VACANT PROPERTY REVIEW COMMITTEE

Caucus Room, City Hall
Philadelphia, Pennsylvania
Tuesday, April 9, 2019
10:19 a.m.

PRESENT:

SUSIE JARMON, OHCD, CHAIRWOMAN
LARRY PADILLA, PRA
LINDA MEDLEY, Law Department
PHILIP JONES, Law Department
MARY JONES, Law Department
DEB CUNNINGHAM, Public Property
KEVIN HUNTER, Commerce
MICHAEL KOONCE, Council President Clarke's Office
ANGEL RODRIGUEZ, Philadelphia Land Bank
CAROLYN PLACKE, LISC
GARRETT O'DWYER, PACDC
JAMETTA JOHNSON, Planning Commission

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

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

Are there any attorneys in the room?

(Hands raised.)

CHAIRWOMAN JARMON: Do you want to come up?

(Witnesses approached the podium.)

MR. MASCIANTONIO: Good morning.

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

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

CHAIRWOMAN JARMON: This is on the Addendum.

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

2034 Dauphin, LLC has developed the
property. And it's scheduled for a sale on April 11, 2019.

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

CHAIRWOMAN JARMON: Any questions from the Committee?

(No response.)

CHAIRWOMAN JARMON: Recommendation?

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

CHAIRWOMAN JARMON: It's a City restriction.

MR. PADILLA: Okay.

CHAIRWOMAN JARMON: Any questions?

(No response.)

CHAIRWOMAN JARMON: Recommendation?

MS. CUNNINGHAM: I move to issue a release.

MR. PADILLA: Second.

CHAIRWOMAN JARMON: All in favor?

(Aye.)
CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MR. MASCIANTONIO: Thank you.

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

MR. MASCIANTONIO: Yes, for April 11th.

If there's any possibility -- we can always work with you.

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

MR. MASCIANTONIO: Okay. Thank you.

(Witnesses approached podium.)

CHAIRWOMAN JARMON: Your name for the record?

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

CHAIRWOMAN JARMON: Huntingdon is on Page 5.

Any questions from the Committee regarding this?
(No response.)

CHAIRWOMAN JARMON: Recommendation?

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

CHAIRWOMAN JARMON: They were commercial lots at the time.

MS. CUNNINGHAM: I move we recommend a release.

MR. O'DWYER: Second.

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MR. DINATALE: Thank you.

CHAIRWOMAN JARMON: Any other attorneys in the room?

(No response.)

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

MR. RODRIGUEZ: So moved.

MR. HUNTER: I'll second.

CHAIRWOMAN JARMON: All in favor?

(Aye.)
CHAIRWOMAN JARMON: Any opposed?

(No response.)

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

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

THE COURT REPORTER: I didn't hear that.

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

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

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

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

MR. Koonce: So why are we doing this?

MS. CUNNINGHAM: I don't know.

Chairwoman Jarmen: I was asked to place it on the agenda for Urban Garden.

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

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

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

MR. RODRIGUEZ: It does qualify as business expansion.

MR. PADILLA: So as a business expansion you can...
MR. RODRIGUEZ: Across the street. It would have to be adjacent, across the street.

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

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

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

MR. RODRIGUEZ: Correct.

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

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

CHAIRWOMAN JARMON: Instead of an Urban Garden Agreement?

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

MR. RODRIGUEZ: So we're tabling the Urban Garden Agreement and making this as a business
expansion application?

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

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

MR. RODRIGUEZ: No.

MR. KOONCE: Was their intent just to conserve?

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

MR. KOONCE: They can't?

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

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

MR. RODRIGUEZ: So just to update everyone. Yesterday we sent a memorandum that the Philadelphia Land Bank will be providing services to the City of Philadelphia in which
cases we will be processing, basically dividing project management services, where we will process applicants, and they will end up with a Purchase Development Agreement.

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

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

CHAIRWOMAN JARMON: Second?

MR. HUNTER: I'll second.

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Subordination Agreement, 1723 --

MR. RODRIGUEZ: Madam Chair?

MR. O'DWYER: Accepting the rest.

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

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

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

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

(Witnesses approached podium.)

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

MR. VINCENTY: Yes.

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

MR. VINCENTY: Yes.

CHAIRWOMAN JARMON: State your name for the record.

MR. VINCENTY: My name is Hector Vincenty.

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

MR. VINCENTY: What I'm trying to do right
now is, I want to update the subordination to include the partnership. Right now, currently, we're going to begin building. All the permits have been approved, and the financing has also been approved by the bank.

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

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

MR. RODRIGUEZ: What are you building?

MR. VINCENTY: Eight homes.

MR. RODRIGUEZ: Market rate?

MR. VINCENTY: Yes, sir.

MS. CUNNINGHAM: What's taking so long?

MR. VINCENTY: The permits. When I purchased the property from the City of Philadelphia, it never was disclosed that when the City of Philadelphia knocked down the buildings that were there, one of the water pipes was open for the last 15 years. So we had to get an engineer in there, correct that problem. And that had to sit for some time to
CHAIRWOMAN JARMON: Can you let the Committee know the names of the entities that are being added to this?

