

Vacant Property Review Committee
July 14, 2015

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VACANT PROPERTY REVIEW COMMITTEE

Caucus Room, City Hall
Philadelphia, Pennsylvania
Tuesday, July 14, 2015
10:25 a.m.

PRESENT:

SUSIE JARMON, OHCD, CHAIRWOMAN
DAIANA RAMOS, OHCD
MANUELA COSTA, PHDC
ANDREW FRISHKOFF, LISC
LINDA MEDLEY, Law Department
GARRETT O'DWYER, PACDC
LISA WALKER, Revenue Department
AMANDA DAVIS, PIDC
LYNSIE SOLOMON, Public Property
EMILY GIORDANO, Commerce Department
JAMETTA JOHNSON, Planning Commission
MELVIS DUNBAR, RDA

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CHAIRWOMAN JARMON: Good morning. The VPRC session is now in order.

Are there any attorneys in here? Any attorneys?

What address are you here for?

MS. HINES: 2039 East Hazzard.

CHAIRWOMAN JARMON: Hazzard. Do you want to come up to the podium.

(Witness approached podium.)

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

MS. HINES: Tammy Hines.

CHAIRWOMAN JARMON: This is on Page 8, 2039 East Hazzard Street. Madeline D. Myers is the previous owner who we transferred title and now the current owner is Forward LLC.

MS. HINES: That's right.

CHAIRWOMAN JARMON: Can you just let the Committee know you're here to request the restrictions to be lifted off the deed.

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2 MS. HINES: Yes. That's right.

3 I'm requesting that the restrictions be
4 removed from the deed. The reversionary
5 clause be removed from the deed.

6 CHAIRWOMAN JARMON: Are there
7 any questions from the Committee?

8 MS. DUNBAR: So it met the
9 obligations as a side yard?

10 CHAIRWOMAN JARMON: Yes.

11 MS. DUNBAR: Motion to remove
12 the restrictions for 2039 East Hazzard.

13 (Duly seconded.)

14 CHAIRWOMAN JARMON: All in
15 favor?

16 (Aye.)

17 CHAIRWOMAN JARMON: Thank you.

18 MS. HINES: Thank you.

19 CHAIRWOMAN JARMON: I'm going
20 to take the agenda out of order. I
21 wanted to go to Page 10 where these
22 applicants attended an auction on June
23 the 12th and bid on several --

24 MS. DUNBAR: Starting with Page
25 9.

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2 CHAIRWOMAN JARMON: Page 9.

3 I'm sorry.

4 So I'm going to take these out
5 of order. The applicant can just stand
6 up and let the Committee know what your
7 proposal is, and then once the Committee
8 approves you, in September when City
9 Council comes back from recess, we will
10 send a resolution over to be introduced.

11 The first item is 3474 Braddock
12 Street, Jorge Perez.

13 MR. PEREZ: Yes.

14 CHAIRWOMAN JARMON: Good
15 morning. Can you go up to the podium,
16 please.

17 (Witness approached podium.)

18 CHAIRWOMAN JARMON: Good
19 morning. Can you just state your name
20 for the record and let us know what your
21 proposal is.

22 MR. PEREZ: Jorge Perez.

23 CHAIRWOMAN JARMON: What your
24 proposal is for the Braddock Street, what
25 are you going to do with it.

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2 MR. PEREZ: I have -- I'm going
3 to fix the house and move in, because
4 that's closer to school, closer for my
5 kids.

6 CHAIRWOMAN JARMON: So you're
7 going to rehab and occupy?

8 MR. PEREZ: Yes.

9 CHAIRWOMAN JARMON: Any
10 questions from the Committee?

11 MR. PEREZ: Just that the house
12 have a mortgage, the house has any
13 mortgage?

14 CHAIRWOMAN JARMON: You're
15 asking me?

16 MR. PEREZ: Yes.

17 CHAIRWOMAN JARMON: No. It
18 should be free and clear.

19 MR. PEREZ: Okay.

20 CHAIRWOMAN JARMON: Any
21 questions from the Committee?

22 MS. DUNBAR: Have you seen the
23 property?

24 MR. PEREZ: Yes.

25 MS. DUNBAR: Are you willing to

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2 pay the price I guess that you won at the
3 auction?

4 MR. PEREZ: Yes.

5 MS. DUNBAR: I propose that we
6 accept the offer.

7 (Duly seconded.)

8 CHAIRWOMAN JARMON: All in
9 favor?

10 (Aye.)

11 CHAIRWOMAN JARMON: We'll be in
12 touch. Thank you.

13 MR. PEREZ: Thank you.

14 CHAIRWOMAN JARMON: The next
15 items are 615 Emily and 623 Mercy. I
16 can't pronounce this name, Xhahi.

17 MS. DUNBAR: X-H-A-H-I.

18 MR. XHOXHI: Dhimitraq Xhoxhi.

19 MS. DUNBAR: Okay. We'll go
20 with that.

21 (Witness approach podium.)

22 CHAIRWOMAN JARMON: Good
23 morning.

24 MR. XHOXHI: Good morning. Hi.
25 How are you?

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2 CHAIRWOMAN JARMON: Can you
3 just state your name for the record.

4 MR. XHOXHI: My name is
5 Dhimitraq Xhoxhi.

6 COURT STENOGRAPHER: Can you
7 spell that.

8 MR. XHOXHI: D-H-I-M-I-T-R-A-Q.
9 My last name is X-H-O-X-H-I.

10 CHAIRWOMAN JARMON: Are you
11 here for Emily Street?

12 MR. XHOXHI: Yes.

13 CHAIRWOMAN JARMON: 615 Emily?

14 MR XHOXHI: 615 Emily Street.

15 MS. DUNBAR: He's here for 615
16 Emily, but the letterhead is another
17 address that is not his, and he's for 615
18 Emily and 629 Porter.

19 This is Mercy, but it should be
20 Porter Street.

21 CHAIRWOMAN JARMON: 629 Porter?

22 MS. DUNBAR: Porter.

23 CHAIRWOMAN JARMON: The
24 addresses are 615 Emily and 629 Porter,
25 correct?

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2 MR. XHOXHI: Yes.

3 CHAIRWOMAN JARMON: Can you
4 just let the Committee know what your
5 proposal is, what you're going to do with
6 the lots.

7 MR. XHOXHI: The usual plan is
8 to build a house.

9 CHAIRWOMAN JARMON: To build a
10 house?

11 MR. XHOXHI: Yes.

12 MS. DUNBAR: On each lot?

13 MR. XHOXHI: Both.

14 MS. DUNBAR: You're going to
15 build two houses?

16 MR. XHOXHI: Yeah, two. I'm
17 going to build a three-story house.

18 CHAIRWOMAN JARMON:

19 Three-story?

20 MR. XHOXHI: Yes.

21 MS. DUNBAR: Are you planning
22 to occupy one of these properties that
23 you are to build?

24 MR. XHOXHI: Yes.

25 MS. DUNBAR: You're going to

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2 live in one of the houses and sell the
3 other or rent them?

4 MR. XHOXHI: I'm probably going
5 to rent. I'm not so sure right now, but
6 I don't know.

7 CHAIRWOMAN JARMON: That's
8 okay.

9 Any further questions from the
10 Committee?

11 (No response.)

12 MS. DUNBAR: Motion to sell.

13 (Duly seconded.)

