

I mean they were acquired for a charitable purpose and now you are going to give -- you're going to -- that purpose wasn't achieved and you're now going to convey them for a private use.

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

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

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

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

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

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

MR. LEON: Yes.

MR. KOONCE: I mean we'd like to -- there needs to be something put in writing as to who the individual is, what they're going to do to the property, how they're going forward or will we be back here in four more years for another
Transfer because that person didn't do what they were supposed to do.

MR. LEON: Okay. I understand.

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

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

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

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

CHAIRWOMAN JARMON: We're going to table.

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

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

MR. LEON: Yes. Definitely.

CHAIRWOMAN JARMON: Okay. So the recommendation is --

MR. RODRIGUEZ: To table.

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

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

MR. Padilla: I think we would also like to see a timetable. We would like to avoid
any property be vacant in another four years and nothing happens to it.

MR. LEON: Okay. Thank you again.

CHAIRWOMAN JARMON: Okay. This item has been tabled.

Are there any other attorneys in the room?

Going to get started with the agenda.

The first item is 721 West Cumberland Street.

Elias Matos. This item will be tabled.

The next item, 3252 Germantown Avenue.

3252 Germantown Avenue. This is for Germantown Liberty Acquisitions.

MR. KOONCE: I'll speak to that.

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

CHAIRWOMAN JARMON: Any questions?
(No response.)

CHAIRWOMAN JARMON: Recommendation?

MR. RODRIGUEZ: So moved.

MR. KOONCE: Second.

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

MS. CUNNINGHAM: We didn't vote.

CHAIRWOMAN JARMON: Okay.

MR. RODRIGUEZ: Those in favor?

(Ayes.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

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

Can I get a recommendation?

MR. RODRIGUEZ: So moved.

MR. KOONCE: Second.

CHAIRWOMAN JARMON: All in favor?

(Ayes.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)
CHAIRWOMAN JARMON: Thank you. The next are urban garden agreements that I can accept, unless there are any questions.

MS. CUNNINGHAM: I just had a question.

2543 North Carlisle --

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

MS. CUNNINGHAM: Okay.

CHAIRWOMAN JARMON: Any further questions?

Next items are properties for community ventures. Steve Kaufman.

MR. KOONCE: I don't think they're here either. But, again, this is a project that has been awarded tax credits by Philadelphia -- Pennsylvania Housing Finance Agency. They also have an award, a funding award from PHA I believe in the amount of 225 million dollars. They're preparing to close this all. The reason for the early transfer is they do have a gap in the budget which they are -- have budget to fill by selling an asset. But in the interim they would like to be able to put a credible application into the Federal
Home Loan Bank in Pittsburgh, Federal Home Loan Banks. And one of the things that the Home Loan Banks absolutely require is proof of site control. But any money that they got from either Federal Home Loan Bank Pittsburgh or other grants that they applied for, once the gap is filled with the return would lessen the City's dollar amount. That's the reason for the early transfer.

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

MR PADILLA: That's only five lots.

CHAIRWOMAN JARMON: Yes.

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

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

MR. RODRIGUEZ: Yes.

CHAIRWOMAN JARMON: Okay.
MS. HARRIS:  There's a violation on 2124 North 16th.

CHAIRWOMAN JARMON:  It's owned by the City.

Any further questions?

(No response.)

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

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

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

MR PADILLA:  Second.

CHAIRWOMAN JARMON:  All in favor?

(Ayes.)

CHAIRWOMAN JARMON:  Any opposed?

(No response.)

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

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

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

Can I get a recommendation for the additional six months?

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

CHAIRWOMAN JARMON: They don't know.

It's in court, so until they find out when that comes to court then they'll know.

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

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

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

CHAIRWOMAN JARMON: It has something to do with another property that they own which has -- I think it's the 2145 Federal. So in order for them to be able to proceed with this development which is included because they're the owners of the
property it's nothing that they can do with these because then that is going to affect their properties. So that's what the holdup is.

Can I get a recommendation?

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

CHAIRWOMAN JARMON: It's in Jersey.

MS. CUNNINGHAM: It's in New Jersey.

CHAIRWOMAN JARMON: Yes.

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

CHAIRWOMAN JARMON: No.

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

CHAIRWOMAN JARMON: We're on page three.

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

CHAIRWOMAN JARMON: Okay.

MR. RODRIGUEZ: This is number five.

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

CHAIRWOMAN JARMON: Recommendation?

MR. O'DWYER: Move to grant the six
month extension.

MR. KOONCE: Second.

CHAIRWOMAN JARMON: All in favor?

(Ayes.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

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

The next item is the 1106 North Street. Can I get a recommendation?

MR. RODRIGUEZ: I abstain.

CHAIRWOMAN JARMON: Recommendation?

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

MR. RODRIGUEZ: Correct.

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

MR. RODRIGUEZ: Yes.

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

MR. O'DWYER: Second.

CHAIRWOMAN JARMON: All in favor?
CHAIRWOMAN JARMON: Any opposed?
(No response.)

CHAIRWOMAN JARMON: Next item is 1434 South Ringgold Street. This was a property that was transferred as a side yard.

MR. GOODE: Good morning.

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

MR. GOODE: My name is John Goode.

CHAIRWOMAN JARMON: And are you --

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

CHAIRWOMAN JARMON: Oh, V2 Properties.

MR. GOODE: Yes.

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

MR. GOODE: That's correct.

CHAIRWOMAN JARMON: This is 1434 Ringgold?

MR. GOODE: South Ringgold.

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

MR. GOODE: It changed.

MS. CUNNINGHAM: Do we have an
agreement of sale?

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

CHAIRWOMAN JARMON: You already --

MR. GOODE: Purchased the property.

MR. RODRIGUEZ: With the restrictions?

MR. GOODE: Yes.

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

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

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

MR. O'DWYER: I see. Okay.

CHAIRWOMAN JARMON: Yeah.

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

MR. GOODE: Build a residential home.

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

MR. GOODE: That's correct. What happens the prior home wasn't selling at first when
we first contacted him prior and then he needed to
get out of it as quick as possible, some finance
reason. So we acquired any restrictions --

MR. KOONCE: When did you acquire it?

