VACANT PROPERTY REVIEW COMMITTEE

Room 402, Caucus Room
Philadelphia, Pennsylvania
Tuesday, February 12, 2019
10:00 a.m.

PRESENT:
SUSIE JARMON, OHCD – CHAIRWOMAN
LARRY PADILLA, PRA
LINDA MEDLEY, LAW DEPARTMENT
KEVIN HUNTER, PLANNING
DEB CUNNINGHAM, PUBLIC PROPERTY
MICHAEL KOONCE, COUNCIL PRESIDENT CLARKE'S OFFICE
ANGEL RODRIGUEZ, LAND BANK
GARRETT O'DWYER, PACDC
MARK DODDS, OHCD
JAMETTA JOHNSON, PHA
PHILIP JONES, LAW DEPARTMENT
MARY JONES, LAW DEPARTMENT
CHAIRMAN JARMON: Good morning.
My name is Susie Jarmon. We are going to get started.
Are there any attorneys in the room?
We're going to get started on Page 2.
You can come up to the podium. Good morning. State your name for the record.
(Applicant approached podium)
MR. ORPHANIDES: Certainly, David Orphanides from Orphanides and Toner on behalf of Francisville Neighborhood for 1638 to 1640 Ridge Avenue.
CHAIRMAN JARMON: That's on Page 3.
Are there questions from the committee?
MS. CUNNINGHAM: This differs greatly from the original proposal.
MR. ORPHANIDES: Which aspect? To sell this property?
MS. CUNNINGHAM: To use this -- what happened to the original funding for the original proposal?
MR. ORPHANIDES: The original
transfer was 1608 to 12 and then 1620, 30 to 32.

MS. CUNNINGHAM: Yes.

MR. ORPHANIDES: The original concepts were for 1628 to 32, then 38 and 40 was to acquire the lot in between both 34 and 36 and make a larger community market that developed the property. Unfortunately, 34 and 36 were required by an independent private developer.

So basically they split it 28 to 32 and 38 to 40. The plan is still to develop 28 to 32 as of community market.

MS. CUNNINGHAM: That's not my question. My question is, what happened to the funding? Why aren't you using the properties that we gave you to fund the project?

MR. ORPHANIDES: So the idea is that as it turned out the development of 1608 to 12 and now 28 to 32, which is planned, has turned out to be a lot more expensive than anticipated with the funding that was available to the community and similar to other nonprofit organizations that have sold and have come to the VPRC requesting permission to sell off a property in order to fund the development of
other properties. They are looking to do that here, to take those funds that would be acquired from 38 to 40 and it would allow them to complete the development of 1608 to 12.

MR. RODRIGUEZ: I have a question.

This is dated July of 2013?

MR. ORPHANIDES: Correct.

MR. RODRIGUEZ: We're in February 2019.

MR. ORPHANIDES: Correct.

MR. RODRIGUEZ: When you signed and got the property from the city the stipulation is still the same. You have a year to develop at the time the city conveyed to the CVC, correct? It was the intent to develop and that you would have funding in place, correct?

MR. ORPHANIDES: I was not involved at that time but I would agree with you, yes.

MR. RODRIGUEZ: So five and half years later obviously the market changed, right? Why does the city have to take a loss because the project couldn't get developed.

MR. ORPHANIDES: Ultimately, I don't know that the city would take a loss because
there's other projects that are being developed and the organization would help and assist the community and provide services to the community, I mean, if they were subsequently documented that there was a consent to transfer, partial movement transfer conditions and reservation of interests and extension.

On September 22nd, 2014 at that time it was referenced to change in circumstances in order to develop the overall concept of 28 to 40 utilizing the properties. But again, the kind of change and dynamic by taking out the properties, which they plan to acquire and you just end up with the original plan which they originally spoke about at the committee meeting on August 12th 2015.

MS. CUNNINGHAM: Okay. So the intervening properties were acquired privately in 2015, why didn't they come back then?

MR. ORPHANIDES: I think the idea was still to try and make it work as best as possible with the partner that they spoke about back in August of 2014. This is not something that they are able to do with the funding that
they ultimately have.

MR. RODRIGUEZ: So if in 2013 the idea was -- okay, we're going to acquire, right? There should have been a deal to acquire those parcels. So the deal goes south but then what? The funding is removed?

MR. ORPHANIDES: As far as the funding that was available to acquire those properties I'm not sure where that funding was going to be coming from. I don't know if it was funding in the bank at the time. I think there was going to be a private investment along with bank financing for that. But in any event that's not something that's changed because that was what was testified to back in 2014.

Again, I think of that one year to develop, it's something they hoped for, it's something that is expected but that doesn't always happen. I think everyone goes in with that intention. Ridge Avenue was in really bad shape and they were going to the community. As much as they would have liked to develop them all at the same time, I think that was the concept. It was to develop them in stages. And
they have been. They developed 1608 to 12.

There's a building on the property right now.

There's a mix/multi-family. They are about to enter into a lease with the restaurant, which would be the first restaurant on Ridge Avenue.

I've zoned a lot of projects on Ridge Avenue. It's going to be one of the first restaurants to go in one of the newer buildings on Ridge Avenue. So they are helping to develop. They are moving along piece by piece.

They are left with 38 to 40. And could they ultimately get there and develop that and do the transfer that was referenced in the consent from September 22nd, 2014? They could, but right now they feel they could sell that and fully utilize that to fully develop and complete the development as things have changed and numbers have increased.