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

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

MR. VINCENTY: Correct.

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

MR. VINCENTY: Yes.

MS. CUNNINGHAM: What's your percentage?

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

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

MS. CUNNINGHAM: Your percentage in the partnership.
MR. RODRIGUEZ: Do you have 40 percent, 50 percent?

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

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

CHAIRWOMAN JARMON: Any other questions?

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

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

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

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

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

MR. VINCENTY: I'm not understanding.

MR. RODRIGUEZ: So you own 100 percent. You're bringing on a partner. He has equity on the land. You're bringing equity in terms of cash, correct?
So in that partnership agreement, are you 50/50 partners, are you 60/40 partners, are you 70/30 partners? That's what she means.

MR. VINCENTY: 75/25.

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

MR. VINCENTY: Correct.

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

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

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

MR. VINCENTY: Well, two years ago when I started the project, I had the funding then. But I had to dump a lot of money into the project with architects, with Harman Deutsch, fixing the soil to get things up and running. I have dumped personal money. There has not
been any financing for the project. Everything is coming out of my pocket to get everything corrected and everything done.

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

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

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

CHAIRWOMAN JARMON: That's with everything else included?

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

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

MR. VINCENTY: Yes. And everything is already approved and all the construction documents are done.
MR. HUNTER: The other question I had was, there's taxes on the property, real estate taxes, due at the end of March. And it's about $2,700 that needs to be paid before going forward, too.

MR. VINCENTY: That's no problem.

CHAIRWOMAN JARMON: Any further questions?

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

MR. VINCENTY: No.

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

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

THE COURT REPORTER: What's your name?

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

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

MR. VINCENTY: Meridian Bank.

MR. RODRIGUEZ: Meridian Bank is providing construction to whom? The new single purpose entity or to you?
MR. VINCENTY: To the LLC.

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

MR. KILLEEN: Correct.

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

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

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

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

MR. VINCENTY: Mm-hmm.

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

MR. VINCENTY: Yes, we did.

CHAIRWOMAN JARMON: It was previously approved.

MS. CUNNINGHAM: With who?

CHAIRWOMAN JARMON: Here.

MS. CUNNINGHAM: No, with what bank.

MR. VINCENTY: Oh. With -- I think it's JFK Lending. It's more of a hard money lender.
MS. CUNNINGHAM: Is there a mortgage existing with JFK Lending?

MR. VINCENTY: No. I never went forward.

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

CHAIRWOMAN JARMON: No, no mortgage.

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

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

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

MR. VINCENTY: We have terms of financing.

CHAIRWOMAN JARMON: A recommendation?

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

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

MS. CUNNINGHAM: I'm sorry?

MR. VINCENTY: We have all the documentation ready now, except the operating
agreement. We can have that this afternoon.

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

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

MR. PADILLA: That's correct.

MR. VINCENTY: Okay.

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

MR. PADILLA: Yes.

MR. KILLEEN: Can we do that
electronically?

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

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

MR. VINCENTY: The permits have been
approved. Permits are only good for a period
of time.
What I'm asking, can we just send it electronically and then -- or do we have to go through this whole process?

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

MR. VINCENTY: Yes.

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

MS. CUNNINGHAM: Yes.

MR. VINCENTY: Yes, yes.

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

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

MR. RODRIGUEZ: I appreciate that. But we're saying. The bank is doing their due diligence, we're doing our due diligence.
So the issue being that we understand you pulled your permits, but you haven't settled on your financing either, correct?

MR. VINCENTY: Correct.

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

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

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

MR. VINCENTY: A year.

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

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

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

MR. VINCENTY: Yes.

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

MR. KOONCE: And the permits are under what entity?
MR. VINCENTY: YG3 Construction.

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

MR. VINCENTY: No.

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

MR. RODRIGUEZ: Will you be resubmitting your permits?

MR. VINCENTY: No.

MR. RODRIGUEZ: Okay.

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

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

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

MS. CUNNINGHAM: I motion to table.
MR. PADILLA: Second.

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Mr. Vincenty?

MR. VINCENTY: Yes.

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

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

Thank you. Have a good day.

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

(Mr. Del Valle approaches the witness stand.)

CHAIRWOMAN JARMON: State your name for the record.

MR. DEL VALLE: Andre Del Valle. Good morning Chairwoman Jarmon, and members of the
VPRC Committee. My name is Andre Del Valle.

I'm a legislative aide for Councilwoman Sanchez.

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

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

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

MR. DEL VALLE: Yes, ma'am.

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

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

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

MS. JOHNSON: Which address does he own?

