VACANT PROPERTY REVIEW COMMITTEE

Room 402, Caucus Room
Philadelphia, Pennsylvania
Tuesday, August 14, 2018
10:04 a.m.

PRESENT:
SUSIE JARMON, OHCD - CHAIRWOMAN
LARRY PADILLA, PRA
GARRETT O'DWYER, PACDC
LINDA MEDLEY, LAW DEPARTMENT
MICHAEL KOONCE, COUNCIL PRESIDENT CLARKE'S OFFICE
DEB CUNNINGHAM, PUBLIC PROPERTY
ANGEL RODRIGUEZ, LAND BANK
KEVIN HUNTER, PLANNING
RACHEL BROOKS, LISC
JAMETTA JOHNSON, PHA
ARIELLE HARRIS, L&I
MARK DODDS, OHCD
CHAIRMAN JARMON: Good morning. My name is Susie Jarmon. We are going to get started. Are there any attorneys in the room?

(Hands raised.)

CHAIRMAN JARMON: Come up.

(Applicant approached podium.)

CHAIRMAN JARMON: What address are you here for?

MR. CAPARRO: 966 North Leithgow.


MR. CAPARRO: My name is Michael Caparro. I'm an attorney. I represent the owners. They are under agreement to sell the property. We have closing dates.

They purchased the property in 2012. It was fully developed. And lo and behold, we just discovered that at prior sale to that, they failed to get the release that was necessary to transfer the property. So, we are trying to do the right thing.

CHAIRMAN JARMON: Any questions from the Committee?

MR. RODRIGUEZ: I do have one. Are you
aware that you are going into settlement tomorrow?

MR. CAPARRO: Yes. I am aware. We actually just had the title report come back in early August, which identified the fact this release had not been gotten. So, I immediately called Ms. Jarmon and drafted the letter to request a release. And I am aware it takes more than up to two weeks.

CHAIRMAN JARMON: We will try.

MR. CAPARRO: We are just hoping that we can try to expedite the process.

MR. RODRIGUEZ: You are not expecting it tomorrow?

MR. CAPARRO: I was asking for a special expedition. Anything you can do would be greatly appreciated.

CHAIRMAN JARMON: Okay. We will try to work on that.

Any further questions?

Recommendation?

MR. RODRIGUEZ: So moved.

MR. HUNTER: Second.

CHAIRMAN JARMON: All in favor?
(Ayes)

MR. CAPARRO:  Thank you.

CHAIRMAN JARMON:  Thank you.

Any other attorneys?

(No response.)

CHAIRMAN JARMON:  Going to get started on page 1.

2865 North Darien Street?  Florentino?

(No response.)

CHAIRMAN JARMON:  5416 Whitby Avenue?

I'm tabling 2865 Darien and 5416 Whitby.

The next items are side yards to adjacent owners.

Can I get a recommendation?

MS. JOHNSON:  One comment on the Leithgow property.  Appears there is parking on the 1908 Leithgow.  The parking on it, they need a variance to do that.

CHAIRMAN JARMON:  Okay.  We will let them know that they can't park on that.

MR. HUNTER:  I actually have a question on that one, as well.  Seems like the other parcels that are sitting in ownership right now are all not eligible for the side yard program
on the block or on the adjacent blocks. Not sure why this one is.

CHAIRMAN JARMON: Because they owned their property forever. And what happened with this one, they actually were supposed to go to settlement in 1992. But the real state specialist never recorded their deed. So, we had all the documentation that they were to go, but the deed wasn't recorded. They have been in their property over 15 years.

MR. HUNTER: Okay.

MS. CUNNINGHAM: They are using 1908 already?

CHAIRMAN JARMON: They've been using it for years. They were supposed to settle in '92.

MS. CUNNINGHAM: There is years of pictures on Atlas if you keep going back where they have been parking on it.

CHAIRMAN JARMON: Okay. I will let them know that they have to get a variance.

Recommendation for the side yards?

MR. KOONCE: Can they get a variance before they transfer or?
CHAIRMAN JARMON: I'm not sure if they have to own it.

MR. KOONCE: I guess they are going to have come in for certificate of completion anyway, right?

CHAIRMAN JARMON: Yeah.

MR. KOONCE: So, it'll be inspected?

CHAIRMAN JARMON: Yes.

