

Vacant Property Review Committee
April 12, 2016

VACANT PROPERTY REVIEW COMMITTEE

Room 401, Caucus Room
Philadelphia, Pennsylvania
Tuesday, April 12, 2016
10:10 a.m.

PRESENT:

SUSIE JARMON, OHCD, CHAIRWOMAN
DAIANA RAMOS, BRCP
MANUELA COSTA, PHDC
JEREMY GRADWOHL, COUNCIL PRESIDENT CLARKE'S OFFICE
LINDA MEDLEY, LAW DEPARTMENT
GARRETT O'DWYER, PACDC
ANDREW FRISHKOFF, LISC
LISA WALKER, REVENUE DEPARTMENT
AMANDA DAVIS, PIDC
LYNSIE SOLOMON, PUBLIC PROPERTY
JAMETTA JOHNSON, PLANNING COMMISSION
MELVIS DUNBAR, RDA
KEVIN HUNTER, COMMERCE DEPARTMENT

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1 MS. JARMON: Good morning. My name is
2 Susie Jarmon, the Chairwoman of the Committee. We will get
3 started. I would like to add the addendum to the agenda.
4 Can I get a vote? Motion to add?

5 MR. O'DWYER: Second.

6 MS. JARMON: All in favor?

7 - - -

8 (Chorus of Ayes)

9 - - -

10 MS. JARMON: Thank you.

11 The first item is 3024 North 4th Street,
12 Jamie Lopez.

13 Can you come up to the podium? Good morning.
14 Can you state your name for the record?

15 MS. LOPEZ: Jamie Lopez.

16 MS. JARMON: And you're here to purchase this
17 property?

18 MS. LOPEZ: Yes.

19 MS. JARMON: What are your plans, your
20 proposal?

21 MS. LOPEZ: To rehab and occupy.

22 MS. JARMON: And you have the finances to
23 complete this?

24 MS. LOPEZ: Yes.

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1 MS. JARMON: Any questions from the Committee?

2 MR. GRADWOHL: What is your timeline for the
3 rehabilitation?

4 MS. LOPEZ: Within a year.

5 MR. GRADWOHL: Okay.

6 MS. JARMON: Any further questions?

7 (No response.)

8 MR. O'DWYER: Motion to issue?

9 MR. GRADWOHL: Second.

10 MS. JARMON: All in favor?

11 - - -

12 (Chorus of Ayes)

13 - - -

14 MS. JARMON: The next item is 1248 North 60th
15 Street, Fruit of the Spirit Ministries. We're going to table
16 this item.

17 The next items are side yards. Can I get a
18 recommendation?

19 MR. HUNTER: I have a concern about item A on
20 the transfer for side yard. It looks like the three houses
21 to the west of 415 are brand new homes, relatively new, and
22 they sold for about \$250,000 in 2014. So I don't know why,
23 basically, this is being done as a transfer and not as a
24 sale.

1 MS. JARMON: Well, we got a support letter
2 from the Councilperson and we have the LAMA value and that's
3 what our program does. We look at the model that we have and
4 that's what the -- that's the price.

5 MR. HUNTER: Is this something that we can
6 bring back to the Councilman's office and ask for sort of a
7 reconsideration on it?

8 MS. JARMON: We can, but individuals that own
9 the property adjacent qualify to receive the lots as a side
10 yard in any area of the city.

11 MR. HUNTER: Regardless of the LAMA?

12 MS. JARMON: Regardless of the property sales
13 in the area because we're not -- we don't have to have it
14 appraised.

15 MR. HUNTER: Okay. I think I have some
16 concerns about it.

17 MS. JARMON: Okay. So are you going to talk
18 to the Councilman?

19 MR. HUNTER: I don't know if that's my
20 responsibility.

21 MS. JARMON: Well, you're asking the question
22 and I -- you know, I sent this information over to the
23 Councilman regarding the individual owning and occupying the
24 property and received an okay that he was going to approve

1 the resolution once he gets it.

2 MR. HUNTER: I mean, I know in the past we've
3 taken things back to them on this particular issue a couple
4 of months ago. But if that's not something we're going to do
5 this time, so be it.

6 MS. JARMON: Okay. So your recommendation is
7 that we talk to the Councilperson again?

8 MR. HUNTER: Yes, I would say that.

9 MS. JARMON: And ask the Councilperson --

10 MR. HUNTER: If we could do this as an Urban
11 Garden Agreement or as a sale.

12 MS. JARMON: Okay. What's the recommendation
13 from the Committee? I'm not too sure. Anybody have any
14 questions?

15 MS. MEDLEY: What's the concern?

16 MS. DUNBAR: Yeah, what's the concern?

17 MS. JARMON: Because of the sales in that
18 area.

19 MR. HUNTER: It's a marketable property. I
20 mean, if you have homes selling for \$250,000 next door to
21 this home -- which actually, this home itself 415 Mercy, sold
22 for \$120,000, something in that range, in January. So to me,
23 that would say this is a marketable property.

24 MS. MEDLEY: So it's your concern that the

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1 person would turn around and sell it or that the City could,
2 I guess?

3 MR. HUNTER: I mean, either of those.

4 MR. GRADWOHL: Is there any reason to make it
5 ineligible for the side yard program?

6 MS. MEDLEY: There's a program that permits
7 it.

8 MS. COSTA: Can you sell it with a ten-year
9 restriction?

10 MS. JARMON: Well, it's going to get a
11 ten-year self-advertising mortgage against the title that
12 would face against the side yard.

