VACANT PROPERTY REVIEW COMMITTEE

Caucus Room, City Hall
Philadelphia, Pennsylvania
Tuesday, March 13, 2018
10:05 a.m.

PRESENT:
SUSIE JARMON, OHCD, CHAIRWOMAN
LISA WALKER, Revenue Department
DEB CUNNINGHAM, Public Property
LARRY PADILLA, PRA
WILLIAM NEWCOMB, PRA
LINDA MEDLEY, Law Department
MICHAEL KONCE, Council President Clarke's Office
MARK DODDS, OHCD
ANGEL RODRIGUEZ, PHDC
RACHEL BROOKS, LISC
ARIELLE HARRIS, L&I
JAMETTA JOHNSON, Planning Commission
GARRETT O'DWYER, PACDC

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STREHLOW & ASSOCIATES, INC.
(215) 504-4622
CHAIRWOMAN JARMON: Good morning. My name is Susie Jarmon. We're going to get started.
I first want to acknowledge someone who will be representing the Redevelopment Authority from this day forward, Larry Padilla. He's going to be the new representative for the Redevelopment Authority.

Are there any attorneys in the room?
(Hands raised.)
CHAIRWOMAN JARMON: You want to come up.
(Witness approached podium.)
CHAIRWOMAN JARMON: 1746 Bailey Street, which is on Page 5. This property was acquired at Sheriff Sale March 2017, and he's here to ask that the restriction be removed on the deed.
Can you state your name for the record.
MR. DiNATALE: Yes. Good morning. Lorenzo DiNatale for the
purchaser, Philadelphia Lotus LLC, and we're requesting removal of the restrictions for title insurance purposes.

CHAIRWOMAN JARMON: Are there any questions from the Committee?

(No response.)

MR. KOONCE: Motion to approve.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

MR. DiNATALE: Thank you. Have a good day.

CHAIRWOMAN JARMON:

Neighborhood Gardens, they're here for 3200 Ridge Avenue, which is on Page 3.

(Witnesses approached podium.)

CHAIRWOMAN JARMON: State your name for the record.

MR. DUFFY: Good morning. This is Gregory Duffy, attorney for Neighborhood Gardens Trust. With me I
have Jenny Greenberg, the Executive Director of NGT.

We're requesting transfer of the garden parcel known as 3200 Ridge Avenue. It forms a part of the Strawberry Mansion Green Resource Center and Community Garden, which is operated by Neighborhood Gardens Trust and its partners, East Parkway Revitalization Association.

The property partners -- the project partners with local schools and community groups to provide access to local fresh and healthy produce. It's been really a rapid and booming success for the neighborhood. It has the support of the City agencies, Council President Clark, as well as State Representative Donna Bullock.

CHAIRWOMAN JARMON: And is this going to be a development?

MR. DUFFY: This is for a community garden.

CHAIRWOMAN JARMON: For a
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garden?

MR. DUFFY: Correct.

CHAIRWOMAN JARMON: Because I have this form you guys sent me that says new construction.

MR. DUFFY: It's got a greenhouse on it.

CHAIRWOMAN JARMON: Oh, okay.

MR. KOONCE: So it's presently a garden?

MR. DUFFY: It's presently a garden. It's currently leased from the City, so we've been leasing for a few years now. Now the City has entertained the transfer of the property so that NGT can fully preserve it for the future. NGT currently owns and preserves over, I think, 35 community gardens throughout the City.

MR. KOONCE: Any plans to improve it further?

MS. GREENBERG: So it includes currently, there's a shaded structure and a produce washing station that's been
built, and that is where the Strawberry Mansion Culinary Arts High School students are growing produce as well as community garden plots. The last remaining piece to be completed is a greenhouse where they'll be propagating seedlings for food security projects.

MR. KOONCE: Do you typically -- this probably -- in general, do you typically ensure gardens provide lighting? Fencing, lighting?

MS. GREENBERG: Yes. So this one does have a fence around the Green Resource Center portion of the property. It's not lit at night.

MR. KOONCE: Okay.

MS. JOHNSON: So are we transferring title?

CHAIRWOMAN JARMON: Yes.

MS. JOHNSON: This is at nominal?

CHAIRWOMAN JARMON: Yes.

Recommendation?

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

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MR. DUFFY: Thank you.

CHAIRWOMAN JARMON: I wanted to make another correction on the agenda. On Page 8, we have 611 West Norris Street. The correct address is 616 West Norris Street.

Any other attorneys?

(Witness approached podium.)

MR. McILHINNEY: Good morning, Ms. Jarmon, members of the Committee. Michael McIlhinney on behalf of Jason Cutaiar, the owner of 1130 South 24th Street.

CHAIRWOMAN JARMON: That's not on the agenda. I wasn't told to add that back on the agenda. Oh, yes, I was. You
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know, I'm getting them confused. I'm sorry. I'm sorry. I'm thinking about the other properties.

MR. RODRIGUEZ: 1130 South 24th?

MR. McILHINNEY: That's correct.

MR. RODRIGUEZ: That's Attachment A.

CHAIRWOMAN JARMON: I'm sorry. You're here for the extension request. I'm sorry.

MR. McILHINNEY: Yes, Ms. Jarmon. It was transferred title in April of 2016 from the RDA. The provisions required maintaining the land within accordance with the City code and improving the property. Since then, he has secured the property, cleaned it, and insured it. It's currently fenced off. We do have plans in place, and I brought copies. I didn't provide it before, but if you would like a copy, I can provide it for you. A single-family residence
that will be three bedrooms, three baths.

We did obtain permits in May of 2016. Due to some family situations with my client and taking care of his own father, there was a little delay in actually digging the foundation and starting the construction. But we do have the ability to put the zoning permit back in place, it's good for three years, and we would be planning on proceeding with construction this summer around June, July timeframe, and we would request an extension of the one-year provision if we're required to complete construction within one year so that we can comply with that provision.

CHAIRWOMAN JARMON: Well, we only can grant six months at a time. So in six months, you can just let us know what the status of it.

MR. McILHINNEY: That would be perfect, Ms. Jarmon. I appreciate that.

CHAIRWOMAN JARMON: Can I get a recommendation?
MR. Koonce: Can you just tell me again what you've done to the property since you've had it.

Mr. Mcilhinney: So after we took title in April, we cleared out the property, the vacant lot. We fenced it off, and we have it insured. Immediately after that, we submitted for zoning to obtain zoning permits to allow the erection of the new single-family structure. He's also obtained construction permits, but my client put the plan on hold pending dealing with the family issues with his father, but we do have plans, full plans, of construction drawings to construct the structure, and the intent still is to build it this summer.

Mr. Koonce: I'm okay.

Chairwoman Jarmon: Recommendation?

Mr. Rodriguez: So moved.

(Duly seconded.)

Chairwoman Jarmon: All in
favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MR. McILHINNEY: Thank you for your time.

CHAIRWOMAN JARMON: Any other attorneys?

(Witness approached podium.)

CHAIRWOMAN JARMON: Good morning.

MS. PROFILAK: Good morning, members of the Committee. I'm here for 2540 South 2nd Street.

CHAIRWOMAN JARMON: Okay.

MS. PROFILAK: My name is Jennifer Profilak (ph). I'm here on behalf of the owner, South 2nd Street Partners LLC. We're seeking removal of reverter rights that are on the deed cover claim. The prior owner obtained the property from the Redevelopment
Authority in 1991 and it had certain reverter rights on it if the property wasn't developed in accordance with the requirements. My client just became owners this past January. They've obtained a building permit on February 23rd, 2018 and are now seeking construction financing, and as part of the title commitment for the construction financing, we're seeking removal of the reverter rights because we can't get the financing without the removal.

