

Vacant Property Review Committee  
September 11, 2018

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VACANT PROPERTY REVIEW COMMITTEE

Caucus Room, City Hall  
Philadelphia, Pennsylvania  
Tuesday, September 11, 2018  
10:10 a.m.

PRESENT:

SUSIE JARMON, OHCD, CHAIRWOMAN  
LARRY PADILLA, PRA  
LINDA MEDLEY, Law Department  
PHIL CHI, Law Department  
DEB CUNNINGHAM, Public Property  
MICHAEL KOONCE, Council President Clarke's  
Office  
KEVIN HUNTER, Commerce  
GARRETT O'DWYER, PACDC  
ARIELLE HARRIS, L&I  
JAMETTA JOHNSON, Planning Commission  
RACHEL BROOKS, LISC

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2 CHAIRWOMAN JARMON: Good

3 morning. My name is Susie Jarmon. The  
4 VPRC is now in session.

5 I would like to table two items  
6 on the agenda. Page 3, 2935 to 65 North  
7 2nd Street, the Land Bank section. 2935  
8 to 65 North 2nd Street. Also, on Page 2,  
9 721 West Cumberland Street, the applicant  
10 asked us to table this until next month.  
11 And I also would like to add the addendum  
12 to the agenda.

13 Are there any attorneys in the  
14 room?

15 MR. O'DWYER: Ms. Chairman,  
16 Maria Gonzalez from HACE is here for  
17 that. I told her that it was on the  
18 agenda. Why is it getting tabled?

19 CHAIRWOMAN JARMON: The Land  
20 Bank Department isn't here and they asked  
21 me -- oh, actually Brad is. He can speak  
22 to her, but they asked us to take it off.

23 MR. O'DWYER: Okay.

24 CHAIRWOMAN JARMON: Attorneys?

25 (Hands raised.)

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2 (Witnesses approached podium.)

3 CHAIRWOMAN JARMON: And you're  
4 here for Wharton Street?

5 MR. DUFFY: Exactly.

6 CHAIRWOMAN JARMON: A release  
7 for Wharton Street, 2702 and 2704 Wharton  
8 on Page 5. OTC Realty transferred to  
9 Neighborhood Garden Trust.

10 MR. DUFFY: Correct.

11 CHAIRWOMAN JARMON: And they  
12 are here asking for a release.

13 Can you state your name for the  
14 record.

15 MR. DUFFY: Yes. My name is  
16 Gregory Duffy, attorney for Neighborhood  
17 Gardens Trust. With me I have Marlana  
18 Moore, who is a Land Preservation Project  
19 Manager for NGT.

20 The garden parcel is known as  
21 the South Philly Peace Garden. It's a  
22 garden that's set up for the community.  
23 Councilman Johnson has been very involved  
24 in helping preserve this garden. It  
25 is -- would you like to speak to kind of

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2 what its intent and purpose is?

3 MS. MOORE: Yeah. So the  
4 garden is meant to bring families  
5 together and bring community healing from  
6 the trauma of gun violence in that  
7 neighborhood. There's a really active  
8 community of people involved in  
9 maintaining the garden and improving it,  
10 and we've worked pretty hard over the  
11 past year or so to make sure the garden  
12 wouldn't get -- wouldn't have any threats  
13 against development.

14 MR. DUFFY: So originally what  
15 happened is, the garden was created and  
16 then OTE Realty acquired the property  
17 from the Redevelopment Authority. They  
18 signed a redevelopment agreement through  
19 the help of Councilman Johnson and the  
20 RDA, or PRA. We've worked out an  
21 arrangement where -- and actually VPRC  
22 already considered this matter -- where  
23 we acquired a separate parcel from the  
24 Redevelopment Authority and swapped the  
25 parcels. So now that the parcel known as

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2 2702 and 2704 Wharton has been conveyed,  
3 swapped to NGT, NGT has now with the  
4 gardeners completed garden improvements.  
5 It will be preserved for perpetuity as a  
6 garden in the community, and we're just  
7 asking for the lease from the -- we're  
8 asking for the certificate of completion  
9 for new ownership.

10 MR. O'DWYER: So this has been  
11 transferred already?

12 MR. DUFFY: That's correct.

13 MR. O'DWYER: To Neighborhood  
14 Gardens Trust?

15 MR. DUFFY: Exactly.

16 CHAIRWOMAN JARMON: Any further  
17 questions?

18 MR. KOONCE: Do we have any  
19 pictures or anything?

20 CHAIRWOMAN JARMON: A picture?

21 MS. BROOKS: It's in here,  
22 Attachment L.

23 CHAIRWOMAN JARMON: Mike, I  
24 think it's a garden already.

25 MR. DUFFY: I think you have

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2 pictures already, but if you'd like a

3 picture --

4 MR. KOONCE: No. I'm good.

5 MS. MEDLEY: What was supposed

6 to be there?

7 CHAIRWOMAN JARMON: I think OTC

8 Realty was to develop, and then I guess

9 after they took title, they were in

10 contact with the gardening group.

11 MS. MEDLEY: So do they just

12 have the two restrictions?

13 CHAIRWOMAN JARMON: It has the

14 two restrictions.

15 MS. MEDLEY: Okay.

16 CHAIRWOMAN JARMON: Any further

17 questions?

18 (No response.)

19 CHAIRWOMAN JARMON:

20 Recommendation?

21 MR. KOONCE: Motion to approve.

22 (Duly seconded.)

23 CHAIRWOMAN JARMON: All in

24 favor?

25 (Aye.)

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2 CHAIRWOMAN JARMON: Any

3 opposed?

4 (No response.)

5 CHAIRWOMAN JARMON: Thank you.

6 MR. DUFFY: Thank you.

7 CHAIRWOMAN JARMON: Attorney?

8 (Hand raised.)

9 (Witnesses approached podium.)

10 CHAIRWOMAN JARMON: The address

11 you're here for?

12 MR. WOODS: 2801 Frankford.

13 CHAIRWOMAN JARMON: Okay.

14 State your name for the record.

15 MR. WOODS: My name is Liam

16 Woods. I'm representing 2801 Frankford,

17 and I have with me Dan Beedy (ph). He is

18 the owner.

19 We recently sold the property.

20 Before we sold the property, there was an

21 encumbrance on the property outstanding

22 from 1987. It was from the original

23 owners, or the previous owners of the

24 property had an encumbrance on the

25 property for a grant that they were

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2 granted in 1987. We bought the property,  
3 and we just recently sold the property  
4 and the encumbrance was not lifted. And  
5 then there was also an issue with the  
6 taxes, which were appealed, and we  
7 have -- the taxes have been appealed, and  
8 the City is currently waiting for an  
9 assessment to reassess the property taxes  
10 on that property. So we want to get --  
11 we're trying to get the reverter lifted  
12 from 1987.

13 MR. O'DWYER: So the tax issue  
14 hasn't been resolved, if I remember last  
15 time --

16 MS. CUNNINGHAM: It's  
17 144,000-plus in outstanding taxes, and  
18 you're appealing; is that correct?

19 MR. WOODS: We have appealed  
20 it. We got the nunc pro tunc granted,  
21 and we're just waiting for a reassessment  
22 of that property right now of the taxes.

23 MS. CUNNINGHAM: But you  
24 haven't paid any of it in anticipation of  
25 what the reassessment will be?



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2 MR. BEEDY: No. They haven't  
3 given us a new value. I mean, they gave  
4 us the assessment value of 4.6 million,  
5 and we weren't even anywhere near in that  
6 realm. So because of the large  
7 difference between what we purchased the  
8 property for originally and then what we  
9 just sold it for and then what we are now  
10 being assessed at, they said because of  
11 the large dollar amount, they couldn't  
12 just grant it. We had to have a  
13 third-party appraiser come in. And that  
14 was all done, and it's been all turned in  
15 at this point and we're just now waiting  
16 for the new assessment.

17 There's \$176,000 being held in  
18 escrow from the sale of the property in  
19 order for -- until it gets released, but  
20 there's also \$100,000 being held in  
21 escrow for the RDA issue from 1987.

22 MR. WOODS: If you will, we  
23 have the letter from the Board of  
24 Revision of Taxes saying that -- from May  
25 18th saying that your market value appeal

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2 application is on file and they're  
3 processing it right now. So we're just  
4 currently waiting for them to reprocess  
5 it.

6 MR. PADILLA: The hundred  
7 thousand that's held for the PRA, is that  
8 because of the grant?

9 MR. WOODS: Yes.

10 MR. PADILLA: Is that to repay  
11 that grant?

12 MR. WOODS: Excuse me?

13 MR. BEEDY: No. The grant was  
14 already paid December 2016. There was a  
15 loan, I think, with TD Bank, and that was  
16 paid back to you guys. It's more or less  
17 the current buyer didn't want to release  
18 all the funds until the RDA lifted the  
19 reverter from '87.

20 CHAIRWOMAN JARMON: Any further  
21 questions?

22 (No response.)

23 CHAIRWOMAN JARMON:  
24 Recommendation?

25 MR. PADILLA: Quick question on

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2 this side. Wouldn't taxes have to be  
3 satisfied and/or an agreement be made?

4 MS. CUNNINGHAM: Yes.

5 So either the taxes have to be  
6 satisfied or you have to be in a payment  
7 agreement to satisfy the taxes in order  
8 for us to even be allowed to give you a  
9 release for the restriction. So I'm not  
10 sure if -- I mean, since you have the  
11 money in escrow --

12 MR. O'DWYER: Is it being held  
13 in escrow by the City or is it being held  
14 in escrow by a lender?

15 MR. BEEDY: It's held in escrow  
16 at the title company that did the latest  
17 transaction.

18 MR. O'DWYER: By the title  
19 company?

20 MS. CUNNINGHAM: And who is  
21 going to record the release anyway? Is  
22 it going to be the title company? Is it  
23 going to be recorded at the time of the  
24 subsequent sale?