It would be something of benefit to both the community and the city. If they end up having to remain and try to develop 38 and 40, they can do that but it'll help the leg development of the other projects.

MR. PADILLA: Do we have a right to
revert these properties?

MR. ORPHANIDES: You have right to revert within one year of the transfer from FNDC to the new owner that was referenced in the consent.

MR. PADILLA: There's also the obligation to develop within a year and come back for an extension.

MR. ORPHANIDES: Actually --

MS. CUNNINGHAM: For a one year extension in 2014 you haven't been back since, correct?

MR. PADILLA: That's correct.

MR. ORPHANIDES: The language of order is one year from that transfer. That transfer has not happened yet.

MS. CUNNINGHAM: That transfer happened in 2014 --

MR. ORPHANIDES: They haven't transferred it. What ended up being part of the issue is that the development ended up not working out.

MS. CUNNINGHAM: But the request in 2014 was consent to transfer with the
understanding that when you transferred 1608 to 12 you would be transferring all of the properties.

MR. ORPHANIDES: I wasn't -- I read through the transcript. I didn't see that in the -- I mean I have a copy of the transcript. I read it.

MS. CUNNINGHAM: They never mentioned that they were only going to transfer three.

MR. ORPHANIDES: No. I believe at the time it was necessary. That's why we're here today. The intent was to go forward with all of that.

MS. JOHNSON: You are here today requesting a Certificate of Completion, we can't issue that.

MR. ORPHANIDES: There's two things we can be looking at. There's two options. One is the Certificate of Completion, they've maintained the property, they've improved the property or they've improved the sidewalk. I've been in this room where people haven't built a building, haven't done anything and they issued
a Certificate of Completion. The other thing is
given the circumstance and how hard they are
trying to develop the other properties and that
is in order to allow them to do so. The other
option is consent.

MR. RODRIGUEZ: Do you have a
prospective buyer?

MR. ORPHANIDES: Yes, we do.

MR. RODRIGUEZ: And what's the end
use?

MR. ORPHANIDES: The end use is a
mixed-use multi-family -- actually the hope is
that the ground floor -- the FNVC has a right of
first refusal either to rent or to purchase. If
it's a condo --

MR. RODRIGUEZ: So when you say
mixed-use are you saying affordable mixed-use?
What kind of mixed-use is that?

MR. ORPHANIDES: I believe it's a
buy, right? From my understanding it's actually
less than the buy, right?

MR. RODRIGUEZ: I'm not talking
about zoning, I'm talking about occupancy. So
the intent was to give Francisville land to
produce what? What kind of housing?

MR. ORPHANIDES: The concept of the market that extended from 28 to 40.

MR. RODRIGUEZ: It wasn't for housing, it was for commercial.

MS. CUNNINGHAM: It wasn't for housing.

MR. ORPHANIDES: If the request is denied we'll have to try to continue to work with how or come up with a new owner to develop.

MR. PADILLA: So basically the request for a completion has to be denied based on the terms.

MR. DODDS: I think the area we're dwindling on applies to publicly owned land and making sure that it's still used for community purpose is probably a good idea rather than just selling it at fair market value. So I'm just thinking about what the reversion of interest is, taking property back and just putting it up for sale.

MS. CUNNINGHAM: I understand that on the market portion but the other portion they're selling to a private developer anyway,
well, before a community purpose anyway.

MR. DODDS: I object to that.

MR. ORPHANIDES: Ultimately, the funds would be utilized for the community purpose.

MR. PADILLA: There's no guarantee on that. There's no guarantee on where the funds are going.

MR. ORPHANIDES: I can tell you they are marked for the further development of 1608 to 12 commercial space and for the development on the market.

MS. CUNNINGHAM: 1608 and 12 aren't finished.

MR. ORPHANIDES: It is not occupied yet.

MS. JOHNSON: But you said the restaurant coming in.

MR. ORPHANIDES: We have a lease that's almost finalized. None of the other projects that have been zoned in the last couple of years and can not provide commercial use yet either.

MS. JOHNSON: But you're saying you
need proceeds from the sale of this to complete
the work in 1608 and 1612?

MR. ORPHANIDES: And for 28 to 32.

MS. CUNNINGHAM: That's not what the
letter says. It says that they need the
proceeds to develop 1628 to 32.

MR. ORPHANIDES: That's the other
thing --

MS. CUNNINGHAM: It says nothing
about fitting out 1608 to 12.

MR. ORPHANIDES: That's a small
portion of it but it was for 28 to 32.

MR. RODRIGUEZ: I don't feel
comfortable granting a Certificate of Completion
at this time. There's too many mixed messages
and stories. I don't think it would be
appropriate to grant a Certificate of
Completion.

MS. MEDLEY: I would like to remind
you that they did come back in 2017 because they
were sent a letter indicating that the city was
going to exercise it's interest. She writes in
the property and we told them that these two
would start in the fall of 2017. So I believe
we gave them additional time to do that.

MR. RODRIGUEZ: So we've already

expressed interest in referring the property

back. A promise was made and that promise has

not been kept.

MR. PADILLA: So I move to --

MR. ORPHANIDES: With all due

respect we have started to develop 28 into 32.