MS. CUNNINGHAM: My other quick question was for Myrtlewood Street. She is also asking for a garden. Is she going to use the side yard as part of that garden?

CHAIRMAN JARMON: Yes. Actually, we certified this property for her years ago. And they finally came up for sheriff sale in 2015. These lots are in perfect condition. She has gardens on them. We wanted to transfer both of them, but right now the policy doesn't allow us to do that even though we acquired it at sheriff sale for her. Maybe the policy will change.

MR. RODRIGUEZ: She can acquire it for the mortgage.

CHAIRMAN JARMON: The other one?

MS. CUNNINGHAM: Yeah.
CHAIRMAN JARMON: Okay.

Any further questions?

MR. HUNTER: Motion to approve.

MR. RODRIGUEZ: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: Thank you.

The next items are Urban Garden Agreements. Are there any questions on these?

MR. HUNTER: I got question on two of them. For 2463 North Opal Street.

CHAIRMAN JARMON: For which one.

MR. HUNTER: 2463 North Opal.

CHAIRMAN JARMON: Opal Street, 2462.

MR. HUNTER: There looks like on the lot when I looked online it's being used for storage right now. It's pretty unclean, like, there is old recycling bins and traffic cones and things like that on the lot. I don't know, does the agreement cover them having to clean it?

CHAIRMAN JARMON: No. They would have to remove those. This is the first time this
person has requested Urban Garden Agreement. I will let them know the lot needs to be cleaned off.

MR. HUNTER: Similar to K, 3051 North Darien Street. Looks like --

CHAIRMAN JARMON: Which one? What's the address?

MR. HUNTER: It's Item K, 3051. Looks like there is a shipping container on the lot and some other debris.

MR. RODRIGUEZ: They'd have to move that.

CHAIRMAN JARMON: Okay. I will let them know they need to clean the lot of before they received the Urban Garden Agreement. However, they never had permission to use the lot before.

MR. RODRIGUEZ: They would have to removing the shipping container.

CHAIRMAN JARMON: I just said that.

MR. RODRIGUEZ: Okay.

CHAIRMAN JARMON: Any further questions? Can I get a recommendation?

MR. KOONCE: Motion.

MS. CUNNINGHAM: Second.
CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Next item is 4100 Ludlow. I just received the certificate of occupancy on this 4100 Ludlow.

(Applicant approached podium.)

MR. SILVERBERG: My name is Adrien Silverberg. With our two partners, we have 4100/4102 Ludlow in September of 2014 and built a six-unit apartment building on that piece of land. The first couple title searches that we pulled for this property did not reveal an RDA deed restriction. But this last title search we did when we were getting financing revealed it. I am here to satisfy that need for deed restriction for certificate of occupancy.

CHAIRMAN JARMON: Any questions?

MR. RODRIGUEZ: So moved.

MR. KOONCE: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

MR. SILVERBERG: Thank you.
CHAIRMAN JARMON: We will be in touch.

3708 Haverford Avenue.

This property was developed, and I have the certificate of occupancy attached.

Can I get a recommendation?

MS. CUNNINGHAM: 3710 is also a City bought. And during the excavation and construction, all of the debris from their construction was placed onto the City lot. The dumpsters not pursuant to a construction license, they didn't have any permission to do that. And it looks like the debris is still there.

So I mean at a minimum, they would need to clean the debris. I believe the commissioner would ask that they also supply any environmental reports that they have. And pending results of that, may ask for remediation.

CHAIRMAN JARMON: Environmental report for --

MS. CUNNINGHAM: Yeah. They did like a Phase One or whatever. They total excavated and built a new foundation. You can see through the
timeline on Atlas all the different pictures.
Watch when they were digging the hole and debris is all on the next lot.

MR. KOONCE: If they did any -- a Phase One/Phase Two for lack of results, does that indicate what they are dumping on the --

CHAIRMAN JARMON: Okay. Got you.

Recommendation?

MR. KOONCE: Motion to approve subject to -- why would you give them certificate of occupancy?

CHAIRMAN JARMON: They finished the property, but must not have looked at the other adjacent one.

MR. PADILLA: Subject to Phase One?

Cleaned the debris on the lot.

MS. CUNNINGHAM: Yes. Motion to approve contingent upon cleaning the debris and producing the Phase One results if they have them.

MR. HUNTER: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?
(No opposition.)

CHAIRMAN JARMON: Thank you.