13 MS. SOLOMON: What's the LAMA?

14 MS. JARMON: I don't know. I don't have the
15 LAMA value on here.

16 MS. SOLOMON: Does the side yard have a limit?

17 MS. JARMON: It can't be more than \$15,000.

18 MS. SOLOMON: Maybe we can double check that.

19 MS. JARMON: Well, I know it's less than 15
20 because I wouldn't have put it on the agenda. So I can
21 e-mail you guys with the price, but I know it's less than 15.

22 MS. DUNBAR: So since the term has been
23 raised, if we can just send maybe an e-mail to the
24 Councilman's office saying that someone from BPRC raised a

1 concern regarding the value of the land. And is the concern
2 more the value of the land and it's not being sold at that
3 price or does it have something to do with the fear of
4 disposition and property money?

5 MR. HUNTER: It's either of them, but
6 definitely more the latter. That's a marketable property to
7 be transferred.

8 MS. DUNBAR: Do you believe that the value is
9 higher than \$15,000?

10 MS. JOHNSON: But there are no other
11 registered interests on this property.

12 MS. DUNBAR: Right.

13 MS. JOHNSON: Nobody is requesting --

14 MS. DUNBAR: I just have this one person.

15 MS. JOHNSON: Correct. So there's not an
16 expression of interest.

17 MR. HUNTER: Do we know if the property is
18 being actively marketed?

19 MS. JARMON: Yes. It's on LAMA. All city
20 properties are. But we didn't get any other expressions on
21 this property.

22 Any further questions?

23 MS. DUNBAR: So make your recommendation.

24 MR. HUNTER: Is it possible to recommend a

1 tentative approval pending the consultation with the
2 Councilman's office?

3 MS. JARMON: Recommend approval contingent
4 upon what the Councilperson says?

5 MR. HUNTER: Right, per item.

6 MS. SOLOMON: Can we also look into the LAMA
7 value?

8 MS. JARMON: Can we also?

9 MS. SOLOMON: Look into the LAMA value?
10 Because I know a few years ago, we sold two properties on
11 this block that were over \$40,000.

12 MS. JARMON: Okay. I'll e-mail everybody what
13 the LAMA value is.

14 MS. SOLOMON: Can we have it re-looked into?
15 Maybe it was just an error in the system.

16 MS. JARMON: Okay. So the recommendation is
17 that we speak to the Councilperson to see -- I'm not really
18 sure, but anyway, he approved the side yard. So I'm going to
19 talk to him about what the value is in the area.

20 MR. HUNTER: Yes. I'd say tentative approval
21 for all items with A pending reconsideration by the
22 Councilman.

23 MS. DUNBAR: He's making a motion, right?

24 MS. JARMON: He said recommend approval

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1 contingent upon, I guess, further review, speaking to the
2 Councilperson regarding their already approval of the side
3 yard with reference to the values of the properties in that
4 area. Can I get a second?

5 MR. HUNTER: Can I second it?

6 MS. JARMON: Well, you're the one that made
7 the recommendation. I need a second.

8 MS. COSTA: I'll second it.

9 MR. FRISHKOFF: Can I just ask a question for
10 part of that situation? Do you have the lot size?

11 MS. JARMON: I don't have it right with me.

12 MR. HUNTER: I think it was something like a
13 little under 700 square feet.

14 MR. FRISHKOFF: If you look at the width, I'm
15 not sure it's a buildable lot. And I would just ask part of
16 the consideration be not just the value, but having planning
17 a check on the actual ability --

18 MR. HUNTER: I measured it yesterday. It's 15
19 feet. It's small but --

20 MS. JARMON: And they can build on it?

21 MR. FRISHKOFF: I think that's the right of
22 way access.

23 MR. HUNTER: I think that's excluding the
24 breezeway.

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1 MR. FRISHKOFF: Okay.

2 MR. HUNTER: But we can double check on that
3 too.

4 MS. JARMON: Second?

5 MS. COSTA: I'll second it.

6 MS. JARMON: All in favor?

7 - - -

8 (Chorus of Ayes)

9 - - -

10 MS. JARMON: Can I get a recommendation on the
11 additional lots for side yards?

12 MR. O'DWYER: Motion to transfer.

13 MR. GRADWOHL: Second.

14 MS. JARMON: All in favor?

15 - - -

16 (Chorus of Ayes)

17 - - -

18 MS. JARMON: We normally put a ten-year
19 self-advertising mortgage against these lots. Thank you.
20 All in favor?

21 - - -

22 (Chorus of Ayes)

23 - - -

24 MS. JARMON: I'm going to accept the Urban

1 Gardens.

2 The next item is 3222-58 -- oh no, I don't
3 want to go any further. Are there any attorneys in the room?
4 I'm sorry. Do you want to come up to the podium and let us
5 know what properties you're here for? State your name for
6 the record.

7 MR. CLINTON: Good morning, Ms. Chairwoman and
8 Members of the Committee. My name is Henry Clinton with
9 Eckert Seamans. This concerns 1325 Crease Street.

10 This is a property my client acquired in
11 September of 2015. We have the zoning permits, building
12 permits, and demolition permits. In fact, the property has
13 been taken down. And there was a restriction to have it
14 rehabbed within one year. We're in the process of doing that
15 and I'm looking for relief to move forward and have the
16 restrictions removed once we have the property.

17 And Mr. Golden has the finances to complete
18 the project. And I have photographs for any member of the
19 panel which proves that the building has been demolished.

20 MS. JARMON: Any questions from the Committee?

21 MS. SOLOMON: The lot needs to be cleaned.

22 MS. JARMON: The lot needs to be cleaned
23 before -- did you get an additional picture?

24 MR. CLINTON: Yes.

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1 MS. JARMON: Okay.