MR. RODRIGUEZ: We're in 2019. In

2017 you were granted an extension. You've been

at it since 2013. This project is kind of

limping along. The city has already taken

revisionary action and then stopped the

revisionary action to allow you more time in

which case that hasn't been met and now you want

to sell city-owned property. You want us to

continue to finance this project.

MR. PADILLA: I move to deny the

Certificate of Completion and for the city to

continue it's process to revert the properties.

MS. CUNNINGHAM: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?
(No opposition.)

CHAIRMAN JARMON: Thank you. Next.

What address are you here for?

MS. BERKMAN: 2211 and 2213 Sergeant Street. It's under the PHDC list for the land.


2211 West Sergeant and 2213 West Sergeant.

State your name for the record.

(Applicant approached podium)

MS. BERKMAN: My name is Judy Berkman. I'm an attorney at Regional Housing Legal Service and I'm here representing Habitat for Humanity Philadelphia. Habitat has been selected to give these properties -- we discovered in the process of getting the property that there was a VPRC restriction on it and we respectfully request that that be removed.

MR. RODRIGUEZ: So just some background for the rest of the committee there are several properties that we received from PHDC with the transfer. This is land that is going into affordable housing.
CHAIRMAN JARMON: Recommendation.

MS. CUNNINGHAM: Second.

CHAIRMAN JARMON: All approved.

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: Back to Page 2.

Two lots with side yards.

MS. CUNNINGHAM: I'm going to move that we table any disposition seeing that the PRA decided not -- or are holding all dispositions. It seems disingenuous of us to amend any disposition until they started accepting the properties and conveying them; is that correct? If we recommend disposition doesn't it seem fairly disingenuous to these requesters that it's not going to move further in the process until PRA has made a decision.

CHAIRMAN JARMON: It is going to move.

MS. CUNNINGHAM: Do they understand that?

CHAIRMAN JARMON: Yes, they do.
MR. RODRIGUEZ: Just a point of fact, the issue was that there were certain criteria and standards that have to be instituted that PRA is comfortable with. The PRA staff is actively working to get that -- you know cross the t's and dot the i's and meet that standard. I believe that in this PRA board meeting there will be VPRC items.

MR. PADILLA: There is one.

MS. JOHNSON: But these specifically I think aren't the ones in question.

CHAIRMAN JARMON: Right.

MS. CUNNINGHAM: I thought that PRA said they weren't transferring anything right now?

MR. RODRIGUEZ: PRA does not transfer --

MS. CUNNINGHAM: -- we convey into PRA and PRA conveys out.

CHAIRMAN JARMON: There's --

MS. CUNNINGHAM: And I do note that the commissioner --

CHAIRMAN JARMON: It's going to be a while before it gets to the commissioner. I
don't want to hold up with this right now. It can go to City Council and be approved. In the meanwhile they're working on the policy -- they're not being transferred out. It take's a long --

MR. PADILLA: I don't think there's a reason why we should back out on these while we continue to work towards an amenable process that's suitable to both organizations and the city.

CHAIRMAN JARMON: Can I get a recommendation on these two side yards?

MR. KOONCE: First of all, do we have any information?

CHAIRMAN JARMON: We've done all the investigations, tax certs, water, clearance, everything that we're supposed to do before we place it on the agenda.

MS. JOHNSON: I have a question just on the 2042. 2042 is also a vacant lot and it's just sitting.

CHAIRMAN JARMON: We couldn't give them both of them. I think it's been taken care of. But right now we can't give out two lots.
1 The policy changes.

2 MR. RODRIGUEZ: The fair market value cannot get the second one.

3 MS. JOHNSON: Are they fenced together? Are they currently using --

4 MR. RODRIGUEZ: The issue is not --

5 MS. JOHNSON: Right.

6 MR. RODRIGUEZ: If it's side yard eligible -- the first one involved. The second one is fair market value.

7 CHAIRMAN JARMON: Yes. Okay, so

8 3022 North 8th Street.

9 MR. KOONCE: I make a motion that we approve.

10 CHAIRMAN JARMON: All in favor?

11 (Ayes.)

12 CHAIRMAN JARMON: All opposed?

13 MS. CUNNINGHAM: One.

14 CHAIRMAN JARMON: 2040 North 25th Street.

15 MR. KOONCE: I would like to see this stay.

16 CHAIRMAN JARMON: And the reason,

17 Mike?
MR. KOONCE: I would like to get more information and I'm not really -- it's an allowable disposition policy but I don't believe it was mandated by a disposition policy that you have to do this even at fair market value. It seems to me that if you're going to do it at fair market value everyone should have a shot.

CHAIRMAN JARMON: This is a side yard.

MR. KOONCE: I got that. They already have a side yard.

CHAIRMAN JARMON: No, they don't.

MS. JOHNSON: No. It's adjacent to another city-owned property.

CHAIRMAN JARMON: Yes. It's the only one that gets a side yard.

MR. KOONCE: Okay.

MR. PADILLA: This one would be the property adjacent to the property.

MS. JOHNSON: But they are using the other as well. So I was just asking because now you will have a single vacant lot.

MR. KOONCE: If that's the case then
I'm going to make the same motion.

MR. RODRIGUEZ: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

MS. CUNNINGHAM: I.

CHAIRMAN JARMON: Next item is the Urban Garden Agreements.

Can I get a recombinations?

MR. DODDS: I move to accept the agreement.