14 CHAIRWOMAN JARMON: All in
15 favor?

16 (Aye.)

17 CHAIRWOMAN JARMON: Thank you.

18 MR. XHOXHI: Thank you.

19 CHAIRWOMAN JARMON: Rocksaw,
20 LLC, 2037 William, 2038, 2040, 2041,
21 2042, 2044, 2047, and 2730 Emerald
22 Street, Ken Roscioli.

23 (Witness approached podium.)

24 MR. ROSCIOLI: Yes. Ken
25 Roscioli.

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2 CHAIRWOMAN JARMON: Good

3 morning.

4 MR. ROSCIOLI: Good morning.

5 We probably aren't going to purchase the
6 properties under Rocksaw, LLC.

7 CHAIRWOMAN JARMON: You're not?

8 MR. ROSCIOLI: No. It's going
9 to be East William Development.

10 CHAIRWOMAN JARMON: So you're
11 going to have to send me that paperwork.

12 MR. ROSCIOLI: We are setting
13 it up currently.

14 CHAIRWOMAN JARMON: East
15 William Development?

16 MR. ROSCIOLI: Correct.

17 CHAIRWOMAN JARMON: And your
18 proposal for these lots?

19 MR. ROSCIOLI: Single-family
20 dwellings.

21 MS. DUNBAR: For sale or for
22 rent?

23 MR. ROSCIOLI: For sale.

24 MS. JOHNSON: So how many in
25 total?

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2 MR. ROSCIOLI: There's about
3 eight.

4 CHAIRWOMAN JARMON: Any further
5 questions from the Committee?

6 (No response.)

7 MS. DUNBAR: Motion to sell
8 based on the corrected information given
9 for the proposed developer.

10 (Duly seconded.)

11 CHAIRWOMAN JARMON: All in
12 favor?

13 (Aye.)

14 CHAIRWOMAN JARMON: Thank you.

15 MR. ROSCIOLI: Thank you.

16 CHAIRWOMAN JARMON: 2118 East
17 Auburn Street. We're going to table this
18 until next month. The applicant was
19 unable to make it.

20 2245 East William Street,
21 Carlos Gonzalez.

22 (No response.)

23 CHAIRWOMAN JARMON: We're going
24 to table until August.

25 1905 East Cumberland Street,

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2 Callahan and Ward Development, LLC,
3 Antonio.

4 (Witness approached podium.)

5 CHAIRWOMAN JARMON: Good
6 morning.

7 MR. CUTRUFORIO: Antonio
8 Cutruforio. It's actually Callahan and
9 Ward Properties, LLC.

10 CHAIRWOMAN JARMON: Can you --

11 MR. CUTRUFORIO: We plan to
12 build a single-family home on the
13 property for sale.

14 CHAIRWOMAN JARMON: Thank you.
15 Any further questions?

16 (No response.)

17 MR. FRISHKOFF: Motion to sell
18 at the auctioned price.

19 (Duly seconded.)

20 CHAIRWOMAN JARMON: All in
21 favor?

22 (Aye.)

23 CHAIRWOMAN JARMON: Thank you.
24 1909 East Harold Street,
25 Stelios Maltepes.

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2 (Witness approached podium.)

3 CHAIRWOMAN JARMON: Good

4 morning.

5 MR. MALTEPES: Good morning.

6 Stelios Maltepes.

7 CHAIRWOMAN JARMON: Can you let

8 the Committee know what your proposal is

9 for this lot.

10 MR. MALTEPES: Build a

11 single-family dwelling.

12 CHAIRWOMAN JARMON: For sale?

13 MR. MALTEPES: Yes.

14 MS. DUNBAR: Motion to sell.

15 (Duly seconded.)

16 CHAIRWOMAN JARMON: All in

17 favor?

18 (Aye.)

19 CHAIRWOMAN JARMON: Thank you.

20 1914 East Cumberland, 2134 to

21 36 East Clearfield Street, AEL

22 Contractors, LLC.

23 (Witness approached podium.)

24 CHAIRWOMAN JARMON: Good

25 morning.

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2 MR. GUTIERREZ: Good morning.

3 CHAIRWOMAN JARMON: Could you
4 state your name for the record.

5 MR. GUTIERREZ: Noe Gutierrez.

6 CHAIRWOMAN JARMON: And your
7 proposal for the lot?

8 MR. GUTIERREZ: Build a
9 single-family.

10 CHAIRWOMAN JARMON: For sale?

11 MR. GUTIERREZ: Yes.

12 CHAIRWOMAN JARMON: Build a
13 single-family for sale.

14 MS. DUNBAR: Two?

15 MR. GUTIERREZ: Mm-hmm.

16 MS. DUNBAR: Are you going to
17 build two single-family houses for sale
18 or are you building more? You have
19 several lots.

20 MR. GUTIERREZ: Yeah. We're
21 going to build two, and the third lot we
22 going to turn into a garage.

23 MS. DUNBAR: So you're going to
24 have two single-family dwellings and a
25 garage?

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2 MR. GUTIERREZ: Uh-huh.

3 MS. DUNBAR: Okay.

4 Motion to sell.

5 (Duly seconded.)

6 CHAIRWOMAN JARMON: All in

7 favor?

8 (Aye.)

9 CHAIRWOMAN JARMON: Thank you.

10 We'll be in touch.

11 1922 and 1924 East Harold

12 Street, Ha Pham.

13 (Witnesses approached podium.)

14 CHAIRWOMAN JARMON: Good

15 morning.

16 MR. PHAM: That's my mom.

17 CHAIRWOMAN JARMON: Good

18 morning. Could you just let the

19 Committee know what you want to do with

20 these two lots.

21 MR. PHAM: First, that's my

22 mom, and the two lots is connected to the

23 property, so --

24 MS. DUNBAR: Speak into the

25 microphone.

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2 MR. PHAM: So we just want to
3 right now just clean it up and keep it
4 clean and maybe in the future a garage or
5 something like that.

6 COURT STENOGRAPHER: I'm sorry.
7 What is your name?

8 MR. PHAM: My name is Tom Pham.
9 That's my mom, Ha Pham.

10 CHAIRWOMAN JARMON: And what
11 are the addresses that your mom owns?

12 MR. PHAM: 1921 East
13 Huntingdon.

14 CHAIRWOMAN JARMON: East?

15 MR. PHAM: Huntingdon Street,
16 19125.

17 CHAIRWOMAN JARMON: So that's
18 in the rear.

19 MR. PHAM: So it's connected to
20 1922 East Harold Street.

21 CHAIRWOMAN JARMON: All right.
22 Any further questions?

23 (No response.)

24 MR. FRISHKOFF: Motion to sell.

25 (Duly seconded.)

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2 CHAIRWOMAN JARMON: All in
3 favor?

4 (Aye.)

5 CHAIRWOMAN JARMON: Thank you.

6 MS. PHAM: Thank you.

7 CHAIRWOMAN JARMON: You're
8 welcome.

9 2443 Jasper and 1948 East
10 Harold Street, Universal Building and
11 Construction, Joseph Smith.

12 (No response.)

13 CHAIRWOMAN JARMON: We'll table
14 this until August.

15 2035 East Orleans, Jose Tirado,
16 III.

17 (Witness approached podium.)