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

MR. PADILLA: And he resides at that
1 property?
2
3 MR. DEL VALLE: Yes, yes. Correct.
4 MS. JOHNSON: Because it's listed at 1907.
5 Okay. Thank you.
6 MR. DEL VALLE: Is it okay to move to the
7 next one? The next parcel we have is 1722
8 North 3rd Street.
9 The Councilwoman expresses support for her
10 constituent, Maria Laboy, who's requesting a
11 City owned vacant lot at 1722 North 3rd Street.
12 The constituent owns 1724. And she is
13 also requesting it as a side yard.
14 MR. RODRIGUEZ: If you look at the
15 picture -- I just want to stipulate -- the
16 trampoline on that it's not owned by the
17 applicant. It is owned by the resident across
18 the street.
19 We have engaged contractors to go out
20 twice to remove the structure and trampoline.
21 And they've been met with resistance. We're
22 working with the Councilwoman's office to deal
23 with the resident and remove the items that are
24 on the site. So they will be cleared prior to.
25 MR. DEL VALLE: The next parcel we have is
2751 Kensington Avenue. The Councilwoman is expressing her support for Rock Ministries, which is a church that we work closely with, who plans to use the parcel at 2751 Kensington Avenue for community use, which would be a side yard next to their existing building at 2753 through 55 Kensington Avenue.

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

MR. DEL VALLE: This is to the church.

MR. RODRIGUEZ: To the non-for profit.

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

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

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

MR. PADILLA: So that has to be specifically defined, because if there are religious activities, this conveyance cannot occur.
MS. CUNNINGHAM: It can't occur nominally.
MR. PADILLA: Well, not for religious use.
MR. RODRIGUEZ: They'd have to pay for that.

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

MR. RODRIGUEZ: Correct.
MR. PADILLA: So how can we make the argument they've been maintaining this lot on our behalf, when it wasn't in our inventory for ownership?
MR. RODRIGUEZ: We're not making it as though they have been maintaining it on behalf of the City. We acquired it at tax sale. They applied for nominal conveyance as a nonprofit, because they wanted to use it for community use and outreach. That's the basis for it. It's not a standard conveyance as though someone's been maintaining a City owned property.

MR. PADILLA: Was there a mortgage placed
on it or will they restrict the permanent restriction --

MR. RODRIGUEZ: 30 year restrictive use.

It can only be used as a side yard.

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

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

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

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

MR. PADILLA: Without a license?

MR. RODRIGUEZ: Correct.

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

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

MR. PADILLA: It was like that already?

MS. CUNNINGHAM: No.
MR. HUNTER: I share the concern. I don't know what they meant by community outreach and not for religious purposes, like it needs to be stated specifically in the agreement that you can't do that and what they actually plan to do, because we can't transfer for its purposes.

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

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

MR. DEL VALLE: And we would respect the Committee's restriction for any religious purposes. I know that's the one concern. The community uses it. We've been working with them in the past with them on just hosting some stuff, so, you know, the community uses it for the 7th District.

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

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

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

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

MR. RODRIGUEZ: Permanent deed restriction. The only way they can get it removed is to ask us to remove it, much like this Committee has to allow lease restrictions. But the restriction stays with the land. So they can only use it for the proposed use they're going to have, which is open space community use. Those types of things. They cannot develop it. They cannot flip it.

MR. PADILLA: But that has to be defined, that they're open space community use. It has to be stipulated in the deed.
MR. RODRIGUEZ: That's fine. That can be stipulated.

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

MR. RODRIGUEZ: At this point, no.

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

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

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

MS. CUNNINGHAM: For the consideration.

MR. PADILLA: Got it.

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

MR. RODRIGUEZ: Correct. 30 year deed restriction.

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

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

MR. RODRIGUEZ: Correct.

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

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

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

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

MR. PADILLA: Based on the acquisition?

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

MR. PADILLA: Right.

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

MR. PADILLA: What was that amount?

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

MR. KOONCE: But it's deed restricted for
1    life?
2         MR. PADILLA: Correct.
3         MR. KOONCE: You pay to get an appraisal
4       for something that they couldn't -- to prevent
5       something they couldn't do anyway.
6         MR. RODRIGUEZ: That also benefits the
7       land.
8         CHAIRWOMAN JARMON: You said 30 years. He
9       said life.
10        MR. RODRIGUEZ: The mortgage is 30 years.
11       The deed restriction goes with the land.
12        MR. O'DWYER: As to the religious
13       question, are they aware that they would be
14       prohibited from using this space for religious
15       function?
16        MR. DEL VALLE: Yes.
17        MR. O'DWYER: How would we go about making
18       sure that doesn't happen and holding them
19       accountable?
20        MR. RODRIGUEZ: Purchase development
21       agreement.
22        CHAIRWOMAN JARMON: Any further questions?
23          (No response.)
24        CHAIRWOMAN JARMON: Next item, Andre?
MR. DEL VALLE: The next item is 3415 Tampa Street. The Councilwoman expresses her support for her constituent, Maria Hernandez, who acquired a City owned vacant lot at 3415 Tampa Street.

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

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

CHAIRWOMAN JARMON: I don't think we have the fact sheet -- yeah, we never received it. Carla has a little note here to table it. We're going to table Tampa until next month. We have no attachments.