MR. RODRIGUEZ: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

Any opposed?

(No opposition.)

CHAIRMAN JARMON: The next item is 928 South 17th Street.

MR. PADILLA: I would like to recuse myself.

CHAIRMAN JARMON: Angel, do you know --

MR. RODRIGUEZ: I'm sorry. So just so everyone is aware this is a transfer from the
CHAIRMAN JARMON: Yes.

MR. RODRIGUEZ: So there is a large parcel of land in South Philadelphia where PRA has ownership about 95 percent of the land area.

MR. PADILLA: That's correct.

MR. RODRIGUEZ: The Land Bank owns one remaining parcel. It is slated to become a community open space and it is zoned as such. And just so it's easier for conveyance and also appliance monitoring the Land Bank wishes to transfer this into PRA.

MR. KOONCE: And which one is in between the Land Bank and the PRA?

MR. RODRIGUEZ: -- it would be a transfer.

MS. CUNNINGHAM: And then all parcels would be transferred back to the city, correct?

MR. RODRIGUEZ: Yes. It's an open space that has a contract. The contract will be the manager of that open space.

MS. CUNNINGHAM: Okay.

MR. PADILLA: That's correct.
MS. CUNNINGHAM: So they would never have to file.

MR. RODRIGUEZ: No.

MR. PADILLA: Again, this is one lot on the corner of the entire block which is in our inventory.

MR. KOONCE: Motion to approve.

MS. CUNNINGHAM: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.).

CHAIRMAN JARMON: Okay. Next up are properties that Philadelphia Land Bank are transferring out to applicants,

2937 North 8th Street, 250 West Thayer Street,

5107 Market, 5108 Market, 5111 Market,

5113 Market, 5121 Market, 5123 Market and

5125 Market Street.

Are there any questions from the committee?

MS. CUNNINGHAM: No. But I just want them to know that Ms. Mendez her primary contains deed restrictions. So you might want
her to come back and get release for that.
She's didn't receive the property from VPRC.
She bought it from someone who received it from
VPRC.

MR. PADILLA: And it has
restrictions?

MS. CUNNINGHAM: It has
restrictions.

MR. RODRIGUEZ: Okay.

MS. CUNNINGHAM: But I move that we
--

CHAIRMAN JARMON: Do you want to
speak? We do have Andrea Del Valle from
Councilwoman Sanchez's office. She would like
to speak.

State your name for the record.

(Applicant approached podium)

MS. DEL VALLE: Good morning,
members of VPRC and Chairman Jarman. My name
is Andrea Del Valle, Legislative Aid for
Councilwoman Sanchez. We just want to put on
the record that Council, is in support of this
accusation of this parcel as a side yard and
they will be working with the applicants to get those restrictions lifted.

CHAIRMAN JARMON: Okay. Thank you.

Can we get a recommendation on these properties to be transferred.

MR. KOONCE: Motion approved.

MR. PADILLA: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: Next item is 1923 South 6th Street. This property has been developed. We have a certificate of occupancy and the agreement to sell attached.

MS. CUNNINGHAM: Motion to recommend a Certificate of Completion.

MR. RODRIGUEZ: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: Next item is 2109 East William Street. Ms. Smith was before
the committee a little while ago.

State your name for the record please.

(Applicant approached podium)

MS. SMITH: Shameekah Smith.

CHAIRMAN JARMON: This property has a mortgage against the title.

MS. CUNNINGHAM: This property also looks worse from when you got it. Have you been maintaining the property? The pictures looks worse from when we gave it to you.

MS. SMITH: I have been maintaining the property. When they -- I had to move out of the property because of the rodent infestation. While I was not in the property people in the neighborhood were throwing things on the lot. I was working with NECA on Frankford Avenue and also a neighbor by the name of Ms. Myru(ph) who helped me clean up the lot. I did offered them money because then people started putting things on like the side alley that was right there. I called 311 several times. 311 did come out but unfortunately 311 fined me.
MS. CUNNINGHAM: Okay. So you moved out and then more trash accumulated; is that what you're saying?

MS. SMITH: When I moved --

MS. CUNNINGHAM: But you cleaned it up.

MS. SMITH: Yes.

MS. CUNNINGHAM: And it doesn't look like the picture that we have now.

MS. SMITH: I'm not sure. Which picture?

MS. CUNNINGHAM: This was January 31st. When did you clean it up?

MS. SMITH: I cleaned it up all throughout the summer and winter months of last year.

MS. CUNNINGHAM: But you haven't done it since.

MS. SMITH: No. I just recently went back to the property. When I drove past it to look at the lot there were things on the lot, like they shifted it over to the side. So I called 311 because that -- from my understanding that's the alleyway.
When I originally got the lot there was an old lady who used a portion of that lot as like a side yard to feed cats and stuff. When I got ownership of the lot she had someone put like bricks down -- the cobble stone right there. So when I got the lot she had them like pull up on the bricks and throw it in the alley and ever since then people -- there was a toilet one year, there was a car and an engine.

The people that lived adjacent to that lot were parking their car there. I actually had to go and knock on their door and ask them to stop parking their car on there. I made Ms. Myrum(ph), she's kind of like the community leader aware of what was going on and she did try to talk to some of the neighbors to have them stop putting their trash on the lot because I got several fines for the trash when I wasn't even there.