2031 Master Street.

MS. CUNNINGHAM: Are we doing Delancey?

CHAIRMAN JARMON: Oh, I'm sorry.

6051 Delancey. This was transferred as a side yard in 1987. They were told to clean it.

So, can I get an approval contingent upon -- I don't know if they are using it for --

MS. CUNNINGHAM: They are selling this, right? They also owe money on taxes on 3847 Aspen Street, which they also own. It's over $13,000. So, it would be contingent upon paying those taxes, as well.

CHAIRMAN JARMON: Now, who does? Anna Canty?

MS. CUNNINGHAM: Yes. I am assuming it's her estate now, right?

CHAIRMAN JARMON: Can I get a recommendation?

MS. CUNNINGHAM: Motion to approve contingent upon cleaning the lot and paying all taxes on any real estate owed to the City.
MR. DODDS: The lot looks cleaned.

CHAIRMAN JARMON: I think she was using it as a garden. I can't really see. I think it's --

MR. KOONCE: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: Thank you.

2031 Master Street. This property was on a couple months ago. This property that we transferred to the applicant.

(Applicant approached podium.)

CHAIRMAN JARMON: State your name for the record.

MS. BILYSKY RISTICS: Good morning. My name is Nina Bilysky Ristics.

CHAIRMAN JARMON: In the interim, Redevelopment Authority condemned the lot. Now they are willing to pay off the self-amortizing.

MS. BILYSKY RISTICS: Correct. We will pay the balance of the mortgage as stipulated in a letter that was drafted to the Redevelopment
CHAIRMAN JARMON: Because when they originally came here, they wanted us to not charge them for the self-amortizing mortgage because the Redevelopment Authority had taken the property. Now they are stating they are going to pay that mortgage off.

MR. KOONCE: Can I ask a question?
Have you been negotiating with the -- you are negotiating settlement now, correct?

MS. BILYSKY RISTICS: No. We are in the process of trying to settle. But they said prior to settlement, that we would have to state before the Board that we would agree to pay the balance of the mortgage.

MR. KOONCE: You have gone before the Board of Viewers?

MS. BILYSKY RISTICS: I'm sorry?

MR. KOONCE: You have gone before the Board of Viewers?

MS. BILYSKY RISTICS: Correct. They awarded us a certain amount. And then after the Board of Viewers hearing, which was last summer, I believe we were informed by the RDA that they
would be taking the balance of the mortgage which we disputed several months ago because the property was taken against our will for eminent domain. Our lawyers have been negotiating with the RDA. They drafted a letter stating that we would pay the balance of the mortgage.

MS. CUNNINGHAM: They agreed to this yet?

CHAIRMAN JARMON: They have.

MS. BILSKY RISTICS: They requested that I be here today just to inform the Board here that we would be paying the balance.

MR. KOONCE: When will the City's -- how will that work? Will that be part of the settlement with --

MS. BILSKY RISTICS: Yeah. This part, what I understand from all the correspondence, is with our attorney and RDA, that would be lumped into the closing. That the date should be set after this hearing once we inform the RDA. We agreed to pay the balance.

MR. KOONCE: So, you and the RDA or the RDA representative will sit down with title or whatever and do a settlement. And as part of
the proceeds taken from the settlement will be
the remaining balance on the mortgage?

MS. BILYSKY RISTICS: Correct. That's
my understanding.

CHAIRMAN JARMON: Yeah. Because I
talked to Danielle at RDA regarding this, yes.

MR. KOONCE: I'm a little confused when
you say less any other property costs. And I
also understand the $6,000 was paid in holding
that the amount should be applied to the payment
at closing. That doesn't really having anything
to do with us. That is part of the RDA's.

MS. BILYSKY RISTICS: Yeah. That's part
of the whole proceeding that's been going on.
This is from 2015.

MR. KOONCE: Got it.

MS. BILYSKY RISTICS: It's accumulated
over time.

CHAIRMAN JARMON: Right.

MR. KOONCE: I'm good.

CHAIRMAN JARMON: Recommendation?

MR. KOONCE: Motion to approve.

MR. RODRIGUEZ: Second.

CHAIRMAN JARMON: All in favor?
(Ayes.)

CHAIRMAN JARMON: Thank you.

2066, 68 and 70 Rush Street. The attachments are there. The applicant was told to clean the lots off. Selling for 76,000. We transferred back in '91 and '94.