18 CHAIRWOMAN JARMON: Good
19 morning.

20 MR. TIRADO: Good morning.

21 CHAIRWOMAN JARMON: Would you
22 state your name for the record.

23 MR. TIRADO: Jose Tirado,
24 T-I-R-A-D-O.

25 CHAIRWOMAN JARMON: And your

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2 proposal for this lot is?

3 MR. TIRADO: Actually clean it
4 up. I own the building that's right next
5 door. Basically what I want to do is
6 clean it out and for the tenants that are
7 there make it pretty much like a
8 recreational garden area.

9 CHAIRWOMAN JARMON: And the
10 address that you own?

11 MR. TIRADO: I own 3000
12 Frankford. It's right next door. It
13 says Frankford, but believe it or not,
14 Orleans adjoins right at the corner.

15 CHAIRWOMAN JARMON: What was
16 the address?

17 MR. TIRADO: 3000 Frankford
18 Avenue. So the way it goes is Frankford
19 is one side, Orleans is the other. It's
20 directly behind it.

21 CHAIRWOMAN JARMON: All right.
22 Any questions from the Committee?

23 (No response.)

24 MS. DUNBAR: Motion to sell.

25 (Duly seconded.)

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2 CHAIRWOMAN JARMON: All in

3 favor?

4 (Aye.)

5 CHAIRWOMAN JARMON: Thank you.

6 MR. TIRADO: Thank you.

7 CHAIRWOMAN JARMON: 2526 to 28

8 Amber Street, Fidan Basha.

9 (Witness approached podium.)

10 CHAIRWOMAN JARMON: Good

11 morning.

12 MR. BASHA: Good morning.

13 CHAIRWOMAN JARMON: Can you

14 state your name, please.

15 MR. BASHA: My name is Fidan

16 Basha.

17 MS. DUNBAR: Can you push the
18 mike up so you can speak a little louder.

19 CHAIRWOMAN JARMON: And your
20 proposal for this lot?

21 MR. BASHA: I want to build two
22 houses.

23 CHAIRWOMAN JARMON: For sale or
24 rent?

25 MR. BASHA: For sale.

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2 MS. DUNBAR: Motion to sell.

3 (Duly seconded.)

4 CHAIRWOMAN JARMON: All in

5 favor?

6 (Aye.)

7 CHAIRWOMAN JARMON: Thank you.

8 MR. BASHA: Thank you.

9 CHAIRWOMAN JARMON: Thank you.

10 2839 Amber Street, Valdez Astacio, LLC.

11 (Witness approached podium.)

12 CHAIRWOMAN JARMON: Good

13 morning.

14 MS. ASTACIO: Good morning. My

15 name is Anganelle Astacio (ph). I'm here

16 for Valdez Astacio, LLC.

17 CHAIRWOMAN JARMON: And the

18 proposal for this lot?

19 MS. ASTACIO: We own a home

20 close to it. At the moment we just want

21 to do a recreational garden. Maybe in

22 the future probably a house.

23 CHAIRWOMAN JARMON: Any

24 questions from the Committee?

25 (No response.)

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2 MR. FRISHKOFF: Motion to sell.
3 (Duly seconded.)
4 CHAIRWOMAN JARMON: All in
5 favor?
6 (Aye.)
7 MS. ASTACIO: Thank you.
8 CHAIRWOMAN JARMON: Thank you.
9 2850 and 2852 Amber Street,
10 Disney Nichols AME Church, Ellwood Clark.
11 (Witnesses approached podium.)
12 CHAIRWOMAN JARMON: Good
13 morning.
14 PASTOR CAPERS: Good morning.
15 We're not Ellwood Clark. He's our
16 trustee. I'm Pastor Capers, Jacqueline
17 Capers.
18 CHAIRWOMAN JARMON: Jacqueline?
19 PASTOR CAPERS: Jacqueline
20 Capers, yes, ma'am.
21 MS. DUNBAR: Are you still
22 representing Disney?
23 PASTOR CAPERS: Yes, we are.
24 I'm the pastor.
25 CHAIRWOMAN JARMON: And your

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2 proposal for these two lots?

3 PASTOR CAPERS: Our proposal is
4 to turn it into a community park to bring
5 some hope to the community.

6 CHAIRWOMAN JARMON: Any
7 questions from the Committee?

8 (No response.)

9 MS. DUNBAR: Motion to sell.

10 (Duly seconded.)

11 CHAIRWOMAN JARMON: All in
12 favor?

13 (Aye.)

14 CHAIRWOMAN JARMON: Thank you.
15 We'll be in touch.

16 PASTOR CAPERS: Thank you.

17 CHAIRWOMAN JARMON: 2967 Amber
18 Street, A-K-M-A-L-J-O-N.

19 (Witness approached podium.)

20 MR. KHDBOEV: No one can
21 pronounce that.

22 CHAIRWOMAN JARMON: Good
23 morning.

24 MR. KHDBOEV: Good morning.

25 CHAIRWOMAN JARMON: And your

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2 proposal for the 2967 Amber?

3 MR. KHDBOEV: My name is
4 Akmaljon Khdboev and my proposal is to
5 build a commercial property.

6 CHAIRWOMAN JARMON: Commercial?

7 MR. KHDBOEV: Commercial zoning
8 right now.

9 CHAIRWOMAN JARMON: A
10 commercial property you said?

11 MR. KHDBOEV: Yeah. I'm not
12 sure the time, so...

13 CHAIRWOMAN JARMON: So you have
14 to get the variances?

15 MS. JOHNSON: It's CX-2. It's
16 commercially zoned.

17 CHAIRWOMAN JARMON: So it's
18 already zoned commercial.

19 MS. DUNBAR: Is this a lot?

20 CHAIRWOMAN JARMON: A lot.

21 Any questions from the
22 Committee?

23 (No response.)

24 MS. DUNBAR: Motion to sell.

25 (Duly seconded.)

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2 CHAIRWOMAN JARMON: All in

3 favor?

4 (Aye.)

5 CHAIRWOMAN JARMON: Thank you.

6 3413 Kensington and 3422

7 Collins, Ms. Lopez.

8 (Witnesses approached podium.)

9 CHAIRWOMAN JARMON: Good

10 morning. State your name for the record,

11 please.

12 MS. LOPEZ: Migdalia Lopez.

13 CHAIRWOMAN JARMON: And your

14 proposal for these two lots?

15 MS. DUNBAR: Can you speak up,

16 please. Give your name.

17 MR. GARCIA: Van Garcia (ph).

18 COURT STENOGRAPHER: I'm sorry?

19 MR. GARCIA: Van Garcia, her

20 son.

21 The 3422 Collins for storage

22 for cars.

23 CHAIRWOMAN JARMON: To store

24 cars?

25 MR. GARCIA: Yeah.

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2 MS. DUNBAR: So a garage? Are
3 you talking about a garage, building a
4 garage on it?

5 MR. GARCIA: No; just use it
6 for storage for cars.

7 MS. DUNBAR: So like a parking
8 lot?

9 MR. GARCIA: Yes.

10 MS. JOHNSON: Is it just the
11 Collins Street property?

12 CHAIRWOMAN JARMON: Just the
13 Collins Street to store cars?

14 MR. GARCIA: Yes.

15 CHAIRWOMAN JARMON: Isn't this
16 in the back of residential properties?

17 MR. GARCIA: It's also -- yeah,
18 in the back.

19 MS. JOHNSON: It's also
20 commercial.

21 CHAIRWOMAN JARMON: It is
22 commercial? Okay.

23 MR. GARCIA: It is commercial.

24 CHAIRWOMAN JARMON: And the
25 Kensington Avenue?

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2 MR. GARCIA: Kensington Avenue,
3 she wants it for -- probably build
4 something on that for storage.