25 MR. BEEDY: Recorded in

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2 regards? I don't know what you're  
3 referencing.

4 MS. CUNNINGHAM: Okay. So when  
5 you get the reversion released, it needs  
6 to be recorded in the Recorder's Office.

7 MR. BEEDY: Yes. The title  
8 company will record that.

9 MS. CUNNINGHAM: So it can come  
10 with a letter that tells the title  
11 company that they're not authorized to  
12 record it until the tax issue has been  
13 resolved.

14 CHAIRWOMAN JARMON:  
15 Recommendation?

16 MR. O'DWYER: I didn't -- are  
17 we doing contingent?

18 MS. CUNNINGHAM: We won't give  
19 the physical letter to the title company.  
20 We will send them a letter saying it's  
21 been approved --

22 MR. O'DWYER: Contingent upon.

23 MS. CUNNINGHAM: -- contingent  
24 upon payment of these taxes, or however  
25 you work it out, and that once they

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2 provide us proof of that situation being  
3 worked out, we'll provide them a  
4 letter -- or not the letter.

5 MR. WOODS: There's two  
6 separate escrows right now. There's one  
7 for the hundred thousand for the reverter  
8 and then there's a separate one for the  
9 taxes.

10 MS. CUNNINGHAM: Right, but  
11 your escrow agent isn't going to  
12 release the hundred thousand dollar  
13 payment of taxes.

14 MR. BEEDY: Yes, he will.

15 MS. CUNNINGHAM: Not to us.

16 MR. BEEDY: No, no, no. It  
17 goes to me as the seller.

18 MS. CUNNINGHAM: Right. The  
19 tax one is what will cover all the taxes  
20 should you appeal it.

21 MR. PADILLA: Well, apparently  
22 you said there's 144,000 in taxes.

23 MS. CUNNINGHAM: Yes.

24 You do realize that will  
25 continue to accrue penalties and interest

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2 throughout this process?

3 MR. PADILLA: They have 176,000  
4 in escrow for taxes.

5 MS. CUNNINGHAM: I thought he  
6 said 114,000.

7 MR. BEEDY: No. We have  
8 \$176,000 being held in escrow right now.

9 MS. CUNNINGHAM: For the taxes?

10 MR. BEEDY: 176 in escrow for  
11 the taxes and 100 for the RDA.

12 MR. PADILLA: But they're two  
13 different amounts.

14 MS. CUNNINGHAM: Okay.

15 MR. BEEDY: Our appeal was  
16 granted for the taxes. I'm just waiting  
17 for a reassessment. So you're saying we  
18 should go and start -- but we don't even  
19 know what it's going to be assessed at  
20 yet, so how are we going to pay for  
21 something we don't even know what it's  
22 going to be?

23 MR. KOONCE: What was the  
24 original assessment again?

25 MR. WOODS: 4.6 million.

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2 MS. CUNNINGHAM: Did they give  
3 you some kind of a timeline on how long  
4 you're going to have to wait?

5 MR. WOODS: This is it. This  
6 is the letter. It says as of timely  
7 filed through your normal channels.

8 MR. KOONCE: It could take six  
9 months or so.

10 MR. WOODS: We have all this  
11 money held up in escrow and, you know...

12 MR. KOONCE: But you're not  
13 going to be able to move it until that's  
14 settled.

15 MR. WOODS: Well, the reverter  
16 issue is -- that reverter is from 1987.  
17 It's from the property owner waiting for  
18 it. We weren't even born. I mean, we  
19 were, but...

20 MS. CUNNINGHAM: Well, they  
21 don't expire.

22 MR. KOONCE: No, but the issue  
23 is, what was your tax bill that you're  
24 disputing? Not the value of the  
25 property. The tax bill.

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2 MR. WOODS: What was the actual  
3 tax bill?

4 MR. BEEDY: The tax bill was  
5 \$56,000 per year, and I only paid  
6 \$700,000 for the property. Because they  
7 assessed me at 4.6 million.

8 MR. KOONCE: So as far as you  
9 now owe 56,000, pending appeal.

10 MR. WOODS: That we appealed,  
11 yes.

12 MR. BEEDY: No. We ended up  
13 appealing it. It ended up being -- two  
14 years. It ended up being 140-some  
15 thousand.

16 MS. CUNNINGHAM: There's two  
17 years. So it's 144,000.

18 MR. KOONCE: So you don't have  
19 enough in escrow.

20 MR. BEEDY: We have 35,000 more  
21 than what is owed right now today.

22 MR. KOONCE: How do we know  
23 that?

24 MR. PADILLA: That's true.

25 MS. CUNNINGHAM: Do we have



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2 something from your escrow agent that  
3 tells us there's money in escrow?

4 MR. BEEDY: I can have it  
5 e-mailed to you. That's not a problem.

6 MS. CUNNINGHAM: Who is the  
7 title company?

8 MR. BEEDY: One second. The  
9 title agent is Kimberly. Sorry.

10 MS. CUNNINGHAM: It's okay.

11 MR. WOODS: I mean, it was the  
12 First American Title Insurance Company.

13 MR. BEEDY: The property is  
14 already transferred, so I no longer own  
15 the property. There's a new entity that  
16 has it now. They have my property and I  
17 don't have any of my money. So I'm just  
18 trying to get all these issues lifted so  
19 that I can get everything released.

20 CHAIRWOMAN JARMON: So what is  
21 the --

22 MR. KOONCE: Can we send a  
23 letter to American telling them that it's  
24 approved, subject to payment of taxes at  
25 settlement? I mean, not settlement.

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2 Payment of taxes.

3 MS. MEDLEY: Yeah. I mean,  
4 yeah, but it's just -- yeah.

5 MS. CUNNINGHAM: We have a  
6 relationship with them. I'm sure we can  
7 probably work it out.

8 MS. MEDLEY: Usually, I mean,  
9 we will send a letter, but it's never  
10 this amount of money. So we would prefer  
11 for them to pay the taxes and then  
12 physically give them --

13 MR. KOONCE: So to ensure that  
14 they're paying for -- they issue the  
15 title. I mean, isn't that the issue?

16 MS. CUNNINGHAM: Yes.

17 MR. KOONCE: We lien on the  
18 title.

19 MS. CUNNINGHAM: Yeah. It's  
20 just that I'm not sure the Commissioner  
21 would sign that because it is such a  
22 large amount and -- I mean, we could talk  
23 to First American and see if they accept  
24 just a letter from us saying we have the  
25 release and we will release -- give it to

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2 you as soon as we resolve this tax issue.

3 MS. MEDLEY: I think that's the  
4 best.

5 MR. KOONCE: So we could  
6 approve -- we're going to approve today  
7 contingent upon the tax issue being  
8 settled.

9 MS. CUNNINGHAM: In the  
10 meantime, we can give a letter to the  
11 title company and tell them that.

12 MR. WOODS: So you guys -- I'm  
13 sorry. Can you just repeat that?

14 CHAIRWOMAN JARMON: So the  
15 recommendation is?

16 MS. CUNNINGHAM: So I move to  
17 approve contingent upon payment of the  
18 taxes. In the meantime, we will reach  
19 out to the title company via letter and  
20 let them know that we will release the  
21 restrictions upon their verification that  
22 the tax issue has been resolved. The  
23 motion is just release contingent upon  
24 payment of taxes.

25 MR. BEEDY: But the RDA

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2 reverter will be lifted as of today?

3 MS. CUNNINGHAM: No.

4 MR. BEEDY: It will not be  
5 lifted?

6 MS. CUNNINGHAM: No.

7 MR. BEEDY: It will not be  
8 lifted until the taxes are paid?

9 MS. CUNNINGHAM: So when we  
10 vote, it's just a recommendation to the  
11 Commissioner. The release doesn't  
12 actually -- isn't actually effective  
13 until the Commissioner approved it.

14 MR. BEEDY: Understood.

15 MS. CUNNINGHAM: So that won't  
16 happen until the tax issue has been  
17 resolved.

18 MR. WOODS: As far as that tax  
19 assessment goes, so we just continue to  
20 wait for them?

21 MS. CUNNINGHAM: Yeah. I mean,  
22 we can't influence them at all.

23 MR. PADILLA: Now, the RDA  
24 reverter issue is a totally different  
25 issue to taxes, correct?

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2 MR. WOODS: Right.

3 MR. PADILLA: So you have to  
4 reach out to the PRA and start that  
5 process going with them.

6 MR. BEEDY: We've already done  
7 that.

8 MR. PADILLA: Who is working on  
9 it?

10 MR. BEEDY: Hercules Grigos is  
11 representing me.

12 MR. PADILLA: Okay.

13 CHAIRWOMAN JARMON: So the  
14 release that he's asking for is the one  
15 that we're here for when he's saying RDA.

16 MR. KOONCE: No. I thought  
17 there was a separate RDA.

18 MR. PADILLA: I thought it was  
19 requesting -- that's the one that's  
20 connected to the grant.

21 MR. WOODS: Right.

22 CHAIRWOMAN JARMON: Now I'm  
23 confused.

24 MR. KOONCE: Aren't there  
25 issues --

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2 MS. CUNNINGHAM: There's two  
3 sets. One from 1987.