MS. CUNNINGHAM: Just so we understand and you understand, you moving out of the property doesn't relieve you of your obligation of maintaining the property.

MS. SMITH: I understand that. When
I was not living in the property I did still go passed and maintain the lot and I would maintain the front of my house because I was also getting tickets because my neighbors would take their trash can and put it -- there's like a hole in front of my door and even though it had their address on it I was being fined.

So when I would go to the street and I would see these tickets in the mail I would go passed, I would shovel, I would salt, I would sweep even in front of the abandon house that is two doors down from mine. I've called 311 every single time.

MR. RODRIGUEZ: So it's my recollection when you were last in front of this committee you had a hardship case issued. It was rodent infested and you needed help with that. There was a second issue with this transfer which is the price that you accepted previously from the new information that they've raised the price of the property, correct?

MS. CUNNINGHAM: Have you since mitigated the rodent infestation issue.

MS. SMITH: I have. I actually did
myself. I had to get cement and glass and break
it up and put it in the foundation of the
basement. I actually had to take the whole
entire house down to the beams so that I can try
and see where the rodents where coming in at.
That's the reason why I'm trying sell this lot
so I can get my house back in the condition for
me to live in.

I was renting another property.

My son was murdered. I didn't have any income
so I had to move back to my property as of right
now. Me and my youngest daughter is staying
there and we're like living in the living room
because I have no walls upstairs because I have
no money to put the walls back together.

MS. CUNNINGHAM: And I really do
sympathize, I really, really do. But the city
didn't give you this yard to sell to be able to
fix your house. They gave it to you so that you
would get it and so that it would go back on the
tax rolls and the property would be maintained.
You've done neither. You have not maintained
the property properly. You also haven't paid
the taxes since you've acquired it. You also
haven't paid storm water since you've acquired it.

MS. SMITH: I have paid water. When I was getting bills I wasn't sure that it would just come saying 2106. So there were bills that I was paying and then I realized that I wasn't paying the water bill for my property, I was actually paying the water bill for this lot.

MS. CUNNINGHAM: And there have been four CLIP violations since you've acquired it.

MS. SMITH: Yes.

MS. CUNNINGHAM: I do, I really do sympathize. I really do. You're in a hard situation. I really do sympathize but we have to keep in mind the best interest of the city and it's citizens. The city is not in the business of giving away property so that you can sell it to fix your home. I wish -- there are programs available for that but this is not one of them.

MS. SMITH: I been to the programs and they told me because my house was in such bad condition they couldn't help me. My house
was sold to me from a company that is out of state. I'm not even in a position where I can sell my own property because they told me I needed a quick claim. I spoke with this gentleman when I was here the last time.

If I could have sold my house I would have sold my house. I have no other resources. When I was here last time the panel told me that if I was able to sell the property for more than what they were asking for in the beginning that you guys signed on for --

MS. CUNNINGHAM: That's not exactly what --

MS. SMITH: That is what was said.

MS. CUNNINGHAM: I was here. I remember and that's not exactly what we said. We said that there wasn't enough money in the deal for you to fix your house. You also are less than the amount of time you're supposed to have owned this yard.

MR. PADILLA: That's correct but --

MS. CUNNINGHAM: But we didn't say to come back with more money.

MR. PADILLA: As a point of
clarification --

MS. SMITH: That's what was exampled to me.

MR. PADILLA: Right.

MR. RODRIGUEZ: We did ask her to come back. The deal was previously structured she would be underwater. She still ended up with the cost of the mortgage and she would be walking away with nothing. And she could not occupy a house. We did stipulate to that. We said that we would not approve it for her benefit.

MS. CUNNINGHAM: Okay.

MR. RODRIGUEZ: Am I correct? Because I believe I said that.

MR. PADILLA: There is an amount that comes back.

MS. CUNNINGHAM: So didn't they give you a specific amount that they would have you walk away with.

MS. SMITH: They did. They said that they would purchase the lot for $21,000 in the out-of-pocket expenses that they would cover and I would walk away with a minimum of
MR. RODRIGUEZ: So at settlement will they clear out all of that?

MS. SMITH: From my understanding they said that they would cover all out-of-pocket expenses at closing.

MR. RODRIGUEZ: At closing from the lot or your years of back taxes?

MS. SMITH: For my personal property or for the lot?

MR. RODRIGUEZ: For your personal because my colleague here mentioned on your personal property you owe years of real estate taxes.

MS. SMITH: Yes. On my personal property I will be able to pay my taxes once I'm able to receive the $7,750.

MR. RODRIGUEZ: Are you currently in a payment program?

MS. SMITH: Yes. And I've been in a program and I've been paying the $53 that I'm able to afford.

MR. DODDS: Do you know what the buyer wants to do with the vacant lot?
MS. SMITH: From it's my understanding that the buyer wants to build a three-story property on the lot that would help bring houses to the community and to also bring the value of my property up.

CHAIRMAN JARMON: Are there any further questions or recommendation?

MR. RODRIGUEZ: I recommend that the provision approve the Certificate of Completion based on that new developer will accept the transfer of the deed restrictions and those restrictions would be released predicated on them presenting a plan to this committee as to what they're going to develop.

MS. CUNNINGHAM: It's not really a Certificate of Completion, it's more of a consent to sale and transfer of conditions.

MR. PADILLA: However, she sold under the existing terms. There is a paid financial -- money that comes back to the city. It's approximately $12,526.