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

MR. KOONCE: Do you have --

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

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

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

MS. CUNNINGHAM: It is not delinquent?
Everything is current?

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

MR. KOONCE: Second.

CHAIRWOMAN JARMON: All in favor?

(Ayes.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MR. GOODE: Thank you very much.

CHAIRWOMAN JARMON: 1814 Allison Street. I'm not sure if I invited them. This property was acquired at sheriff's sale in August 2016. Was transferred from PHDC back in 1987. Can I get a recommendation?

MR. RODRIGUEZ: So moved.

MS. CUNNINGHAM: Second.

CHAIRWOMAN JARMON: All in favor?

(Ayes.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: The next items are 1434 and 1436 North Orkney Street. The applicant bought both lots back in 1994.
MR. RODRIGUEZ: So moved.

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

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

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

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

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

MR. KOONCE: So moved.

MR. RODRIGUEZ: Second.

CHAIRWOMAN JARMON: All in favor?

(Ayes.)
CHAIRWOMAN JARMON: Any opposed?
(No response.)

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

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

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

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

MR. RODRIGUEZ: Correct.

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

MR. RODRIGUEZ: I have a question.

What happens to their handicap accessible entrance if they purchased this extra land for handicap accessibility? Will they lose their handicap accessibility if the building -- if they sell these parcels?
MS. CUNNINGHAM: They're selling the building too.

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

MR. RODRIGUEZ: Okay.

CHAIRWOMAN JARMON: Can I get a recommendation?

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

MR. RODRIGUEZ: For a period of time.

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

CHAIRWOMAN JARMON: This was 1998.

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

CHAIRWOMAN JARMON: All in favor?

(Ayes.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

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

MR. O'DWYER: Looks like this was a recently built building or...
CHAIRWOMAN JARMON: Yeah, they built on it since -- somebody built on it since 1984.

MR. RODRIGUEZ: It's been occupied.

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

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

CHAIRWOMAN JARMON: It's new construction.

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

CHAIRWOMAN JARMON: I requested that.

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

MR. KOONCE: Or a certificate of occupancy.

MR. RODRIGUEZ: Or a certificate of occupancy.

MR. KOONCE: Second.

CHAIRWOMAN JARMON: All in favor?

(Ayes.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: The next item is
2170 Gordon Street, Rebecca Tomlinson. This property was transferred with a self-amortizing mortgage in 2014.

State your name for the record.

MS. TOMLINSON: Rebecca Tomlinson.

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

CHAIRWOMAN JARMON: Do you remember what the mortgage was?

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

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

MS. JOHNSON: Was it for a side yard?

CHAIRWOMAN JARMON: Side yard.

MS. CUNNINGHAM: 10 years?

CHAIRWOMAN JARMON: 10 years.

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

CHAIRWOMAN JARMON: Yes.

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

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

CHAIRWOMAN JARMON: She had four.
MS. CUNNINGHAM: Four lots with one building?

MS. TOMLINSON: Yes.

CHAIRWOMAN JARMON: Can I get a recommendation?

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

MR. KOONCE: Second.

CHAIRWOMAN JARMON: All in favor?

(Ayes.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MS. TOMLINSON: Thank you.

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

Can you state your name for the record?

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

CHAIRWOMAN JARMON: Are they the current owners?

MS. STEEGERS: No, they're not.
CHAIRWOMAN JARMON: Who's the current owner?

MS. STEEGERS: Current owner is --

MR. RODRIGUEZ: Washington?

MS. TOMLINSON: William J. Vamper.

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

MR. RODRIGUEZ: So moved.

MS. CUNNINGHAM: Second.

CHAIRWOMAN JARMON: All in favor?

(Ayes.)

CHAIRWOMAN JARMON: Thank you.

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

Can I get a recommendation?

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

CHAIRWOMAN JARMON: All in favor?

(Ayes.)

CHAIRWOMAN JARMON: The next item is 1842 Ingersoll Street.

MR. RODRIGUEZ: Do we have an updated
MR. O'DWYER: This is -- there's no
updated pictures.

MS. HARRIS: Just the May 24th.

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

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

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

MR. RODRIGUEZ: Second.

CHAIRWOMAN JARMON: All in favor?

(Ayes.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

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

State your name for the record.

MR. MARSHALL: Jeffrey Marshall.

CHAIRWOMAN JARMON: Can you let the
Committee know what your request is.
MR. MARSHALL: Our request is to --
after two years of long, hard work to find the
developers I was looking for --

CHAIRWOMAN JARMON: Can you speak up a
little bit?

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

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

CHAIRWOMAN JARMON: What's your name?

MR. GIACOBBE: Anthony Giacobbe.

CHAIRWOMAN JARMON: And you're with?

MR. GIACOBBE: Red Oak Development.

I'm the owner of Red Oak Development.

MR. RODRIGUEZ: I'm a little confused.

You got these properties in January 2017, correct?

MR. GIACOBBE: He did.
MR. RODRIGUEZ: You were supposed to develop in a year's time, so January of 2018, correct?

MR. GIACOBBE: Yes.

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

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

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

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

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

MR. MARSHALL: Yes.

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

MR. MARSHALL: I'm not familiar with that. This is my first build and I went through eight major developers in the city until I met them and I knew right away that this is the type of quality project. I wasn't even familiar with 1900
through 06, which I bought. 23, 31 and 33. It
gives you approximate 17,500 square parcels. 15
contiguous lots.

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

MR. MARSHALL: Yes.

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

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

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

MS. CUNNINGHAM: That doesn't make you
their partner. That makes you their lender. That
doesn't really make you their partner. I mean I
know that that's how you see it, but that doesn't
actually make you the partner.

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

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

MR. GIACOBBE: So the way it reads now
is that he is in default and that's why I'm here, you know.

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

MR. GIACOBBE: I think that's acceptable.

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

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

CHAIRWOMAN JARMON: Okay. I don't want to cut you off but are you asking that we add this guy to your title or just you transfer it to him?
MR. GIACOBBE: I need to be able -- because I need to be able to put construction on the land, so I'm going to need the entity -- I need to be able to have an extension, a long enough extension because it is 15 parcels that it gives me enough time because it's not all being built --

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

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

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

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

MR. RODRIGUEZ: You're taking all the liabilities -- you took an option out on the City property and you have now sold it and you're asking us to release our interest. That's in essence what's happening.
MR. MARSHALL: It's really not.