5 CHAIRWOMAN JARMON: Build
6 something?

7 MS. DUNBAR: Something like?

8 MR. GARCIA: Maybe a garage.

9 CHAIRWOMAN JARMON: Build a
10 garage?

11 MR. GARCIA: Yes.

12 CHAIRWOMAN JARMON: Any
13 questions from the Committee?

14 (No response.)

15 MS. DUNBAR: Motion to sell.

16 CHAIRWOMAN JARMON: Second?

17 (Duly seconded.)

18 CHAIRWOMAN JARMON: All in
19 favor?

20 (Aye.)

21 CHAIRWOMAN JARMON: Thank you.

22 MS. LOPEZ: Thank you.

23 CHAIRWOMAN JARMON: 730 Daly
24 Street, ATL Development Corp.

25 (No response.)

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2 CHAIRWOMAN JARMON: No 730

3 Daly?

4 (No response.)

5 CHAIRWOMAN JARMON: We'll table
6 it until August.

7 We're going to go back to the
8 beginning of the agenda, Page 2, 5500
9 Angora Terrace, Richardo Higgins.

10 (Witness approached podium.)

11 CHAIRWOMAN JARMON: Good
12 morning.

13 MR. HIGGINS: Hello. Richardo
14 Higgins.

15 CHAIRWOMAN JARMON: And you're
16 here for the 5500 Angora Terrace?

17 MR. HIGGINS: That's correct.

18 CHAIRWOMAN JARMON: And your
19 proposal?

20 MR. HIGGINS: To renovate and
21 live in it, move into it.

22 CHAIRWOMAN JARMON: Rehab and
23 move in?

24 MR. HIGGINS: Move in.

25 MS. DUNBAR: Motion to sell.

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2 (Duly seconded.)

3 CHAIRWOMAN JARMON: All in
4 favor?

5 (Aye.)

6 CHAIRWOMAN JARMON: Thank you.
7 1317 West Clementine, Rudolph
8 Wallace.

9 (No response.)

10 CHAIRWOMAN JARMON: Table it
11 until August.

12 1801 South 23rd Street, Public
13 Health Management Corp, Lenora Felder.

14 (Witnesses approached podium.)

15 CHAIRWOMAN JARMON: Good
16 morning.

17 MS. FELDER: Good morning.
18 Lenora Felder, and our proposal is the
19 middle school youth from my after-school
20 program, I'd like to turn it into a
21 community garden.

22 CHAIRWOMAN JARMON: You said a
23 garden?

24 MS. FELDER: Yes.

25 MS. JOHNSON: Are you doing

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2 this as a private individual or is this

3 the Philadelphia --

4 MS. FELDER: I can't hear you.

5 MS. JOHNSON: Are you proposing

6 this as a private individual or is

7 this --

8 MS. FELDER: Our organization.

9 We have an after-school program.

10 MS. JOHNSON: So it has nothing

11 to do with the Philadelphia Public Health

12 Management Corporation?

13 MS. FELDER: Yes.

14 MS. JOHNSON: It does?

15 MS. FELDER: Yes.

16 MS. JOHNSON: Oh, okay.

17 CHAIRWOMAN JARMON: Any further

18 questions?

19 (No response.)

20 MS. DUNBAR: Motion to sell at

21 the asking price.

22 (Duly seconded.)

23 CHAIRWOMAN JARMON: All in

24 favor?

25 (Aye.)

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2 MS. DUNBAR: Assuming that they
3 are willing to pay the asking price. I
4 made the assumption that they are willing
5 to pay it, so I'm sorry.

6 Are you willing to pay the
7 price?

8 MS. FELDER: Well, we were
9 asking for a nominal fee, but, I mean, we
10 want the lot, so...

11 CHAIRWOMAN JARMON: No. That's
12 not it. The LAMA price isn't on here.
13 We would have to let her know what the
14 price is.

15 MS. DUNBAR: But she's asking
16 for nominal consideration because of the
17 public use.

18 MS. FELDER: Yes.

19 CHAIRWOMAN JARMON: Are you
20 getting funding from the City?

21 MS. FELDER: No.

22 MS. WENDY JOHNSON: The program
23 is funded by the state.

24 MS. MEDLEY: You're a
25 non-profit, right?

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2 MS. WENDY JOHNSON: Yes, we
3 are.

4 CHAIRWOMAN JARMON: So we'll
5 have to take it before another committee
6 and see what their recommendation is next
7 month.

8 COURT STENOGRAPHER: Will you
9 state your name for the record.

10 MS. WENDY JOHNSON: Wendy Anne
11 Johnson.

12 CHAIRWOMAN JARMON: So we can
13 approve it contingent upon the Real
14 Estate Committee's recommendation.

15 MS. FELDER: Thank you.

16 MS. DUNBAR: I would make that
17 motion.

18 (Duly seconded.)

19 CHAIRWOMAN JARMON: The next
20 property is 2819 North Orianna Street,
21 Mr. Perez.

22 (Witness approached podium.)

23 CHAIRWOMAN JARMON: Good
24 morning.

25 And Mr. Perez owns 2815, 17,

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2 and 2821 Orianna Street.

3 Are those lots?

4 MR. PEREZ: Yes, ma'am.

5 CHAIRWOMAN JARMON: And your
6 proposal for this lot?

7 MR. PEREZ: I just want to
8 connect all four lots together.

9 CHAIRWOMAN JARMON: And what
10 are you using them for?

11 MR. PEREZ: As a car.

12 CHAIRWOMAN JARMON: Car?

13 Any questions from the
14 Committee?

15 MS. DUNBAR: This would be for
16 the LAMA price?

17 CHAIRWOMAN JARMON: Yes.

18 MS. DUNBAR: Not a side yard,
19 right?

20 CHAIRWOMAN JARMON: No.

21 MS. DUNBAR: Motion to sell at
22 the LAMA price.

23 (Duly seconded.)

24 CHAIRWOMAN JARMON: All in
25 favor?

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2 (Aye.)

3 CHAIRWOMAN JARMON: Thank you.

4 We'll be in touch.

5 MR. PEREZ: Thank you.

6 CHAIRWOMAN JARMON: Cityscape
7 Investment Group, Anthony Merlino, 1210,
8 1212, and 1214 South 27th Street.

9 (Witness approached podium.)

10 CHAIRWOMAN JARMON: Good
11 morning.

12 MR. MERLINO: Good morning.
13 Anthony Merlino, Cityscape Investment
14 Group.

15 CHAIRWOMAN JARMON: Can you let
16 the Committee know what your proposal is
17 for these lots.

18 MR. MERLINO: The proposal for
19 1210, 1212, and 1214 is basically a
20 commercial-mixed space use. Commercial
21 on the first floor, a pizzeria, maybe a
22 small restaurant. Upstairs will be
23 living space, rentals.

24 MS. DUNBAR: You kind of said
25 that a little bit fast, so can you say

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2 again what you propose to use it for.