MR. RODRIGUEZ: Correct.

MR. PADILLA: Wouldn't that clear the obligations.
MR. RODRIGUEZ: She has taxes on her

MR. PADILLA: Well, minus

satisfaction of liens.

MS. CUNNINGHAM: And the mortgage,
is that the mortgage $12,000?

CHAIRMAN JARMON: That's the

balance.

MS. CUNNINGHAM: She also has that
deed restriction that doesn't allows her to sell
this property for more than 15 percent -- wait.
It says she can't --

MR. RODRIGUEZ: She can't --

MS. MEDLEY: She can't sell it

without the approval --

MS. CUNNINGHAM: -- of the committee.

And the approval of the committee is a
recommendation and it's really going to be put
to the commissioner of public property whether
or not she signs that release.

MR. PADILLA: So the recommendation

is to provide consent to sell?

MR. RODRIGUEZ: Consent to sell

providing --
MR. PADILLA: -- restrictions moving
to --

MS. CUNNINGHAM: -- and transfer of
conditions to the new deed.

CHAIRMAN JARMON: Do you understand
what they said?

MS. SMITH: No.

CHAIRMAN JARMON: I know. I'll
explain it to you if you don't understand.

What they're saying is the person that you're
transferring title to, see if they're okay with
us putting an additional note on the certificate
that in a year they have to come back before us
so see if they did develop that lot.

MS. SMITH: Okay.

MR. RODRIGUEZ: Point of
clarification, so it would be a new transfer and
therefore all new restrictions that have been
posed of the VPRC transfer of public property
would be imposed. So they would have to come in
and agree to that.

MS. SMITH: Okay.

MS. CUNNINGHAM: So we move to the
consent to the sale and transfer to the
MR. RODRIGUEZ: That's my motion.

MR. PADILLA: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: Are you in touch with the person who's purchasing it.

MS. SMITH: Yes. I can actually get them on the phone.

CHAIRMAN JARMON: Well, no. Not on the phone. They can send me a letter stating that they are okay with us transferring those restrictions from your deed to their, you know, on them and then we can move forward this approval; is that --

MR. KOONCE: No. The motion was that the new owner has to come before the committee and explain and go through the whole process.

CHAIRMAN JARMON: So it's not an approval today?

MR. KOONCE: Right. It's an approval
subject to them coming back and the new owner coming in and explaining what they're going to do and accepting the current conditions.

CHAIRMAN JARMON: So if you can, come back next month. I know it's a lot for you. March 12th and then we can explain to them what we're going to do as far as a certificate, okay?

MS. SMITH: Okay.

CHAIRMAN JARMON: Hang in there because I know you're going through something.

MR. RODRIGUEZ: I move that we table it until next month.

MS. CUNNINGHAM: Okay.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: Okay. Next item is 2214 North Camac Street. The applicant is out of town. He sent -- I have an agreement of sale. We transferred this out in 2007.

MS. CUNNINGHAM: What was the original proposal?
CHAIRMAN JARMON: It was a side yard. He owned 2212 North Camac.

MS. CUNNINGHAM: He doesn't live -- he must of at the time --

CHAIRMAN JARMON: Then he didn't -- we gave it to him as a side yard in 2007.

MS. CUNNINGHAM: Okay.

MR. RODRIGUEZ: Move to approve.

MR. KOONCE: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: 6121 Hazel Avenue.

MS. CUNNINGHAM: I'm sorry. Can I just really quickly go back to Camac and tell them that they need to clean the lot.

CHAIRMAN JARMON: Yes. They have additional pictures claiming that they cleaned it but it doesn't look like it. It looks like the snow is on it now.

MS. CUNNINGHAM: It's still filthy.

CHAIRMAN JARMON: -- and I told them several times.
Hi, can you state your name for the record.

(Applicant approached podium)

MS. WALKER: My name is Bernice Walker.

CHAIRMAN JARMON: And Charles Walker was your husband.

MS. WALKER: He is deceased.

CHAIRMAN JARMON: Right.

MS. CUNNINGHAM: Okay.

CHAIRMAN JARMON: And he purchased this back in 1991. It was adjacent to your property, correct?

MS. WALKER: No. I live at 6118 Hazel but the lot is at --

CHAIRMAN JARMON: Right. He purchased it because it was across the street.

MS. WALKER: Yes.

CHAIRMAN JARMON: In '91.

MS. CUNNINGHAM: It was a purchase, right?

CHAIRMAN JARMON: It was a sale, yes.

MR. RODRIGUEZ: Move to approve.
MR. O'DWYER: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: Okay. I'll be in touch with you once we get these back.

MS. WALKER: Okay. Thank you.

CHAIRMAN JARMON: You're welcome.

1252 North Howard Street. We transferred to John Lutz. I think this is -- Number one, the lot needs to be cleaned.

Can you state your name for the record.

(Applicant approached podium)

MS. SINCLAIR: Jane Sinclair.

CHAIRMAN JARMON: I know I was going back and forth with emails because you guys said that the owners need to clean it -- you know, they took title.

MS. SINCLAIR: No. I'm renting a dumpster and some of the stuff in that picture would be taking with us because it's the child's play area and the pool. That would be going
with us to the new home and we will clean it.