2 MS. SOLOMON: As long as that's the picture.

3 Thank you.

4 MS. JARMON: Do you have another one?

5 MR. CLINTON: Yes, I have every photograph.

6 MS. JARMON: So that we can attach it to the
7 release.

8 MR. CLINTON: There's this one, this is in the
9 process of demolition. And we have the one where it's level.

10 MS. JARMON: That's the one I need. Can I get
11 another copy when you get a chance -- all right.

12 MS. SOLOMON: I'll just attach it.

13 MS. JOHNSON: When are you building? It's
14 going to be a house?

15 MR. CLINTON: We're going to start
16 construction within 30 days.

17 MS. JOHNSON: Within 30 days. And for a
18 single-family house?

19 MR. CLINTON: Yes.

20 MS. JOHNSON: Okay.

21 MS. JARMON: Any further questions?

22 (No response.)

23 Can I get a recommendation?

24 MR. GRADWOHL: Motion to grant the

1 certification of completion.

2 MS. COSTA: Second.

3 MS. JARMON: All in favor?

4 - - -

5 (Chorus of Ayes)

6 - - -

7 MS. JARMON: Okay, thank you.

8 MR. CLINTON: Thank you very much.

9 MS. JARMON: You're welcome.

10 Any other attorneys? His items are on page 4,
11 the St. Joe's Hospital.

12 MR. KATZLER: Good morning, Chairwoman.

13 MS. JARMON: Good morning.

14 MR. KATZLER: Good morning. John Katzler,
15 K-A-T-Z-L-E-R, representing the North Philadelphia Health
16 System and the St. Joseph's Hospital. There are a number of
17 parcels which are listed on the agenda. All of these
18 properties have been operating in conjunction with the
19 parking facilities of the St. Joseph's Hospital, which
20 credibly was obliged to close recently.

21 The parcels are unavailable for sale and
22 closing is anticipated perhaps by the end of this week or
23 next week. And the North Philadelphia Health System requests
24 that a certificate of completion for each of the parcel be

1 granted.

2 MS. JARMON: Any questions?

3 MR. O'DWYER: These were transfers for the
4 parking spaces?

5 MS. JARMON: I'm sorry?

6 MR. O'DWYER: These were the --

7 MS. JARMON: Originally, they were parking
8 lots, yes.

9 MS. JOHNSON: The hospital is now closed?

10 MR. KATZLER: Yes. Regrettably due to funding
11 and budget constraints, the hospital is obliged to close at
12 the end of May.

13 MS. JOHNSON: What's the plan? Are there any
14 plans for the hospitals?

15 MR. KATZLER: Likely, the former parking lot
16 will be developed into residential over time.

17 MS. JOHNSON: The hospital?

18 MR. KATZLER: It is for sale.

19 MS. JOHNSON: Okay.

20 MS. JARMON: Any further questions?

21 (No response.)

22 MR. O'DWYER: Motion to a grant a certificate
23 of completion.

24 MR. FRISHKOFF: Second.

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1 MS. JARMON: All in favor?

2 - - -

3 (Chorus of Ayes)

4 - - -

5 MS. JARMON: Okay. And he's here to represent
6 the 1634 Cambridge, 913-15 North 17th, 912 North 16th, 917
7 North 17th, and 1615 West Poplar.

8 The next items are two properties that I was
9 asked to place on the agenda that are going to be transferred
10 through the new Land Bank program. The applicants weren't
11 invited. I have an attached proposal for both of the
12 properties. The 1908 East York Street for Jeffrey Marshall
13 and 1140 Mt. Vernon Street, both properties will be appraised
14 before they're transferred to the applicant. Do I have any
15 questions from the Committee?

16 MS. JOHNSON: The 1908 property, there were
17 some other properties?

18 MS. JARMON: Through the City.

19 MS. JOHNSON: And they still haven't been
20 transferred there as part of this?

21 MS. JARMON: Yes.

22 MS. JOHNSON: Okay.

23 MR. O'DWYER: Are these their first properties
24 being transferred by the Land Bank?

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1 MS. JARMON: Yes.

2 MS. DUNBAR: Motion.

3 MR. O'DWYER: Second.

4 MS. JARMON: All in favor?

5 - - -

6 (Chorus of Ayes)

7 - - -

8 MS. JARMON: Thank you.

9 The next items are releases. 1712 Titan
10 Street, Joel Miller.

11 Good morning.

12 MR. MILLER: Good morning. I would like to
13 question the assessed property on 17th.

14 MS. JARMON: Can you give your name for the
15 record?

16 MR. MILLER: My name is Joel Miller.

17 MS. JARMON: And you're in the process of
18 selling this lot?

19 MR. MILLER: Correct.

20 MS. JARMON: Are you selling it?

21 MR. MILLER: Yes.

22 MS. JARMON: Any questions from the Committee?

23 (No response.)

24 MS. JARMON: Recommendation?

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1 MR. GRADWOHL: I have a question. What was
2 the agreement between you and the City for what you were
3 going to do with this lot?

4 MR. MILLER: To wait five years.

5 MR. GRADWOHL: It was transferred for \$20,000
6 back in 2011. What was the proposal that you were given for
7 when you received the lot?

8 MR. MILLER: For my purposes, to build or to
9 do whatever necessary within the property. There was nothing
10 there.

11 MS. JOHNSON: But it was a sale.

12 MS. JARMON: It was a sale back then to you.

13 MR. GRADWOHL: Were there any contingencies
14 with the sale?

15 MR. MILLER: Just the five years.

16 MS. JOHNSON: But you never built on it?

17 MS. JARMON: He never built on it, no. And
18 I'm not really -- I don't really remember what his proposal
19 was. I think he initially was going to build or was it a
20 side yard?