CHAIRWOMAN JARMON: I had e-mailed whoever e-mails me, because several people e-mail me for the same address, regarding the lot needing to be cleaned.

MR. PROFILAK: I have those for you. I would have sent them to you before, but I just received them right before I left my office.

There was previously debris on the property. A neighboring property has been doing construction, and it's since
been removed as of this morning. I have three copies of the same photo. I'm sorry I didn't bring any more. That's the property as of this morning, which is a vast difference from this weekend, which I also have pictures of from this past weekend as well.

CHAIRWOMAN JARMON: The picture that I brought was the original picture that Linda has that I put in as everybody's copy.

MS. JOHNSON: Was this transferred as a side yard?

CHAIRWOMAN JARMON: It was transferred -- you know, I'm not really sure because that was in '91. I'm not really sure.

MR. KOONCE: But you're the second owner?

MS. PROFILAK: Yes. We are not the original owner who received it from the Redevelopment Authority, that's correct.

MR. KOONCE: Do you have title
insurance?

MS. PROFILAK: Not for that first transfer we did not. We're seeking it now. The original owner is actually a partner in this new owner. So the new owner is an LLC and the original owner, Mr. Manello, is one of the minority partners in that company. So the new owner is a company now and the original owner is a minority partner.

MR. RODRIGUEZ: Did the original owner get a certificate of completion?

MS. PROFILAK: I'm sorry?

MR. RODRIGUEZ: Did the original owner get a certificate of completion?

CHAIRWOMAN JARMON: No. I think that was transferred as a side yard when it was transferred out, yes.

Any further questions?

MR. KOONCE: Okay. Let me just think. Can you tell me what the timeline is again?
MS. PROFILAK: Before today

MR. KOONCE: From this day going forward.

MS. PROFILAK: Going forward, we're ready to break ground as soon as next week and start construction. We received a building permit on February 23rd.

MR. KOONCE: Okay. I'm fine.

CHAIRWOMAN JARMON: Recommendation?

MR. KOONCE: Motion to approve.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

MS. PROFILAK: Thank you, everyone, for your time.

CHAIRWOMAN JARMON: Any other attorneys?

(No response.)

CHAIRWOMAN JARMON: I want to
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take one property out of order. Page 6, 2050, 52, and 54 Susquehanna Avenue. The applicant was here last month. He needed to produce his business plan, which is attached. And he's asking for the release of the restrictions.

(Witness approached podium.)

MR. EHMEDI: Good morning.

CHAIRWOMAN JARMON: Good morning. State your name.

MR. EHMEDI: Yes. Shawkat Ehmedi.

MS. CUNNINGHAM: Quick question. 2019 Abigail is your other address?

CHAIRWOMAN JARMON: That's not included in here.

MS. CUNNINGHAM: Is that something that was transferred to him by the RDA, though?

CHAIRWOMAN JARMON: No. It was transferred from PHDC.

Any further questions?

MR. KOONCE: It's parking? Am
I missing something? The applicant is proposing parking?

CHAIRWOMAN JARMON: No. He originally received it for parking, but now he wants to develop, and he brought in his plan, which is attached, what they plan to do, three single-family dwellings.

MR. RODRIGUEZ: And you're self-financing, correct?

MR. EHMEDI: Yes.

MR. KOONCE: Did you get approved? Do you have the money?

CHAIRWOMAN JARMON: Yes. He was going to send me his bank statement, which I didn't want to attach his information to --

MR. KOONCE: But he does have this?

CHAIRWOMAN JARMON: Yes.

MR. KOONCE: What's your policy?

MR. EHMEDI: Around $85 a square foot.

MR. KOONCE: What's your total
cost? What's your total cost of the
project?

MR. EHMEDI: About 600. 600 to
700 for all three properties.

MR. KOONCE: What are you going
to build on it, three single-families?

MR. EHMEDI: Yes. Yes.

MR. KOONCE: Have you applied
for --

MR. EHMEDI: I have everything
lined up and ready to go. I just need
the release so I can apply for L&I and
continue on with the project.

MR. KOONCE: No. The only
thing you need to do that is to get a
letter from the City allowing you to go
to L&I. You don't need the --

MR. EHMEDI: I went to variance
already, and at the variance, I have done
as, like I said, last month. One of the
properties is much narrower than the
other two, so we made them almost equal
to be able to build 14 feet wide or 15
feet wide.
MR. KOONCE: So why aren't you ready to start construction?

MR. EHMEDI: I'm ready. I just want to make sure that I get a deed restriction released before I start.

MS. CUNNINGHAM: But you haven't gotten approval for the lot line changes yet?

MR. EHMEDI: I have.

MS. CUNNINGHAM: You have gotten approval?

MR. EHMEDI: Yes.

MR. RODRIGUEZ: Have you submitted that?

MR. EHMEDI: I'm sorry?

CHAIRWOMAN JARMON: No. I didn't ask him for that. You have the lot line changes?

You can forward that to me?

MR. EHMEDI: We have the community meeting and --

MS. CUNNINGHAM: So you haven't gotten approval for the permit yet. You just have an RCO meeting scheduled?
MR. EHMEDI: Right.

MS. CUNNINGHAM: Okay.

CHAIRWOMAN JARMON: Any further questions?

(No response.)

CHAIRWOMAN JARMON: Recommendation?

MR. KOONCE: I would like to --

I hate to keep bringing him back, but I would like to table this until he actually has his permits to build, and here's why: You only get one year. You've already passed the one year. We can only extend for six months.

CHAIRWOMAN JARMON: No. He originally got this for parking. They were lots for parking.

MR. O'DWYER: There wasn't a build requirement on it?

CHAIRWOMAN JARMON: No. It wasn't a building on it. He wants to build on it.

MR. KOONCE: But there's a deed -- so why is he here then?
CHAIRWOMAN JARMON: He wants the restrictions removed off the deeds from 2006.

MR. O'DWYER: If he acquired it in 2006 for parking and they used it for parking, then what reason do we have to not issue the certificate of completion if they did what they were going to say in the timeframe they were supposed to do it?

MS. CUNNINGHAM: Because it's been -- the last few times he's been here they've said that they did not --

CHAIRWOMAN JARMON: Did you use it for parking for your business?

MR. EHMEDI: Yes.

CHAIRWOMAN JARMON: Yeah. His business is right there.

MS. CUNNINGHAM: They're residential. They didn't get a variance and it was residential. So they didn't use it for parking. Even if they parked on it, they didn't legally use it for parking.
MR. KOONCE: So we couldn't issue a certificate of completion.

MR. EHMEDI: I had used it for parking initially for years. I had it fenced in from the front of Susquehanna, but I did not pave it. It was all gravel then, but the past three, four years with all the new construction, I was kind of limited not to park on it from the neighbors.

MS. CUNNINGHAM: We're not saying you needed to physically park on it. It's more that you took the steps to make it zoned for parking, and you didn't do that. It's zoned residential. It's not zoned for parking. And when it was given to you for a parking use, you didn't take the steps to make it comply with that use.

MR. EHMEDI: Right. Well, I mean, yeah, but I didn't think that was needed since I was already approved to use it as parking.

MS. CUNNINGHAM: Okay.
MR. KOONCE: It's a deed restriction. Usually deed restrictions bring it up to --

CHAIRWOMAN JARMON: The year.

MR. EHMEDI: I mean, I'm already doing one house right behind the property at 2019 Abigail. That's almost done.

MR. KOONCE: If we don't approve this and you can get zoning approvals to build, how will that harm you?

MR. EHMEDI: I'm sorry?

CHAIRWOMAN JARMON: If they don't approve it until you get the zoning permit to build, would that harm you?

MR. EHMEDI: I don't think so, but I'd rather move comfortably with the deed restriction off.