3 MR. MERLINO: Sure. So it's
4 already zoned CMX-2, and what I would do
5 is -- what we plan to do is put a small
6 eatery, pizzeria, bottom floor, and on
7 top we would have multi units. So a
8 mixed-use property.

9 MS. DUNBAR: So a mixed-use,
10 okay. Thank you.

11 MR. MERLINO: You're welcome.

12 CHAIRWOMAN JARMON: Any further
13 questions?

14 (No response.)

15 CHAIRWOMAN JARMON:
16 Recommendation?

17 MS. DUNBAR: Motion to sell at
18 the LAMA price.

19 (Duly seconded.)

20 CHAIRWOMAN JARMON: All in
21 favor?

22 (Aye.)

23 CHAIRWOMAN JARMON: Thank you.

24 MR. MERLINO: Thank you.

25 CHAIRWOMAN JARMON: 4614, 16,

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2 and 20 Trenton Avenue, Joseph Lawless.

3 (Witness approached podium.)

4 MR. LAWLESS: Good morning. My
5 name is Joseph Lawless. I'm here to try
6 and get the -- they gave me a price of
7 \$15,000 for the property.

8 CHAIRWOMAN JARMON: Yes.

9 MR. LAWLESS: I've been
10 maintaining it since the '80s. I also
11 have a 50-year lease with Amtrak on this
12 property. I pay rent on this property.
13 I put thousands of hours of work into
14 this, thousands of dollars of money into
15 it, and I just got back to work with my
16 foot. Fifteen thousand, I just can't
17 afford that, and this is part of my house
18 now. I've had it since the '80s, this
19 property. I don't know how -- it was
20 torn down in the 1940s. This property
21 was abandoned. I've been maintaining it
22 for 26 years.

23 I'd be willing to pay half.
24 Fifteen thousand, I just can't afford
25 15,000. I improved it for my

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2 grandchildren. I have horseshoe pits in
3 there, a basketball court for the kids.
4 I would be losing like half of my house
5 if I lose this yard.

6 MS. DUNBAR: So what we'll say
7 is, we appreciate you taking care of this
8 property, but understanding that you had
9 full use of the property as well. So I
10 guess it's kind of a wash. And although
11 we can't consider your counteroffer here,
12 we would recommend that you go to the
13 Real Estate Committee. So you would
14 submit whatever is required for a
15 counteroffer. Okay? And we'll recommend
16 that it go to the Real Estate Committee
17 for review.

18 MR. LAWLESS: But I also paid
19 rent on this property for like 20 years.

20 MS. DUNBAR: And you pay to
21 who?

22 MR. LAWLESS: To Amtrak for 20
23 years.

24 CHAIRWOMAN JARMON: I need to
25 see a copy. Can you get me a copy of

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2 that or is this good?

3 MR. LAWLESS: That's the front
4 page of it. I have the whole lease at
5 home.

6 CHAIRWOMAN JARMON: Is this
7 your copy or can you get me a copy?

8 MR. LAWLESS: I guess you can
9 have that copy. I got the other copy at
10 home. This is how I found out. I built
11 a real nice retaining wall, put all brand
12 new pavement in out front, and once you
13 go above two cinder blocks, you have to
14 have a permit. That's how I found out
15 Amtrak didn't own it. I have a 50-year
16 lease with Amtrak. I paid them rent for
17 15, 16 years.

18 CHAIRWOMAN JARMON: You have
19 it? Because this is just one page.

20 MR. LAWLESS: Yeah. That was
21 just the front page. I have the whole
22 lease at home.

23 CHAIRWOMAN JARMON: Can you get
24 the whole thing to me?

25 MR. LAWLESS: Yes, ma'am.

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2 CHAIRWOMAN JARMON: And then

3 I'll put it before the Real Estate

4 Committee. So we can approve it

5 contingent upon me taking it before the

6 Real Estate Committee once you do a

7 counteroffer. Okay?

8 MR. LAWLESS: Thank you, ma'am.

9 CHAIRWOMAN JARMON: All right.

10 Make a recommendation, Melvis.

11 MS. DUNBAR: I would recommend

12 that we sell the properties subject to

13 the items being approved by the Real

14 Estate Committee for the counteroffer

15 once submitted.

16 (Duly seconded.)

17 CHAIRWOMAN JARMON: All in

18 favor?

19 (Aye.)

20 CHAIRWOMAN JARMON: Okay. I'll

21 be in touch with you.

22 MR. LAWLESS: Thank you, ladies

23 and gentlemen.

24 MS. DUNBAR: You're welcome.

25 CHAIRWOMAN JARMON: Take care.

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2 3121 North Wendle Street,

3 Gustavo.

4 (No response.)

5 CHAIRWOMAN JARMON: We'll table

6 until August.

7 2914 to 26 North 2nd Street,

8 Miguel Martinez.

9 (No response.)

10 CHAIRWOMAN JARMON: Table until

11 August.

12 The next are side yards.

13 MS. DUNBAR: There are no

14 exceptions or anything?

15 CHAIRWOMAN JARMON: No.

16 MS. DUNBAR: I make a motion

17 that the lots listed on Page 4 and half

18 of Page 5 be accepted as transferred as

19 side yards, side and rear yard areas.

20 (Duly seconded.)

21 CHAIRWOMAN JARMON: All in

22 favor?

23 (Aye.)

24 CHAIRWOMAN JARMON: The urban

25 gardens I can accept on the bottom of

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2 Page 5.

3 I have one extension of time
4 request. The applicant is asking for an
5 additional six-month extension, 2147
6 Federal, 2723 Oakford, and 2727 Oakford,
7 JBS Renovations, LLC.

8 (Witness approached podium.)

9 CHAIRWOMAN JARMON: Good
10 morning.

11 MR. CIFELLI: Good morning. My
12 name is Frank Cifelli. I'm one of the
13 owners.

14 This is actually our third or
15 so extension. 2147 Federal, the previous
16 owner -- we bought it from the RDA. The
17 previous owner is suing the City of
18 Philadelphia, the RDA. We've been caught
19 up in this web, which is costing us a
20 significant amount of time and money.

21 We had a bank loan. We're
22 going to develop -- we actually had a
23 sale pre-construction. So this has
24 been -- we've been dragging on for about
25 two years because of this. We are kind

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2 of like an innocent bystander that's
3 caught up again in the web.

4 The two lots on Oakford, not in
5 the most desirable area, so the Federal
6 property is actually kind of like our
7 collateral for the bank to get all three
8 done. So we were ready to go, had
9 financing, and it's just been shut down.
10 So that's where the timing comes in.
11 We're kind of at the mercy of the
12 lawsuit. It's now in Bankruptcy Court.
13 We have our lawyers working on it, kind
14 of been in talks with the City, but it's
15 just dragging. Not much we can do to
16 expedite.

17 CHAIRWOMAN JARMON: So they're
18 asking for an additional six-month
19 extension.

20 MS. DUNBAR: Motion to provide
21 the extension.

22 (Duly seconded.)

23 CHAIRWOMAN JARMON: All in
24 favor?

25 (Aye.)

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2 CHAIRWOMAN JARMON: Okay.

3 MR. CIFELLI: Thank you.

4 CHAIRWOMAN JARMON: You're
5 welcome.

6 201 East Tioga was tabled at
7 the applicant's request.

8 4234, 36, 38, 40 Lancaster
9 Avenue.