21 MR. MILLER: No, it was for anything that I
22 would like it to be.

23 MS. JARMON: I can't hear you.

24 MR. MILLER: It's for anything that I wanted

1 to do there.

2 MS. JARMON: What did you do?

3 MR. MILLER: I maintained it, and lately I
4 didn't do anything about it. But I used to do a little bit
5 of gardening, that's it.

6 MS. JARMON: Any further questions?

7 MS. SOLOMON: It needs to be cleaned.

8 MS. JARMON: The lot needs to be cleaned
9 before we can issue you the release.

10 MR. MILLER: The lot is clean.

11 MS. JARMON: Okay. We have a recent picture.

12 MR. MILLER: No, I don't have that.

13 MS. DUNBAR: No, it's a recent picture in the
14 package.

15 MS. JARMON: It looks like it has some wood on
16 there or, I don't know, a little bit of grass.

17 MR. MILLER: There is a fence.

18 MS. JARMON: And it's a fence. So can you
19 just get that wood off there and then we'll have it inspected
20 again? And maybe cut the grass, but I don't know. The grass
21 doesn't look that high to me.

22 MR. MILLER: I maintain it all the time.

23 MS. JARMON: Can you get the wood off there?

24 And I'll have it inspected again.

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1 MS. DUNBAR: Remove the wood and then she's
2 going to have an inspection done again and make sure the site
3 is clear. And then we can go forward with your request.

4 MR. MILLER: Okay, thank you.

5 MS. JARMON: Recommendation?

6 MS. DUNBAR: Motion to issue subject to the
7 lot being cleared.

8 MS. COSTA: Second.

9 MS. JARMON: All in favor?

10 - - -

11 (Chorus of Ayes)

12 - - -

13 MS. JARMON: Okay. Let me know when that's
14 done.

15 MR. MILLER: Sure.

16 MS. JARMON: All right, thank you.

17 MR. MILLER: Can I have your --

18 MS. JARMON: I can't hear you. Come here.

19 MS. DUNBAR: He needs to get in contact with
20 you.

21 MS. JARMON: I'll give you my card. Have a
22 good day.

23 We're going to go back to page 3, 3222-58 H
24 Street, Esperanza.

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1 Good morning.

2 MR. PEREZ: Good morning.

3 MS. JARMON: State your name for the record.

4 MR. PEREZ: Juan Perez from Esperanza Health
5 Center.

6 MS. JARMON: And you're here to receive this
7 lot? Can you let the Committee know what your proposal is,
8 what your plans are?

9 MR. PEREZ: Sure. Esperanza Health Center is
10 a primary healthcare facility. We are looking to -- we have
11 a lease here. We lease a building for our primary healthcare
12 services a block away. We'd like to build on this site a
13 community health and wellness center that would also house
14 probably our primary care services.

15 MS. JARMON: Any questions from the Committee?

16 MR. O'DWYER: Is this the specific one on West
17 Moreland?

18 MR. PEREZ: Yes.

19 MR. O'DWYER: Is this the Phoenix part, part
20 of that?

21 MR. PEREZ: Correct.

22 MR. O'DWYER: Okay. And all the community
23 groups are signed on to part of that, like meeting to figure
24 out what to do with that and to get the Councilperson's

1 support as well?

2 MR. PEREZ: Yes. We did work with Councilman
3 Maria Sanchez's office with the site collaborative there. We
4 had focus groups and one of the things that came out on top
5 was to have the health center as a project.

6 MS. DUNBAR: So would this be for a nominal
7 consideration?

8 MS. JARMON: Yes, I think they have financing.

9 MR. PEREZ: Yes. We presently have six
10 million dollars allocated to the project on our board. On
11 hand, we have -- we estimate that the project with the
12 collaborative and the developer that it would take about ten
13 million to build.

14 We have assets of 16 million and we expect that
15 we could possibly, by the time it breaks there, to have it
16 fully funded ourselves, the entire project. We do have
17 letters of support from PNC Bank and we are working with the
18 investments fund that says that we do market allocations for
19 prime candidates.

20 MS. JARMON: Any further questions?

21 (No response.)

22 MR. O'DWYER: Move for the transfer.

23 MS. DUNBAR: Second.

24 MS. JARMON: All in favor?

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1 - - -

2 (Chorus of Ayes)

3 - - -

4 MS. JARMON: Okay, thank you.

5 The next item is 1533 South Woodstock,
6 Maria Coleman. The current owner is asking for a release of
7 this restriction. It's a lot. Can I just get an approval
8 contingent upon this lot being cleaned? The current owner
9 wasn't aware of the restriction in the deed and I would just
10 let them know that they need to clean this lot before this
11 release is issued.

12 MS. DUNBAR: Motion to release the -- to issue
13 a certificate of completion subject to the lot being cleaned.

14 MR. GRADWOHL: Second.

15 MS. JARMON: All in favor?

16 - - -

17 (Chorus of Ayes)

18 - - -

19 MS. JARMON: Thank you.

20 The next items are 1734 and 1736 Hope Street,
21 Gregory Carrion.

22 Good morning. Can you state your name for the
23 record?

24 MR. VINEY: Yes. My name is Vincent Viney.

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1 I'm the owner of V2 Properties.

2 MS. JARMON: And you just purchased this?

3 MR. VINEY: Yeah. I just purchased the
4 property last Thursday. The previous owner issued a letter
5 requesting the release.