MR. KOONCE: I'd rather have more -- you got the properties and you didn't really do what you were supposed to do with them. Now you're coming back and you want to do something else with
them years later, and I'd just like for you to -- I'd just like to make sure that you're well on your way to getting this done before I approve this.

MR. EHMEDI: The only reason that it has been changed from the original plans is because I was almost forced out of that property and I was forced to go somewhere else from the change of the neighborhood. I don't want to move. I have a building that's paid off and clear that I will not pay no more rent on it.

MR. KOONCE: Is there a reason that we have to approve this today?

MR. EHMEDI: The reason I actually asking is to move comfortably, like I said, to go for my permits, to go for my construction plans.

MR. KOONCE: You can get that.

MR. EHMEDI: So you want me to get my permit and come back and you will give the release on it? Is that what you say?
MR. KOONCE: Yes.

MS. CUNNINGHAM: Or we'll reconsider it.

MR. KOONCE: Yeah.

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

MR. KOONCE: We table it until the applicant can submit approval, L&I approval, for his construction drawings and zoning.

CHAIRWOMAN JARMON: Can he be provided a letter, Linda, for zoning and a permit from the City?

MS. MEDLEY: Yeah. What kind of letter?

CHAIRWOMAN JARMON: Allowing him to be able to get the zoning and permit for the lots.

MS. MEDLEY: Yes.

MS. CUNNINGHAM: When is your RCO meeting scheduled?

MR. EHMEDI: The community meeting? That was done last month.

MS. CUNNINGHAM: It was already
done? Nobody was objecting or anything like that?

MR. EHMEDI: No. As long as it's single-family dwelling, they're okay with it. Not to be -- what I meant is not to have apartment buildings, which parking is a hassle in that neighborhood, which I want to go for single-family dwelling anyway. I'm not going for apartment buildings.

CHAIRWOMAN JARMON: Can I get a recommendation?

MR. KOONCE: I made it.

CHAIRWOMAN JARMON: Your recommendation was to table it?

MR. KOONCE: To table it until the applicant can produce --

CHAIRWOMAN JARMON: And then you will be provided a letter in order to go before zoning and get a permit.

MR. EHMEDI: Okay.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?
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(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Okay.

Thank you.

MR. EHMEDI: Thank you. Thank you for your time.

CHAIRWOMAN JARMON: I'm going to go back to Page 2, 2301 to 7 Ridge Avenue has been tabled. The next item, 2417 North Orianna. The applicant was previously approved to get this as a side yard. However, she would like to purchase.

MS. JOHNSON: So you tabled Ridge Avenue, the Ridge Avenue is tabled?

CHAIRWOMAN JARMON: Ridge Avenue is tabled per Council. I'm sorry.

(Witnesses approached podium.)

MR. DEL VALLE: Good morning, Chairwoman Jarmon and members of the VPRC Committee. My name is Andre Del Valle. I'm the Legislative Aide for Councilwoman
Sanchez.

The constituent does not speak English, but Maria Reyes is here today, who is the applicant for the lot. A support letter was issued on March 17th, 2017 for Maria, who lives at 2415 North Orianna Street and trying to use this lot as a side yard.

CHAIRWOMAN JARMON: And she wants to purchase, correct? Because that's what I got.

MR. DEL VALLE: Yes.

CHAIRWOMAN JARMON: So she doesn't want to get it as a gift?

MR. DEL VALLE: No.

CHAIRWOMAN JARMON: Can I get a recommendation?

MR. KOONCE: Can you ask her, Andre, what is she going to do with the lot?

MR. DEL VALLE: That she's going to enclose the lot, clean it up and just to make sure that no one is going in there and dumping in there.
MR. KOONCE: And so, Susie, this will be a fair market value?

CHAIRWOMAN JARMON: Yes.

MR. O'DWYER: And she knows there's an agreed-upon price that she's willing to pay?

CHAIRWOMAN JARMON: We didn't get the appraisal yet. Once we get it approved.

MS. CUNNINGHAM: Ms. Reyes has delinquent taxes for 2016 and '17 on her primary residence. She's either going to need to pay those or enter into a payment plan.

CHAIRWOMAN JARMON: We have a certificate -- I mean, we have a tax cert for her.

MS. CUNNINGHAM: TIPS had it this morning as still outstanding.

CHAIRWOMAN JARMON: We'll double check.

MR. DEL VALLE: So she was on an agreement with Linebarger, but she finished her last payment and now she's
working with the City right now. So we can work with her on getting her an agreement.

CHAIRWOMAN JARMON: All right. Thank you.

MR. RODRIGUEZ: Is Linebarger going to provide her with a letter of satisfaction?

MR. DEL VALLE: They haven't sent it yet, but she'll work with our office.

MS. CUNNINGHAM: Do you know what years those were for? Because that may be already updated.

MR. DEL VALLE: She's not sure. We're going to work with her on that to make sure she's compliant.

MR. RODRIGUEZ: Just call -- you can probably help facilitate this.

MR. DEL VALLE: Thanks.

CHAIRWOMAN JARMON: Could I get a recommendation?

MR. O'DWYER: I move that we sell for fair market value subject to tax
clearances or a payment plan being put in place.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

Thank you, Andre.

The next item is 125 Moore Street, Tracy and Anthony Lewandowski.

(Witnesses approached podium.)

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

MS. LEWANDOWSKI: Tracy Lewandowski.

MR. LEWANDOWSKI: Anthony Lewandowski.

CHAIRWOMAN JARMON: This property is in the rear of their property. We're waiting on an appraisal.
They have changed the address to 1740 South Howard Street. The applicants have been using this lot for several years. So we need to know once we get the appraisal, are they willing to purchase it.

MR. KOONCE: What's the ask?
CHAIRWOMAN JARMON: I'm waiting for the appraisal.
MR. KOONCE: And then we'll find out?
CHAIRWOMAN JARMON: Yeah.
So once we get the appraisal price, I'll let you know what it is to see if you're still in agreeance with purchasing.
MR. LEWANDOWSKI: We've had the property for 28 years.
CHAIRWOMAN JARMON: You've been using it for 28 years?
MR. LEWANDOWSKI: 28 years, yes, correct.
MS. LEWANDOWSKI: We've insured it for that long.
CHAIRWOMAN JARMON: But it depends on what the price comes back with the appraisal whether you'll be able to get it as a rear yard, because I think if it's over 30,000 -- 75,000? If the appraisal is over 75?

MR. RODRIGUEZ: It has to be fair market value.

MS. LEWANDOWSKI: They already appraised it. They came down and appraised it.

CHAIRWOMAN JARMON: We're waiting to get it back.

MS. LEWANDOWSKI: Oh, okay. That was like a year ago.

CHAIRWOMAN JARMON: No. We had to get an updated appraisal, yeah.

MR. KOONCE: Do you know what the appraisal price was a year ago?

MS. LEWANDOWSKI: It was 12,000.

MR. RODRIGUEZ: What district is this?

MR. KOONCE: We're going to
have to wait for the appraisal.

CHAIRWOMAN JARMON: Okay.

MR. KOONCE: We can approve it subject to the appraisal being less than $75,000.

CHAIRWOMAN JARMON: Okay.

MR. RODRIGUEZ: Are you prepared to acquire the property up to $75,000?

MS. LEWANDOWSKI: I think $75,000 -- I mean, that's a little bit too much. They gave it to me -- they told me 15 -- 12 last year.

MS. CUNNINGHAM: Well, we don't know what it is.

MS. LEWANDOWSKI: Oh, you don't know? We're not sure. We just were told to come here. We had no idea if we should bring representation or anything.

MR. RODRIGUEZ: You've been in your residence for how long?

MS. LEWANDOWSKI: 29 years.

MR. RODRIGUEZ: 29 years.

Despite whatever the appraisal comes
back, they would qualify for an exception on the side yard.