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

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

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

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

MR. MARSHALL: Yes. What --

MR. KOONCE: Yes, right?

MR. MARSHALL: Yes. Yes. Yes.

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

MR. MARSHALL: What does a subordination --

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

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

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

MR. KOONCE: I don't mean to be rude, but that's something that you should have had in hand when you -- you should have had your plans and
your partners in hand when you first came here for
the properties.

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

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

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

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

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

MR. KOONCE: I know they were
appraised, but you're in violation of -- it's been
over a year --
MR. RODRIGUEZ: It's a default of the agreement.

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

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

MR. KOONCE: I got that.

MR. MARSHALL: That's approved. Right.

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

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

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

MR. GIACOBBE: We came in -- so I'm just trying to figure out what we can do here,
whether it's an extension -- again, it is a large parcel so it's not two homes I can put up in six months and sell.

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

MS. MEDLEY: Can we provide what?

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

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

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

MR. GIACOBBE: I do.

MR. MARSHALL: I do. We did present
those plans of the one house that Red Oak had bought separately -- right in the middle. And that plan, the house was given out to the Committee of the --

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

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

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

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

MS. CUNNINGHAM: I think we're just
tabling it for them to come back with that next month.

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

MR. PADILLA: To Marshall Ventures, LP.

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

MR. MARSHALL: Yes, the builders. Yes.

MS. JOHNSON: So then what are their options?

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

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

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

MS. JOHNSON: Can Marshall add to their entity?
MR. RODRIGUEZ: It's the other way around. Red Oak has to get the financing. It can't be -- it's a totally different --

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

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

MR. PADILLA: Based on the structure, correct.

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

MR. PADILLA: Correct.

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

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

MS. MEDLEY: The Committee would not be able to convey directly at this point -- they could possibly decide if they want to do a partnership and form a partnership or just add Red Oak to the deed and then -- if we did it that way it would --
MS. JOHNSON: But he says he can't get financing with him --

MS. MEDLEY: At all?

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

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

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

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

MS. JOHNSON: The waters are already muddied.

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

MS. MEDLEY: That's why I'm suggesting possibly tabling it so they can go back and decide how they want to structure to deal with the options being either -- making a request that Red Oak be added to Marshall Ventures' deed or if they want to
1 form a partnership and then ask that the property
2 be transferred to that partnership.
3    MR. RODRIGUEZ: Would that require a
4 new resolution?
5    MS. MEDLEY: No. And they need to find
6 out from their lender what, if anything, is
7 acceptable and then working that out. And then
8 we're coming back to this body with that worked out
9 and a proposal for the land exactly how it's going
10 to be paid for.
11    MR. PADILLA: Based on the conveyance
12 does Marshall retain the majority of the ownership
13 of this partnership?
14    MS. MEDLEY: I'm not sure of that. I
15 don't think so.
16    MS. JOHNSON: So if they come back to
17 something we need to tell them what they need to
18 form -- in order for us to approve it, what type of
19 entity would make it --
20    MS. MEDLEY: I think that is for them
21 to decide how they want to structure it.
22    MS. JOHNSON: But then if we come back
23 and say that doesn't work --
24    MR. GIACOBBE: I prefer to know how you
25 want it structured so that our counsel can draft it
the proper way.

MS. CUNNINGHAM: That would be legal advice.

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

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

MR. MARSHALL: As I was researching my developers there were so many different ideas put out there of different uses. And so I would have started and I had the financial capabilities to start at 1916, 1918 which I bought almost 15 to 17
years ago when it was just blighted property. Just
was a dream of building. As I was able to acquire
through private and then through the RDA as well
and the Land Bank -- was first recipient from the
Land Bank. It kind of got bigger than I did. As
my lawyer brought different investors, Lawrence
Hamilton, it blew me away. It was bigger than me.
So this is a dream of mine. I found them of a
character and integrity that I want to work with.
It's taken me that long -- I realize regulations --
MR. RODRIGUEZ: We appreciate that, but
you had an agreement and there were stipulations in
the agreement. So if you knew you were having
problems the question was with --
MR. KOONCE: We were told that Marshall
Ventures was going to develop these properties
within a year and that has not happened. We
weren't told that as soon as Marshall Ventures
could get a partnership with someone they would
begin to develop the properties. We were told that
Marshall Ventures was going to begin to acquire
these properties -- develop these properties once
they're conveyed. That's what we were told.
MR. MARSHALL: Which was my original
plan. But all the timing of the corner of that and
things fell into place that all of a sudden it became this huge parcel that I wanted to do best use.

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

MR. PADILLA: I think my comment is in general I understand this is your first but, you know, I don't think we as a Committee, you know, want to entertain, you know, people experimenting with our land and see what happens. You know, we have an obligation to get these properties out and redeveloped and put into proper use. And, you know, this is just an example of how that is not going to happen.
MR. MARSHALL: It's not so much -- it could have happened if I just settled and I wasn't --

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

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

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

MR. RODRIGUEZ: I mean, I appreciate what you're saying but what she's saying is you're in default of the agreement and terms. The point is we're dealing with it here, we're dealing with
it there, we're doing it with everybody and that's the issue, that at a point, you know, any developer in the City has to also be aware of what the stipulations are. Like you expect to get City-owned property. We have an expectation. Like you're saying, we want it developed. But it doesn't mean that you should be the one developing it. That's my point. It's like, you know, if you can't do it, then you can't do it. That's fine. But you're asking us to now like -- we have an ordinance. This is the ordinance that applies to everybody.

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

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

MS. JOHNSON: Right now what are our options?

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

MS. MEDLEY: The Committee's options are to make a recommendation that the City take the title to the properties back. Another option is to table it. Another option -- to table it for whatever you want to table it for. As I suggested,
possibly giving them a month to come back with more complete plans. Or option three is to just say no because the Committee is not going to recommend that the City's reversionary interest be released and that's the end of it. Not really the end of it. It then reverts back to option one.