6 MS. JOHNSON: And what are your plans?

7 MR. VINEY: We're going to be building new
8 construction, three-story homes there.

9 MS. SOLOMON: The lots need to be cleaned.

10 MS. DUNBAR: So I understand that the lots
11 need to be cleared and I would like to make a motion to issue
12 the certificate of completion subject to the lots being
13 cleared.

14 MS. JARMON: Okay.

15 MR. VINEY: Did you take any recent pictures?
16 The lots appear to be cleared to us.

17 MS. JARMON: We took this March 30th.

18 MR. VINEY: Okay. I'll just send you updated
19 pictures.

20 MS. JARMON: Yes, okay. Did I get a
21 recommendation?

22 MS. DUNBAR: I did already.

23 MS. JARMON: Did somebody second?

24 MR. FRISHKOFF: Second.

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1 MS. JARMON: All in favor?

2 - - -

3 (Chorus of Ayes)

4 - - -

5 MS. JARMON: Thank you. So let me know once
6 it's clean.

7 MR. VINEY: Sure.

8 MS. JARMON: Thank you.

9 The next item, 1349 South Dover Street,
10 Geraldine Carter.

11 Good morning. Can you state your name for the
12 record?

13 MS. GREEN: My name is Margie Green. I am the
14 sole owner of Dover Point, LLC and I am the prospective buyer
15 of 1349 South Dover. I currently own 1347 South Dover.

16 My plan would be to make it a side yard to my
17 home. The current owner of the lot is deceased, so it is in
18 the estate in her name. And what I'm asking is for the
19 Committee to release the restriction on the deed in order for
20 me to buy the lot free and clear. I do currently have an
21 agreement of sale with the heirs.

22 MS. JARMON: Any questions from the Committee?

23 MS. DUNBAR: I was just trying to see when the
24 settlement is.

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1 MS. JARMON: When is it scheduled?

2 MS. DUNBAR: When is it scheduled for
3 settlement?

4 MS. GREEN: Well, we're waiting to get some of
5 these issues cleared up. The settlement was already
6 scheduled, then we realized that we needed to go through this
7 process, and we're also concerned about inheritance tax and
8 whether that's been paid. And so until we can get some of
9 these things cleared, we don't have a scheduled date, or I
10 believe we missed our scheduled date. That would be
11 scheduled as soon as we get these things cleared up.

12 MS. DUNBAR: Well, I guess the concern that I
13 have is that if we issue the certificate of completion and
14 for some reason you can't complete your sale for the
15 purchase, then we will have released it and, you know, we
16 don't know what would happen after that. So I would make a
17 motion that we -- that we release it subject to you moving
18 forward with the sale.

19 MS. GREEN: Yes, that's fine.

20 MR. GRADWOHL: Second.

21 MS. JARMON: All in favor?

22 - - -

23 (Chorus of Ayes)

24 - - -

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1 MS. GREEN: Thank you.

2 MS. JARMON: Okay.

3 Next item, 5026 Green Street. I'm not sure if
4 this applicant is here. He purchased this property from the
5 sheriff's sale and didn't realize that this restriction was
6 on the deed. He developed the property and wants the
7 restriction taken off the deed.

8 MR. O'DWYER: Are there appropriate permits to
9 show that he has successfully completed it?

10 MS. JARMON: Yes. He purchased it at the sale
11 in May of 2015.

12 MS. JOHNSON: This is Green Street?

13 MS. JARMON: Green Street, yes. Any
14 questions?

15 (No response.)

16 Recommendation?

17 MR. GRADWOHL: Move to grant the certificate
18 of completion.

19 MS. DUNBAR: Second.

20 MS. JARMON: All in favor?

21 - - -

22 (Chorus of Ayes)

23 - - -

24 MS. JARMON: Thank you.

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1 The next items are 5721 and 5723 Crittenden
2 Street, Saul Walker.

3 Good morning.

4 MR. WALKER: Good morning.

5 MS. JARMON: You're here asking for the
6 restriction to be lifted off of -- it's a lot and a
7 single-family dwelling?

8 MR. WALKER: Yes, ma'am.

9 MS. JARMON: Are you selling these?

10 MR. WALKER: Yes, ma'am.

11 MS. JARMON: Okay. Recommendation from the
12 Committee or any questions?

13 (No response.)

14 MS. DUNBAR: Motion to issue the certificate
15 of completion.

16 MS. COSTA: Second.

17 MS. JARMON: All in favor?

18 - - -

19 (Chorus of Ayes)

20 - - -

21 MS. JARMON: Okay. We'll be in touch once the
22 release is ready.

23 MR. WALKER: Thank you.

24 MS. JARMON: 502 Hoffman Street, Berger Group.

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1 Good morning. Can you state your name again?

2 MR. VINEY: Good morning. Yes, Vincent Viney,
3 owner of V2 Properties.

4 MS. JARMON: And you recently purchased this
5 property?

6 MR. VINEY: That's correct, through the
7 sheriff's sale.

8 MS. JARMON: I think you need to clean this
9 lot too.

10 MR. VINEY: No. This lot -- we sent pictures.
11 We did clear it and sent pictures.

12 MS. JARMON: Oh yes, if you look at the last
13 one, he did send me this picture. Yes, he did clean all of
14 that off of it. Any questions?

15 (No response.)

16 MS. DUNBAR: Motion to issue the certificate
17 of completion.

18 MR. O'DWYER: Second.

19 MS. JARMON: All in favor?

20 - - -

21 (Chorus of Ayes)

22 - - -

23 MS. JARMON: Thank you.

24 MS. JOHNSON: Are you planning to build here?

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1 MR. VINEY: Yes, new construction of
2 three-story homes.