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

CHAIRWOMAN JARMON: I'm sorry?

MR. DEL VALLE: It's listed.

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

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

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

CHAIRWOMAN JARMON: We're going to table
3415 Tampa until May.

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

CHAIRWOMAN JARMON: I think it's Lawrence
Street.

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

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

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

MR. RODRIGUEZ: Because PHDC can dispose
of it.

MR. KOONCE: They have no controls.

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

MS. CUNNINGHAM: PHDC, did they get it
from us, from the City?

Chairwoman Jarmon: Not necessarily. They could have gotten it themselves.

Ms. Cunningham: If they got it from the City, it already has restrictions and those will run to the land.

Mr. Koonce: No, not necessarily.

Mr. Rodriguez: But we would be putting our own side yard restrictions on this property.

Mr. Koonce: If it was purchased years ago at sheriff sale and deeded to PHDC, there are no restrictions, right?

Ms. Cunningham: There were a big group of properties that the City acquired, went through PRA, went to PHDC, and were just kind of sitting there.

Mr. Koonce: I don't think this is one of them.

Mr. Rodriguez: All side yard restrictions would apply. The PDA Land Bank, that will be submitted to their real estate committee. So the process of disposition through PHDC will go to real estate, but we would do the all the due
diligence, put it through PDA and then present it to their real estate committee. So we'll exit out with restrictions.

MR. KOONCE: And then who will oversee it?

MR. RODRIGUEZ: The Land Bank.

MR. KOONCE: Okay.

MR. RODRIGUEZ: I just wanted to clarify.

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

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

MR. KOONCE: Okay.

CHAIRWOMAN JARMON: The next item, Andre?

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

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

CHAIRWOMAN JARMON: Can I get a recommendation on properties to be transferred from Land Bank to the applicants, other than the two on Fernon?
MR. RODRIGUEZ: And Tampa.

CHAIRWOMAN JARMON: And Tampa. Sorry.

MR. HUNTER: Can we do it separate?

CHAIRWOMAN JARMON: Do it separate? Okay.

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

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

MS. CUNNINGHAM: Second.

CHAIRWOMAN JARMON: All in favor?

(Ayes.)

CHAIRWOMAN JARMON: Any opposed?

MR. RODRIGUEZ: I'll abstain.

CHAIRWOMAN JARMON: And 2751 Kensington Avenue?

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

MR. O'DWYER: I second that.

CHAIRWOMAN JARMON: All in favor?

(Aye.)
CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you, Andre.

MR. DEL VALLE: Thank you.

CHAIRWOMAN JARMON: Extension of time,

2147 Federal, 2723 Oakford, 2727 Oakford, JBS Renovations, LLC.

(Witness approached the podium.)

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

MS. SINNI: Jennifer Sinnen.

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

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

We've been in litigation with that ownership from '13 all the way through November of '18. Their claim was the City took their land from them. And so we've been in the
middle of them and the City's litigation since then.

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

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

MS. SINNI: Correct.

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

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

So the bank that we had a relationship with -- because we had litigation come against one of them, they wanted to make sure we had no other litigation come against that one or any other one for us to then go back and repackage the financial package. And then we had to redo all of the land, soils, prints, everything over again for all three.
So right now, this 2147 permanent is being picked up. That was slated to build. And the other two are being redone right now from the beginning with new state requirements.

MR. RODRIGUEZ: Have you already pulled the permits?

MS. SINNI: For all of them?

MR. RODRIGUEZ: For these properties.

MS. SINNI: Yeah.

MR. RODRIGUEZ: You have pulled permits?

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

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

MS. SINNI: Yes.

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

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

MS. CUNNINGHAM: They bankruptcy was dismissed. What happened was, the owners of
the property went -- when the City purchased it
at sheriff sale, had filed bankruptcy. The
City had gotten an extension from the stay to
take the property to sheriff sale, had
purchased it there.

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

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

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

MS. CUNNINGHAM: But my understanding is
their bankruptcy was dismissed in 2018.

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

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

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

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

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

MS. CUNNINGHAM: I'm not understanding why
the properties weren't repackaged separately.

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

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

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

MS. CUNNINGHAM: The City gave one --

MS. SINNI: 2145 was given back to them.

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

MS. SINNI: Yeah.

MR. KOONCE: Which left three properties?

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

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

MS. CUNNINGHAM: The City did not
reimburse anyone, no. When the case was dismissed, the City removed themselves with the title insurance company. That's between them and them, but the City did not reimburse anyone.

MS. SINNI: No. Are we talking about JBS?
MR. KOONCE: Yes.

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

MS. CUNNINGHAM: The City was willing to negotiate that.
MR. KOONCE: Okay. So did you use the same -- early the next year in 2014, you bought the property from PHDC, who's the lender?
MS. SINNI: I think it was the same bank.
MR. KOONCE: So they were willing to loan you money on that one, but they were not willing to lend you money on the three you bought the year before?

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

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

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

CHAIRWOMAN JARMON: She's been here several times.

MS. CUNNINGHAM: Is there a current extension?