CHAIRWOMAN JARMON: Can I get a recommendation?

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

MS. JOHNSON: See if you can get financing.

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

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

MR. MARSHALL: On us?

MR. O'DWYER: Between you --

MR. MARSHALL: Yes, we do.

MR. KOONCE: So there's no -- it's not
a partnership. You're just conveying the
properties to Red Oak.

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

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

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

MS. CUNNINGHAM: I'll second that.

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

MS. CUNNINGHAM: Until the next
Committee meeting.

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

MR. PADILLA: We can't make those
suggestions to you. You have to make those
suggestions to the Committee.

CHAIRWOMAN JARMON: Okay. I think he
got it.

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

MR. MARSHALL: Who would I speak with
here that would give me the exact clarity, Ms.

Jarmon, the exact clarity --

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

CHAIRWOMAN JARMON: I think he gets it.

MS. JOHNSON: You heard our comments
so --

MR. MARSHALL: Very good.

MS. JOHNSON: The properties were
conveyed to you.

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

MS. CUNNINGHAM: And we do appreciate
that and we appreciate your passion. Just we have
a very limited scope of what we recommend.

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

(Ayes.)

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

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

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

MR. MARSHALL: Yes.

MR. RODRIGUEZ: That's you?

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

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

MR. GIACOBBE: I was not.

MS. CUNNINGHAM: They were a no-show.

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

MR. GIACOBBE: No. So we do business under Red Oak. Red Oak is a development company.
1 We don't take title in Red Oak.

2 MR. RODRIGUEZ: Single-purpose entity.

3 CHAIRWOMAN JARMON: The next item is

4 also Marshall Venture in his ownership. So we want

5 to table that item also until next month.

6 MS. JOHNSON: It's with Marshall?

7 CHAIRWOMAN JARMON: He owns that also.

8 He bought it from Tran Tin. Okay?

9 MR. KOONCE: Can I just give you a

10 cautionary note though when you come back, at least

11 for me. I don't believe that you are entitled to

12 profit from this delay from this sale conveyed to a

13 new entity. The only thing that I believe you're

14 entitled to is what you paid for the properties and

15 your holding costs.

16 MR. MARSHALL: Fair enough. That's

17 what it is. But then with the builds, as each

18 house is sold --

19 MR. KOONCE: I'm not -- I'm not even

20 interested in when you get -- when you get -- you

21 know, your payment. I'm just saying you're not

22 entitled to anything except -- out of this

23 arrangement except for what you paid for the

24 properties and your holding costs.

25 MR. GIACOBBE: I understand.
MR. MARSHALL: Okay. That's what you feel is correct for my portion of it? This wasn't a cash grab.

MR. KOONCE: I'm just --

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

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

MS. CUNNINGHAM: Thank you.

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

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

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

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

(Ayes.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

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

The next item, 2544 Germantown Avenue which was transferred to Village of Arts as a side
yard to their property in '07. It was their business.

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

CHAIRWOMAN JARMON: Yeah, it is.

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

MR. KOONCE: What do we know about it?

CHAIRWOMAN JARMON: I don't know, Mike.

I had attachments in here and for some reason they're not in here. So it looks like it was developed into a building.

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

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

MR. RODRIGUEZ: Second.

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

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

1608 Ridge Avenue. Francisville. I have the --

MS. CUNNINGHAM: Recommend certificate of completion.

MR. O'DWYER: Second.

CHAIRWOMAN JARMON: All in favor?

(Ayes.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: 2021 Oakford.

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

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

MS. CUNNINGHAM: Second.

CHAIRWOMAN JARMON: All in favor?

(Ayes.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: 4219 Filbert
Street. Global Communities.

Your name for the record.

MR. IGHLAEN: Brahim Ighlaen.

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

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

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

MR. RODRIGUEZ: That was conveyed in '13.

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

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

CHAIRWOMAN JARMON: No, they want to develop.
MR. O'DWYER: Just to be clear, so you haven't developed on this side yet?

MR. IGHLAEN: No.

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

MR. IGHLAEN: Just another extension.

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

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

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

MR. IGHLAEN: No.

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

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

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

MR. IGHLAEN: Yes, you did. But it took, believe it or not, six months for city
conveyor to get the consolidation done for the two properties. Another six months for variance and we finally just get the building permit about three weeks ago.

MR. KOONCE: Okay.

CHAIRWOMAN JARMON: So can I get a recommendation?

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

MR. IGHLAEN: It's approved.

CHAIRWOMAN JARMON: They got it.

MS. MEDLEY: Okay.

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

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

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

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

MR. KOONCE: Second.

CHAIRWOMAN JARMON: All in favor?
CHAIRWOMAN JARMON: Any opposed?
(No response.)

MR. IGHLAEN: Thank you very much.

CHAIRWOMAN JARMON: You're welcome.

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

MR. RODRIGUEZ: So moved.

MR. O'DWYER: Second.

CHAIRWOMAN JARMON: All in favor?
(Ayes.)

CHAIRWOMAN JARMON: Any opposed?
(No response.)

CHAIRWOMAN JARMON: The next item, 1934 Manton Street.

MS. CUNNINGHAM: Have they cleaned this?

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

Can I get a recommendation?

MR. O'DWYER: Is the stuff in the lot in question or is it in the lot behind this lot and to the left of this lot?
I move that we issue the certificate of completion contingent upon proof the lot has been cleaned.

MS. CUNNINGHAM: Second.

CHAIRWOMAN JARMON: All in favor?

(Ayes.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

2836 West Lehigh Avenue. 29th Street CDC.

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

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

MR. RODRIGUEZ: And they owe taxes.

CHAIRWOMAN JARMON: It can be approved contingent upon --

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

MS. CUNNINGHAM: There was conveyance after that.

MR. KOONCE: Who did they convey it to?

MS. JOHNSON: It said that she has dementia and she is no longer able to handle it.
MS. CUNNINGHAM: To Gladys Bee.

MR. O'DWYER: Gladys Bee is --

MS. JOHNSON: It's a house.

CHAIRWOMAN JARMON: She was the head of

the nonprofit.