3 MS. JARMON: Okay. 4027 Powelton Avenue, W&W
4 Contractor. This property was transferred as a lot. They
5 have sent -- we received the pictures. The property is
6 totally built and rehabbed. Can I get a recommendation?

7 MS. DUNBAR: Motion to issue certificate of
8 completion.

9 MR. GRADWOHL: Second.

10 MS. JARMON: All in favor?

11 - - -

12 (Chorus of Ayes)

13 - - -

14 MS. JARMON: Thank you.

15 The next is 5351 Irving Irving Street. The
16 applicant is asking to sell this property.

17 MR. O'DWYER: What were the original terms of
18 the transfer?

19 MS. JARMON: It was just a sale of the
20 property and he rehabbed it and now he wants to sell it.

21 MR. GRADWOHL: His letter -- I had questions
22 about the language in the letter. Is it possible we can
23 table this until next month?

24 MR. O'DWYER: In the letter, he said that it's

1 been cleaned out, the first two floors, and has windows and
2 doors. That doesn't sound like --

3 MS. JARMON: Yes, you're right. Okay, I'll
4 table it. We'll see if we can possibly get it inspected.

5 The next item, 2645 North 18th Street. Excuse
6 me, sir, do you have another item?

7 MR. VINEY: I do, 1626 Cadwallader.

8 MS. JARMON: Okay. One second, when I get
9 done with them. I just got that call yesterday.

10 2645 North 18th Street, Dr. Williams. Good
11 morning. Can you state your name?

12 DR. WILLIAMS: Dr. Joseph Williams.

13 MS. JARMON: And you received this property
14 back in 2001?

15 DR. WILLIAMS: Correct.

16 MS. JARMON: And you want to sell it?

17 DR. WILLIAMS: No, we're not selling it.

18 MS. JARMON: You just want the restrictions
19 lifted?

20 DR. WILLIAMS: We're selling the properties at
21 1701 West Lehigh. That is the parking lot for that property.
22 So we're just going to transfer them on the sale and we need
23 the release for it.

24 MS. JARMON: You're going to transfer along

1 with the --

2 DR. WILLIAMS: The sale of 1701 West Lehigh.
3 That is the parking lot for 1701 West Lehigh.

4 MS. JARMON: Any questions from the Committee?
5 (No response.)

6 MS. DUNBAR: Motion to release the
7 reversionary interest.

8 MR. GRADWOHL: Second.

9 MS. JARMON: All in favor?

10 - - -

11 (Chorus of Ayes)

12 - - -

13 MS. JARMON: Thank you.

14 We're going to go down to 1626 Cadwallader.
15 We just added this yesterday. Again, you just recently
16 purchased this also? You're on a roll.

17 MR. VINEY: Yes, last Thursday again.

18 MS. JARMON: Okay. And you're going to
19 develop on it?

20 MR. VINEY: Yes, three-story, new construction
21 on it.

22 MS. JARMON: Okay. Any questions?

23 MS. SOLOMON: Are there any pictures?

24 MS. JARMON: That's what I'm looking --

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1 MR. VINEY: That lot is finished off and
2 cleared.

3 MS. JARMON: Yes. I ordered a picture
4 yesterday because we just got this call yesterday. I should
5 get the picture today. If there's any question that it needs
6 to be cleaned, I'll let you know.

7 MR. GRADWOHL: I move that we grant the
8 certificate of completion contingent on the lot being
9 cleaned.

10 MS. DUNBAR: Second.

11 MS. JARMON: All in favor?

12 - - -

13 (Chorus of Ayes)

14 - - -

15 MR. VINEY: Thank you. Have a great day.

16 MS. JARMON: All right, you too.

17 1936 Fernon. Good morning. Can you state
18 your name for the record?

19 MS. VIRELLI: Good morning. Sandra Virelli.

20 MS. JARMON: Okay. And what's going on on
21 this lot? There's a whole bunch of wood on the lot.

22 MR. VIRELLI: Yeah. You know, there's like --
23 we own 1939 and we're trying to sell it now. And the thing
24 is, they have liens on there from 1998.

1 MS. VIRELLI: There were nuisance liens issued
2 from 1992 -- one in 1992 and three in 1999. And they were
3 supposed to be released but never were. So that's what we're
4 here for.

5 MR. VIRELLI: And right now, they're building
6 on it next door.

7 MS. JOHNSON: You're building on it?

8 MS. VIRELLI: It's the Point Breeze. They're
9 developing that area.

10 MS. JARMON: So you're not here for a release
11 of the restrictions?

12 MR. VIRELLI: The liens are not ours. We're
13 getting ready to sell our lot.

14 MS. JARMON: You're selling the 1936?

15 MR. VIRELLI: That's correct.

16 MS. JARMON: Okay. So you're here --

17 MR. VIRELLI: We didn't buy it until 2007.

18 MS. JARMON: Right.

19 MR. VIRELLI: And those other liens were on
20 there and it has nothing to do with us.

21 MS. JARMON: Okay. You're here for two
22 things. You're asking for the liens to be lifted that were
23 prior to your ownership, which I can do an abatement to the
24 Law Department for that. And also you're in the process of

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1 selling the 1936 Fernon. So is somebody building next door?