MS. CUNNINGHAM: We can recommend
the Certificate of Completion but it has to be
that the lot is cleaned and so you're not going
to get the release until we have pictures
showing us that the lot is cleaned.

MS. SINCLAIR: Empty?

MS. CUNNINGHAM: Yes.

MR. PADILLA: Yes. So once that is
done you have to provide picture evidence that
it's clean and then it would be moved to be
approved.

MR. KOONCE: But not just on 1252,
this is on two -- this is --

MR. PADILLA: This is on two lots.

MS. SINCLAIR: But I only owe and
pay taxes on 52.

MR. KOONCE: So 54 is not --

MS. SINCLAIR: Yes. They told my
fiancé to fence it up and keep it clean.

CHAIRMAN JARMON: He had it as a
side yard then.

MS. SINCLAIR: I inherited it when
he passed away.
CHAIRMAN JARMON: I think they sent me a separate agreement for the lot yesterday. $68,500 for the lot because the house and lot together was 310. Can I get a recommendation?

MR. O'DWYER: Yes. Motion to approve contingent upon photographic evidence presented to the Chair that the lot has been cleaned out.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

MS. CUNNINGHAM: I just have a quick question. Did we allow -- you haven't had the property transferred to you yet, right?

MS. SINCLAIR: Yes.

CHAIRMAN JARMON: It is in her name.

MS. SINCLAIR: I'm being water taxed for the lot and 1250.

CHAIRMAN JARMON: Right. The city still owns the other one at 54.

MR. KOONCE: But your statement is that none of the stuff that is on 54 belongs to you?
MS. SINCLAIR: It does belong to me.

When we move we plan on bringing it with us. We are just relying on the sale of the property to buy the new house.

MS. CUNNINGHAM: It's got to be cleaned before we can give you the release.

MS. SINCLAIR: Okay. I didn't know. We didn't know where to put the stuff until the move.

MR. O'DWYER: I would like to modify my motion. The motion to release contingent of photographic evidence being sent to the Chair that both 1242 North Howard Street and 1254 North Howard Street are totally cleared out of all of your belongings.

MS. SINCLAIR: Okay.

MS. CUNNINGHAM: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: Thank you.

MS. SINCLAIR: Thank you.

CHAIRMAN JARMON: 2538 Manton
Street. This is property that the city transferred to PHDC and then PHDC transferred it out to an applicant in 1982.

MR. PADILLA: It's a house that is completed.

CHAIRMAN JARMON: It's a house.

MR. RODRIGUEZ: -- second.

CHAIRMAN JARMON: Oh, he's here.

2538 Manton, there was a motion on -- you don't have to walk up here.

All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: Sorry about that.

2627 Almond Street. This was transferred out as a side yard back in '85. Can I get a recommendation?

MR. O'DWYER: Is this a structure?

And then it's looks like a punching bag.

MS. CUNNINGHAM: A what?

MR. O'DWYER: Like a punching bag.

MS. CUNNINGHAM: Oh, like in American Ninja Warrior.
MR. O'DWYER: Is that structure on the property?

CHAIRMAN JARMON: That's moveable.

MR. RODRIGUEZ: That's moveable.

CHAIRMAN JARMON: Yes.

MR. RODRIGUEZ: This looks like two lots.

MS. CUNNINGHAM: Yes. This actually looks pretty big.

CHAIRMAN JARMON: They received one as a side yard.

MR. RODRIGUEZ: Will they sell this as one lot or --

MS. JOHNSON: They are selling together.

MR. RODRIGUEZ: 21 and 23.

MS. JOHNSON: And the house is 25.

CHAIRMAN JARMON: They are selling 25, 21, and 23. So there's probably two lots in their house.

MR. RODRIGUEZ: Is 23 a city-owned lot?

CHAIRMAN JARMON: That's what we transferred out to them in '85.
MR. Rodriguez: And 21 they acquired via market, right?

CHAIRMAN JARMON: I don't know.

MS. CUNNINGHAM: It wasn't from us.

CHAIRMAN JARMON: That wasn't from us.

MS. CUNNINGHAM: I just can't tell where the shed is.

MR. O'DWYER: It seems to be that it's on the 23 property, right? Because if the house is in between 21 and 25 and that weird punching bag thing is then in 25 and 21 and 23 would be the shed.

MS. JOHNSON: So it has to be cleaned.

MR. RODRIGUEZ: Yes.

MR. O'DWYER: So I move that we issues this Certificate of Completion provided that they submit photographic evidence to the Chair.

MR. RODRIGUEZ: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?
(No opposition.)

CHAIRMAN JARMON: Thank you. Next items are 2144, 46, 50, 52, 54 and 56 North Fairhill Street.

MS. CUNNINGHAM: What was the original proposal for all of these?

CHAIRMAN JARMON: Are you talking about 1990, '98, 2004?

MS. JOHNSON: But I don't think anything has been done.

CHAIRMAN JARMON: I don't think it was for him to develop. They weren't for development.

MS. JOHNSON: Really?

CHAIRMAN JARMON: But he purchased all of them.

MS. JOHNSON: Fair --

CHAIRMAN JARMON: Fair market value, yes.

MS. CUNNINGHAM: So he's going to need to clean them. They are filthy. There's water bottles and --

MR. O'DWYER: So it wasn't meant for development?
CHAIRMAN JARMON: It wasn't meant for development, no.

MS. JOHNSON: But he paid full price.