CHAIRWOMAN JARMON: Yes.

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

CHAIRWOMAN JARMON: Probably six months ago.

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

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

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

MR. RODRIGUEZ: Well, we would have somebody contact you to file all your information into an application. And then we would submit that application to the Committee
for review, for completeness and all that, when
you plan to develop, what you plan to develop,
and that you have secured financing.

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

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

MS. SINNI: By right.

MR. RODRIGUEZ: Okay.

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

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

MR. RODRIGUEZ: For all three. We will
contact you to put together a package and
present it to this Committee next month of what
a completed package. You told us that you
already have permits and you're ready to go. You should have everything you need to put this package together.

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

MS. SINNI: For Federal?

MR. HUNTER: Yes.

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

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

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

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

So my recommendation is that we table this extension until next month allowing JBS to go
through the application process, at which time
next month we'll present a completed
application package for all three properties to
the Committee.

Ms. Cunningham: Second.

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

Mr. Rodriguez: If this Committee would
like us to appraise the property to look at
that as a stipulation, then we will do that. I
think that's another conversation to have.

Mr. Padilla: They, technically, came in
the system under the old disposition policy.

Mr. Koonce: Yeah, but the new disposition
policy said that the old disposition policy
disappeared for all intents and purposes in
April of 2017.

Mr. Padilla: Unless they are in agreement
in progress, which in this case it was not.

Mr. Koonce: Agreed. But, also, that
doesn't make reference to whether or not you
could -- so even if you had an agreement at the
time, it was never anticipated that you can sit
on the property whether it was your fault or
not for five, six, seven, 10 years before you
build.

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

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

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

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

MR. RODRIGUEZ: No problem. I just want
to be clear at that point, we'll present the
appraised price --
MR. KOONCE: Make the recommendation and then you vote.

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

MS. SINNI: Yes.

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

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

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

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

MR. RODRIGUEZ: We can get the appraisal.

There's going to be a difference. The issue is what are we doing about the difference. What you're saying is that the property is appraised.

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

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

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

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

The other issue is we will obtain an appraisal for these three properties, and then we'll also present that new appraised value to be VPRC. And they will decide whether to
continue on to give you an extension to allow
you to develop.

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

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

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

MR. KOONCE: But we don't know whether
it's negative or not. I mean, home prices have
also risen dramatically since 2013. So the amount -- what you can get for the property after you develop them has gone up since 2013.

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

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

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

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

MS. CUNNINGHAM: I understand that. It's also more cost effective for us to get a structure on the property and start paying real
estate taxes on improved property. So we both had a little skid in that.

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

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

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

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

MR. PADILLA: What's the recommendation?

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

At the same time, we will acquire a new appraisal for these three properties. And
present the appraised piece to the Committee for consideration, as well. And then we will present these three properties for an extension of time.

MR. PADILLA: Second.

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you. 2001 Poplar Street. 2001 Poplar.

(No response.)

CHAIRWOMAN JARMON: Request for a release.

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

CHAIRWOMAN JARMON: It was.

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

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?
(No response.)

CHAIRWOMAN JARMON: 2821 Belgrade and 2822 Livingston.

(Witnesses approached the podium.)

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

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

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

MR. NAGROWSKI: Side yards, I believe.

CHAIRWOMAN JARMON: Can I get a recommendation?

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

MS. CUNNINGHAM: Second.

CHAIRWOMAN JARMON: All in favor?

(Aye.)
CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MR. NAGROWSKI: Thank you very much.

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

(Witnesses approached the podium.)

CHAIRWOMAN JARMON: State your name for the record.

MR. RUIZ: Luis Ruiz.

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

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

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

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

CHAIRWOMAN JARMON: Old restrictions, yeah.

MR. O'DWYER: I second the motion.
CHAIRWOMAN JARMON: All in a favor?

(Aye.)

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

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

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

MR. RUIZ: Thank you.

CHAIRWOMAN JARMON: 6073 Wister Street.

(Witnesses approached the podium.)

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

MS. GEE: Davita Gee.

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

MS. GEE: Yes.

MS. CUNNINGHAM: I move that we issue a Certificate of Completion contingent upon cleaning the lot. That debris all needs to be removed.
MS. GEE: I did clean the lot. There was a guy, I can't think of his last name, his first name was William.

CHAIRWOMAN JARMON: Bill? Did he come out yesterday?

MS. GEE: Yes.

CHAIRWOMAN JARMON: Okay. All right.

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

CHAIRWOMAN JARMON: No problem. He has them.

MR. O'DWYER: I second that.

MR. HUNTER: Is the lot being sold?

MS. GEE: Yes.

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you. 2308 Collins Street.

(Witnesses approached the podium.)

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

MR. HANEY: Ben Haney.
CHAIRWOMAN JARMON: This was a property that originally had a mortgage against the title. They received the release of mortgage. I don't think it was you that received it. It was the prior person.

MR. HANEY: The prior person.

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

MR. HANEY: It was recorded yesterday.