MS. CUNNINGHAM: They also owe taxes on all three lots.

CHAIRMAN JARMON: That would be with your letter that you get with the release. You will give a letter stating that --

MS. CUNNINGHAM: Yes.

CHAIRMAN JARMON: Can I get a recommendation?

MR. KOONCE: Recommendation to approve subject to the lots being cleaned and real estate taxes being paid.

MS. CUNNINGHAM: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Thank you.

1135 South 58th Street also known as 1135-37 Cobbs Creek Parkway. Attached you will see that they paid off the taxes that was owed
on this lot. I have the certificate of occupancy attached.

Can I get a recommendation?

MR. KOONCE: You said they paid off the --

CHAIRMAN JARMON: The real estate taxes that was owed when they came here last year.
And the bills are there. They are paid.

MS. CUNNINGHAM: Showing the bill and the check, but revenue doesn't have a record of it being paid.

CHAIRMAN JARMON: He sent me a final receipt the other day. I will send it to the Committee. I know he said it was final.

MS. CUNNINGHAM: They should double-check with Revenue, make sure that it's credited to his account. There is a receipt on here.

MR. PADILLA: Move to approve.

MR. KOONCE: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)
CHAIRMAN JARMON: Next items 2526 and 2528 Amber Street. These are two properties that we sold, and they are developed. And both certificate of occupancies attached.

Can I get a recommendation?

MR. O'DWYER: Motion.

MR. KOONCE: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Next item is 2050, 52, 54 Susquehanna Avenue, Frozan Ehmedi.

(Applicant approached podium.)

CHAIRMAN JARMON: I had this on the Agenda last month. Not sure what else the Committee is requesting. I see the attached permits.

Any questions from the Committee?

MR. HUNTER: I think the issue is the applicant has building permits that has not actually developed the lots. So, how are we issuing certificate of completion on development?

CHAIRMAN JARMON: That's not what he originally got the lots for. He received the
lots for parking adjacent to his building that he owned. Now that was back in 2006, but now he wants to develop on those lots. So, he was asked to go get permits.

He hasn't started the development yet because he wanted to make sure that the Committee approved him to get the certificate.

Any questions from the Committee?

MR. KOONCE: You just have permits for the foundation? You don't have --

MR. EHMEDI: I have construction permits.

MS. CUNNINGHAM: The permits are for foundation only.

CHAIRMAN JARMON: She's saying that the permits are for foundation only.

MR. EHMEDI: If I didn't submit it to you, I will.

CHAIRMAN JARMON: Did you have the others? I have all three here and they all say foundation.

MR. EHMEDI: I am already building a house right behind it, so I'm finished now.

CHAIRMAN JARMON: What is it that he
MR. KOONSE: Building permits for the structure.

CHAIRMAN JARMON: You need building permits for the structure. Is it possible we can approve him? And when I get it, I will email it to the Committee?

MR. KOONSE: Well, motion to approve subject to receipt of L&I receiving or approved building permits for the structure.

MR. O'DWYER: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: Thank you. When you get them, just email it to me.

MR. EHMEDI: Thank you.

CHAIRMAN JARMON: You're welcome.

Next, 2801 Frankford Avenue. This was sold in July 2018. The current owner is asking for the certificate. We transferred this out in 1987.

MS. CUNNINGHAM: They owe $142,000 in
back taxes, and they are in the Sequestration Program. I would like to see the agreement of sale, make sure it covers the back taxes and any other monies owed.

CHAIRMAN JARMON: I think I forgot to print out the agreement of sale.

MS. CUNNINGHAM: They were actually slated to be transferred over to sheriff sale.

MR. O'DWYER: Who is applying for this certificate of the completion? Is it the original owner, or is it the new owner?

CHAIRMAN JARMON: The new owners who purchased in July last month.

MR. RODRIGUEZ: Let me understand this.

Slated for sheriff sale, and when they bought the property, they didn't satisfy the real estate taxes?


MR. KOONCE: They didn't sign the contract.

MR. RODRIGUEZ: So, they have accrued these taxes. The new owner has accrued these real estate taxes?
CHAIRMAN JARMON: For the couple years.

MR. RODRIGUEZ: It is slated for sheriff sale and they are asking for release?

MS. CUNNINGHAM: Are they trying to sell before there is a sheriff sale? Is there a way they can satisfy that?