4 MR. WOODS: That's RDA.

5 MS. CUNNINGHAM: The typical  
6 VPRC restrictions in the deed. And then  
7 there's a secondary set of restrictions  
8 from PRA connected to the grant that they  
9 gave. That's what the second escrow is  
10 for.

11 MR. WOODS: No, no. One is for  
12 the RDA. The second one is just for the  
13 tax issue. We have 176,000 just for  
14 the --

15 CHAIRWOMAN JARMON: He said the  
16 grant is paid.

17 MS. MEDLEY: But they didn't  
18 get a release from that. Is that the  
19 release that they're talking about or are  
20 they talking about the typical VPRC?

21 CHAIRWOMAN JARMON: Did you get  
22 a release from the RDA regarding the  
23 grant?

24 MR. BEEDY: The RDA was on my  
25 settlement sheet in December of 2016, and

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2 they were paid 300-some thousand dollars.  
3 I don't have the direct dollar amount.  
4 It's in here somewhere, 313,000.

5 MS. CUNNINGHAM: Did they give  
6 a satisfaction for that?

7 MR. BEEDY: Yeah. That wasn't  
8 an exception on my title report, because  
9 that was satisfied. The only exception  
10 on my title report was the reverter from  
11 1987, which is when you guys gave the  
12 grant. So there was only one issue with  
13 RDA.

14 CHAIRWOMAN JARMON: Right.

15 MR. BEEDY: My two escrow  
16 accounts, one is for taxes, one is for  
17 the RDA issue.

18 MS. CUNNINGHAM: Okay. Motion  
19 to grant the release contingent upon  
20 resolution of the taxes.

21 (Duly seconded.)

22 CHAIRWOMAN JARMON: It's  
23 actually two separate issues, but the one  
24 we're approving here contingent upon the  
25 taxes is the release that takes that

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2 restriction off the deed, and then  
3 they're saying you need to settle the  
4 issue with the taxes that are owed.

5 MR. WOODS: How about the fact  
6 that we have 176,000 in escrow for the  
7 taxes?

8 MS. CUNNINGHAM: That's between  
9 you and your title agent.

10 MR. BEEDY: But we also have a  
11 hundred thousand dollars being held for  
12 an RDA reverter, but you're saying you  
13 are linking to the taxes. I don't  
14 understand how one has anything to do  
15 with the other, especially if it was  
16 current. A 2015, '16, '17 issue, I  
17 completely understand that. This is from  
18 1987. It's 30-some years old.

19 MR. PADILLA: But they don't  
20 expire.

21 MS. CUNNINGHAM: They don't  
22 expire, so just like any --

23 MR. BEEDY: It expired at six  
24 years, though.

25 MS. CUNNINGHAM: No, it didn't.



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2 MR. BEEDY: So technically in  
3 1993 it was satisfied, because she never  
4 sold the property.

5 MS. CUNNINGHAM: No. It didn't  
6 expire. It expires upon satisfactory  
7 proof to the Committee and a request, and  
8 she never did that.

9 MR. O'DWYER: So we have no  
10 issue approving the certificate of  
11 completion on the face of it, but we  
12 don't do that when there are outstanding  
13 tax balances, so that's -- they're  
14 separate issues in one sense, but for us  
15 to approve it, then we need to make sure  
16 that the tax balances are settled.

17 MR. BEEDY: Understood. So you  
18 guys will send a letter to the title  
19 company?

20 CHAIRWOMAN JARMON: Yes.

21 MS. CUNNINGHAM: Do you know  
22 who specifically at First American you  
23 were talking to?

24 MR. BEEDY: I can pull it up.

25 MS. CUNNINGHAM: We can do that

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2 separately.

3 MR. PADILLA: We need to take a  
4 vote.

5 MS. CUNNINGHAM: Did somebody  
6 second?

7 CHAIRWOMAN JARMON: I think  
8 somebody seconded. All in favor?

9 (Aye.)

10 CHAIRWOMAN JARMON: Any  
11 opposed?

12 (No response.)

13 CHAIRWOMAN JARMON: Thank you.

14 MR. BEEDY: Thank you.

15 MR. WOODS: Thank you.

16 CHAIRWOMAN JARMON: Any other  
17 attorneys?

18 (No response.)

19 CHAIRWOMAN JARMON: I want to  
20 go back to Page 2, 1755 West Thompson  
21 Street, Gesu School.

22 (No response.)

23 CHAIRWOMAN JARMON: We're going  
24 to table this item.

25 5416 Whitby Avenue. You want

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2 to come up to the podium.

3 (Witness approached podium.)

4 CHAIRWOMAN JARMON: Good

5 morning. State your name for the record.

6 Can you state your name for the  
7 record.

8 MS. SMART-RHOLLEY: Isha

9 Smart-Rholley.

10 CHAIRWOMAN JARMON: And you're  
11 here to purchase this lot at 5416 Whitby  
12 Avenue?

13 MS. SMART-RHOLLEY: Yes.

14 CHAIRWOMAN JARMON: And even  
15 though you qualified to receive it as a  
16 side yard, you wanted it for another  
17 proposal?

18 MS. SMART-RHOLLEY: Yes.

19 CHAIRWOMAN JARMON: And what  
20 was the proposal?

21 MS. SMART-RHOLLEY: Proposal  
22 was I normally ship things to my country,  
23 Africa. So most of the time I don't have  
24 space in the process of bagging them and  
25 shipping them to put them. So I want

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2 like to make a structure, like a garage,  
3 that I pack my stuff before I call for  
4 shipping. So I'm lacking that kind of  
5 space. So I decided to put in for the  
6 lot so that I can get an extra space to  
7 do my shipping stuff.

8 CHAIRWOMAN JARMON: So I think  
9 your request is to put a storage bin on  
10 the lot?

11 MS. SMART-RHOLLEY: Right, like  
12 a storage. So that's why they say  
13 instead of me -- they not allow me to put  
14 a structure if it's just for yards or  
15 anything, but if I want to put a  
16 structure, I should purchase the lot.

17 CHAIRWOMAN JARMON: So what  
18 she's asking for is to build a structure  
19 on the lot so that she would be able to  
20 store items that she sends to Africa.

21 Correct?

22 MS. SMART-RHOLLEY: Yes. Yes.

23 CHAIRWOMAN JARMON: Because she  
24 doesn't have any storage space.

25 MR. PADILLA: Does she have to

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2 submit plans for that?

3 MS. JOHNSON: It is a  
4 residential zone, so you may need a  
5 permit.

6 MS. CUNNINGHAM: I'm not really  
7 sure.

8 CHAIRWOMAN JARMON: This is the  
9 first time we've had this request, so you  
10 may need some type of permit to be able  
11 to do that.

12 MS. CUNNINGHAM: Is this like a  
13 storage pod, those kind of things, or a  
14 shed?

15 MS. JOHNSON: She may need a  
16 variance.

17 CHAIRWOMAN JARMON: A variance?

18 MS. JOHNSON: She may. I'm not  
19 sure. It's an RM-1 zone.

20 MS. CUNNINGHAM: But like a  
21 shed-like structure? Is that what you're  
22 looking to build? I don't get what it  
23 is.

24 MS. SMART-RHOLLEY: It's like  
25 making a structure that I can store my

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2 stuff that I --

3 MR. PADILLA: So it's a  
4 permanent structure that you want?

5 MS. SMART-RHOLLEY: It is.

6 MR. PADILLA: So permanent  
7 means it's a building, which you would  
8 have to request plans. We would have to  
9 see plans and permitting for that, as  
10 well as if you're allowed that use on  
11 that site.

12 MS. SMART-RHOLLEY: If I would  
13 have requested for a garden -- I put in  
14 the explanation if I would have requested  
15 to make a garden or like -- or have  
16 something for barbecues, they say, okay,  
17 this space has been free, but for my  
18 purpose of making a structure, that's why  
19 they said you should purchase the lot.

20 CHAIRWOMAN JARMON: Right.

21 MS. SMART-RHOLLEY: That's my  
22 proposal actually.

23 CHAIRWOMAN JARMON: So she  
24 would have to go to L&I, Jametta, for a  
25 variance?

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2 MS. JOHNSON: I don't know that  
3 she needs one, but she would have to  
4 apply for a permit to L&I.

5 CHAIRWOMAN JARMON: You would  
6 have to go to L&I and apply for a permit  
7 and let them know --

8 MR. KOONCE: She has to take  
9 plans to L&I, and they would either  
10 reject or approve. If they rejected,  
11 then she'd have to get a variance.

12 MR. HUNTER: She doesn't own  
13 the property if she applied for permits  
14 on the property.

15 MR. KOONCE: We can give her --

16 CHAIRWOMAN JARMON: Site  
17 control.

18 MR. KOONCE: Yes.

19 MS. CUNNINGHAM: This is a fair  
20 market value transfer?

21 CHAIRWOMAN JARMON: Yes.

22 So what is the recommendation?

23 MS. CUNNINGHAM: It's fair  
24 market value. I guess we move it for a  
25 site control letter so she can get a

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2 permit from L&I.

3 MR. KOONCE: And she can come  
4 back once she gets the permit from --  
5 once she gets permitted and she shows  
6 that she has the money to build it, then  
7 we'll approve it.

8 CHAIRWOMAN JARMON: Okay. So  
9 the recommendation is to approve you to  
10 get a site control letter so that you can  
11 take that to L&I for the permit and let  
12 them know exactly what you want to do and  
13 see if they will give you a permit to  
14 build this structure on the lot. Do you  
15 understand?