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

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

CHAIRWOMAN JARMON: It was a side yard.

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

CHAIRWOMAN JARMON: Yes.

MR. HANEY: In 2016.

CHAIRWOMAN JARMON: In 2016.

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

MR. HANEY: Correct. We thought it was, but I guess it never was. And we're up for
MR. O'DWYER: And there's a certificate of occupancy?

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

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

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

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

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

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

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

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

MS. CUNNINGHAM: Okay. I move for the
recommended release.

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

MR. HANEY: Yeah. The settlement is Friday. Can we make sure we get it by then?

Thank you.

MR. PADILLA: Second.

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

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

These two properties were approved for LPMG Management Company.

MR. RODRIGUEZ: Correct.

MR. LONGACRE: We have 20 some thousand square feet around these two pieces. And we are looking to purchase these two pieces at
market rate to add into a project, which has already been approved.

THE COURT REPORTER: What's your name?

MR. LONGACRE: John Longacre.

CHAIRWOMAN JARMON: Any questions from the Committee?

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

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

We've been trying to clear the tax balance
through the OPA. There is no account numbers
for these things that they are telling us they
have the balance on.

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

MR. RODRIGUEZ: Rodriguez.

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

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

MR. LONGACRE: Yes.

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

MR. LONGACRE: Hundred percent. Correct.

And the whole project has already been
approved, use permits in place -- done, done,
done. And we made this application in
December.

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

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

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

MR. PADILLA: It takes a little while.

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

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

MR. RODRIGUEZ: Correct.

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

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

MS. CUNNINGHAM: It when the consolidation
happened, OPA didn't delete the historic
accounts and merge them into the new account
numbers.
MR. LONGACRE: And I brought my controller just so he could explain how much we've been trying to -- he's on the phone with them every single day.

MS. CUNNINGHAM: We all know.

MR. LONGACRE: Thank you.

CHAIRWOMAN JARMON: Recommendation?

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

MR. O'DWYER: Second.

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

MR. RODRIGUEZ: I abstain.

CHAIRWOMAN JARMON: Thank you.

MR. LONGACRE: Thank you very much.

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

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

MS. CUNNINGHAM: Second.

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

MR. KOONCE: 1722 North 3rd Street?

CHAIRWOMAN JARMON: 1233 South 27th Street.

MR. KOONCE: What page?

MR. PADILLA: Page 5.

MR. KOONCE: Okay.

CHAIRWOMAN JARMON: Next item is 522 West Susquehanna Avenue.

MS. CUNNINGHAM: We didn't vote.

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

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

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

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

MR. O'DWYER: Well, if it's a side yard, then that's one thing. If they were supposed to build on it --
CHAIRWOMAN JARMON: No. They weren't supposed to build.

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

MS. CUNNINGHAM: Second.

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

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

(Witnesses approached the podium.)

CHAIRWOMAN JARMON: State your name for the record.

MR. BATAJIK: I'm Pat Batajik.

CHAIRWOMAN JARMON: You're the owner of --

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

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

(Duly seconded.)
CHAIRWOMAN JARMON: All in favor?
(Aye.)
CHAIRWOMAN JARMON: Any opposed?
(No response.)
CHAIRWOMAN JARMON: Thank you.
MR. BATAJIK: I have a question. I have a settlement on Thursday. And I need to get something to show the buyers that it's all okay. How do I get that?
CHAIRWOMAN JARMON: We'll make a note of it. I'll email you. Have you been in touch with me? I'm Ms. Jarmon.
MR. BATAJIK: Okay. Thank you.
CHAIRWOMAN JARMON: 1676 Meadow Street.
MS. CUNNINGHAM: There were no pictures in the packet.
MR. O'DWYER: Is it a house or a lot?
CHAIRWOMAN JARMON: It's a house. But it was actually the rear of the house. We were unable to see the rear. The inspector was unable --
MS. CUNNINGHAM: To get around back. But it's a structure. It's not a yard.
MS. CLARK: Yeah. It's a house. 1676 is
a house.

MR. RODRIGUEZ: Do you currently live there?

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

CHAIRWOMAN JARMON: How long has it been unoccupied?

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

THE COURT REPORTER: What's your name?

MS. CLARK: Denise Clark.

MS. CUNNINGHAM: Motion to approve.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: Thank you.

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

CHAIRWOMAN JARMON: I'll give you a card.
MS. CLARK: Thank you so much.

CHAIRWOMAN JARMON: 2001 East Cumberland.

(Witness approached the podium.)

CHAIRWOMAN JARMON: State your name for the record.

MR. WITTER: Shawn Witter.

CHAIRWOMAN JARMON: You're the owner?

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

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

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

CHAIRWOMAN JARMON: Side yard, yes.

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

CHAIRWOMAN JARMON: Five years.

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

MR. KOONCE: Second.

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?
(No response.)

CHAIRWOMAN JARMON: Thank you. 220 West Sergeant.

(Witnesses approached the podium.)

CHAIRWOMAN JARMON: State your name for the record.