MS. CUNNINGHAM: Her daughter wants to

-- they have somebody who wants to finish the

renovations. Are they willing to accept the

restriction that --

CHAIRWOMAN JARMON: This property was

already complete when they transferred title.

MS. CUNNINGHAM: Okay.

CHAIRWOMAN JARMON: Yeah. Can we get

the approval contingent upon the taxes being paid?

MR. KOONCE: So moved.

MR. RODRIGUEZ: Second.

CHAIRWOMAN JARMON: All in favor?

(Ayes.)

CHAIRWOMAN JARMON: Any opposed?

MR. O'DWYER: Wait. I just wanted to

clarify. So this was transferred in 2014 to a CDC.

Was it transferred at nominal value?

CHAIRWOMAN JARMON: It was. They had

been in there for like 20 years before we finally

were able to transfer title to them.
MR. O'DWYER: So they were basically using the property for 20 years. It was transferred to them and now they're planning on selling the property.

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

MR. KOONCE: It hasn't been sold.

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

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

MR. KOONCE: Move to approve.

MR. RODRIGUEZ: Second.

CHAIRWOMAN JARMON: All in favor?

(Ayes.)

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

MS. CUNNINGHAM: Motion for release.

MR. RODRIGUEZ: Second.

CHAIRWOMAN JARMON: All in favor?

(Ayes.)
CHAIRWOMAN JARMON: Any opposed?
(No response.)
CHAIRWOMAN JARMON: The next item is 2004 --
MS. MEDLEY: Just a question about 1238 Hollywood, I know that you said that they been in the property for 20 years, but when they got it when it was transferred in 2014 what restrictions were on the deed?
CHAIRWOMAN JARMON: The five years.
MS. MEDLEY: Okay.
CHAIRWOMAN JARMON: You're talking about Lehigh?
MS. JOHNSON: That's Lehigh Avenue.
MS. MEDLEY: Okay. Sorry.
CHAIRWOMAN JARMON: Yeah, it had the five-year restriction.
MR. O'DWYER: Which were not -- they didn't meet the five year --
CHAIRWOMAN JARMON: They had already rehabbed the property. That's how we transferred title.
MS. CUNNINGHAM: Right. But if they sell it now, it's prior to the five year restriction where they're not allowed to sell it.
MR. KOONCE: I think what this is is this part -- was this part of a program when we would allow people to -- an old program where we would allow people to occupy and then once they --

CHAIRWOMAN JARMON: Finished the work and transferred title.

MR. KOONCE: We just transferred title.

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

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

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

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

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

CHAIRWOMAN JARMON: Probably.

MR. O'DWYER: Okay.
CHAIRWOMAN JARMON: I don't know. But I know it was done before we transferred title.

Now the 2004 Amber Street --

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

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

MS. CUNNINGHAM: We did.

CHAIRWOMAN JARMON: Okay. Thank you.

2004 Amber Street. This was property transferred from PHDC back in 1988.

Can I get a recommendation?

MR. RODRIGUEZ: So moved.

MR. O'DWYER: Second.

CHAIRWOMAN JARMON: All in favor?

(Ayes.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: The next items are 4510 to 14 Baker Street, Phoenix Investment. These were transferred as lots and now there's properties that have been developed on there for sometime now and they want to sell.
MR. O'DWYER: I believe there's a gentleman.

CHAIRWOMAN JARMON: State your name for the record.

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

CHAIRWOMAN JARMON: And you're the current owner?

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

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

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

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

CHAIRWOMAN JARMON: Right.

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

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

MR. RODRIGUEZ: Second.

CHAIRWOMAN JARMON: All in favor?

(Ayes.)
CHAIRWOMAN JARMON: Any opposed?
(No response.)

MR. PETT: Thank you very much.

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

MS. JOHNSON: It's a row house.

CHAIRWOMAN JARMON: Can I get a recommendation?

MR. KOONCE: Taxes current?

MS. CUNNINGHAM: They are not current.

But we can --

MR. RODRIGUEZ: How much?

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

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

MR. O'DWYER: Motion to issue the certificate of completion contingent that the taxes -- planning to sell that the taxes are paid.
(Seconded.)

CHAIRWOMAN JARMON: All in favor?
(Ayes.)

CHAIRWOMAN JARMON: Any opposed?
(No response.)

CHAIRWOMAN JARMON: The next item 1723
Howard and then 1724 Hope, 1725, 27 Howard, also
known as 1726 Hope and 1729 Howard.

That was one of the packages that I
handed out.

Can you state your name for the record.

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

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

MS. CUNNINGHAM: As an extension?

MR. PETT: No.

MR. RODRIGUEZ: You're sure?

CHAIRWOMAN JARMON: Well, if they
subordinated --

MR. PETT: I do need an extension due
-- currently I have already had the extension. One
of the problems that we had that delayed the
project a lot was that when the geotech report went
out to check the soil the buildings that were
demolished at whatever time it was demolished never
capped up the water supply. So the water was
currently running for the last 20 years. So there
was some significant soil contamination on that
report. We was able to repair to the best of our
ability, but the permits are being submitted.

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

MR. PETT: Yes.

MR. RODRIGUEZ: So moved.

MR. KOONCE: Second.

CHAIRWOMAN JARMON: All in favor?

(Ayes.)

CHAIRWOMAN JARMON: Thank you.

The next item, 815 North 41st Street
can be deleted. This is on last month.
1446 and 1448 North Waterloo Street.
These were transferred as side yards.

Can I get a recommendation?

MR. KOONCE: Recommendation to --

MR. RODRIGUEZ: Provide a release.

CHAIRWOMAN JARMON: For the release.

MR. KOONCE: Okay.
MR. RODRIGUEZ: So moved.

MR. KOONCE: So moved. Second.

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

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

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

CHAIRWOMAN JARMON: Yes. Second?

MR. O'DWYER: Second.

CHAIRWOMAN JARMON: All in favor?

(Ayes.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

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

MR. O'DWYER: They did clean it.

MR. RODRIGUEZ: This picture right here.

CHAIRWOMAN JARMON: Yeah. That's the more recent one. The other one I think is attached. Yeah, they cleaned the grass up, which is attached.
MR. KOONCE: Motion to approve.