16 MS. SMART-RHOLLEY: So I'm  
17 getting -- I can get a letter from you?

18 CHAIRWOMAN JARMON: Yes. You  
19 can get a site control letter from us,  
20 and then you would take that to L&I and  
21 let them know exactly what it is you want  
22 to do and then see if they will give you  
23 a permit to do that.

24 MR. HUNTER: You'll need a  
25 zoning permit.



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2 MR. PADILLA: So you just can't  
3 build without going through a process.

4 CHAIRWOMAN JARMON: So the  
5 recommendation is?

6 MS. CUNNINGHAM: Move to give  
7 her a site control letter and table the  
8 request for a transfer until such time as  
9 the permit is approved by L&I.

10 (Duly seconded.)

11 CHAIRWOMAN JARMON: All in  
12 favor?

13 (Aye.)

14 CHAIRWOMAN JARMON: Any  
15 opposed?

16 (No response.)

17 CHAIRWOMAN JARMON: Thank you.  
18 I'll give you a call later.

19 MS. SMART-RHOLLEY: Okay.  
20 Thank you.

21 CHAIRWOMAN JARMON: You're  
22 welcome.

23 2865 North Darien Street,  
24 Domingo Fiorentino.

25 (Witnesses approached podium.)

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2 CHAIRWOMAN JARMON: Good

3 morning. State your name for the record.

4 THE INTERPRETER: Domingo

5 Fiorentino.

6 He don't speak English. I'm

7 going to be translating.

8 CHAIRWOMAN JARMON: Okay. And

9 he's here to purchase the lot at 2865

10 Darien?

11 THE INTERPRETER: Yes.

12 CHAIRWOMAN JARMON: Any

13 questions from the Committee? He owns

14 the house at 69, a lot at 67, and he

15 wants this lot owned by the City at 65.

16 MR. PADILLA: Is this fair

17 market?

18 CHAIRWOMAN JARMON: Yes.

19 MR. KOONCE: What are the

20 plans?

21 CHAIRWOMAN JARMON: What's the

22 plans for it?

23 THE INTERPRETER: To keep it

24 clean and like put -- he want to make

25 it -- keep it clean and all his materials

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2 for construction he want to keep in  
3 there.

4 MS. JOHNSON: He also owns the  
5 vacant lot 67.

6 CHAIRWOMAN JARMON: Yeah, he  
7 owns the lot at 67.

8 MS. CUNNINGHAM: Which has  
9 outstanding taxes. Those taxes would  
10 have to be satisfied prior to purchasing  
11 from the City.

12 MR. HUNTER: There's also a  
13 structure --

14 CHAIRWOMAN JARMON: I have a  
15 clearance on them, so they must have an  
16 agreement. I have a tax clearance.

17 MS. CUNNINGHAM: They don't  
18 have it updated as an agreement. I don't  
19 know.

20 MR. HUNTER: There was a  
21 structure built on 2867 between June of  
22 last year and April of this year, and  
23 there's no building permit for that  
24 structure.

25 CHAIRWOMAN JARMON: Do you have

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2 a structure built on your lot at 67?

3 MR. HUNTER: There's like a  
4 shed or like a --

5 THE INTERPRETER: Oh, yeah.

6 CHAIRWOMAN JARMON: Yeah. Did  
7 you get a permit to do that or you just  
8 built it?

9 THE INTERPRETER: No.

10 CHAIRWOMAN JARMON: No. He  
11 just built it.

12 MR. KOONCE: I have a couple  
13 questions. Does he own 4722 North 4th  
14 Street?

15 THE INTERPRETER: What's the  
16 name?

17 CHAIRWOMAN JARMON: What is it?

18 MR. KOONCE: 4722 North 4th.

19 THE INTERPRETER: Yeah.

20 MR. PADILLA (translating):  
21 Yes. I'm owner of six properties.

22 MR. KOONCE: That one is  
23 delinquent, but it's only for 2018.

24 Do you own 704 West Butler?

25 MR. PADILLA (translating):

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2 Yes.

3 MR. KOONCE: 2867 I think has  
4 already been referenced. It's delinquent  
5 since 1990. Total taxes due on that one  
6 are \$1,800.

7 CHAIRWOMAN JARMON: They have a  
8 tax clearance. So I don't know. Maybe  
9 he is in an agreement with them, but we  
10 already looked that up.

11 MR. PADILLA (translating): He  
12 says he does have an agreement, but he  
13 doesn't have the letter with him.

14 MS. CUNNINGHAM: With  
15 Linebarger?

16 MR. PADILLA: I paid 2,085 and  
17 then I paid three payments -- or I'm on a  
18 three-payment schedule.

19 I am paying. I got a payment  
20 agreement.

21 MS. MEDLEY: So, Susie, before  
22 it's listed on the agenda here --

23 CHAIRWOMAN JARMON: We check.

24 MS. MEDLEY: -- it goes through  
25 it?

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2 CHAIRWOMAN JARMON: Yes.

3 MR. KOONCE: Okay.

4 MS. CUNNINGHAM: It's possible  
5 because it's Linebarger that it's not  
6 updated on Revenue's website as quickly.

7 MR. PADILLA: We get them all  
8 the time.

9 MS. CUNNINGHAM: Yeah.

10 MR. KOONCE: Okay. And you  
11 live at -- that's okay. Never mind.  
12 Never mind.

13 MR. HUNTER: So I believe the  
14 applicant said it was for construction  
15 material storage. That wouldn't be  
16 allowed on multi-family residential. If  
17 it's not part of their accessory to their  
18 use on their primary property, it's a  
19 separate property, that would also  
20 require a variance, I think.

21 CHAIRWOMAN JARMON: So what  
22 he's saying is, you would need a variance  
23 to store; is that what you're saying?

24 MR. HUNTER: I don't think  
25 construction material storage is a use

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2 that's allowed in that zoning district.

3 MS. CUNNINGHAM: Not currently  
4 anyway.

5 MR. PADILLA (translating): So  
6 it's more than tools. It's larger  
7 construction materials.

8 MR. HUNTER: This is like a  
9 storage shed and tools in there. I don't  
10 think you can say that's accessory.

11 MR. PADILLA (translating):  
12 He's not building any structures. Just  
13 storing it.

14 MR. HUNTER: I think you still  
15 might need a use permit from L&I. I'm  
16 not sure. I'm more concerned about the  
17 structure on the lot adjacent that  
18 doesn't have a building permit.

19 CHAIRWOMAN JARMON: So what's  
20 the recommendation on the 2865?

21 MR. PADILLA: Is that a  
22 temporary?

23 MR. HUNTER: No. It looks  
24 permanent. It's not like a canvas.

25 MR. KOONCE: And also the last

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2 thing for me is, on 4722 North 4th, there  
3 are three open violations. I think two  
4 are CLIP and one is L&I for storage or  
5 externally. What is the third one?

6 MR. PADILLA: What is the third  
7 one for?

8 MR. KOONCE: Can you tell what  
9 they are?

10 MS. HARRIS: Yes. I think it's  
11 just that there's garbage that needs to  
12 be cleared or the inspector determined  
13 that there was garbage.

14 MR. PADILLA: When was it  
15 issued?

16 MS. HARRIS: It was issued in  
17 March and updated in June of this year.

18 MR. PADILLA (translating): I  
19 had no knowledge of that. I'll pay that,  
20 but I didn't have any knowledge of it,  
21 and I'll clean that. I usually keep it  
22 maintained.

23 MS. HARRIS: It says the  
24 mailing address is the lot. So if a  
25 notice of violation was sent, then it



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2 couldn't have been delivered.

3 MR. PADILLA (translating):

4 Where do I have to go to make that  
5 payment?

6 MS. HARRIS: Probably the  
7 concourse.

8 MS. CUNNINGHAM: MSB concourse.

9 MS. HARRIS: 1401 JFK.

10 MS. CUNNINGHAM: 1401 JFK in  
11 the concourse level.

12 MR. KOONCE: I think we should  
13 table it until we have proof that the  
14 taxes have been paid.

15 MR. PADILLA: Well, taxes I  
16 think were -- Susie has an agreement.

17 CHAIRWOMAN JARMON: The taxes  
18 are clear. It's just these violations  
19 that he has.

20 MR. KOONCE: So the violations.

21 MR. PADILLA: The violations,  
22 yeah.

23 MS. MEDLEY: Maybe we can  
24 basically do what the lots properly would  
25 be, but then also add the verification of

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2 having the violations cleared.

3 MR. KOONCE: Yes.

4 MR. PADILLA: He's not building  
5 anything on this lot.

6 MR. KOONCE: He has to build if  
7 he's going to store.

8 MR. PADILLA: No. I think it's  
9 like plywood, you know, materials.

10 MR. KOONCE: So it's going to  
11 rain on the plywood and the plywood is  
12 going to warp.

13 MR. PADILLA: It's construction  
14 materials that they can keep outside.

15 MR. HUNTER: You still need a  
16 use permit, because it's a separate lot.

17 MR. KOONCE: If he's going to  
18 store machinery, you need to get a curb  
19 cut. I mean, I just don't know what he's  
20 really going to do with it other than  
21 store material.

22 MR. PADILLA: Right.

23 CHAIRWOMAN JARMON: Are you  
24 planning to store machinery on the lot,  
25 equipment?

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2 MR. PADILLA (translating): No.