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

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

This was transferred as a side yard.

Looking at the picture, there's a white car parked on here. You need to remove that.

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

CHAIRWOMAN JARMON: It's zoned for it.

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

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

MS. CUNNINGHAM: Just clean it up.

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

CHAIRWOMAN JARMON: Okay.

MR. O'DWYER: What were the restrictions in 2012? Was it five years?
CHAIRWOMAN JARMON: The restriction -- this was an old property, so it had the five restrictions in it.

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

CHAIRWOMAN JARMON: Right.

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

MR. KOONCE: Second.

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

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

(Witness approached the podium.)

CHAIRWOMAN JARMON: State your name for the record.

MS. MENDEZ: My name is Holly Mendez.

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

MS. MENDEZ: It's the house.
CHAIRWOMAN JARMON: Yeah. It's the house.
MR. PADILLA: Is it occupied?
MS. MENDEZ: As of right now, it's not.
MR. PADILLA: Okay.
MR. O'DWYER: But is it habitable?
MS. MENDEZ: What's that?
MR. O'DWYER: Somebody can live in it?
MS. MENDEZ: No. It really is not in livable shape. It needs to be rehabbed.
MR. O'DWYER: I move we issue the Certificate of Completion.
MR. RODRIGUEZ: Second.
CHAIRWOMAN JARMON: All in favor?
(Aye.)
CHAIRWOMAN JARMON: Any opposed?
(No response.)
CHAIRWOMAN JARMON: Thank you.
MS. MENDEZ: Thank you.
CHAIRWOMAN JARMON: Next is 1906 Orthodox.
(Witness approached the podium.)
CHAIRWOMAN JARMON: State your name for the record.
MR. LONGMAN: My name a Kyle Longman.
CHAIRWOMAN JARMON: This was transferred
back in 2004 as a side yard.

MS. CUNNINGHAM: And you purchased at sheriff sale?


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

MR. LONGMAN: We already did.

MS. CUNNINGHAM: Send those to the Chair.

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

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

MR. LONGMAN: We already took it out.

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

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

CHAIRWOMAN JARMON: Yep. That's me.

MR. PADILLA: Move to approve.

MR. KOONCE: Second.

CHAIRWOMAN JARMON: All in favor?

(Aye.)

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

MR. RODRIGUEZ: So moved.

MR. O'DWYER: Second.

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

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

MR. RODRIGUEZ: So moved.

MR. KOONCE: Second.

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: 936 Hancock, rear.

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

CHAIRWOMAN JARMON: No.

MS. CUNNINGHAM: If you look on the aerial view, you can see there's a structure. I don't
1 know what kind of shape it is. But in the
aerial view, you can see the structure.
2
3 MR. RODRIGUEZ: So moved.
4 MR. PADILLA: Second.
5
6 CHAIRWOMAN JARMON: All in favor?
7 (Aye.)
8
9 CHAIRWOMAN JARMON: Any opposed?
10 (No response.)
11
12 CHAIRWOMAN JARMON: Thank you. 2534
13 Orkney Street. This was transferred as a rear
14 yard.
15
16 MR. RODRIGUEZ: So moved.
17 (Duly seconded.)
18
19 CHAIRWOMAN JARMON: All in a favor?
20 (Aye.)
21
22 CHAIRWOMAN JARMON: Any opposed?
23 (No response.)
24
25 CHAIRWOMAN JARMON: 2264 North Leithgow.
26
27 MR. PADILLA: Side yard.
28 (Witness approached the witness stand.)
29
30 CHAIRWOMAN JARMON: Can you state your
31 name for the record?
32
33 MS. GARCIA: My name is M-I-L-A-G-R-O-S
34 Garcia.
CHAIRWOMAN JARMON: And you're here to request the restriction be lifted?

MS. GARCIA: Yes.

MR. RODRIGUEZ: So moved.

MR. KOONCE: Second.

CHAIRWOMAN JARMON: All in favor?

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

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

CHAIRWOMAN JARMON: Yeah. She sent the pictures.

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

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

MR. O'DWYER: But they were --

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

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

(Duly seconded.)

MS. CUNNINGHAM: All in favor?

(Aye)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: 619 Hoffman.

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

CHAIRWOMAN JARMON: Yeah. They were told to.

MS. CUNNINGHAM: Second.

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: 1826 Federal.

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

MR. RODRIGUEZ: Second.

CHAIRWOMAN JARMON: He's here.

(Witnesses approached the podium.)

CHAIRWOMAN JARMON: State your name for the record.
MR. JENNINGS: David Jennings.

CHAIRWOMAN JARMON: Can I get a recommendation?

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

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

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

MR. KOONCE: When did you settle?

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

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

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

MS. JENNINGS: We just settled on Friday.

MS. CUNNINGHAM: Okay. We're going to
need to either have the title agent send us a copy of the check that they are sending in or something so we can see the tax balance is paid before we issue the release.

MR. RODRIGUEZ: Second.

CHAIRWOMAN JARMON: All in favor?

(Aye.)