MR. RODRIGUEZ: Second.

CHAIRWOMAN JARMON: All in favor?

(Ayes.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Next item, 5135 Marion Avenue.

MR. KOONCE: Is that Marion?

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

MS. CUNNINGHAM: 2800.

MR. RODRIGUEZ: Moved contingent on paying settlement taxes.

MR. O'DWYER: Second.

CHAIRWOMAN JARMON: All in favor?

(Ayes.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Next item, 1022 South Chadwick.


CHAIRWOMAN JARMON: Are you the current owner?

MS. HORTON: Before May 21st I was.
CHAIRWOMAN JARMON: Your name? I'm sorry.

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

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

MR. RODRIGUEZ: So moved.

MR. KOONCE: Second.

CHAIRWOMAN JARMON: All in favor?

(Ayes.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MS. HORTON: You're welcome.

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

MR. KOONCE: Motion to approve.

MR. RODRIGUEZ: Second.

CHAIRWOMAN JARMON: All in favor?

(Ayes.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: The next item is 1202 North 24th Street. Ms. Cruel.
MR. RODRIGUEZ: Do we have a recent picture?

CHAIRWOMAN JARMON: No.

State your name for the record.

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

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

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

MS. CUNNINGHAM: Storm water bill.

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

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

MS. CRUEL: Look, that didn't never come up.
MS. CUNNINGHAM: Are you selling this?

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

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

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

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

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

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

MS. CRUEL: No.

CHAIRWOMAN JARMON: No, it's grass.

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

MS. CRUEL: Thank you.

MR. RODRIGUEZ: Not that we're providing it.
CHAIRWOMAN JARMON: I'll get in contact with them.

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

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

MS. CRUEL: No.

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

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

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

MS. CRUEL: Thank you.

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

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

MR. RODRIGUEZ: You have to contact the Water Department and talk to them about the fact
that it's vacant land. It's not developed. There is no concrete, therefore all the rain water goes into the ground.

MS. CRUEL: Okay.

MR. RODRIGUEZ: Storm water management.

If it's developed and it goes into the sewer system. So you need to explain that to them and see if you can get this issue resolved.

MS. CRUEL: Can I do that today?

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

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

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

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

MS. CRUEL: It's clean. I cook out there every week.
MS. CUNNINGHAM: Send photos of that.

MS. CRUEL: Okay.

MS. CUNNINGHAM: Send them to the Chair.

MS. CRUEL: Okay.

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

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

CHAIRWOMAN JARMON: Yes.

All in favor?

(Ayes.)

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

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

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

MR. RODRIGUEZ: Okay.
CHAIRWOMAN JARMON: It's okay.

MS. CRUEL: Okay. Thank you.

CHAIRWOMAN JARMON: The next item --

MR. RODRIGUEZ: We didn't vote on it. I second it.

CHAIRWOMAN JARMON: All in favor?

(Ayes.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

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

MR. KOOENCE: What was his ask?

CHAIRWOMAN JARMON: What did he ask for?

MR. KOOENCE: Yeah.

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

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

CHAIRWOMAN JARMON: Yeah. So they won't have to come back.
MR. O'DWYER: For zoning, the last --

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

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

Can I get a recommendation?

MR. KOONCE: Was it clean and tax free?

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

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

MR. O'DWYER: Second.

CHAIRWOMAN JARMON: All in favor?

(Ayes.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

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

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

Can I get a recommendation?

MR. O'DWYER: There's somebody at the
CHAIRWOMAN JARMON: Hi. Can you state your name for the record.

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

CHAIRWOMAN JARMON: And you're the current owner?

MR. REID: Yes, I am.

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

MS. CUNNINGHAM: There's another photo.

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

MR. REID: Yeah, it's clean.

CHAIRWOMAN JARMON: Yeah.

MR. KOONCE: Motion to approve subject to taxes.

MR. O'DWYER: Second.

CHAIRWOMAN JARMON: Taxes being checked?

MR. KOONCE: Current.

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

MR. REID: They're current, yes. Yes, I have a copy of that, if you need it.
MR. RODRIGUEZ: Yeah, we do.

MR. REID: I have a copy of it.

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

MR. REID: You're welcome.

CHAIRWOMAN JARMON: Can I get a recommendation?

MS. CUNNINGHAM: So moved.

MR. RODRIGUEZ: Second.

CHAIRWOMAN JARMON: All in favor?

(Ayes.)

CHAIRWOMAN JARMON: Thank you.

MR. REID: Thank you.

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

MR. KOONCE: Motion to approve subject to taxes.

MR. RODRIGUEZ: Second.

CHAIRWOMAN JARMON: All in favor?

(Ayes.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

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

MR. MOSES: Good morning. My name is
Yvonne Angelus Moses. I'm at 2038 North 20th Street.

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

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

MR. RODRIGUEZ: Second.

CHAIRWOMAN JARMON: All in favor?

(Ayes.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you. Have a good day.

MS. MOSES: You too.

CHAIRWOMAN JARMON: 1248 South 20th Street.

MR. RODRIGUEZ: Is that a recent picture?

MR. O'DWYER: What was this originally?

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

Oh, hi. Can you state your name.

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

CHAIRWOMAN JARMON: You already established another entity?

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

MR. JAN: Okay.

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

MR. JAN: Yeah.

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

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

MR. RODRIGUEZ: So you're creating a third entity or you're creating a partnership?
MR. JAN: So Distinguished Properties is the entity that currently has it. I'm the owner of that and I own a bunch of other properties under Distinguished Properties.

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

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

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

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

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

MR. JAN: I can get them. I'm the owner. It's on the state Website as well. I mean,
I can get it. It was created I think about a week before we closed originally in October.

MR. KOONCE: Okay.

MR. JAN: I can show you.

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

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

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

MS. MEDLEY: Yeah. I mean -- yeah.

He's asking for permission to transfer it from Distinguished Properties to 1248.

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

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

MR. JAN: I have a longstanding -- sorry, I'm answering this with a longer answer. I have a longstanding relationship with Bryn Mawr Trust and they have financed every project of mine for 15 years. So from that perspective on a relative scale it's a small project.
MR. RODRIGUEZ: Once the deed transfer happens then you'll seek financing for that entity to develop.