CHAIRWOMAN JARMON: Regardless of what the appraisal is?

MR. RODRIGUEZ: Yeah. Even if it's over 75,000, if you lived in your property over seven years, you're subject to an exception.

MS. LEWANDOWSKI: What does that mean?

MR. RODRIGUEZ: That was as per the disposition policy.

CHAIRWOMAN JARMON: I don't think so.

MR. KOONCE: We can approve it subject to the applicant agreeing to pay fair market value or we can table it.

MR. RODRIGUEZ: I'd make a motion that we table it so that we can vet this out, the title issues, so that we can see if the property owner is qualified for an exception and whatever exigent circumstances there are.

CHAIRWOMAN JARMON: So you want
to table this until next month?

MR. RODRIGUEZ: Correct. That way, you'll have an appraisal.

MS. CUNNINGHAM: He said if we table it for this month and come back next month, at that point we should probably have an appraisal and a better picture of how we can get it done.

MS. LEWANDOWSKI: Okay.

MS. JOHNSON: So they place a mortgage on their -- I'm looking at the regs if they were to get an exception.

CHAIRWOMAN JARMON: The recommendation is to table it.

(Đuly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: So we're going to table this until next month, and we should have the appraisal by then.
Okay?

MS. LEWANDOWSKI: Can you tell me what happens after that? We've never done anything like this before.

CHAIRWOMAN JARMON: I can explain it to you. You can give me a call and I'll let you know what the process is.

MS. LEWANDOWSKI: Okay. Thank you.

Do we stay?

CHAIRWOMAN JARMON: No. You can leave. Thank you.

The next item, 719 South 51st Street. This is another side yard.

(Witness approached podium.)

MS. LITT: Hello. My name is Eve Nora Litt and I am one of the owners of 721 South 51st Street, and we're interested in buying the adjacent property to the north of the property, 719, and just using it as a green space. West Philadelphia has a lot of trees, a lot of parks, but our particular block is
not very green, and we have two little
dogs that really appreciate green space.
So that's primarily what we're here for.

CHAIRWOMAN JARMON: And this
lot didn't qualify as a side yard because
of the area.

MR. RODRIGUEZ: Is the idea
that you would purchase it at fair market
value?

MS. LITT: Depending on what
fair market value is.

CHAIRWOMAN JARMON: That's
another one we're waiting on an
appraisal. We should have it shortly.

MR. RODRIGUEZ: Also you have
three people listed here. Who would --
if it came up and you had to enter into a
mortgage, who would be the person that
would enter it?

CHAIRWOMAN JARMON: It's all
three of their names on the deed.

MR. RODRIGUEZ: All three?

MS. LITT: That's my partner
and my mother is on there.
CHAIRWOMAN JARMON: So can I get a recommendation?

MR. KOONCE: What happens when we approve -- bear with me a minute. I'm pretty new here. What happens if we approve subject to the applicant agreeing on a price? Do we then come back later and clean it up?

CHAIRWOMAN JARMON: Well, I would let them know what the price is and if they say they want it, then we can proceed. If they say they don't, then we'll just delete them.

MR. KOONCE: And we'll just put it on the available list?

CHAIRWOMAN JARMON: Yes. And actually they were the only applicant for that property.

MR. KOONCE: Motion to approve.

(Duly seconded.)

CHAIRWOMAN JARMON: This is going to be approved contingent upon us getting the appraisal and letting you know what the price is and you agreeing
to it.

MS. LITT: Okay. Thank you.

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Have a good day.

MS. LITT: Thank you. You too.

CHAIRWOMAN JARMON: The next items are two side yards, 454 East Clearfield and 119 West Cumberland. I think this is out of order. One second. 2408 North 3rd Street. That's a rear yard.

MS. JOHNSON: I didn't hear.

CHAIRWOMAN JARMON: Side yards. The bottom of Page 2 and the top of 3, two side yards.

MS. JOHNSON: What happened to Clearfield? I'm sorry.

CHAIRWOMAN JARMON: No. I had the pages out of order. I had it out of order.

(Witnesses approached podium.)
Chairwoman Jarmon and members of the Committee.

454 East Clearfield had a renters license on it. However, the constituent does live in that property. She was just renting out a room, but she did get the license for that. And then we were respectfully requesting that 2408 North 3rd Street get tabled because we hadn't issued a letter of support.

Chairwoman Jarmon: So you want the 3rd Street tabled?

Mr. Del Valle: Yes, please.

Chairwoman Jarmon: Okay. Can I get --

Mr. Padilla: An issue with what?

Chairwoman Jarmon: They haven't gotten in touch with the constituent for the 2408 North 3rd Street.
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MR. RODRIGUEZ: And 454?

CHAIRWOMAN JARMON: And 454 is for a side yard. They had a renter's license. They no longer have it. The owner lives in the property.

MR. DEL VALLE: Right.

MR. O'DWYER: Lives at 454?

CHAIRWOMAN JARMON: 452.

MR. O'DWYER: Oh, 452.

CHAIRWOMAN JARMON: Can I get a recommendation?

MR. KOONCE: Motion to approve.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: The next are Urban Garden Agreements, which I can accept.

The next item, 2271 North Philip, HUNE.
MR. DEL VALLE: I'm sorry.

CHAIRWOMAN JARMON: She's not here for Philip?

MR. DEL VALLE: But do you want me to speak on their behalf?

CHAIRWOMAN JARMON: You can.

MR. DEL VALLE: Good morning, Chairwoman Jarmon and members of the VPRC Committee. My name is Andre Del Valle. I am the Legislative Aide for Councilwoman Maria Quinones-Sanchez.

The parcel at 2271 North Philip Street was applied for by HUNE, a not-for-profit organization in our district. They are requesting the parcel, as they own the adjacent parcels at 2265 through 69 North Philip Street and 2273 through 75 North Philip Street, that they are going to use these parcels as a playground area for the community.

MR. O'DWYER: They're going to use it as what?

MR. DEL VALLE: As a playground area for the community.
CHAIRWOMAN JARMON: Are they getting any funding from the City?

MR. DEL VALLE: That I am unsure of.

MR. KOONCE: They are a 501(c)(3)?

MR. DEL VALLE: They are, yes.

MR. O'DWYER: Do they have the resources to do the work that they have planned?

MR. DEL VALLE: Yes.

MR. RODRIGUEZ: Do they have plans on having it zoned as open space?

MR. DEL VALLE: That I would have to find out about and get back to you.

CHAIRWOMAN JARMON: So the properties at 22, what is it, 61 to 65 and 73 to 75 that they own?

MR. DEL VALLE: They own 2265 through 69 and 2273 through 75 North Philip Street.

CHAIRWOMAN JARMON: And what are they? Is it a building?
MR. DEL VALLE: No. They're lots.

CHAIRWOMAN JARMON: Lots, okay.

MS. CUNNINGHAM: And they own the rest of the street. This is just a lot in the middle of the street.

MR. DEL VALLE: It's a middle parcel from the assemblage.

MR. KOONCE: What's their mission?

MR. DEL VALLE: I don't want presume, so I'm not sure what their mission is.

MR. RODRIGUEZ: Committee, they do health and human services in North Philadelphia in the 7th and 5th District, predominantly with immigrant populations and also with women and single children.

MR. O'DWYER: And this is being requested at nominal?

CHAIRWOMAN JARMON: Yes. It's up to the Committee.

MR. RODRIGUEZ: So moved.

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

(Aye.)

MR. DEL VALLE: Thank you.

CHAIRWOMAN JARMON: Thank you.

The next items are properties that the Land Bank are transferring out to applicants.

MR. RODRIGUEZ: Madam Chair, I'd like to abstain for these.

CHAIRWOMAN JARMON: I'm sorry?

MR. RODRIGUEZ: I'm abstaining.