CHAIRMAN JARMON: Can we just table this until next month, and I will get all of these questions.

MS. MEDLEY: You saying they sold it in 2018.

CHAIRMAN JARMON: It was sold in 2018. It was just sold.

MS. CUNNINGHAM: Like last month?

CHAIRMAN JARMON: Yeah.

MS. CUNNINGHAM: Maybe they satisfied the taxes at that sale.

MR. RODRIGUEZ: But they wouldn't have gotten the release at the sale.

MS. MEDLEY: We have to check to make sure that part of the settlement that they paid the taxes. If not, then the new owner will have to pay the taxes before they get the release.

MR. O'DWYER: We are going to table it?
MR. RODRIGUEZ: Going to table this.

MR. KOONCE: I second that because --

CHAIRMAN JARMON: Tabled? I will table it, and then we will check out this information and invite them back next month.

Next item, 2100 Carpenter. This is a property that was recently a lot that was built on. I have certificate of occupancy.

Get a recommendation?

MR. O'DWYER: Move pending certificate of completion.

MS. CUNNINGHAM: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Next, 1807 North 26th Street. Transferred as a single -- actually wasn't. This was transferred as a single family dwelling back in 1996.

Can I get a recommendation?

MR. HUNTER: Just one quick thing on this. The Revenue Department shows they have 1,500 in back taxes on the property.

CHAIRMAN JARMON: How much is it?

MS. CUNNINGHAM: $1,516.25.
CHAIRMAN JARMON: Okay.

MR. RODRIGUEZ: Move that we approve subject to them satisfying the taxes.

MR. HUNTER: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: Thank you.

2437 Federal Street. This was transferred as a side yard with the self-amortizing mortgage. Lisa Wilson-Roberson.

(Applicant approached podium.)

CHAIRMAN JARMON: Hi. Can you state your name?


CHAIRMAN JARMON: And you're here requesting a release on the lot to sell for 160,000?

MS. WILSON-ROBERSON: Yes. This is my husband with me.

MR. ROBERSON: Zachary Roberson.

MS. CUNNINGHAM: There is no restriction
CHAIRMAN JARMON: There is a self-amortizing mortgage still against the title.

MR. KOONCE: Even though it was purchased?

CHAIRMAN JARMON: I'm sorry. That was my mistake. She didn't occupy.

MS. WILSON-ROBERSON: There is no mortgage.

MR. ROBERSON: We paid cash.

CHAIRMAN JARMON: Right. That's what it was.

MS. WILSON-ROBERSON: Yes.

MS. CUNNINGHAM: Paid fair market?

CHAIRMAN JARMON: She paid the LIMA price at the time.

MS. JOHNSON: Motion to approve.

MR. KOONCE: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: Thank you.
MS. WILSON-ROBERSON: Thank you.

CHAIRMAN JARMON: You're welcome.

The next item I am going to delete. We did this last month, 440 South 54 Street.

Next item, 1907 East Huntingdon Street.

Douglas and Eleanor Craig. We transferred this out in 2001. They purchased for a thousand. In the process of selling their property along with this lot.

MR. RODRIGUEZ: What property?

CHAIRMAN JARMON: 1907 East Huntingdon.

MR. O'DWYER: Is it tabled or deleted, the one before?

CHAIRMAN JARMON: I'm sorry. I just deleted 440 South 54th Street. It's approved already. It was on last month's Agenda.

MR. O'DWYER: We are at --

CHAIRMAN JARMON: 1907 East Huntingdon.

MR. O'DWYER: One set of pictures shows significant amount of debris, the other shows vacant lot. I'm not sure which --

CHAIRMAN JARMON: What happened, they cleaned it. It was this trash, so we attached the picture that they cleaned it up.
MS. CUNNINGHAM: Okay. Motion to approve.

MR. KOONCE: Second.

MR. O'DWYER: Wait, I'm not -- there seems to be pictures of two different lots. This seems to be the lot with a shed. And this one picture appears to be the lot next to the lot with the shed.

MS. CUNNINGHAM: Which is which?

MR. O'DWYER: Just so you know what I'm saying, this one appears to be the lot with the shed which appears to be filled with debris. And then the clean lot appears to be the lot from the other side of the fence from the lot with the shed. There is no debris.

I'm not sure which one is 1907.

MR. RODRIGUEZ: We need a new picture.