10 (Witnesses approached podium.)

11 CHAIRWOMAN JARMON: Good
12 morning.

13 This was previously on the VPRC
14 and referred to the Real Estate
15 Committee, and the Real Estate Committee
16 unanimously recommended approval subject
17 to proof of financing and approved plans
18 and requested that the agency take back a
19 note and mortgage for the value of the
20 property that will self-amortize over ten
21 years.

22 I had spoken to the applicant,
23 and he said that they really didn't need
24 financing because they were basically
25 just going to be cleaning up these lots

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2 that are across the street from their
3 property. So I just need a
4 recommendation from the Committee. If we
5 do transfer, it will be a ten-year
6 mortgage placed against the title.

7 MR. O'DWYER: So they're just
8 cleaning it up?

9 CHAIRWOMAN JARMON: Yes.

10 MR. O'DWYER: The walkway, and
11 they're doing no building?

12 CHAIRWOMAN JARMON: Right; no
13 building. They just want to maintain it
14 and have these type of activities that
15 are here.

16 MS. DUNBAR: And we've
17 determined the value or the value has
18 been determined already for the mortgage
19 amount?

20 CHAIRWOMAN JARMON: It's
21 whatever the LAMA amount is. I didn't
22 put that in here, but whatever the LAMA
23 amount is is what it is. It would have
24 been on the real estate review form.

25 MS. DUNBAR: I recommend that

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2 we sell at the LAMA price.

3 CHAIRWOMAN JARMON: With the
4 ten-year.

5 MS. DUNBAR: With the ten-year
6 purchase money mortgage, which will be
7 forgiven at the end.

8 CHAIRWOMAN JARMON: At the end
9 of ten years.

10 (Duly seconded.)

11 CHAIRWOMAN JARMON: All in
12 favor?

13 (Aye.)

14 MS. DUNBAR: I wanted to say
15 purchase money mortgage that would remain
16 for the entire ten-year period.

17 CHAIRWOMAN JARMON: Right. And
18 then be forgiven.

19 Do you understand that?

20 MR. MUHAMMAD: No.

21 CHAIRWOMAN JARMON: What's
22 going to happen is, we're going to --
23 they approved us to transfer title to the
24 organization, but we're going to place a
25 ten-year mortgage against the title.

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2 After ten years, then the mortgage will
3 come off the title.

4 MR. MUHAMMAD: He said what
5 would the mortgage be?

6 CHAIRWOMAN JARMON: It's going
7 to be whatever the amount was on our LAMA
8 system. I will let him know. I know I
9 had previously told him.

10 COURT STENOGRAPHER: Can you
11 state your name.

12 MR. MUHAMMAD: Deen, D-E-E-N,
13 Muhammad.

14 CHAIRWOMAN JARMON: Thank you.

15 Francisville Neighborhood
16 Development, 854 Field Street, 856, 858,
17 860, 64, and 66 Field Street,
18 Francisville.

19 (No response.)

20 CHAIRWOMAN JARMON: Table until
21 August.

22 The next address is 425 North
23 32nd Street, Ralph and Iris Jackson.

24 (Witness approached podium.)

25 MR. JACKSON: Hello.

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2 CHAIRWOMAN JARMON: Good

3 morning.

4 MR. JACKSON: I'm Ralph

5 Jackson.

6 CHAIRWOMAN JARMON: And you're

7 here asking for a release of the

8 restrictions for this property?

9 MR. JACKSON: That's correct.

10 CHAIRWOMAN JARMON: Any

11 questions from the Committee?

12 (No response.)

13 MS. DUNBAR: Motion to release.

14 (Duly seconded.)

15 CHAIRWOMAN JARMON: All in

16 favor?

17 (Aye.)

18 CHAIRWOMAN JARMON: We'll be in

19 touch.

20 MR. JACKSON: Thank you.

21 CHAIRWOMAN JARMON: No problem.

22 156 and 158 West Norris Street,

23 Mr. Jiminez.

24 (Witnesses approached podium.)

25 CHAIRWOMAN JARMON: Can you

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2 state your name for the record.

3 MS. PEREZ: Good morning. My
4 name is Marie Perez and we're here asking
5 for the release of the conditions on the
6 property that our
7 father-in-law/mother-in-law 20 years
8 ago -- we're trying to put their estate
9 together, so we need this done for them.

10 CHAIRWOMAN JARMON: Any
11 questions from the Committee?

12 (No response.)

13 MS. DUNBAR: Motion to release.

14 (Duly seconded.)

15 CHAIRWOMAN JARMON: All in
16 favor?

17 (Aye.)

18 CHAIRWOMAN JARMON: Thank you.

19 MS. PEREZ: Thank you.

20 CHAIRWOMAN JARMON: 2227 and
21 2229 Cross Street, Arlene Wilson.

22 (Witness approached podium.)

23 MS. WILSON: Good morning.

24 CHAIRWOMAN JARMON: Good
25 morning.

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2 MS. WILSON: My name is Arlene
3 Wilson. I'm asking for a release to be
4 able to sell my properties.

5 CHAIRWOMAN JARMON: Any
6 questions from the Committee?

7 (No response.)

8 MS. DUNBAR: Motion to release.

9 (Duly seconded.)

10 CHAIRWOMAN JARMON: All in
11 favor?

12 (Aye.)

13 CHAIRWOMAN JARMON: Okay.

14 Thank you.

15 MS. WILSON: Thank you.

16 CHAIRWOMAN JARMON: 1421 South
17 19th Street. Lois Thompson was the
18 previous owner. The current owner is
19 Carl Geiger. 1421 South 19th Street?

20 (No response.)

21 CHAIRWOMAN JARMON: 1229 to 55
22 North Howard Street, Joseph Hand.

23 MS. DUNBAR: What are we doing
24 with them? Nothing?

25 CHAIRWOMAN JARMON: The 1421

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2 South 19th Street, I'm going to table
3 that until August. Sorry.

4 1229 to 55 North Howard Street,
5 Joseph Hand and Joseph Hand, Jr.

6 (Witness approached podium.)

7 MR. HENDERSON: That's actually
8 the original deal. I'm Alex Henderson.

9 CHAIRWOMAN JARMON: You're the
10 current owner?

11 MR. HENDERSON: Yes. If it
12 makes any difference, all of the lots are
13 owned by different people now. We
14 actually just own two of them, 1231 and
15 1233, and obviously if you're going to do
16 a release on all of them, that's fine,
17 but we only care if we get the release
18 for those two.

19 CHAIRWOMAN JARMON: And your
20 name is?

21 MR. HENDERSON: My name is
22 Alexander Henderson.

23 CHAIRWOMAN JARMON: You just
24 recently purchased this?

25 MR. HENDERSON: Yeah, on June

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2 8th.

3 CHAIRWOMAN JARMON: Okay. For
4 how much?

5 MR. HENDERSON: Three hundred
6 and twenty-six thousand and change.

7 CHAIRWOMAN JARMON: Any
8 questions from the Committee?

9 (No response.)

10 MR. FRISHKOFF: Motion to
11 release.

12 (Duly seconded.)

13 CHAIRWOMAN JARMON: All in
14 favor?

15 (Aye.)