3 It's just plywood, you know, just general  
4 construction materials.

5 MR. KOONCE: Then that will  
6 probably get sorted out at L&I whether he  
7 gets his permit or not.

8 MR. PADILLA: So then move  
9 to --

10 CHAIRWOMAN JARMON: Table until  
11 the violations are cleared?

12 MS. CUNNINGHAM: Yes.

13 MR. PADILLA: And provide proof  
14 from L&I whether or not he needs a  
15 special use permit for the site.

16 MR. HUNTER: Do we need to do  
17 that now or can we do that after the  
18 violations are cleared? Because then we  
19 have to --

20 MS. MEDLEY: It's being tabled.

21 MR. HUNTER: Right. So L&I --

22 MR. PADILLA: He can't get a  
23 special use permit if he doesn't have the  
24 lot.

25 MR. HUNTER: Right. Because

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2 he's got to have site control of the lot.

3 MS. CUNNINGHAM: We can give  
4 him a site control letter until he comes  
5 back with proof of violations, right, and  
6 maybe some kind of plan for that lot.

7 CHAIRWOMAN JARMON: Well, his  
8 plan is only to store --

9 MS. MEDLEY: I think it will  
10 probably be helpful and I guess my  
11 suggestion would be to, say, giving him,  
12 if the Committee agrees, giving him the  
13 site control letter that's contingent  
14 upon him bringing that to the Chairperson  
15 that the violations have been cleared.  
16 That way, he doesn't have to wait until  
17 next month to go to the next step.

18 MS. CUNNINGHAM: But the  
19 transfer being tabled?

20 MS. MEDLEY: Yeah, the transfer  
21 being tabled.

22 MR. HUNTER: Would the  
23 violation --

24 MS. CUNNINGHAM: So basically  
25 the same thing we did with the last one.

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2 MR. HUNTER: But the  
3 violations -- because there is no  
4 violation. Like L&I doesn't have it in  
5 the system. I just noticed there is no  
6 building permit, because it was built  
7 last year. So it needs a building  
8 permit.

9 MR. KOONCE: They probably will  
10 once he files a permit.

11 MR. PADILLA: But he has three  
12 violations on another of his properties.

13 MR. KOONCE: Adjacent to this.

14 MR. PADILLA: Which is which  
15 one again?

16 MS. HARRIS: 4722 North 4th.

17 CHAIRWOMAN JARMON: So the  
18 recommendation is to give you a site  
19 control letter so that you can take to  
20 L&I to see if you would need a use permit  
21 to store your items on the 2865 North  
22 Darien that we are going to approve for  
23 you hopefully next month. Also you need  
24 to go to L&I to clear up the three  
25 violations that are against 4722 North

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2 4th Street.

3 MR. PADILLA: And we're tabling  
4 the action?

5 CHAIRWOMAN JARMON: We're going  
6 to table the item.

7 MR. PADILLA (translating):  
8 That evidence is brought to you, Susie?

9 CHAIRWOMAN JARMON: Yes.

10 So did you say everything I  
11 just said?

12 MR. PADILLA: Yes.

13 CHAIRWOMAN JARMON: Okay.

14 MR. PADILLA: I just said  
15 violations, bring them to you. Site  
16 control letter is contingent on that, and  
17 then he needs to go to L&I to ensure that  
18 he needs some type of special use permit  
19 to store his materials.

20 CHAIRWOMAN JARMON: All right.  
21 Thank you.

22 MS. CUNNINGHAM: We still need  
23 a motion.

24 CHAIRWOMAN JARMON: To table we  
25 don't. We're just tabling it.

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2 MS. CUNNINGHAM: We're tabling  
3 everything?

4 CHAIRWOMAN JARMON: We're  
5 tabling for him to take title.

6 MS. MEDLEY: You have to agree  
7 to give him the site control letter.

8 MR. HUNTER: That isn't in the  
9 motion, the site control letter.

10 CHAIRWOMAN JARMON: We'll just  
11 make a recommendation to give him the  
12 site control letter in order to take to  
13 L&I to see if he needs a use permit, and  
14 also he stated that he needs to clear up  
15 those three violations. Recommendation?

16 MS. CUNNINGHAM: So moved.

17 (Duly seconded.)

18 CHAIRWOMAN JARMON: All in  
19 favor?

20 (Aye.)

21 CHAIRWOMAN JARMON: I have two  
22 side yards, 4806 Merion Avenue. The  
23 address for Pearl Bautista is 4804 Merion  
24 Avenue for a side yard. Then 2902 North  
25 Hancock, the adjacent owner is 2900 North

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2 Hancock. Can I get a recommendation of  
3 the side yards?

4 MS. CUNNINGHAM: 2900 is a  
5 commercial deli.

6 CHAIRWOMAN JARMON: She lives  
7 in that property.

8 MS. CUNNINGHAM: She lives in  
9 there?

10 CHAIRWOMAN JARMON: Yes.

11 MS. CUNNINGHAM: So it's a  
12 mixed use?

13 CHAIRWOMAN JARMON: Yeah,  
14 there's a mixed use, but they didn't say  
15 on the disposition policy that if it was  
16 a commercial property and they occupied  
17 it, that they couldn't get it as a side  
18 yard.

19 MS. JOHNSON: And 4806 is not  
20 adjacent to 4805.

21 CHAIRWOMAN JARMON: No. That's  
22 the wrong address. 4804. I just made  
23 that correction.

24 MR. HUNTER: One other thing on  
25 2906 North Hancock, so currently that lot



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2 is fenced in with, it looks like, 24 --

3 COURT STENOGRAPHER: I'm sorry.

4 I can't hear.

5 MS. CUNNINGHAM: I'm sorry. It

6 looks like a school bus in there.

7 MR. HUNTER: Yeah. There's

8 some vehicles parked and it's kind of all

9 combined into one lot. So I don't know

10 if the applicant is supposed to put a

11 fence in.

12 CHAIRWOMAN JARMON: I think

13 that fence has been there for years.

14 MR. O'DWYER: So somebody else

15 is currently using --

16 CHAIRWOMAN JARMON: No. She

17 had it fenced in for years to keep people

18 from dumping on it.

19 MS. JOHNSON: It's part of an

20 assemblage.

21 CHAIRWOMAN JARMON: So it was a

22 part of it anyway.

23 MS. HARRIS: They got lots of

24 311 calls.

25 MR. HUNTER: There's several

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2 expired licenses and inactive licenses.

3 CHAIRWOMAN JARMON: For?

4 MR. HUNTER: For 2900 North

5 Hancock. There's also a tax balance of

6 \$883.41 for 2018.

7 CHAIRWOMAN JARMON: How much?

8 MR. HUNTER: \$883.41.

9 CHAIRWOMAN JARMON: I have a

10 clearance, so she must have an agreement.

11 MR. HUNTER: It was just for

12 last year, so that's possible.

13 CHAIRWOMAN JARMON: So you're

14 saying they're expired licenses?

15 MR. HUNTER: Right.

16 MS. KOONCE: This is licenses.

17 MR. HUNTER: Yeah.

18 MS. HARRIS: Depending on when

19 they expire, she just may not be

20 conducting business.

21 MR. HUNTER: Right. I'm not

22 sure.

23 MR. KOONCE: It doesn't really

24 look like it was open in the pictures I

25 saw.

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2 CHAIRWOMAN JARMON: And the  
3 recommendation for the side yards?

4 Recommendation?

5 MR. KOONCE: Is she also  
6 storing for 2904?

7 CHAIRWOMAN JARMON: She owns  
8 the store -- I think the property she's  
9 in is a commercial property.

10 MR. KOONCE: Right. But she  
11 wants 02, but is that her stuff on 2904  
12 as well?

13 CHAIRWOMAN JARMON: I didn't  
14 ask that question. I can ask.

15 MS. CUNNINGHAM: But it's  
16 totally fenced. It's like three lots.

17 MS. HARRIS: It's like a weird  
18 corner, yeah.

19 CHAIRWOMAN JARMON: So it's her  
20 items on 2904?

21 MR. KOONCE: Well, yeah, and 02  
22 through 06.

23 CHAIRWOMAN JARMON: Through 06?  
24 Okay.

25 MS. JOHNSON: I show 2902

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2 through 2910 being a private vacant lot.  
3 So there's an assemblage of vacant lots  
4 and they're all --

5 MS. CUNNINGHAM: Is it all the  
6 way to 10? I couldn't tell from the  
7 pictures --

8 COURT STENOGRAPHER: I'm sorry.  
9 One person at a time.

10 MR. O'DWYER: I'm sorry. I was  
11 asking if they were privately owned and I  
12 was asking if they were owned by her, and  
13 the answer was?

14 MS. JOHNSON: No; separate  
15 private lots.

16 CHAIRWOMAN JARMON: The  
17 recommendation for the side yards?

18 MR. KOONCE: I would move to  
19 approve 4806 Merion Avenue.

20 (Duly seconded.)

21 CHAIRWOMAN JARMON: And you  
22 want to table the 2902?

23 MR. KOONCE: I'd just like to  
24 know whether -- if she has an operating  
25 business, whether -- or we could do a

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2 subject to verification as to whether  
3 she's running a business still or not.

4 CHAIRWOMAN JARMON: Well, we  
5 can table it and we'll check into it.

6 MR. KOONCE: Okay.

7 (Duly seconded.)

8 CHAIRWOMAN JARMON: All in  
9 favor?

10 (Aye.)

11 CHAIRWOMAN JARMON: The next  
12 items are Urban Garden Agreements. Are  
13 there any questions?

14 MR. HUNTER: I just have one on  
15 D, 706 West Lehigh. It looks like  
16 there's as of late April, there's a truck  
17 stored on there.