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

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

MS. JENNINGS: Thank you.

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

MR. KOONCE: Motion to approve.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: 4918 Saybrook Avenue.

(Witness approached the podium.)

CHAIRWOMAN JARMON: State your name for
MR. CALHOUN: My name a John Calhoun.

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

MR. CALHOUN: Yes.

CHAIRWOMAN JARMON: And it's vacant?

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

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

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

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

MR. CALHOUN: Yes.

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

MR. CALHOUN: I have a lien on it?

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

MR. CALHOUN: I had a demolition. When the fire -- when I first had the fire, I had it demoed.
MR. PADILLA: There's a structure there.

MR. CALHOUN: I didn't have it all demoed.

I had it partially demoed, so that I could rebuild.

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

MR. KOONCE: Is it liened now?

MR. PADILLA: Correct.

MR. RODRIGUEZ: Are there any outstanding liens or taxes?

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

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

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

We can't give you a release, all right?

What's going to happen is if we gave you a
release, you're selling the property for
$20,000. You won't have enough to settle on
what it's going to cost to pay off the lien.

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

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

MS. CUNNINGHAM: There's still violations.

Those underlying violations will still exist.

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

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

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

MR. O'DWYER: Not for the demolition, but
for other problems that you already have. But
I don't know the value of those liens at the
MR. CALHOUN: I didn't know I had any liens on it other than the demolition.

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

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

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

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

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

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

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

MR. CALHOUN: Okay.

CHAIRWOMAN JARMON: 1906 North 4th Street. This is a lot which was a side yard back in 2007. It looks like it needs to be cleaned.
Can I get a recommendation?

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

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

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

CHAIRWOMAN JARMON: Second.

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

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

MR. KOONCE: I'm just asking.

MR. O'DWYER: Second.

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: On to the Addendum, 2325 West Thompson Street. This is a single-family dwelling -- back in '94. Can I
MR. O’DWYER: I recommend that we issue the Certificate of Completion.

MR. PADILLA: Second.

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

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

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

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

THE COURT REPORTER: What's your name?

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

MR. O'DWYER: So we need to make this contingent on the Certificate of Occupancy. As soon as you get that, you don't need to come back here, just submit it to the Chair.
MS. CUNNINGHAM: He doesn't really need the Certificate of Occupancy. If it was close, it just would have been easier that way.

CHAIRWOMAN JARMON: Recommendation?

MR. KOONCE: Motion to approve.

(Duly seconded.)

CHAIRWOMAN JARMON: No certificate. All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: 220 Cecil B. Moore.

MR. PADILLA: Certificate of Occupancy on this one.

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

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

CHAIRWOMAN JARMON: This was recently built.

MS. CUNNINGHAM: Is one this one of the ones that asked for us to consider being contingent upon CO so they would be ready when they are ready?
CHAIRWOMAN JARMON: Yeah, he did.

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

MR. PADILLA: Second.

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

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

(Witness approached the podium.)

CHAIRWOMAN JARMON: State your name for the record.

MR. KEEN: Thomas Keen.

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

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

MR. KEEN: I'm pretty sure it is cleared out. But we'll make sure of that.
MS. CUNNINGHAM: On the back here against the fence, all of that debris there.

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

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

MR. PADILLA: Second.

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Everybody is getting tired.

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

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

MR. KEEN: Thank you.

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

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

I'm just going to go through A through D if that's okay with everyone.
The Councilwoman is expressing her support for 4707 Hawthorne Street for her constituent, Sonia Santos, to use this as a side yard with the stipulation of no parking on that parcel.

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

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

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

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

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

MS. JOHNSON: The property record shows somebody else.

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

MS. JOHNSON: At least not of property record.
MR. DEL VALLE: We can bar off this one.

CHAIRWOMAN JARMON: You want us to table this item?

MR. DEL VALLE: Yes.

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

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

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

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

MR. O'DWYER: I'm not sure of the zoning of this, but it looks like there's a car there. Is that allowed?
MR. HUNTER: No.

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

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

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

CHAIRWOMAN JARMON: Recommendation?

MR. DEL VALLE: We have one more.

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

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

MS. CUNNINGHAM: Correct.

MR. PADILLA: There's a car parked there.

Am I looking at the right picture?

MS. CUNNINGHAM: You're looking at the one
where there's fencing and there's a car to the right?

MR. PADILLA: That's correct.

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

MR. PADILLA: All right.

CHAIRWOMAN JARMON: Did you finish them?

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

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

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

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

MS. CUNNINGHAM: There's a shed there.
MR. O'DWYER: There's like a shed and a wooden fence.

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

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

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

MR. KOONCE: Second.

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

MR. RODRIGUEZ: I abstain.

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

MR. O'DWYER: So moved.

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Any opposed?

(No response.)

CHAIRWOMAN JARMON: The meeting is
adjourned. Thank you. Have a good day.

(Whereupon the hearing concluded at 12:06 p.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.

___________________________

Kathryn Doyle
Court Reporter - Notary Public

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