16 MR. HENDERSON: Just to be
17 clear, is that on the entire span or just
18 our two properties?

19 MS. DUNBAR: For 1229-55.

20 MR. HENDERSON: Thank you very
21 much.

22 CHAIRWOMAN JARMON: 2135 East
23 Norris Street, BMK Properties. The
24 current owner is Michael Pidgeon.

25 (Witnesses approached podium.)

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2 MR. GREER: How are you? I'm
3 Tom Greer.

4 CHAIRWOMAN JARMON: Good
5 morning.

6 MS. CLaar: I'm Jessica Claar,
7 C-L-A-A-R.

8 MR. GREER: We purchased 2130,
9 which was sub-lotted from 2135 East
10 Norris. So we're looking for the release
11 for that property, for 2130 Berges.

12 CHAIRWOMAN JARMON: It's a
13 whole bunch of whatever. It was
14 subdivided and it was -- the address was
15 changed to 2130 Berges, but we're
16 releasing this address because that was
17 the original address.

18 MR. GREER: Yes.

19 MS. JOHNSON: But you just
20 purchased it last year?

21 CHAIRWOMAN JARMON: Right. And
22 they subdivided it and changed. I think
23 it's a couple of addresses now.

24 MR. GREER: It's two addresses,
25 yes.

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2 CHAIRWOMAN JARMON: Right. So
3 we're releasing the Norris Street.
4 That's the property that we owned.

5 MS. DUNBAR: If the Chairwoman
6 has reviewed and approved, then I would
7 recommend that we release.

8 (Duly seconded.)

9 CHAIRWOMAN JARMON: All in
10 favor?

11 (Aye.)

12 CHAIRWOMAN JARMON: Thank you.

13 MR. GREER: How will she get
14 notice over this? Because apparently
15 it's going to go to 2130 Norris. So how
16 can she get notice of this?

17 CHAIRWOMAN JARMON: I can't
18 hear you.

19 MR. GREER: Will she get notice
20 in the mail or will it go --

21 CHAIRWOMAN JARMON: I have an
22 e-mail from someone regarding --

23 MR. GREER: Yes.

24 CHAIRWOMAN JARMON: I will
25 e-mail you once we get the original in my

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2 office.

3 MR. GREER: Thank you.

4 CHAIRWOMAN JARMON: 507 West
5 York Street. The current owner is John
6 Roman.

7 (Witness approached podium.)

8 CHAIRWOMAN JARMON: Good
9 morning.

10 MR. NICHOLAIDES: Good morning.
11 My name is Stasie Nicholaides and I'm the
12 current owner of 507 West York Street. I
13 purchased it in July of 2009 from John
14 Roman.

15 CHAIRWOMAN JARMON: July 2009?

16 MR. NICHOLAIDES: Yes. And now
17 I am hoping to sell it. I have an
18 agreement of sale and I'd like to sell
19 it.

20 COURT STENOGRAPHER: Can you
21 state your name again.

22 MR. NICHOLAIDES: Last name
23 first? Nicholaides,
24 N-I-C-H-O-L-A-I-D-E-S. First name is
25 spelled S-T-A-S-I-E.

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2 CHAIRWOMAN JARMON: Any

3 questions from the Committee?

4 (No response.)

5 MR. FRISHKOFF: Motion to

6 release.

7 (Duly seconded.)

8 CHAIRWOMAN JARMON: All in

9 favor?

10 (Aye.)

11 CHAIRWOMAN JARMON: Thank you.

12 MR. NICHOLAIDES: Thank you.

13 CHAIRWOMAN JARMON: 2019 West

14 Ontario Street. The applicant sent me a

15 letter because she was unable to attend.

16 (Witness approached podium.)

17 MS. DUNBAR: She's right here.

18 CHAIRWOMAN JARMON: Okay.

19 Your name is Brenda?

20 MS. WILLIS: I'm sure you got

21 the letter. You have a letter. Brenda

22 Willis, yes.

23 CHAIRWOMAN JARMON: Good

24 morning.

25 MS. WILLIS: I'd like to

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2 request a release on the property so I
3 can sell and give back to my father that
4 you mentioned, and I have a letter from
5 the physician. He's a heart patient and
6 other ailments.

7 CHAIRWOMAN JARMON: It's still
8 a single-family dwelling.

9 MS. WILLIS: Yes.

10 CHAIRWOMAN JARMON:
11 Recommendation from the Committee?

12 MS. WILLIS: He left to go back
13 to North Carolina. He's not here.

14 MR. FRISHKOFF: Motion to
15 release.

16 (Duly seconded.)

17 CHAIRWOMAN JARMON: All in
18 favor?

19 (Aye.)

20 CHAIRWOMAN JARMON: Thank you.
21 I'll be in touch as soon as the release
22 comes.

23 MS. WILLIS: Thank you. Will
24 you e-mail me?

25 CHAIRWOMAN JARMON: Did you

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2 e-mail me?

3 MS. WILLIS: They did.

4 CHAIRWOMAN JARMON: So I will
5 e-mail you and let you know when it's
6 available, the release.

7 MS. WILLIS: Okay. Thank you.

8 CHAIRWOMAN JARMON: 2255 North
9 Broad Street. This property has been
10 transferred several times since we
11 transferred it to Caribbean Business
12 Association. The current owner is Broad
13 Street Investments, LLC.

14 (Witness approached podium.)

15 MS. ZHAO: 2255 North Broad?

16 CHAIRWOMAN JARMON: Yes. Are
17 you with Broad Street Investments?

18 MS. ZHAO: Yes. My name is Li
19 Zhao, 2255 North Broad Street.

20 COURT STENOGRAPHER: Can you
21 spell your name.

22 MS. ZHAO: L-I. Last name is
23 Z-H-A-O.

24 CHAIRWOMAN JARMON: And you're
25 requesting a release of the restrictions

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2 on this property?

3 MS. ZHAO: Yes.

4 CHAIRWOMAN JARMON: Any

5 questions from the Committee?

6 MS. DUNBAR: These were lots,

7 all lots?

8 CHAIRWOMAN JARMON: It's just

9 one.

10 MS. DUNBAR: Oh, I'm sorry.

11 CHAIRWOMAN JARMON: Any

12 questions?

13 (No response.)

14 MS. DUNBAR: Motion to release.

15 (Duly seconded.)

16 CHAIRWOMAN JARMON: All in

17 favor?

18 (Aye.)

19 CHAIRWOMAN JARMON: Thank you.

20 2213 North Hancock Street,

21 Mr. Diaz.

22 (Witness approached podium.)

23 MS. CRUZ: Yes. Hi. Marilyn

24 Cruz, real estate agent representing

25 Mr. Danilo Diaz. We're asking for a

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2 release of restrictions.

3 CHAIRWOMAN JARMON: This was
4 transferred as a side yard?

5 MS. CRUZ: Yes.

6 CHAIRWOMAN JARMON: Questions
7 from the Committee?

8 MS. SOLOMON: This lot would
9 have to be cleaned.

10 CHAIRWOMAN JARMON: The lot
11 needs to be cleaned before the release is
12 issued.

13 MS. CRUZ: That's fine. It's
14 being occupied now. It's being rehabbed.
15 Ms. Brown is here now and she intends to
16 make it a garden. But unfortunately the
17 house is in bad repair, so we're required
18 to ask for additional financing and the
19 banks won't honor it because of the
20 restriction in place. So that's been a
21 hiccup for us. But there's going to be a
22 garden.