18 CHAIRWOMAN JARMON: A what?

19 MR. HUNTER: It looks like a  
20 food truck or something stored on the  
21 lot. I don't know if it's clean now.

22 CHAIRWOMAN JARMON: You said a  
23 fruit truck?

24 MR. HUNTER: Like a red truck  
25 or something.

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2 CHAIRWOMAN JARMON: We'll check  
3 that.

4 Any further questions for the  
5 Urban Gardens?

6 (No response.)

7 CHAIRWOMAN JARMON: And there's  
8 no Attachment D. We can disregard that.

9 1923 South 6th Street. The  
10 applicant just received the permit to  
11 build. I just had Austin run back to the  
12 job and get the permits that I have here  
13 from L&I. He's asking for a six-month  
14 extension to start his development.

15 MR. O'DWYER: So you did verify  
16 that he did get them?

17 CHAIRWOMAN JARMON: I have  
18 them, yeah.

19 MS. CUNNINGHAM: Move to  
20 extend.

21 (Duly seconded.)

22 CHAIRWOMAN JARMON: All in  
23 favor?

24 (Aye.)

25 CHAIRWOMAN JARMON: Any

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2 opposed?

3 (No response.)

4 CHAIRWOMAN JARMON: Thank you.

5 The next items are

6 restrictions, certificates of

7 completions. The first set of items are

8 properties that the Land Bank acquired

9 from PHDC which had prior restrictions on

10 the deed, and they're asking for the

11 restrictions to be lifted so that they

12 can sell these properties, lots.

13 Can I get a recommendation?

14 MR. O'DWYER: Move to lift the

15 restrictions.

16 (Duly seconded.)

17 CHAIRWOMAN JARMON: All in

18 favor?

19 (Aye.)

20 CHAIRWOMAN JARMON: Any

21 opposed?

22 (No response.)

23 CHAIRWOMAN JARMON: The next

24 item is 2063 East Letterly Street. This

25 property is developed. I'm waiting for

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1 9/11/18 - VACANT PROPERTY REVIEW COMMITTEE  
2 the applicant to send the certificate of  
3 occupancy. Can I get an approval  
4 contingent upon receipt of the  
5 certificate of occupancy?

6 MR. KOONCE: So moved.

7 (Duly seconded.)

8 CHAIRWOMAN JARMON: All in  
9 favor?

10 (Aye.)

11 CHAIRWOMAN JARMON: Any  
12 opposed?

13 (No response.)

14 CHAIRWOMAN JARMON: Frankford  
15 is taken care of. The next two are lots  
16 that were transferred back in 1999 as  
17 side yards, 1003 and 1005 North 40th  
18 Street. Can I get a recommendation?

19 MR. O'DWYER: Are they -- I'm  
20 looking through. Are there pictures of  
21 the lots?

22 CHAIRWOMAN JARMON: Yeah. It's  
23 one picture in there. It's both lots  
24 together.

25 MR. O'DWYER: Motion to issue



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2 the certificate of completion.

3 (Duly seconded.)

4 CHAIRWOMAN JARMON: All in

5 favor?

6 (Aye.)

7 CHAIRWOMAN JARMON: Any

8 opposed?

9 (No response.)

10 CHAIRWOMAN JARMON: The next

11 item, 4927 West Thompson Street. This

12 was transferred back in 1997.

13 MR. KOONCE: Motion to approve.

14 MR. O'DWYER: It was

15 transferred as a side yard?

16 CHAIRWOMAN JARMON: It was

17 transferred -- let me see. Yeah, it was

18 a side yard. They were told to clean

19 this lot too. So I'm waiting for them to

20 clean it.

21 MR. O'DWYER: So it was a side

22 yard? Sorry.

23 CHAIRWOMAN JARMON: Yes.

24 MR. O'DWYER: So motion to

25 issue the certificate of completion

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2 contingent upon them cleaning out the  
3 lot.

4 (Duly seconded.)

5 CHAIRWOMAN JARMON: All in  
6 favor?

7 (Aye.)

8 CHAIRWOMAN JARMON: 3721  
9 Brandywine Street. This is a property  
10 that had a restriction on the deed that  
11 RDA is in the process of selling to an  
12 applicant. They asked that we remove the  
13 restriction.

14 MR. PADILLA: I would recuse  
15 myself from the vote.

16 MS. CUNNINGHAM: This is the  
17 condemnation, right?

18 CHAIRWOMAN JARMON: Yeah.

19 MR. O'DWYER: It was recently  
20 condemned by the RDA?

21 CHAIRWOMAN JARMON: It actually  
22 wasn't -- yeah, they did recently condemn  
23 it, but we transferred it out in '84 to  
24 Leroy Woods, but then they condemned it  
25 and they're in the process of selling it.

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2 MR. KOONCE: Motion to approve,  
3 but I always thought, Larry, in the  
4 condemnation they remove the lien.

5 CHAIRWOMAN JARMON: No.

6 MR. PADILLA: It was existing  
7 on this property.

8 MS. CUNNINGHAM: Were they  
9 condemning all the houses themselves?

10 CHAIRWOMAN JARMON: They're in  
11 the process -- who, RDA?

12 MS. CUNNINGHAM: Yeah.  
13 Sometimes they condemn them as an agent.

14 CHAIRWOMAN JARMON: I don't  
15 know. They condemned to transfer to  
16 someone.

17 MR. O'DWYER: Is this that  
18 they're taking the property from Leroy?  
19 Is this like an eminent domain? I'm just  
20 confused.

21 MS. JOHNSON: It's part of an  
22 assemblage with other lots, though. It  
23 looks like there's 21, 23, 25, 27.  
24 They're all RDA.

25 CHAIRWOMAN JARMON: They

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1 9/11/18 - VACANT PROPERTY REVIEW COMMITTEE  
2 condemned it in order to sell it to  
3 someone and it has the restriction on the  
4 deed from 1984.

5 MS. JOHNSON: I know they're  
6 all RDA properties.

7 MR. O'DWYER: So we don't need  
8 to hear from Mr. Leroy Woods?

9 CHAIRWOMAN JARMON: It was  
10 condemned from him.

11 MS. CUNNINGHAM: He doesn't  
12 even own it.

13 MR. O'DWYER: That's what I'm  
14 asking, he doesn't own the property.

15 CHAIRWOMAN JARMON: No.

16 MR. KOONCE: RDA owns the  
17 property.

18 CHAIRWOMAN JARMON: RDA owns  
19 it.

20 MS. CUNNINGHAM: Move to  
21 release.

22 (Duly seconded.)

23 CHAIRWOMAN JARMON: All in  
24 favor?

25 (Aye.)

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2 CHAIRWOMAN JARMON: Any

3 opposed?

4 (No response.)

5 CHAIRWOMAN JARMON: 1334

6 Palethorp. This property was transferred  
7 back in 1982.

8 MR. O'DWYER: Does it have a  
9 certificate of completion?

10 CHAIRWOMAN JARMON: It wasn't  
11 recently transferred. This is a resale.

12 Can I get a recommendation?

13 MR. KOONCE: Motion to approve.

14 (Duly seconded.)

15 MR. KOONCE: This is just to  
16 get out of the way. They're just asking  
17 us to get out of the way.

18 CHAIRWOMAN JARMON: Yeah.

19 MR. PADILLA: You haven't taken  
20 a vote.

21 CHAIRWOMAN JARMON: All in  
22 favor?

23 (Aye.)

24 CHAIRWOMAN JARMON: Any  
25 opposed?

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2 (No response.)

3 CHAIRWOMAN JARMON: The next  
4 item is 2646 Martha, 2648, 2650 Martha,  
5 2652 Martha, 2645 Collins, and 2647  
6 Collins.

7 MS. CUNNINGHAM: So PAID  
8 transferred this to Mr. Galster, right?

9 CHAIRWOMAN JARMON: Yes.

10 MS. JOHNSON: Nothing was ever  
11 built. Was there a restriction?

12 CHAIRWOMAN JARMON: It has our  
13 restriction on the deed, the City's  
14 restriction. They never built on it.

15 MR. O'DWYER: Was PAID supposed  
16 to build on it?

17 CHAIRWOMAN JARMON: I don't  
18 think so.

19 MR. O'DWYER: It looks like  
20 there's some storage containers on it.

21 CHAIRWOMAN JARMON: Yeah. They  
22 were told to remove those storage  
23 contains that's on one of those lots, but  
24 for the most part, they just --

25 MR. PADILLA: At 45 and 47

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2 Collins.

3 CHAIRWOMAN JARMON: Yeah.

4 They've been maintaining them and keeping  
5 them clean. But they're going to remove  
6 that storage bin on there.

7 MS. CUNNINGHAM: So moved to  
8 approve.

9 MR. KOONCE: Hold on a second.  
10 When they were transferred, what were  
11 they supposed to do with the properties?

12 CHAIRWOMAN JARMON: I don't  
13 know back in 1991, Mike.

14 MR. O'DWYER: Isn't that the  
15 Industrial Development --

16 CHAIRWOMAN JARMON: Yeah, but  
17 they never did anything.

18 MR. KOONCE: Second.

19 CHAIRWOMAN JARMON: All in  
20 favor?

21 (Aye.)

22 CHAIRWOMAN JARMON: I'm not  
23 sure if this person is here, so we're  
24 probably going to table. 3613 to 15  
25 North 8th Street.

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2 Oh, you are here. Okay. You  
3 want to come up to the podium.

4 (Witnesses approached podium.)