CHAIRWOMAN JARMON: Okay.

Can I get a recommendation on the properties that the Land Bank are transferring to applicants on Page 4 and then the 119 West Cumberland on Page 5.

MR. KOONCE: Motion to approve.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?
(No response.)

CHAIRWOMAN JARMON: Thank you.

The next is an extension request. This applicant was here last month and the Committee wanted further information on it. I attached a letter that I received from them. This is for W&W Contractors.

(Witnesses approached podium.)

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

MR. FULLARD: Anthony Fullard.

MR. WALKER: Willie Walker.

CHAIRWOMAN JARMON: They were requesting the subordination agreement because I think they were trying to get financing.

Any questions from the Committee?

MR. O'DWYER: So has 49 Wiota Street, has that been submitted for permit review?

MR. FULLARD: Yes. I brought the permit.
MR. O'DWYER: Oh, okay. Good.

MR. FULLARD: I mean, submitted. They have been submitted.

MR. O'DWYER: What about the other addresses, have they been submitted yet?

MR. FULLARD: Yes. All but the Hazel Street. The design is still being completed, and so the last time we were here, we were asked to bring a schedule from the architect just for that last parcel, and I have that too.

MR. KOONCE: But essentially you don't have permitted plans for any of the three; is that correct?

MR. FULLARD: No. I have two submitted plans.

MR. KOONCE: No; permitted plans. So permits.

MR. FULLARD: Yes. I have -- they are in for zoning and for building permits to the City.

MR. KOONCE: Right, but you don't have approval of the --
MR. FULLARD: No. No. I'm still waiting for that from the City.

MR. KOONCE: And when did we convey these?


MR. KOONCE: And the ask now is for an extension of time?

CHAIRWOMAN JARMON: Yeah. I think it's for extension of time, yes.

MR. O'DWYER: The subordination agreement, was that already done?

CHAIRWOMAN JARMON: No subordination agreement.

Wasn't it just for the extension?

MR. FULLARD: Yes.

CHAIRWOMAN JARMON: The additional six months?

MR. FULLARD: Yes, so that we can start construction.

CHAIRWOMAN JARMON: Right.

MR. RODRIGUEZ: So you're saying you had copies of your submission?
MR. FULLARD: Yes.

MR. RODRIGUEZ: Could we see those?

MR. FULLARD: Yes. Here's everything that they asked us for, the letter from the architect. This is the permit, the tax clearances, and this is another letter from the finance, that they are ready to go to closing on all three lots as well.

CHAIRWOMAN JARMON: Okay. So they're okay with just getting the six-month extension?

MR. FULLARD: Yes. Right.

MR. KOONCE: So you need the six-month extension to get through zoning; is that correct?

MR. FULLARD: Well, we would like to get an extension so that we can move forward with the whole project to get the building permits from L&I, which is submitted, and then we're going to go into construction to complete all three lots.
MR. RODRIGUEZ: So you understand we can only grant you six-month extensions?

MR. FULLARD: Excuse me?

MR. RODRIGUEZ: We can only grant you six months.

MR. FULLARD: Okay. Well, yeah. Six months.

MR. RODRIGUEZ: So you would have to at this point get all your permits and start construction within six months and then ask for an extension.

CHAIRWOMAN JARMON: Then ask for an additional extension.

MR. FULLARD: I don't know if we will be able to start all three lots within six months. I'm sure that we could probably start two.

MR. RODRIGUEZ: You should be permitted and zoned.

MR. FULLARD: Oh, yes. Yes. That will give me ample time, correct.

MR. RODRIGUEZ: To have at least one or two started.
MR. FULLARD: Correct. Yes.
Yes. Yes. Yes.

MR. KOONCE: So we're already past a year.

MR. PADILLA: So when are you projecting to complete all three?

MR. FULLARD: We should be completed all three by the end of the year.

MR. RODRIGUEZ: The end of this year?

MR. FULLARD: 2018, yes.

MR. RODRIGUEZ: Construction on three properties? You don't even have the permits and you're going to break ground and you're going to complete all three by the end of the year?

MR. FULLARD: Well --

MR. RODRIGUEZ: Remember, six months will take you to October. That means you should be going to get the TCO and the punch lists and all of that by the end of this year?

MR. FULLARD: I'm sorry. I
MR. RODRIGUEZ: I'm asking.

You just said you're going to be completing three units by the end of this year. That is an awfully short period of time given the fact that you do not have the permits in hand yet. So you have to break ground, do all your rough construction, you have to be able to finish carpentry and punch lists by October or November. Exactly. So do you think you're going to be done by the end of the year?

MR. FULLARD: No. No. No. I probably think about this time this year.

MR. RODRIGUEZ: This time next year?

MR. FULLARD: Next year. 2019 may be a realistic timeline.

MR. PADILLA: But you're phasing all three, so conceivably know you're taking -- you're extending that construction period.

MR. FULLARD: I'm phasing all
three?

MR. PADILLA: You just mentioned earlier that you're not necessarily planning to start all three at the same time.

MR. FULLARD: Not at the same time, but -- well, first of all, all three are within the same proximity of the location. One is right across the street. So once we get that permit, we will go right into doing our foundation. Wiota is right around the corner, so we will also do the same thing. Once we get the approval, we will start the foundation on that, so this way, that we are confident that we can move our crews around to begin construction on those properties.

MR. PADILLA: And you submitted for Wiota Street and 315 41st; is that correct?

MR. FULLARD: Correct.

MR. PADILLA: So 5145 is still pending?
MR. FULLARD: 5145 is still -- the architect is still finishing up. I gave a letter for that.

MR. PADILLA: Thank you.

CHAIRWOMAN JARMON: Any further questions?

MR. RODRIGUEZ: Yes.

MR. KOONCE: And these were all on one -- these three have always been a package?

CHAIRWOMAN JARMON: No. One is -- Wiota was separate, on a separate deed. The other two were on the same. One was 2013 and the other two were 2014.

MR. KOONCE: I would like to stay consistent with what we've done so far and, that is, require stamped plans from L&I before we grant the extension.

MR. FULLARD: What was that? I didn't hear you.

MR. KOONCE: I'd like for you to get approvals before we grant the extension.

MR. FULLARD: Okay.
MR. KOONCE: So if you get approvals in two weeks or three weeks, you just come back to us and we'll give you the extension.

MR. RODRIGUEZ: Madam Chair, are they -- they were here just for the month or three months?

CHAIRWOMAN JARMON: No. We didn't at all.

MR. RODRIGUEZ: We didn't extend at all?

CHAIRWOMAN JARMON: No.

MR. RODRIGUEZ: We tabled them.

MR. KOONCE: Let's just --

CHAIRWOMAN JARMON: So the recommendation --

MR. KOONCE: Table until they have their permits.

CHAIRWOMAN JARMON: So the recommendation is that once we see your permits from L&I and the zoning, then we can grant you the extension.

MS. WALKER: Excuse me. Even though we've applied for the permits?
CHAIRWOMAN JARMON: Do you know when you might get them?

MR. WALKER: From the City, it takes a month.

MR. RODRIGUEZ: Let me explain why we're doing this. You're in the process of getting your permits. If we grant you an extension now, the clock starts ticking now. You will have less time to actually move further along. If we table it, you get your permits, at next month's meeting you ask for an extension, you then get six months. You will then -- you should be beginning construction.

MR. FULLARD: Okay. Got you.

MR. RODRIGUEZ: Do you understand? So this actually helps you if we table it.

MS. CUNNINGHAM: By tabling it, we're actually giving you an extra month.

MR. FULLARD: Got you. But we need the letter for the finance company as well.
MR. RODRIGUEZ: That shouldn't be a problem.

MR. FULLARD: Okay. Okay.