23 MS. DUNBAR: Well, it has to be
24 cleaned prior to --

25 MS. CRUZ: It's been cleared.

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2 It gets cleaned every day. So the new
3 owners are occupying.

4 MS. DUNBAR: They're occupying
5 the house next door to the lot?

6 MS. CRUZ: That's correct.

7 MS. DUNBAR: And they clean the
8 lot you're saying daily now?

9 MS. CRUZ: Yes.

10 MS. DUNBAR: Well, it just has
11 to be cleaned when they confirm that --
12 they'll send somebody out to confirm.

13 MS. CRUZ: No worries.

14 CHAIRWOMAN JARMON: I think he
15 needs to take a better picture inside of
16 the lot, because I think this is on the
17 outside.

18 Thank you.

19 MS. DUNBAR: Motion to release.

20 (Duly seconded.)

21 CHAIRWOMAN JARMON: All in
22 favor?

23 (Aye.)

24 MS. DUNBAR: Subject to it
25 being confirmed that it's cleaned.

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2 MR. FRISHKOFF: Second that.

3 CHAIRWOMAN JARMON: Thank you.

4 607 Mechanic, Arthur Wilkerson.

5 (Witnesses approached podium.)

6 CHAIRWOMAN JARMON: Good

7 morning.

8 MS. JONES: My name is Enid

9 Jones and my husband, Donald Jones.

10 We're requesting a release.

11 MR. JONES: We're requesting a

12 release on 607, 611, and 613 Mechanic.

13 CHAIRWOMAN JARMON: I think the

14 607 was transferred to them prior to the

15 Wilkerson, correct?

16 MR. JONES: Right. We acquired

17 that property. He died and we got that

18 in 2008.

19 CHAIRWOMAN JARMON: Any

20 questions from the Committee?

21 MS. SOLOMON: These lots all

22 need to be cleaned.

23 CHAIRWOMAN JARMON: The lots

24 need to be cleaned.

25 MS. JONES: They're all

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2 cleaned. I have a picture on my phone if
3 you'd like to see it. They're all
4 cleaned. I have pictures on my phone.

5 CHAIRWOMAN JARMON: They are
6 cleaned. We got recent pictures of them.

7 MS. JONES: You don't have the
8 most recent, because the wall, we cleaned
9 it. This building -- this is 609 --
10 keeps falling in. This is the part that
11 they fixed. That's 611. And I have not
12 e-mailed these.

13 CHAIRWOMAN JARMON: Thank you.

14 MS. JONES: Thank you.

15 CHAIRWOMAN JARMON:
16 Recommendation of the Committee?

17 MR. FRISHKOFF: Motion to
18 release.

19 (Duly seconded.)

20 CHAIRWOMAN JARMON: All in
21 favor?

22 (Aye.)

23 MS. JONES: Thank you.

24 CHAIRWOMAN JARMON: 447 Tree
25 Street -- oh, I'm sorry.

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2 MR. JONES: Is that all three
3 lots?

4 CHAIRWOMAN JARMON: Yes.

5 MR. JONES: How will we get
6 notice? Because we didn't get notice --

7 CHAIRWOMAN JARMON: I will
8 notify you once we receive the release.

9 MR. JONES: Could we give them
10 our address, our mailing address?

11 CHAIRWOMAN JARMON: We have the
12 information already in the e-mail.

13 MR. JONES: Thank you.

14 CHAIRWOMAN JARMON: You're
15 welcome.

16 447 Tree Street. The applicant
17 was unable to attend. This was a lot
18 transferred out in 1997. Can I get a
19 recommendation.

20 MR. FRISHKOFF: Motion to
21 release.

22 (Duly seconded.)

23 CHAIRWOMAN JARMON: All in
24 favor?

25 (Aye.)

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2 CHAIRWOMAN JARMON: 2002 Tulip
3 Street, Maria Campanile.

4 MS. CAMPANILE: Yes.

5 (Witness approached podium.)

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

9 MS. CAMPANILE: Good morning.
10 Marie Campanile.

11 CHAIRWOMAN JARMON: Any
12 questions from the Committee?

13 MS. SOLOMON: This lot needs to
14 be cleaned.

15 CHAIRWOMAN JARMON: The lot
16 needs to be cleaned before the release is
17 issued.

18 MS. CAMPANILE: Actually, I'm
19 trying to sell the lot. Someone wants to
20 build a single-family home there.

21 CHAIRWOMAN JARMON: Okay. But
22 the Department of Public Property is
23 going to need you to clean the lot off
24 before the release is issued. So you're
25 going to have to have someone clean it

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2 and then let us know, send me a picture.

3 MS. CAMPANILE: Do we have to
4 come back again?

5 CHAIRWOMAN JARMON: No, you
6 don't have to come back. You just need
7 to get it cleaned.

8 MS. CAMPANILE: Okay. Thank
9 you.

10 CHAIRWOMAN JARMON: Okay.

11 MS. CAMPANILE: Will I get
12 anything in writing?

13 CHAIRWOMAN JARMON: I'm sorry.

14 MS. DUNBAR: Let us make a
15 motion first.

16 CHAIRWOMAN JARMON: They have
17 to make a motion.

18 MS. DUNBAR: So I make a motion
19 that the release be granted subject to
20 the lot being cleared.

21 (Duly seconded.)

22 CHAIRWOMAN JARMON: All in
23 favor?

24 (Aye.)

25 CHAIRWOMAN JARMON: Okay. Once

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2 the lot is cleaned, then you can give me
3 a call.

4 MS. CAMPANILE: Okay. Thank
5 you.

6 CHAIRWOMAN JARMON: Thank you.
7 Are you here for something?

8 MR. ULUSAL: 730 Daly, the
9 auction.

10 MS. DUNBAR: The auction?

11 CHAIRWOMAN JARMON: The
12 auction?

13 MR. ULUSAL: Yes.

14 CHAIRWOMAN JARMON: What's the
15 address?

16 MR. ULUSAL: 730 Daly.

17 CHAIRWOMAN JARMON: Daly, okay.
18 You can come up. Come up to the podium.

19 (Witness approached podium.)

20 CHAIRWOMAN JARMON: ATL
21 Development Corporation?

22 MR. ULUSAL: Yes, ma'am.
23 Levent Ulusal.

24 CHAIRWOMAN JARMON: We just
25 need to know what your proposal is going

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2 to be for this lot. What are you going
3 to use it for?

4 MR. ULUSAL: Probably develop
5 it into a single-family home.

6 MS. DUNBAR: Motion to sell.
7 (Duly seconded.)

8 CHAIRWOMAN JARMON: All in
9 favor?

10 (Aye.)

11 CHAIRWOMAN JARMON: Okay.
12 We'll be in touch.

13 MR. ULUSAL: Can I ask, is
14 there a mortgage restriction on it?

15 CHAIRWOMAN JARMON: No, there's
16 not a mortgage.

17 MR. ULUSAL: Thank you very
18 much.

19 CHAIRWOMAN JARMON: Okay.
20 We'll be in touch.

21 MR. ULUSAL: Thank you.

22 CHAIRWOMAN JARMON: Okay. VPRC
23 is now closed.

24 (Duly seconded.)

25 (Vacant Property Review

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2 Committee concluded at 11:20 a.m.)

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CERTIFICATE

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

MICHELE L. MURPHY
RPR-Notary Public

(The foregoing 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.)

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