5 CHAIRWOMAN JARMON: Do you have  
6 the agreement of sale and the items that  
7 I requested?

8 MS. APONTE: Yes.

9 CHAIRWOMAN JARMON: Can I see  
10 them, please.

11 She's asking to sell this  
12 property for 75,000.

13 Can you state your name for the  
14 record.

15 MS. KUSMAN: I'm Diane Kusman.

16 MS. APONTE: Lucy Aponte.

17 CHAIRWOMAN JARMON: You're the  
18 owner?

19 MS. APONTE: Yes.

20 MS. CUNNINGHAM: Was this a  
21 fair market value transfer when she  
22 received it?

23 CHAIRWOMAN JARMON: Yes.

24 MS. CUNNINGHAM: So there's  
25 just the two restrictions on it?



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2 CHAIRWOMAN JARMON: I can't  
3 answer that because I don't have the deed  
4 in front of me, but I think it was a sale  
5 to her. I can check when I get back.

6 MR. O'DWYER: So what she  
7 acquired in 2014 were two buildings and  
8 then a rear lot. Is that accurate?

9 CHAIRWOMAN JARMON: It was like  
10 weird how it is. I think it was a  
11 building and then it was the rear of one  
12 of them also included in the deed.

13 Wasn't it a building and then  
14 it was like the rear?

15 MS. KUSMAN: Yes. It's two  
16 buildings in the front, then there's a  
17 lot that leads to the back and there's a  
18 big building. It used to be a commercial  
19 property.

20 CHAIRWOMAN JARMON: Right.

21 MR. O'DWYER: And so this was a  
22 fair market value purchase. There  
23 weren't any restrictions on it?

24 CHAIRWOMAN JARMON: It is  
25 restrictions on there.

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2 MR. O'DWYER: For what?

3 MS. MEDLEY: Just the two.

4 MS. CUNNINGHAM: It was just  
5 the two?

6 MS. MEDLEY: Assuming that it  
7 was just for fair market value, then it  
8 just would have been the two, that they  
9 had to develop within a year and then  
10 whatever they did with it had to be in  
11 accordance with the comprehensive land  
12 use. So if they paid fair market value,  
13 then it looks like they at least gated it  
14 and I guess someone kept the area --

15 MS. KUSMAN: Everything is at  
16 its original state. They didn't get to  
17 do anything. The intent was to open up a  
18 day care for her.

19 MS. CUNNINGHAM: But they never  
20 did that?

21 MS. KUSMAN: No.

22 MS. CUNNINGHAM: Does she  
23 remember if she paid like full market  
24 value for the property?

25 MS. KUSMAN: They paid 20,000

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2 for the home or the property.

3 MS. CUNNINGHAM: That sounds

4 like the assessed value at that time.

5 Well, yeah, maybe. 2014.

6 CHAIRWOMAN JARMON: The

7 recommendation?

8 MR. KOONCE: Motion to approve.

9 (Duly seconded.)

10 CHAIRWOMAN JARMON: All in

11 favor?

12 (Aye.)

13 CHAIRWOMAN JARMON: Any

14 opposed?

15 (No response.)

16 CHAIRWOMAN JARMON: Thank you.

17 1833 North 19th Street. Can I

18 get a recommendation? This is a

19 property.

20 MR. PADILLA: Move to approve.

21 (Duly seconded.)

22 CHAIRWOMAN JARMON: All in

23 favor?

24 (Aye.)

25 CHAIRWOMAN JARMON: 3428 North

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2 23rd Street. Again, this is a  
3 single-family dwelling that they received  
4 from Nehemiah.

5 MR. HUNTER: The Record  
6 Department's website, there's a \$4,611  
7 tax balance on this property.

8 CHAIRWOMAN JARMON: 4,000?

9 MR. HUNTER: 611.73.

10 CHAIRWOMAN JARMON: In taxes.  
11 Can I get a recommendation?

12 MS. CUNNINGHAM: Move to  
13 approve contingent upon payment of  
14 delinquent taxes.

15 (Duly seconded.)

16 CHAIRWOMAN JARMON: All in  
17 favor?

18 (Aye.)

19 CHAIRWOMAN JARMON: The next  
20 item is 3036 North Warnock.

21 MR. HUNTER: This one has two  
22 open violations on the property and  
23 there's also a tax balance on this one of  
24 \$2,790.52.

25 CHAIRWOMAN JARMON: What was

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2 the balance?

3 MR. HUNTER: \$2,790.52.

4 CHAIRWOMAN JARMON: Okay. And

5 this was transferred as a single-family

6 dwelling back in 1981.

7 Can I get a recommendation?

8 MS. CUNNINGHAM: Move to

9 approve contingent upon payment of

10 delinquent taxes and resolution of the

11 violations.

12 MR. O'DWYER: What were the

13 violations?

14 CHAIRWOMAN JARMON: It all

15 depends on what violations it is.

16 MR. HUNTER: It was a material

17 service violation and there's one- or

18 two-family violation.

19 MS. CUNNINGHAM: Is that a lead

20 violation?

21 MS. HARRIS: Can I see it?

22 MR. HUNTER: I don't...

23 CHAIRWOMAN JARMON: Well, if

24 somebody is buying it, then they're

25 responsible for whatever the violations

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2 are against it, I assume.

3 MS. HARRIS: Yeah.

4 MR. O'DWYER: They'd much  
5 rather get it in the hands of a buyer to  
6 address the violation.

7 MS. HARRIS: The one- and the  
8 two-family is like a zoning thing. So if  
9 there are too many people or -- too many  
10 people than it's zoned for. That's what  
11 that violation is.

12 CHAIRWOMAN JARMON: Okay.  
13 Thank you.

14 The next item is -- did we make  
15 a recommendation?

16 MR. O'DWYER: I don't think we  
17 had a recommendation.

18 CHAIRWOMAN JARMON: Okay. Go  
19 ahead.

20 MR. O'DWYER: So are we going  
21 to do both contingent upon both  
22 addressing the violations and tax  
23 compliance or just tax compliance?

24 CHAIRWOMAN JARMON: I would  
25 think the taxes, because the new owner,

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2 that's going to be their responsible,  
3 correct?

4 MS. CUNNINGHAM: Yeah. Those  
5 aren't ongoing violations. Those are  
6 single violations.

7 MR. O'DWYER: So motion to  
8 approve contingent upon tax compliance  
9 being shown to the Chair.

10 (Duly seconded.)

11 CHAIRWOMAN JARMON: All in  
12 favor?

13 (Aye.)

14 CHAIRWOMAN JARMON: Any  
15 opposed?

16 (No response.)

17 CHAIRWOMAN JARMON: The next  
18 item is 1515 Brown Street. I'm not sure  
19 why this was typed in here with this  
20 executor of the estate. This is a  
21 property that is developed and I have the  
22 certificate of occupancy in here.

23 Can I get a recommendation?

24 MR. O'DWYER: Motion to issue a  
25 certificate of completion.

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2 (Duly seconded.)

3 CHAIRWOMAN JARMON: All in  
4 favor?

5 (Aye.)

6 CHAIRWOMAN JARMON: The next  
7 item is 1823 North 2nd Street, Perfect  
8 Touch Auto Repair.

9 (Witnesses approached podium.)

10 CHAIRWOMAN JARMON: Good  
11 morning.

12 (Good morning.)

13 CHAIRWOMAN JARMON: State your  
14 name for the record.

15 MR. DiDONATO: Ian DiDonato and  
16 Angel Mendez. Angel Mendez is the owner  
17 of the lot and we're currently under  
18 agreement for us to purchase it. So in  
19 order to do that, we need to get RDA's  
20 approval to lift it so we can complete  
21 the sale.

22 MS. CUNNINGHAM: So this was  
23 just settled in April?

24 CHAIRWOMAN JARMON: Yes.

25 MS. CUNNINGHAM: And they



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2 haven't done anything?

3 CHAIRWOMAN JARMON: It's just a  
4 lot.

5 MS. CUNNINGHAM: They haven't  
6 mowed it or cleaned it or done any of the  
7 things they're supposed to do, right?

8 CHAIRWOMAN JARMON: Right. It  
9 needs to be cleaned.

10 MR. O'DWYER: Was this given as  
11 a side yard or was this paid fair market  
12 value?

13 CHAIRWOMAN JARMON: It was just  
14 a lot that was approved for sale to them  
15 that they have been using.

16 MR. O'DWYER: Did they say they  
17 were going to develop it?

18 CHAIRWOMAN JARMON: No, not to  
19 develop. Just to maintain that.

20 MS. CUNNINGHAM: Did they pay  
21 fair market value for it?

22 CHAIRWOMAN JARMON: Yes.

23 MR. KOONCE: Do we know what  
24 fair market value was?

25 MS. CUNNINGHAM: 23,000.

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2 CHAIRWOMAN JARMON: 30,000, I

3 think.

4 MS. CUNNINGHAM: It was 23.

5 MR. HUNTER: And they're  
6 selling it for 70,000. So that's 47,000  
7 in profit.

8 MS. CUNNINGHAM: Without  
9 actually having to undertake to  
10 rehabilitate it and --

11 MS. MEDLEY: Well, I think that  
12 the thing that -- never mind. We just  
13 said that they had already been using it.  
14 They just --

15 CHAIRWOMAN JARMON: They have  
16 been using it. They just need to clean  
17 it.

18 MS. MEDLEY: What they probably  
19 need to do is just clean it.

20 MR. O'DWYER: We didn't require  
21 them to do anything at the time it was  
22 approved?

23 CHAIRWOMAN JARMON: No. It  
24 wasn't approved for a development.

25 MR. HUNTER: There wasn't a

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2 deed restriction that required like  
3 development of the lot? Like that's one  
4 of the --

5 CHAIRWOMAN JARMON: Just to  
6 maintain it and keep it clean. But they  
7 need to clean it.

8 MS. MEDLEY: I mean, it would  
9 be different if it says they're going to  
10 do something with it --

11 COURT STENOGRAPHER: I'm sorry.  
12 I just missed that whole thing. There  
13 was a comment. So can you repeat what  
14 you just said.