MR. KOONCE: But let me be clear. You need a letter -- you need a subordination that we will subordinate to the -- yeah. That's fine. We can do that.

CHAIRWOMAN JARMON: Once we have the --

MR. FULLARD: That's all we need.

MR. RODRIGUEZ: And you'll have to get your permits, right? So you're already in the process?

MR. FULLARD: Yeah. We're supposed to close for our loan Friday.

MR. KOONCE: I'm okay with giving him a letter of subordination.

MR. FULLARD: Okay. Very good. Okay. So once we get the permits, we'll come back and then the clock will start ticking from there?

MS. MEDLEY: They're just
getting a letter saying if they get
everything in line, the City will --

MR. KOONCE: Subordinate them
to the lender.

MS. MEDLEY: But not the actual
agreement.

MR. KOONCE: Right.

MR. O'DWYER: So we're offering
the subordination agreement before they
get their permit. We're not requiring
them to get the permits from L&I, right?

MR. KOONCE: No.

MS. MEDLEY: We're just telling
their bank that if they get everything in
line, the City will subordinate its
interest in the property. They're not
getting the actual agreement.

MR. FULLARD: That's fine. We
just need something just to that effect.
Okay.

MR. O'DWYER: So then the
motion is to table until next month and
to provide a letter indicating the City's
willingness to subordinate its agreement
to the financial institution.

MR. RODRIGUEZ: Correct.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MR. FULLARD: Ms. Jarmon, will you e-mail us the letter?

CHAIRWOMAN JARMON: Yes. Do you need those copies back?

MR. FULLARD: No. I brought those copies for you guys.

CHAIRWOMAN JARMON: Okay.

2600 West Girard Avenue.

They're asking for an extension. They put in writing exactly what was going on with this lot.

Can I get a recommendation?

Did everybody read that?

MR. RODRIGUEZ: So they had an
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RCO meeting. So they submitted it to the Zoning Board. They got a rejection, and then they had an RCO meeting scheduled. That seems very --

MS. JOHNSON: It looks like the community asked them to reduce the number of units.

MR. RODRIGUEZ: Correct. So they got a rejection letter from the RCO?

CHAIRWOMAN JARMON: You want to table -- we're going to table this until next month and I'll have the applicant come.

The next item, 1704 North 52nd Street.

(Witness approached podium.)

MR. KOONCE: Excuse me. Susie, can we ask the developer to send you a --

MR. RODRIGUEZ: Zoning application?

MR. KOONCE: No; the facade drawings, like --

CHAIRWOMAN JARMON: Design?

MR. KOONCE: -- the legal
elevations, just the height elevation, because I think the issue was they wanted to go up a couple stories higher than the existing buildings and I just want to make sure that they revise that.

CHAIRWOMAN JARMON: So you want to --

MS. HARRIS: A block-long contextual elevation with the drawings and then you see the surrounding buildings as well.

MR. KOONCE: Yeah.

CHAIRWOMAN JARMON: Hi. You're here for?

MR. LA FONTAINE: 1704 North 52nd. I'm David La Fontaine, Executive Director of Community Ventures.

CHAIRWOMAN JARMON: And you're here asking for an additional extension?

MR. LA FONTAINE: Yes. This is a property that was conveyed as part of several other properties that were conveyed by other public entities for the construction of an affordable housing
development known as Centennial Village. It is still under construction. It has been significantly delayed, and we're asking for an extension, if possible, through July 30. And this single lot has been already consolidated into several other lots and there's a 30-unit, apartment unit, being built on that site.

MS. CUNNINGHAM: Is there a possibility it could go longer than that?

MR. LA FONTAINE: We're actually pretty conservative. The July 30 date is pretty conservative. There is always a possibility, but we're actually expecting completion probably at least 30 business days before that. So we are allowing some cushion.

MR. O'DWYER: You expect to have your certificates of occupancy by then or to just be done construction and apply --

MR. LA FONTAINE: We expect C of O's by contractually May 31, but I expect June -- we'll probably bleed into
June.

MR. KOONCE: This is part of a City-funded project --

MR. LA FONTAINE: Yes, it is.

MR. KOONCE: -- at 1750 Parkside. You've already completed and gotten C of O's for some of the units?

MR. LA FONTAINE: Yes. Ten units are occupied now. They'll be sort of coming online steadily, and then this apartment building is the last one, 30 units in this building. This is a 51-unit development.

MR. O'DWYER: I think we can just do the six-month extension. If you finish it beforehand, you can come back and get the certificates of completion. It takes a little bit longer. You don't have to worry about coming back.

So I move that we issue an extension for six months.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?
CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MR. LA FONTAINE: Thank you.

There is -- I'm here for an agenda item at the very end. I don't know if you want to do those now or I can just wait my turn.

CHAIRWOMAN JARMON: Another item at the end?

MR. LA FONTAINE: Francisville III.

CHAIRWOMAN JARMON: Yeah, 1701 to 13 Bowers.

MR. LA FONTAINE: And that was for -- it's a group of properties on Bowers Street, 1701 to 13 Bowers that were conveyed to our entity in 1991 for the construction or the development of a park, which was then known as Arts Park, and we did that. We built a little stage on the property, operated it. It
actually was part of several other properties, it's not just these, that were developed for use along with the Francisville Community Development Corporation, the community group that used to exist there. So we operated it as a park for all that time, had a stage, had been using it -- upgraded for a child care center. So we fulfilled the terms of the conditions of the deed a long time ago basically and we're just asking for a certificate of completion.

CHAIRWOMAN JARMON: Any questions from the Committee?

(No response.)

CHAIRWOMAN JARMON: Recommendation?

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

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any
opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MR. LA FONTAINE: Thank you.

CHAIRWOMAN JARMON: Back to Page 5, 1211 South Harmony. They have done the development. I'm just waiting for the certificate of occupancy on here. Can I get a recommendation contingent upon me receiving the certificate?

MR. KOONCE: Sorry. Are we doing --

CHAIRWOMAN JARMON: 1211 South Harmony, Page 5.

MR. RODRIGUEZ: I have a question. This picture here with the Tyvek?

CHAIRWOMAN JARMON: What happened?

MR. RODRIGUEZ: So we have a picture on South Harmony. Is this the property?

CHAIRWOMAN JARMON: It's that
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one.

MR. RODRIGUEZ: In the middle?

CHAIRWOMAN JARMON: Yeah.

MR. RODRIGUEZ: Do you have a more recent picture that shows it completed? Because from what I can see, you don't have any windows, you don't have --

CHAIRWOMAN JARMON: No. I think they're complete. He was going to send me the certificate of occupancy this week.

MR. RODRIGUEZ: Is it possible we can also get a picture that says --

CHAIRWOMAN JARMON: I can.

Can I get a recommendation waiting for the certificate of occupancy?

MR. O'DWYER: So I recommend that we issue the certificate of completion provided the Chair gets a certificate of occupancy and photo of the completed property.

(Duly seconded.)

CHAIRWOMAN JARMON: All in
CHAIRWOMAN JARMON: Thank you.

1952 North 6th Street. The church purchased this from the City for $1,500 back in 2003.

(Witness approached podium.)

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

MR. CARRASQUILLO: My name is Miguel Carrasquillo.

CHAIRWOMAN JARMON: And you're here to get a certificate -- I mean a release on the restrictions?

MR. CARRASQUILLO: Yes, ma'am.

CHAIRWOMAN JARMON: Any questions from the Committee?

MR. O'DWYER: What was this initially sold as?

CHAIRWOMAN JARMON: Just a lot adjacent.

MR. O'DWYER: Side yard?

CHAIRWOMAN JARMON: Right.

MR. O'DWYER: Is this two? I
CHAIRWOMAN JARMON: There's a couple of them that's there.

MS. JOHNSON: But it was a side yard to the church.