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

MR. RODRIGUEZ: As 1248?

MR. JAN: Correct. Yeah.

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

MS. CUNNINGHAM: Second.

CHAIRWOMAN JARMON: All in favor?

(Ayes.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MR. JAN: Thank you.

CHAIRWOMAN JARMON: 986 and 88 North Marshall Street. This is developed.
MR. O'DWYER: Does it have a certificate of completion or certificate of occupancy?

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

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

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

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

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

CHAIRWOMAN JARMON: Yes.

MR. KOONCE: Second.

CHAIRWOMAN JARMON: All in favor?

(Ayes.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

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

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

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

MS. CUNNINGHAM: Move contingent upon --

MR. RODRIGUEZ: Are taxes up to date?

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

MR. O'DWYER: Second.

CHAIRWOMAN JARMON: All in favor?

(Ayes.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

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

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

MS. CUNNINGHAM: Second.

MS. MEDLEY: One clarification for the record that with regard to the lien -- with regard to the property that the Committee was approving that property to be sold despite the fact that the conditions in the deed required five years that because of the circumstances that the owner had been in the property for 20 years and that it was held up, the transfer was held up due to no fault of the owner that the Committee was not requiring
that they comply with I think it's section D or E of the condition of the deed.

CHAIRWOMAN JARMON: Yes. Do we need revote it?

MS. MEDLEY: No, just the agreement.

CHAIRWOMAN JARMON: Thank you.

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

CHAIRWOMAN JARMON: Is anyone else here for --

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

CHAIRWOMAN JARMON: That was approved.

MR. MILLAN: What about 619 Dudley Street?

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

MR. MILLAN: Can we talk about that?

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

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

MS. CUNNINGHAM: It was last month's agenda. Contingent upon cleaning. We need a
picture of a clean lot.

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

Is that what it was?

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

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

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

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

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

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

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

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

MR. RODRIGUEZ: Time out. Can you go to the podium and introduce yourselves?
MS. CUNNINGHAM: Are you saying that you're the right person?

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

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

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

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

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

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

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

MR. CUTLER: Correct.

MR. RODRIGUEZ: And this person who did not want to complete the agreement of sale is the
person who originally held the property that was conveyed?

MR. CUTLER: Yes, sir.

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

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

MR. RODRIGUEZ: When is the new settlement?

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

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

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

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

MR. CUTLER: We would need maybe a couple weeks after settlement, yes. As soon as we own it we will do it.
CHAIRWOMAN JARMON: A couple weeks after he would be able to clean it by.

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

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

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

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

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

MS. MEDLEY: To answer your question, yes.

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

MR. RODRIGUEZ: It's online.

MS. CUNNINGHAM: Not yet.

MS. MEDLEY: To be clear, the Committee
believes that they did grant the release last month. If that is the case then you can just access the minutes on the Website. If it wasn't granted last month, then just wait until you have taken title to the property and then come back and ask for the relief with the lot being clean.

MR. CUTLER: Is it definitely in?
MR. RODRIGUEZ: Yeah.
MR. CUTLER: All right. So we can find something in writing saying as long as -- it's either been released or will be released. Either contingent upon or it has been.

CHAIRWOMAN JARMON: Yeah.
MS. MEDLEY: As long as it's clean there's no reason not to give it to you.

CHAIRWOMAN JARMON: Meeting is adjourned.

- - -

(Meeting adjourned 12:10 p.m.)

- - -
CERTIFICATION

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

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

City of Philadelphia
Date: June 12, 2018

To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE

From: Susie D. Jarman Chairwoman – Vacant Property Review Committee

Subject: AGENDA FOR THE JUNE 12, 2018 MEETING OF THE VACANT PROPERTY REVIEW COMMITTEE

TIME: 10:00 AM LOCATION: City Council Caucus Room, 4th Floor City Hall

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

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

PROPOSED AGENDA SEQUENCE

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

1. Residential Lots
2. Residential Side/Rear yard
3. Urban Garden
4. Non-Profit Lot
5. Extension of Time
6. Philadelphia Land Bank
7. Certificate of Completion
1. Residential lots for Transfer to Adjacent/abutting Property owners or Developers.

<table>
<thead>
<tr>
<th>Address</th>
<th>Applicant</th>
<th>City Acquired</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. 721 W. Cumberland Street</td>
<td>Elias Matos</td>
<td>08/98</td>
</tr>
<tr>
<td>2510 N. Franklin Street</td>
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<tr>
<td>Philadelphia, PA 19132</td>
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</tbody>
</table>

Proposal: Open recreation space

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

Attachments-

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

<table>
<thead>
<tr>
<th>Address</th>
<th>Name and Address of Applicant</th>
<th>City Acquired</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. 2453 N. Carlisle Street</td>
<td>Charo Harvey</td>
<td>05/78</td>
</tr>
<tr>
<td>2451 N. Carlisle Street</td>
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<tr>
<td>Philadelphia, PA 19132</td>
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</tbody>
</table>

B. 2947 W. Arizona Street Hadiya Clayton  

07/89

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

<table>
<thead>
<tr>
<th>Address</th>
<th>Name of Applicant</th>
<th>City Acquired</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. 2453 N. Carlisle Street</td>
<td>Charo Harvey</td>
<td>05/78</td>
</tr>
<tr>
<td>B. 4022 Cambridge Street</td>
<td>Stacey Hirsh</td>
<td>06/83</td>
</tr>
<tr>
<td>C. 1600 N. Bodine Street-2A</td>
<td>Carmen Carrasquillo &amp;</td>
<td></td>
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<tr>
<td></td>
<td>Nydia Negron</td>
<td></td>
</tr>
<tr>
<td>D. 1600 N. Bodine Street-4A</td>
<td>Adriana Miletto</td>
<td></td>
</tr>
<tr>
<td>E. 1600 N. Bodine Street-8A</td>
<td>Varol Yusel</td>
<td></td>
</tr>
</tbody>
</table>
F. 1600 N. Bodine Street-9A  Xhemil Hoxha & Zinaildra Hoxha
G. 1600 N. Bodine Street-10A  Carmen V. Fernandez
1600 N. Bodine Street-11A  "   "   "
H. 3141 N. Wendle Street  Guillermo Alvarez  02/88
I. 2442 Jasper Street  Gerlin Caycoya  12/87
J. 5978-82 N. Opal Street  Odell Bysil Saxton Anderson  07/86