CHAIRMAN JARMON: I will have Bill go back and reinspect this.

MR. O'DWYER: I think for the rest of it, it all sounds pretty straightforward. I would just say motion to approve contingent of receiving proof that the lot has been cleaned.

MS. CUNNINGHAM: Second.
CHAIRMAN JARMON: If shed is right -- here is the cleaned lot. The shed is the right here.

MR. RODRIGUEZ: He was supposed to take a picture on the opposite side.

MR. KOONCE: If we didn't have the other two pictures, the first two --

CHAIRMAN JARMON: I know. We should have not attached them.

MR. O'DWYER: Would just say -- I can amend my motion. And I would just say, you know, motion to approve as long as Chair is satisfied that the lot --

CHAIRMAN JARMON: I will get Bill to go back out.

MR. KOONCE: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: Thank you.

2062 East Cambria. We passed out the pictures. They cleaned the lot. This was a side yard back in 1998.
Can I get a recommendation?

MR. HUNTER: This is another one on the Revenue website. There is about $1,400 in back taxes.

CHAIRMAN JARMON: Okay.

Can I get an approval contingent upon the taxes that are owed?

MR. O'DWYER: You said it has been cleaned out?

CHAIRMAN JARMON: Yes.

MR. RODRIGUEZ: They are part of the attachments.

CHAIRMAN JARMON: Okay.

MR. O'DWYER: I see.

CHAIRMAN JARMON: Recommendation.

MR. KOONCE: Motion to approve subject to payment of all taxes due to the City.

MS. CUNNINGHAM: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: Thank you.

2215 Federal Street. This was
transferred as a single family dwelling back in 1994.

Can I get a recommendation?

MR. KOONCE: If there are no lapses, motion to approve.

MR. RODRIGUEZ: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Thank you.

Next item, 2120 Ellsworth Street.

MR. HUNTER: On this one, there is $767 in back taxes. They are on installment plan on the website. They need it covered by the person selling it.

CHAIRMAN JARMON: Okay.

MR. RODRIGUEZ: So moved.

MR. KOONCE: Second.

MR. O'DWYER: Is there a motion?

CHAIRMAN JARMON: I didn't hear any.

MR. RODRIGUEZ: Motion to approve subject to paying taxes.

MS. MEDLEY: Are they on a payment plan?

MS. CUNNINGHAM: They are, but they are selling it.
CHAIRMAN JARMON: Yeah. They will have to pay it at settlement.

MR. O'DWYER: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: Thank you.

Next item, 5331 Walnut Street. Which was transferred as a side yard in 2012.

Can I get a recommendation?

MR. KOONCE: Motion to approve.

MR. RODRIGUEZ: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: Next item, 1718 Annin Street. The settlement is 12/2015. This was one of the auction properties. It's been developed. There is a certificate of occupancy attached.

Can I get a recommendation?

MR. RODRIGUEZ: So moved.
MR. O'DWYER: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: 1847 South Conestoga Street. This was transferred to PHDC and then out to the applicant.

MR. HUNTER: This one also has a tax balance of $2,800.

CHAIRMAN JARMON: How much?

MR. HUNTER: $2,826.28.

CHAIRMAN JARMON: Can I get a recommendation?

MR. KOONCE: Motion to approve subject to payment of back taxes.

MR. RODRIGUEZ: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: Thank you.

438 West Bringhurst Street. This was a single family dwelling in 1987.
Can I get a recommendation?

MR. KOONCE: Motion to approve.

MR. RODRIGUEZ: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: 1800 North 26th Street. This applicant didn't respond to me with the documents requested. Going to table this until next month.

2231 North Colorado Street.

MR. HUNTER: This has tax balance.

(Applicant approached podium.)

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

MR. STANCIL: Good morning, Committee. My name is John Stancil. I'm the owner of 2231 North Colorado Street.

MS. CUNNINGHAM: This was purchase -- your sales agreement says a purchase price of $10,000 and you owe over $8,400 in real estate taxes.

MR. STANCIL: Pardon me. I didn't hear
what you said.

MS. CUNNINGHAM: Your purchase agreement is for $10,000.

MR. STANCIL: That's an old purchase agreement. The -- we have allocated $8,200 for the property taxes; $3,700 for the water. And I think for the mortgage, it's about 1,500. We were about to go to sell on it. I don't know where that amount came from. That was all something.