2 MR. VIRELLI: I'm sorry? We don't hear too
3 good.

4 MS. DUNBAR: Is someone building on this?

5 MR. VIRELLI: Yes.

6 MS. DUNBAR: Okay. So are these building
7 materials?

8 MR. VIRELLI: They're building materials on my
9 lot, yes.

10 MS. VIRELLI: We're in the middle.

11 MS. DUNBAR: So which of these is yours?

12 MR. VIRELLI: This one right here.

13 MS. DUNBAR: That's not empty.

14 MR. VIRELLI: Well, this is a new home.

15 MS. DUNBAR: Okay.

16 MR. VIRELLI: This is another new home. This
17 is 1938 and this is 36. They've got plywood on the lot to
18 build this home with. So this is really an empty lot.

19 MS. DUNBAR: But what I see is wood on the
20 lot.

21 MR. VIRELLI: Yeah, that's material for there.

22 MS. DUNBAR: Okay. So what we're asking is
23 that you not let them use it, you remove it so that we can
24 issue what you're requesting. Because right now, it's

1 showing that it's being used for some different purpose. I
2 understand that you are allowing them to use it, but maybe
3 they just need to remove it. Have a picture taken with it
4 cleared and then submit it.

5 MR. VIRELLI: Okay.

6 MS. DUNBAR: Are they buying the lot?

7 MS. VIRELLI: Yes.

8 MS. DUNBAR: They're buying it?

9 MR. VIRELLI: No, someone else is.

10 MS. DUNBAR: Okay. So they'll have to remove
11 it anyway. So just have them take their wood and put it on
12 their lot or in their building, just remove it from your lot.

13 MR. VIRELLI: Okay. But does that have
14 anything to do with the --

15 MS. DUNBAR: That's separate from the liens.
16 All we're talking about is the site being cleared --

17 MS. JARMON: So that you can get the
18 release.

19 MR. VIRELLI: Well, that won't be cleared
20 until they're done building.

21 MS. DUNBAR: No. All you have to do is tell
22 them.

23 MS. JOHNSON: But how are you selling the lot
24 to someone else if they're using it?

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1 MR. VIRELLI: Well, they won't start on our
2 lot until later.

3 MS. JOHNSON: Oh, so you're selling it to
4 them?

5 MR. VIRELLI: We're selling it to a different
6 person that's going to build another home.

7 MS. JOHNSON: But they don't want to take
8 possession of the lot and start building? They have to wait
9 until the other people finish?

10 MR. VIRELLI: No, they can do it now, but
11 that's just on our lot right now.

12 MS. JOHNSON: But before you transfer title to
13 the new owner, you're going to have to clean that wood off.
14 That's all we're saying.

15 MR. VIRELLI: Yes.

16 MS. DUNBAR: So the owners of 38 need to stand
17 it up, move it out of the way, you take the pictures, send it
18 in, and then we say okay. So whatever you do after that, I
19 guess would be your business.

20 MS. JOHNSON: So that's in regard to the land.

21 MS. DUNBAR: Do you understand?

22 MR. VIRELLI: Yeah, I understand.

23 MS. DUNBAR: This has nothing to do with the
24 lien.

1 MS. JOHNSON: The liens will be taken care
2 of.

3 MS. DUNBAR: She already addressed the liens.

4 MS. JARMON: I'm going to take care of that.

5 MR. VIRELLI: So we just have to send the
6 pictures?

7 MS. JARMON: Right. So we can approve it
8 contingent upon -- same as before.

9 MS. DUNBAR: And I'd like to make a motion to
10 approve this release of reversionary interest subject to the
11 receipt of evidence that the lot has been cleared.

12 MS. VIRELLI: I think it's cleared already
13 though, actually. Thank you so much. And then we don't have
14 to come back with the liens, correct?

15 MS. JARMON: No, I'm going to -- can I get a
16 copy of that? Or you can send me a copy?

17 MS. VIRELLI: I can e-mail it.

18 MS. JARMON: E-mail me a copy so I can send
19 it.

20 MS. VIRELLI: Okay.

21 MS. JARMON: Can I get a recommendation? We
22 made a motion?

23 MS. DUNBAR: I made a motion.

24 MR. FRISHKOFF: Second.

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1 MS. JARMON: All in favor?

2 - - -

3 (Chorus of Ayes)

4 - - -

5 MS. JARMON: Thank you.

6 1261 Mascher, 1263 Mascher, Kensington South.

7 Good morning. Can you state your name for the record?

8 MS. KOSHAW: Jeanne Koshaw.

9 MS. JARMON: And you're here to ask -- is
10 Kensington South selling these two lots?

11 MS. KOSHAW: Yes.

12 MS. JARMON: We don't have an agreement of
13 sale. Oh, yes we do. Any questions from the Committee?

14 (No response.)

15 MR. O'DWYER: Motion to issue a certificate of
16 completion.

17 MS. DUNBAR: Second.

18 MS. JARMON: All in favor?

19 - - -

20 (Chorus of Ayes)

21 - - -

22 MR. GRADWOHL: Susan, I'm abstaining from that
23 vote.

24 MS. JARMON: All right, thank you.

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1 2546, 48, 50, and 52 Hope Street. Good
2 morning. Can you state your name for the record?

3 MR. NEY: Walter E. Ney, Jr.

4 MS. JARMON: All right. I understand that
5 you're here just to get the restriction off the deed? Your
6 dad passed away?

7 MR. NEY: Yes.

8 MS. JARMON: And you're still going to keep
9 ownership of these lots?

10 MR. NEY: Yes.

11 MS. JARMON: Okay. Any questions from the
12 Committee?

13 MR. O'DWYER: Any pictures? Oh yes, there
14 are. It looks clean.

15 MS. DUNBAR: Motion to release the
16 reversionary interest.

17 MR, O'DWYER: Second.

18 MS. JARMON: All in favor?

19 - - -

20 (Chorus of Ayes)

21 - - -

22 MS. JARMON: All right, thank you. I'll be in
23 touch.

24 MR. NEY: Thank you.

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1 MS. JARMON: 2326 Morris Street. Good
2 morning.