CHAIRWOMAN JARMON: To the church, for the church.

MR. RODRIGUEZ: Where's the church?

CHAIRWOMAN JARMON: The church is adjacent to that?


CHAIRWOMAN JARMON: It's down the street, but they own several lots.

MR. CARRASQUILLO: It's across from the lot. We also got 1958. Then we got two more lots and some other lots and we got that property right there.

MR. PADILLA: So you want to sell the property?

MR. CARRASQUILLO: Yes. We're not using the property. We also want to use the money to make some adjustments
inside the church.

MR. PADILLA: Thank you.

MR. CARRASQUILLO: You're welcome, sir.

CHAIRWOMAN JARMON: Any further questions?

MR. KOONCE: This was conveyed when?


MR. KOONCE: Motion to issue a certificate of completion.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

The next item is 1644 Francis.

(Witness approached podium.)

CHAIRWOMAN JARMON: We have the attached certificate of occupancy.

Good morning. Can you state
MR. GRAFF: Good morning. My name is Frank Graff from MFD Developers.

CHAIRWOMAN JARMON: Any questions from the Committee? We have the certificate of occupancy. We have the agreement.

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

CHAIRWOMAN JARMON: All in favor?
(Aye.)

CHAIRWOMAN JARMON: Any opposed?
(No response.)

CHAIRWOMAN JARMON: Thank you.
MR. GRAFF: Thank you.

CHAIRWOMAN JARMON: 2053 East Letterly. This applicant was unable to attend. He will be sending me the certificate of occupancy. Can I get a recommendation?

MR. O'DWYER: I recommend that we issue the certificate of completion
contingent upon the Chair being furnished a certificate of occupancy.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

1411 and 1413 North Howard Street.

(No response.)

CHAIRWOMAN JARMON: They're not here. That's another one I'm waiting for the certificate of occupancy. I try not to invite all these people just to come here. We have the information, everything that we need. I just need the certificate of occupancy. The properties are developed.

MR. RODRIGUEZ: I move that we issue -- the certificate of completion be predicated on the Chair getting a certificate of occupancy.

(Duly seconded.)

CHAIRWOMAN JARMON: All in
favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: 2449 Jasper. This was transferred as a single-family dwelling back in 1986.

(Witness approached podium.)

MR. OVRUTSKY: Hi. My name is Roman Ovrutsky from Omega Home Builders. I purchased the lot in June 30, 2015. Since then, I finished the home. I have the certificate of occupancy. I'm going to pick it up as we speak. I also sold the home. The settlement is next week. We just need to get a tax reversion reversed or cancelled. I'm not sure exactly.

CHAIRWOMAN JARMON: You need a release?

MR. OVRUTSKY: A release, yes.

CHAIRWOMAN JARMON: So you said you have the certificate of occupancy?
MR. OVRUTSKY: The inspector issued it yesterday. He said just to come pick it up.
CHAIRWOMAN JARMON: Okay. Can you just get that to me.
MR. OVRUTSKY: I'll e-mail it to you. That's not a problem.
MR. RODRIGUEZ: Madam Chair, I move that we provide the release upon receipt of the certificate of occupancy.
(Duly seconded.)
CHAIRWOMAN JARMON: All in favor?
(Aye.)
CHAIRWOMAN JARMON: Any opposed?
(No response.)
CHAIRWOMAN JARMON: Thank you.
MR. OVRUTSKY: So just e-mail it?
CHAIRWOMAN JARMON: Forward it to me and then we'll prepare the release and get it --
MR. OVRUTSKY: Will I be able
to get it by the end of this week?

CHAIRWOMAN JARMON: When do you go to settlement?

MR. OVRUTSKY: Monday.

CHAIRWOMAN JARMON: Get it to me today, if you can.

MR. OVRUTSKY: Thank you.

CHAIRWOMAN JARMON: I'll try to rush it.

The next item, 2052 Fletcher. This was transferred --

MR. RODRIGUEZ: Are we skipping Brandywine?

CHAIRWOMAN JARMON: What happened?

MR. RODRIGUEZ: 3619 Brandywine.

MS. CUNNINGHAM: It's before Brandywine.

MR. RODRIGUEZ: I'm sorry.

CHAIRWOMAN JARMON: 2052 Fletcher Street. This was a property that was transferred as a single-family dwelling back in 1989. The current owner
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wants to sell.

Can I get a recommendation?

MR. KOONCE: Motion to provide

the release.

(Duly seconded.)

CHAIRWOMAN JARMON: All in

favor?

MR. RODRIGUEZ: Do you have the

certificate of occupancy?

CHAIRWOMAN JARMON: No. This

was already a property that was

developed.

Recommendation?

MR. RODRIGUEZ: It was so moved

and seconded.

CHAIRWOMAN JARMON: All in

favor?

(Aye.)

CHAIRWOMAN JARMON: Any

opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

3619 Brandywine, Bianca Hart.

This was transferred a few times since we
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sold to Bianca.

MR. O'DWYER: Was this sold as a single-family dwelling?

CHAIRWOMAN JARMON: Yeah. It was a single-family dwelling. She purchased it and rehabbed it. And now she -- I think that's her relative, the other Hart person.

MR. KOONCE: So this is the first -- this isn't in the original --

CHAIRWOMAN JARMON: This is not the original, but I think it's a family member that she transferred it to.

Can I get a recommendation?

MR. KOONCE: Motion to approve.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: The next one is also a property that was
transferred back in 1982 as a
single-family dwelling. I have a letter
here, and the applicant is unable to
attend the meeting. And she's selling
the property for $18,000.

Can I get a recommendation?

MR. KOONCE: Motion to approve
the release.

(Duly seconded.)

CHAIRWOMAN JARMON: All in
favor?

(Aye.)

CHAIRWOMAN JARMON: Any
opposed?

(No response.)

CHAIRWOMAN JARMON: 1904 East
Harold Street. This was sold at the
auction. He settled in 2016. I have a
certificate of occupancy, and the
applicant doesn't have the property on
the market yet, but it's completed.

MR. KOONCE: Motion to approve.

(Duly seconded.)

CHAIRWOMAN JARMON: All in
CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you. Keep it moving.

2528 Dickinson Street. This was transferred as a side yard in 2004 and she wants to sell, along with her property.

Can I get a recommendation?

MS. CUNNINGHAM: It just needs to be cleaned up a bit, I think. I can't tell. Yeah. The fence is -- there's something wrong with the fence, I think.

Oh, it's just open. It's hard to tell on this. There's like a sign in front of it. It looks like there's a piece missing on the other side on the top. So if they can clean it up.

MR. PADILLA: Well, this is an open gate.

MS. CUNNINGHAM: No; here, the
CHAIRWOMAN JARMON: Can I get a recommendation?

MR. KOONCE: Motion to approve the release.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: The next item, 3016 West Thompson. This was transferred as a single-family dwelling. The property has sold several times. The current owner wants to sell. I have the agreement here. It looks like the lot needs to be cleaned. I e-mailed the applicant to clean this lot.

MS. JOHNSON: Is it a vacant lot?

CHAIRWOMAN JARMON: It's a lot.

MS. CUNNINGHAM: It says it was transferred as a single-family and then --
CHAIRWOMAN JARMON: Yeah, but it's been torn down since then and then the current owner purchased it.

MS. JOHNSON: So it's a vacant lot.

CHAIRWOMAN JARMON: It was settled in 1989. I told them to clean it. They're going to let me know when it's done. I'll have the inspector go out.

MS. HARRIS: Is this one of the properties that was an unsafe and the City demolished it?

CHAIRWOMAN JARMON: Yeah. That's demolished, yes.

MR. KOONCE: Motion to approve the release.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

MS. CUNNINGHAM: Can we say that that's contingent upon receiving confirmation that it's been cleaned?
CHAIRWOMAN JARMON: Yes. I'm going to send the inspector back out.