4. Non-Profit Lot

Address

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

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

Attachments-

5. Subordination Agreement  Extension of Time

A. 3222-58 H Street  Esperanza Health Center

Attachments-

5. Extension of Time  Name of Applicant  City Acquired

A. 2147 Federal Street  JBS Renovations, LLC  02/13
2723 Oakford Street  "   "   "  02/13
2727 Oakford Street  "   "   "  02/13
6. **Philadelphia Land Bank**  
   **Name of Applicant**

   A. 2145 N. 15th Street  
      2147 N. 15th Street  
      2149 N. 15th Street  
      Community Ventures  
      c/o David La Fontaine  
      1501 Cherry Street

   **Attachments-**

   B. 1106 North Street  
      Louise Smith

   **Attachments-**

7. **Certificates of Completion**

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

   **Address**  
   **Grantee**  
   **Settled**

   A. 1434 S. Ringgold Street  
      Yolanda Taylor  
      03/03

      This was a side yard

      **Attachments-**

   B. 1814 Allison Street  
      PHDC  
      12/87

      The current owner acquired at Sheriff Sale 8/16

      **Attachments-**

   C. 1434 N. Orkney Street  
      Diana Rosado  
      9/94

      1436 N. Orkney Street  
      9/94

      These lots were sold to the applicant

      **Attachments-**
D. 1606 Germantown Avenue  Christ's Evangelical Reformed Church  10/98
1608 Germantown Avenue  10/98
1614 Germantown Avenue  10/98
1616 Germantown Avenue  10/98

They acquired for garden and for handicapped entrance

Attachments-
E. 1413 S. Ringgold Street  Carolyn Morris  12/84

Attachments-
F. 2170 E. Gordon Street  Rebecca M. Tomlinson  06/14

Attachments-
G. 672 N. 36th Street  Willie Ella Washington  06/86

Attachments-
H. 1626 N. 3rd Street  Arif Ibis and Dilaver Ibis  09/00

This was a side yard

Attachments-
I. 1842 Ingersoll Street  Irving Stephens  04/05

This was a side yard

Attachments-
J. 1912 E. York Street  Marshall Venture, LP  01/17
1914 E. York Street  “  “  01/17
1920 E. York Street  “  “  01/17
1922 E. York Street  “  “  01/17
1924 E. York Street  “  “  01/17

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

Attachments-
<table>
<thead>
<tr>
<th>K. 1900 E. York Street</th>
<th>Tran D. Tin</th>
<th>07/05</th>
</tr>
</thead>
<tbody>
<tr>
<td>1902 E. York Street</td>
<td>“ “</td>
<td>09/02</td>
</tr>
<tr>
<td>1904 E. York Street</td>
<td>“ “</td>
<td>09/02</td>
</tr>
<tr>
<td>1906 E. York Street</td>
<td>“ “</td>
<td>09/02</td>
</tr>
</tbody>
</table>

**Attachments-**

| L. 2544 Germantown Avenue | Village of Arts and Humanities | 05/07  |

**This was a side yard**

**Attachments-**

<table>
<thead>
<tr>
<th>M. 1727 Ingersoll Street</th>
<th>Leon Bobby, Realty, LLC</th>
<th>03/16</th>
</tr>
</thead>
<tbody>
<tr>
<td>1731 Ingersoll Street</td>
<td>“ ”</td>
<td>03/16</td>
</tr>
<tr>
<td>1733 Ingersoll Street</td>
<td>“ ”</td>
<td>12/85</td>
</tr>
</tbody>
</table>

**Attachments-**

| N. 1608 Ridge Avenue     | FNDC                     | 07/13  |

**Attachments-**

| O. 2021 Oakford Street   | Wilson Drake Development, LLC | 09/10  |

**Attachments-**

| P. 4219 Filbert Street   | Global Community Solution, LLC | 11/13  |

**Attachments-**

| Q. 2127 N. Front Street  | Club Civico Social Aces     | 02/99  |

**Attachments-**

| R. 4581 Ditman Street    | Luis A Rivera & Aurora Morales, his wife | 03/05  |

**Attachments-**

| S. 1934 Manton Street    | Household of Faith Apostolic Church | 04/98  |
T. 2836 W. Lehigh Avenue 29th Street, CDC 04/14

Attachments-

U. 1238 N. Hollywood Street Willie J. Robinson, Sr. 11/02

Attachments-

V. 2004 Amber Street PHDC 04/88

Attachments-

W. 4510-14 Baker Street Phoenix Investment Property 11/99

These were transferred as lots

Attachments-

X. 1229 N. Lawrence Street Beautiful Morning Star 08/04
1231 N. Lawrence Street Foundation 08/04

Their proposal was for Community Center parking. The purchaser plans to build a home for his family

Attachments-

Y. 1553 S Capitol Street Deborah Leach 12/84

Attachments-

Z. 1723 N. Howard a/k/a Hector Vincenty, Jr. 01/16
1724 Hope Street,
1725-27 N. Howard Street
a/k/a 1726-28 N. Hope Street &
1729 N. Howard Street

Attachments-

AA. 815 N. 41st Street McKinley & Alice Gordan 04/86

This was a side yard

Attachments-
BB. 1746 N. Waterloo Street  Mary Paul  12/90
1748 N. Waterloo Street  “ “  08/87

These Were transferred as side yards

Attachments-

CC. 2146 N. 21st Street  Mary Haigler  11/01
This was a side yard

Attachments-

DD. 5135 Marion Avenue  Bruce E. Wesley  05/83

Attachments-

EE. 1022 S. Chadwick Street  United Community Homes  12/96

Attachments-

FF. 1353 S. Markoe Street  Landmoster, Inc.  10/10

Attachments-

GG. 1202 N. 24th Street  Stephanie Cruel  10/10
This was a Private lot transfer

Attachments-

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

Attachments-