MS. CUNNINGHAM: Okay. I'm going to move to issue a Certificate of Completion contingent upon sending photographic evidence to the Chair that the lots have been cleaned.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: I would like to add the addendum to the agenda today. We have four items. 3114 West Gordon Street.

MS. CUNNINGHAM: I would like to renew my motion that all of these on the addendum are contingent upon further research on any City municipal court of law.

CHAIRMAN JARMON: First item is 3114 West Gordon Street.

MS. JOHNSON: These are all structures and houses.

CHAIRMAN JARMON: That's a single
family dwelling.

MR. O'DWYER: Was this completed a while ago?


MR. O'DWYER: It was completed in 2000.

CHAIRMAN JARMON: It was settled in 2000.

CHAIRMAN JARMON: Can I get a recommendation?

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

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: So 2321 Gerritt Street was transferred to PHDC and then they transferred it out to an applicant back in 1980. Are you here for Garritt?

MS. YUN: Yes.

CHAIRMAN JARMON: Are you the current owner?

MS. YUN: Yes.
CHAIRMAN JARMON: And state your name for the record.

MS. YUN: Y-U-N is my first name and Q-I-U is my last name.

CHAIRMAN JARMON: Okay. And are you here for the Certificate of Completion or release?

MS. YUN: I'm here for -- I'm trying to remove the restrictions. I purchased the property in 2016. I didn't realize they had a restriction when I purchased that home. I'm staying in my property right now. So I'm requesting it to be removed.

MR. O'DWYER: And the property is habitable?

MS. YUN: No. It's a redevelopment.

MS. JOHNSON: So it is habitable?

MR. O'DWYER: I mean it looks brand new.

MS. YUN: Yes.

MS. JOHNSON: And she's selling it.

MR. O'DWYER: So I move that we should issue a completion.

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

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: Thank you.

MS. YUN: Thank you.

CHAIRMAN JARMON: Next.

1518 Dickinson Street. This was recently developed.

State your name for the record.

(Applicant approached podium)

MS. KIRSTEN: My name is Kirsten.

CHAIRMAN JARMON: Kirsten?

MS. KIRSTEN: Yes.

MR. PADILLA: And you said you are the owner of the property?

MS. KIRSTEN: No. These are the current property owners.

CHAIRMAN JARMON: So are you the realtor?

MS. KIRSTEN: We are the title company.

MR. JONES: Just a question, the certificate of property it says there are three
dwelling units but the photo on the front -- it looks like there are -- there appears to be four different lines for gas or electric, four different meters and three mail boxes.

MS. JOHNSON: Three mailbox.

CHAIRMAN JARMON: It's four meters there.

MS. KIRSTEN: Yes.

CHAIRMAN JARMON: Is it four separate units.

MS. CUNNINGHAM: Three mail boxes and one is just the main meter and the other three are septately metered.

MS. SHENG: There are three units.

Each unit has one meter and one meter is for them.

MS. CUNNINGHAM: Okay.

CHAIRMAN JARMON: Can I get a recommendation?

MS. CUNNINGHAM: I'm going to move that we issue a Certificate of Completion.

MR. PADILLA: Second.

CHAIRMAN JARMON: All in favor?

(Ayes.)
CHAIRMAN JARMON: Any opposed?
(No opposition.)
CHAIRMAN JARMON: Thank you.
5301 West Girard Avenue, Victor McDavis.
Please state your name for the record.
(Applicant approached podium).
MR. MCDAVIS: Good morning. Victor McDavis.
CHAIRMAN JARMON: Good morning.
Mr. McDavis is here for a certificate. He transferred this out in 2002.
MS. CUNNINGHAM: Mr. McDavis, you were the original purchaser in 2002?
MR. MCDAVIS: Yes.
MS. CUNNINGHAM: What were you supposed to do with the property?
CHAIRMAN JARMON: Occupy it.
MS. CUNNINGHAM: Just occupy?
MR. MCDAVIS: Yes.
MS. CUNNINGHAM: And you've been occupying it since?
MR. MCDAVIS: Yes.
MS. CUNNINGHAM: Okay. I move to
issue a Certificate of Completeness.

MR. O'DWYER: Second.

MS. CUNNINGHAM: Thank you.

CHAIRMAN JARMON: All in favor?

(Ayes.)

CHAIRMAN JARMON: Any opposed?

(No opposition.)

CHAIRMAN JARMON: Take care. I would like to add January's minutes to the agenda.

MR. O'DWYER: Motion to add January's agenda.

MS. CUNNINGHAM: Second.

CHAIRMAN JARMON: The meeting is now adjourned.

(At this time, the VPRC adjourned at 11:08 a.m.)
CERTIFICATION

I, Jacqueline Berger, 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.

__________________________
Court Reporter - Notary Public

(The forgoing certification of this transcript does not apply to any reproduction of the same by any means, unless under the direct control and/or supervision of the certifying reporter.)
The document contains numerous technical terms, proper nouns, and legal terminology. It appears to be a legal or administrative document, possibly related to property reviews or regulations. The page is densely packed with text, making it difficult to extract coherent sentences without context. The document includes terms such as "Vacant Property Review Committee," "Sanchez," "Rodriguez," "Sergeant," and various legal phrases like "review," "revert," and "request." The text is legally formal and structured, typical of legal documentation.
Vacant Property Review Committee
February 12, 2019

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