3 MS. CARTER: Good morning. My name is
4 Geneva Carter.

5 MS. JARMON: And you're here to --

6 MS. CARTER: I'm trying to sell the property.
7 I got it years ago and they never -- what happened was they
8 lost the paperwork so I couldn't get the funding because I
9 was under an account auction. So I didn't have the money. I
10 thought I lost it. I paid that off, all the taxes and
11 everything is up to date. And I was going to go to
12 settlement this week when I found out I couldn't sell the
13 property without it being released. So I rushed in and got
14 it.

15 MS. JARMON: Any questions from the Committee?

16 MS. CARTER: Excuse me, also the Tax Review
17 Board tore it down so I had a lien on it for \$35,000 but I
18 went on to court. They knocked it down to 25, but they gave
19 me 30 days from the 23rd to reverse that and put it back on
20 there, so it will be back to 35. They gave me an extension
21 to May 8th. I'm hoping I can get this done and I can sell
22 this here, because other than that, I wouldn't be able to
23 sell the house and I'd be stuck with it.

24 MS. JARMON: And I think that the person is

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1 willing to pay the lien.

2 MS. CARTER: Right. None of them belong to
3 me, and then I can pay this off and I'll be out of debt,
4 thank God.

5 MS. JARMON: Okay.

6 MS. DUNBAR: Motion to release.

7 MR. GRADWOHL: Second.

8 MS. JARMON: All in favor?

9 - - -

10 (Chorus of Ayes)

11 - - -

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

13 MS. CARTER: How long before I can do this?

14 MS. JARMON: Give them about two weeks.

15 MS. CARTER: Thank you.

16 MS. JARMON: Okay.

17 Next item is 2215 Latona Street. The
18 applicant is unable to make this meeting. They're asking
19 permission to sell. Initially, they had these chairs on the
20 lot and yesterday they cleaned the lot off and sent me the
21 picture. Any questions from the Committee?

22 (No response.)

23 MR. GRADWOHL: Motion to grant the
24 certification of completion.

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1 MS. DUNBAR: Second.

2 MS. JARMON: All in favor?

3 - - -

4 (Chorus of Ayes)

5 - - -

6 MS. JARMON: Thank you.

7 The last item is 1341 South Bouvier and 1343.

8 We just ask -- oh, you're here? Okay. Do you have the
9 certificate?

10 MR. FUSTEIN: Yes.

11 MS. JARMON: We just added the 1341 this
12 morning.

13 MR. FUSTEIN: My supervisor at the district
14 office for the Southern District has been on vacation. My
15 permits and everything, the entire -- my final inspection was
16 done a month ago, so he said today -- he just got back from
17 vacation. He's going to give it to me by the end of the day.

18 MS. JARMON: Okay.

19 MR. FUSTEIN: The building inspector wrote me
20 an e-mail to give you that says that everything was completed
21 and approved and I have photos of the houses. And, you know,
22 I had been waiting there all morning since 8:15.

23 MS. JARMON: All right, this is fine. So can
24 you go up and just state your name?

1 MR. FUSTEIN: Sure. Jesse Fustein here on
2 behalf of 1300 Bouvier Street. I bought 1341 and 43 along
3 with nine other lots. Through a competitive process with the
4 Redevelopment Authority, we got zoning over a year ago to do
5 a comprehensive development of the 1300 block of Bouvier that
6 also consisted of the 1300 block of South 18th. And phase
7 one of the development consisted of 1341 to 1355 South
8 Bouvier. We had reached a point where we completed the first
9 four houses.

10 Two of them are scheduled to settle on Friday.
11 That would be 1341 and 1343. Those are the ones that I'm
12 here today to inform you all that have been approved.
13 Building inspectors approved them. All of the inspections
14 are complete. I'm just looking for -- to pay the lease so
15 that these two properties may be conveyed on Friday by the
16 title property to the prospective buyers.

17 MS. JARMON: Okay. I just want to read this
18 e-mail from Department of License and Inspections, Ed Piller.
19 He says, "1341 South Bouvier and 1343 South Bouvier Street
20 have all inspections completed. I also received final
21 electric certs. All information has been forwarded to my
22 supervisor. We will contact Randy when the certificates of
23 occupancy are complete."

24 MR. FUSTEIN: And I just want to clarify.

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1 Randy is the superintendent in charge of the construction on
2 site. We were there this morning. And so he will be
3 handling the certificates of occupancy. But because of the
4 time constraint, I went over there with him and that's why it
5 says that he's forwarding these documents to Randy.

6 MS. JARMON: Okay. Recommendation?

7 MR. GRADWOHL: Motion to release.

8 MS. DUNBAR: Second.

9 MS. JARMON: All in favor?

10 - - -

11 (Chorus of Ayes)

12 - - -

13 MS. JARMON: Okay, thank you.

14 The meeting has been adjourned. Thank you.

15 - - -

16 (Whereupon the Vacant Property Meeting was
17 adjourned at 11:02 a.m.)

18 - - -

19

20

21

22

23

24

C E R T I F I C A T I O N

I hereby certify that the proceedings and evidence noted are contained fully and accurately in the stenographic notes taken by me upon the foregoing matter dated April 12, 2016, and that this is a correct transcript of the same.

Amy Marzario
Court Reporter - 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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