MS. CUNNINGHAM: Thanks.

CHAIRWOMAN JARMON: The next property, 2754 Sears Street. This is a property that was transferred to PHDC and then they transferred it out in 1997, and the current owner wants to sell.

Can I get a recommendation?

MR. RODRIGUEZ: So moved. (Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: The next item, 229 South Alden Street was a single-family dwelling. It's been sold, and the applicant -- it's been sold since we transferred it out in 2000, and the current owner wants to sell.

Can I get a recommendation?
MR. KOONCE: Motion to approve the release.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: This was transferred -- 1631 Victoria Street.

MS. SCOTT: Yes.

CHAIRWOMAN JARMON: You're here.

I think they have settlement scheduled for today.

(Witnesses approached podium.)

MS. SCOTT: Good morning. My name is Edna Scott. Good morning, everybody.

CHAIRWOMAN JARMON: Good morning.

MS. SCOTT: I would like to find out -- I have more documents that I need to look over. I'd like to find out can I have a postponement date to postpone it to another date, April the
CHAIRWOMAN JARMON: Can you tell me why? Because you had the property since 2000 and we transferred it as a single-family dwelling. The property was rehabbed or completed at that time. So there's no reason why it should be denied here for you.

MS. SCOTT: Well, I still have more things that I have to have done to the property and to upgrade it and all. I have some documents that was sent to me where I really need to look over them for the details.

MR. RODRIGUEZ: Is the property livable?

CHAIRWOMAN JARMON: Yeah. It was livable when she was still there.

MR. RODRIGUEZ: You've lived in the property?

MS. SCOTT: Yes.

MR. RODRIGUEZ: So I make a motion that we provide the certificate.

CHAIRWOMAN JARMON: You can
still work on what it is you need to work on, but you want the restrictions --

MS. SCOTT: You made a motion on what? Postponed?

CHAIRWOMAN JARMON: But you don't need to have it postponed. We're giving you what you need from here.

MS. SCOTT: Okay.

CHAIRWOMAN JARMON: Because when we transferred it to you, the property was rehabbed.

MS. CUNNINGHAM: This isn't going to change your sale.

CHAIRWOMAN JARMON: So you can do whatever you have to do. Do you understand?

MS. SCOTT: This is my son.

MR. SCOTT: Hello. My name is Nicky Scott. I'm her son.

CHAIRWOMAN JARMON: We transferred the property to her back in 2000. The work was already done. She wants to sell it. So there was a restriction on the deed. We are removing
the restriction off the deed. So anything else she needs to do, she can do, but we're clearing the title for her.

    MR. SCOTT: Okay.

    CHAIRWOMAN JARMON: So if she needs to do whatever, she can do that before she sells it.

    MR. SCOTT: Okay. I think -- okay. I'm not an attorney. I don't know if this is the best thing, but basically it's a situation where she wanted to sell the property, right, but it's not in her best interest to sell the property and she found this out a little later, you know. She was basically being influenced by some parties that didn't have her best interest.

    CHAIRWOMAN JARMON: So not to cut you off, she don't have to sell her property, but what we're giving her is a clear title, so if later on she wants to sell it, she can.

    MR. SCOTT: No. I definitely understand that. So what's going on is,
she's actually in the situation where she don't want to sell the property.

MS. CUNNINGHAM: She doesn't have to.

MR. SCOTT: She was trying to get out of --

MR. RODRIGUEZ: Did she sign an agreement of sale?

MR. SCOTT: She signed the agreement.

MR. RODRIGUEZ: She really ought to be talking to an attorney.

MR. SCOTT: Right. We talked to an attorney.

MR. RODRIGUEZ: So Community Legal Services or an attorney and talk about getting out of this agreement of sale. You should have a back-out clause.

MR. SCOTT: That's right. And I appreciate that, and this is exactly what the attorney said. So he actually advised her maybe this morning to see if she could postpone this.

CHAIRWOMAN JARMON: Well, she
wants to postpone the settlement. She
don't want to postpone this.

MR. RODRIGUEZ: So what you're saying, with the restriction helps her.

MR. SCOTT: Right.

CHAIRWOMAN JARMON: I got you.

MR. RODRIGUEZ: Madam Chair, I rescind my motion and substitute it with a motion to table.

(Duly seconded.)

CHAIRWOMAN JARMON: I got you.

So we'll table it and then you get back in touch with me. Because they're not going to settle it with that against it.

So you're good.

MS. SCOTT: Thank you. Thank you very much.

CHAIRWOMAN JARMON: All right.

All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: 2719 and 21
12th Street. These were two lots that we transferred to the church, Morris Chapel Development.

(Witness approached podium.)

CHAIRWOMAN JARMON: Good morning.

MR. HARPER: Good morning. My name is John Harper. I'm acting as a consultant to Morris Chapel Development. They've got two lots that the church has had since 2004. They're looking to sell some assets, and currently the lots are under agreement, hopefully with a settlement date of Friday, if we can get the release document back by then.

CHAIRWOMAN JARMON: You have a settlement for?

MR. HARPER: I think it's scheduled for Friday. In fact, it was supposed to be last month until this popped up.

CHAIRWOMAN JARMON: Can I get a recommendation?

MR. RODRIGUEZ: I have a
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question. This was transferred to the
church for what purpose?

CHAIRWOMAN JARMON: As a side
yard adjacent to the church.
Wasn't it adjacent --

MR. HARPER: For parking.

CHAIRWOMAN JARMON: For
parking.

MR. HARPER: But actually
there's a couple of properties in
between, but it's at the end of the lot.
It's not far.

MR. KOONCE: Motion to approve
certificate of completion.

(Duly seconded.)

CHAIRWOMAN JARMON: And they're
asking for the release. They need it by
Friday.

MR. RODRIGUEZ: You have a
motion and a second.

CHAIRWOMAN JARMON: All in
favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.
MR. HARPER: Thank you.

CHAIRWOMAN JARMON: 616 West Norris Street.

MR. O'DWYER: 611 West Norris?

CHAIRWOMAN JARMON: No. I made a change. You weren't here. The address is 616 West Norris Street.

MR. KOONCE: There's an attachment.

CHAIRWOMAN JARMON: And they're here. This is the administrator of the estate that requested this, and they were told to clean this lot.

MR. O'DWYER: It looks like a house fell down.

MS. CUNNINGHAM: That's really bad. Does that fence belong to that lot?

MR. O'DWYER: They would need to repair the fence.

MR. RODRIGUEZ: Madam Chair, I move that we table this until they replace the fence and clean the lot.

(Duly seconded.)

CHAIRWOMAN JARMON: All in
favor?

(Aye.)

CHAIRWOMAN JARMON: Any

opposed?

(No response.)

CHAIRWOMAN JARMON: I'm going
to add --

MS. WALKER: I have a question.

On Page 2, B and C, they should be a

sale, right?

CHAIRWOMAN JARMON: What page?

MS. WALKER: Page 2.

CHAIRWOMAN JARMON: You said B

and C?

MS. WALKER: C and D.

MS. CUNNINGHAM: Moore Street

and 51st Street?

MS. WALKER: One was tabled

waiting for the appraisal. The other one

was approved waiting for the appraisal.

Shouldn't they --

MS. CUNNINGHAM: But there were

also some title issues and I think we

wanted to clear that up before.
MR. O'DWYER: 125 Moore, they might be able to participate in a program that grandfathers them getting it at a reduced or no cost.

MS. WALKER: Okay.

CHAIRWOMAN JARMON: I'd like to add last month's minutes, February 13, 2018.

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

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you. The meeting is adjourned.

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

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

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MICHELE L. MURPHY
RPR-Notary Public

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Vacant Property Review Committee
March 13, 2018

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