But anyway, we were about to go to settlement in June. And the title company told me I had to see about getting the restriction lifted. That came up. I didn't know about that. It's been so long.

I got the property in 1987. We had moved in the same year. Lived there for ten years. And right now it's a burden. I'm retired. I can't afford it. So, I have a buyer who wants to purchase the property, cover the taxes, cover the water.

I guess the only other consideration other than asking for the restriction to be lifted, if we could cap the water and cap the
taxes at 8,200. But that's just a request.

MS. CUNNINGHAM: That's not something that this Committee is able to do. You would have to contact Revenue.

MR. STANCIL: Contact the Tax Department?

MS. CUNNINGHAM: I doubt it's going to happen.

MR. STANCIL: Okay.

MS. CUNNINGHAM: Those departments have to make those decisions.

MR. STANCIL: Because each month it goes up.

MS. CUNNINGHAM: Yeah, every day. Right now as of this morning, it's $8,442.77.

MR. STANCIL: That's the last number I got from Ms. Nora Day from over in the --

MS. CUNNINGHAM: In revenue in the tax unit.

MR. STANCIL: Yes.

MS. CUNNINGHAM: So, what will happen is this release will be contingent upon the payment of all of this, will probably give the release to your title company. They will hold it in
escrow until all of those amounts are paid and then they can record it.

MR. STANCIL: All right. Well, I will get that in writing.

MS. CUNNINGHAM: Yeah.

MR. STANCIL: At this state, can I say that restrictions is lifted based upon that?

MS. CUNNINGHAM: Well, you can say that the Committee has recommended the restrictions be lifted. It won't be approved until the Commissioner of Public Property signs it.

MR. STANCIL: Okay. They are about to go to settlement.

MS. CUNNINGHAM: It's going to take two to three weeks.

CHAIRMAN JARMON: To receive the release.

MR. STANCIL: Okay. All right. Thank you.

MS. CUNNINGHAM: Motion to approve contingent upon payment of all outstanding debts.

MR. O'DWYER: Second.

CHAIRMAN JARMON: All in favor?
(Ayes.)

CHAIRMAN JARMON: Thank you.

Next item is 2400 West York. I placed this on here because the applicant is in compliance so that we can give her a release. She purchased the property in 2016 or the lot adjacent to a property.

MR. KOONCE: Motion to approve.

MR. HUNTER: Quick question. Was she supposed to do anything with the property?

CHAIRMAN JARMON: It's a side yard to her property.

MR. O'DWYER: It's a side yard to the property?

CHAIRMAN JARMON: She owns 2402. I think she owns two lots there.

MS. CUNNINGHAM: I thought she owned 2400/2404.

CHAIRMAN JARMON: Yeah.

MS. CUNNINGHAM: She paid fair market value for the lot.

MR. KOONCE: It was already done.

MS. CUNNINGHAM: Motion to approve.

MR. O'DWYER: Second.
CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: 2232 Chadwick. This was transferred back in 1989.

MR. HUNTER: At this point, has a tax balance for $446.48.

MR. O'DWYER: This was transferred as a single family home?

CHAIRMAN JARMON: Yes.

MR. KOONCE: Motion to approve subject to payment of back taxes.

MR. RODRIGUEZ: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: I'd like to add the Addendum to the Agenda.

First item is 1521 Capital Street. This was one that we had on the Agenda. We received documentation that the owner, the previous owner was in prison. And he, in fact, did sign the deed over to his girlfriend. She is in the process of selling.
Can I get a recommendation?

MR. RODRIGUEZ: Subject to paying the taxes.

MR. O'DWYER: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: 1260 South 22nd Street. This was transferred as a single family dwelling back in 1991.

Can I get a recommendation?

MR. KOONCE: Motion to approve.

MR. O'DWYER: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: 3938/3940 Haverford Avenue. The applicant was told to clean this lot off before the release can be issued. And they selling this along with some lots on Lancaster Avenue.

MR. RODRIGUEZ: Is there cars on these lots?

CHAIRMAN JARMON: They were told to
1 remove them.

2   MR. O'DWYER: Was this originally
3 transferred as a side yard?
4   CHAIRMAN JARMON: It was a commercial
5 property. Lots adjacent to the applicant's
6 business.
7   MR. O'DWYER: To be used for parking?
8   CHAIRMAN JARMON: I'm not sure what it
9 was back in 1990. But they were told to remove
10 these cars off of it.
11   MR. O'DWYER: Motion to grant the
12 certificate completion subject to the applicant
13 demonstrating that the lot has been cleaned
14 out -- the lots have been cleaned out.
15   CHAIRMAN JARMON: Second?
16   MR. PADILLA: Second.
17   CHAIRMAN JARMON: All in favor?
18   (Ayes.)
19   CHAIRMAN JARMON: Any opposed?
20   (No opposition.)
21   CHAIRMAN JARMON: 1812 South Taylor
22 Street. This was transferred as a side yard in
24   (Applicant approached podium.)
CHAIRMAN JARMON: State your name for the record.


CHAIRMAN JARMON: You are?

MS. MARSHALL: I'm the power of attorney for Claudette Brown.

CHAIRMAN JARMON: I think I told whoever emailed me that the lot needs to be cleaned.

MS. MARSHALL: Yes. I was here three years ago. When you look through the yard, it can use a little equipment. I have pictures.

MR. KOONCE: Who is the owner of property?

MS. MARSHALL: Claudette Brown.

CHAIRMAN JARMON: You are the power of attorney?

MS. MARSHALL: Yes. Just happen to be -- at this point, I mean, she moved about four years ago. Gave the house to her sister who needed a place to live. We are -- they are doing what they should with the lot next door. She would like to sell it because of her health. She just can't, at this point, continue to go over.
MR. KOONCE: The owner -- first of all, before we get to the power of attorney, the owner isn't requesting --

CHAIRMAN JARMON: The owner is requesting the release.

MS. MARSHALL: She's asked me to get certificate of completion.

MR. KOONCE: The owner Claudette Brown.

CHAIRMAN JARMON: Yes.

MR. O'DWYER: That's who the letter we have is from. She is also asking restrictions be released.

MR. RODRIGUEZ: Excuse me. Can we get a formal power of attorney?

MS. MARSHALL: Yeah, I have it rod.

MR. RODRIGUEZ: This letter doesn't --

MS. CUNNINGHAM: Power of attorney itself doesn't conform toward legal power of attorney.

CHAIRMAN JARMON: I have a copy. I'm not sure what -- questions from the Committee?

MR. KOONCE: Can we also get a request for the original signature on it?

MS. MARSHALL: Here is the --
CHAIRMAN JARMON: She has the original.

MR. RODRIGUEZ: The issue is it's a typed font for a signature.

MS. MARSHALL: Well, there is the signature of the original letter that she signed last night asking for the certificate of completion. I got in late last night from her house to get it scanned and sent to you by email.

MR. KOONCE: We're good.

CHAIRMAN JARMON: Recommendation.

MR. O'DWYER: Motion to issue certificate of completion contingent upon the Chair being satisfied with the lot.

CHAIRMAN JARMON: Second?

MR. RODRIGUEZ: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Thank you.

2009 Oakford.

Can I get approval contingent upon receiving certificate of occupancy? They said they should have it this week.

MR. KOONCE: So moved.
MR. RODRIGUEZ: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: 4000-18 Parkside Avenue. This was transferred in 2003.

MR. HUNTER: This property has $14,344.00 in back taxes.

CHAIRMAN JARMON: Okay.

Recommendation contingent upon taxes that are owed.

MR. KOONCE: So moved.

MR. O'DWYER: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: Thank you.

1507 South Taylor Street. This was transferred as a single family dwelling in 1991.

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

MR. KOONCE: Second.
CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: Last item is 1910 East Hagert.

MR. KOONCE: Motion to sale subject to receiving certificate of completion.

MR. O'DWYER: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

MR. KOONCE: Certificate of occupancy.

CHAIRMAN JARMON: Right.

MR. O'DWYER: Second.

CHAIRMAN JARMON: Any opposed?

(No opposition.)

MR. RODRIGUEZ: Madam Chair, want to add the Minutes.

CHAIRMAN JARMON: I was talking to Austin. One second, please.

Like to add to Minutes to the meeting July 10.

MR. O'DWYER: Motion to add the Minutes.

MR. KOONCE: Second.
CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Meeting is adjourned.

(Vacant Property meeting concluded at 11:02 a.m.)
CERTIFICATION

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

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ANGELA M. KING, RPR,
Court Reporter, Notary Public

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Vacant Property Review Committee
August 14, 2018

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