15 MS. MEDLEY: So there was a  
16 question about, I guess, whether or not  
17 they developed it, and what I was saying  
18 is what Ms. Jarmon said was that they  
19 were already -- prior to purchasing, they  
20 were already using it. So I guess they  
21 had already fenced it and were cleaning  
22 it, I'm assuming, at the time, so they  
23 were cutting the grass.

24 CHAIRWOMAN JARMON: For years.

25 MS. MEDLEY: For years. So

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2 there wasn't anything for them to do  
3 other than to keep maintaining it, which  
4 I guess once they cut the grass again, it  
5 will be maintained.

6 MS. CUNNINGHAM: It wasn't  
7 fenced.

8 MR. PADILLA: There's a fence.  
9 There's a concrete wall and --

10 MS. MEDLEY: Yeah.

11 MS. CUNNINGHAM: That's a much  
12 better picture.

13 MS. MEDLEY: There's two.  
14 Yeah. She's looking at this one.

15 MS. CUNNINGHAM: I mean, they  
16 paid fair market value, so they really --

17 CHAIRWOMAN JARMON:  
18 Recommendation?

19 MR. O'DWYER: I move that we  
20 issue the certificate of completion  
21 contingent upon the lot being totally  
22 cleaned out, the grass cut, et cetera.

23 CHAIRWOMAN JARMON: Second?  
24 (Duly seconded.)

25 CHAIRWOMAN JARMON: All in

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2 favor?

3 (Aye.)

4 CHAIRWOMAN JARMON: Any

5 opposed?

6 MR. HUNTER: Aye.

7 CHAIRWOMAN JARMON: Thank you.

8 The next item is 912 South

9 Schell Street. They were told to clean

10 this lot. Can I get a recommendation

11 contingent upon them cleaning?

12 MR. HUNTER: They also have

13 open CLIP violations.

14 CHAIRWOMAN JARMON: It was

15 transferred several times. I'm not sure

16 what the violations are.

17 MS. HARRIS: It's a CLIP

18 violation. Once the lot is cleaned, then

19 that will be closed.

20 MS. CUNNINGHAM: So I move to

21 issue the certificate of completion

22 contingent upon evidence of the lot being

23 cleaned.

24 (Duly seconded.)

25 CHAIRWOMAN JARMON: All in

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2 favor?

3 (Aye.)

4 CHAIRWOMAN JARMON: Any

5 opposed?

6 (No response.)

7 CHAIRWOMAN JARMON: The next

8 item is 2538 South 2nd Street.

9 MS. CUNNINGHAM: Do you have a  
10 certificate of completion for that?

11 CHAIRWOMAN JARMON: He's going  
12 to send it to me. He said he should be  
13 getting it shortly.

14 MS. CUNNINGHAM: This is right  
15 on my way home. So we're going to move  
16 the fence out of the middle of the street  
17 so I can walk down the street?

18 CHAIRWOMAN JARMON: Well, I  
19 don't know, but...

20 MS. CUNNINGHAM: I'm just  
21 kidding.

22 CHAIRWOMAN JARMON:  
23 Recommendation?

24 MR. PADILLA: Recommend to  
25 approve contingent upon the certificate

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2 of occupancy being provided.

3 (Duly seconded.)

4 CHAIRWOMAN JARMON: All in

5 favor?

6 (Aye.)

7 CHAIRWOMAN JARMON: Any

8 opposed?

9 (No response.)

10 CHAIRWOMAN JARMON: I'd like to

11 go to the addendum.

12 MR. CARTER: I just wanted to

13 make sure if 1755 West Thompson was

14 reviewed.

15 CHAIRWOMAN JARMON: We can go

16 back to that. He's on the first -- the

17 school. You want to come up to the

18 podium, sir.

19 (Witness approached podium.)

20 CHAIRWOMAN JARMON: State your

21 name for the record.

22 MR. CARTER: My name is Bryan

23 Carter.

24 CHAIRWOMAN JARMON: And you're

25 here to purchase 1755 West Thompson

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2 Street?

3 MR. CARTER: Yes.

4 CHAIRWOMAN JARMON: We already  
5 did an appraisal on this lot. It came  
6 back at 60,000.

7 MR. CARTER: It came back at  
8 how much?

9 CHAIRWOMAN JARMON: 60,000 I  
10 told you.

11 MR. CARTER: Okay. Well, I  
12 wasn't told -- well, 60,000 is good.

13 CHAIRWOMAN JARMON: Or was it  
14 66?

15 MR. CARTER: I'll go with 60.

16 (Laughter.)

17 CHAIRWOMAN JARMON: We're going  
18 to go with what it is. I think --

19 MS. CUNNINGHAM: Whatever the  
20 paper says.

21 CHAIRWOMAN JARMON: I'm not  
22 sure, but whatever the appraisal is,  
23 that's what it is. And you were in  
24 agreeance with the price?

25 MR. CARTER: Yes. Are you



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2 Susie?

3 CHAIRWOMAN JARMON: Yes, I am.

4 MR. CARTER: Hi. Nice to meet  
5 you.

6 CHAIRWOMAN JARMON: Hi. You  
7 too.

8 MR. O'DWYER: So this is a  
9 question for the Chairwoman. So the  
10 intended use here and the recipient being  
11 a school, they don't qualify for any  
12 reduced price based on the use?

13 CHAIRWOMAN JARMON: I think  
14 because they are not getting any funding  
15 from the City, they don't qualify.

16 MR. O'DWYER: Okay.

17 CHAIRWOMAN JARMON: Right,  
18 Linda?

19 MS. MEDLEY: They're not  
20 requesting a reduced price?

21 CHAIRWOMAN JARMON: No.

22 MR. CARTER: Am I able to  
23 request a reduced? We're an independent  
24 non-profit, independent Catholic school,  
25 non-profit.

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2 MS. MEDLEY: We can look. I  
3 don't think they qualify, but we can look  
4 into it. Approve it subject to.

5 CHAIRWOMAN JARMON: We can have  
6 it approved contingent upon us looking at  
7 the policy.

8 MR. KOONCE: We're going to  
9 come back to the Committee before it's  
10 formally approved?

11 CHAIRWOMAN JARMON: If they can  
12 get it for a reduced price, we can bring  
13 it back, but if not --

14 MR. KOONCE: That's what I  
15 mean.

16 CHAIRWOMAN JARMON: All right.

17 MR. CARTER: And what's the  
18 next step for me to start the process for  
19 looking at a possible reduced price?

20 CHAIRWOMAN JARMON: Well, we're  
21 going to look into it and I'll let you  
22 know.

23 MR. CARTER: Perfect.

24 MR. PADILLA: So my question  
25 here to the Committee, wouldn't it be

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2 contingent -- we can approve contingent  
3 on the existing purchase price or reduced  
4 depending on --

5 MS. CUNNINGHAM: So it's  
6 approved at the appraised value, and  
7 contingent should be a possibility that  
8 the price be reduced.

9 CHAIRWOMAN JARMON: Yeah. We  
10 would have to bring it back for a  
11 reduction in price.

12 MR. O'DWYER: Yeah. It would  
13 have to just be brought back.

14 CHAIRWOMAN JARMON: Yeah.

15 MR. O'DWYER: So what we're  
16 going to do is approve it based on you  
17 buying it fair -- the school buying it at  
18 fair market value, and then if you are  
19 eligible for a reduced price and want to  
20 go that direction, you would have  
21 additional restrictions on it, et cetera.  
22 So you could decide that, but you'd have  
23 to come back to the Committee for it to  
24 consider that reduction.

25 MR. CARTER: Perfect.

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2 MR. O'DWYER: So I move that we  
3 sell it for fair market value.

4 MR. KOONCE: I just have one  
5 question. What is going to be -- what  
6 are we going to be looking for when we go  
7 out to do a certificate of completion?

8 MS. CUNNINGHAM: A garden,  
9 right?

10 CHAIRWOMAN JARMON: I'm sorry,  
11 Mike?

12 MR. PADILLA: What was the  
13 requested use?

14 CHAIRWOMAN JARMON: They said  
15 to use it as a garden adjacent to the  
16 property that they own at 1753.

17 MS. CUNNINGHAM: A teaching  
18 garden, right?

19 MR. CARTER: Yes. That's part  
20 of our science curriculum. That's the  
21 plan.

22 MR. KOONCE: Do you plan to  
23 fence it?

24 MR. CARTER: It's already  
25 fenced. What we would have to do, it's

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2 overgrowth and there's a tree, not a  
3 large tree. So we'd have to clear all of  
4 that out.

5 MR. KOONCE: Okay.

6 MR. HUNTER: I'll second.

7 CHAIRWOMAN JARMON: All in  
8 favor?

9 (Aye.)

10 CHAIRWOMAN JARMON: Any  
11 opposed?

12 (No response.)

13 CHAIRWOMAN JARMON: Thank you.  
14 Thank you.

15 MR. CARTER: Thank you, Susie.

16 CHAIRWOMAN JARMON: The next  
17 item is 1340 West Hunting Park Avenue.  
18 Can I get a recommendation? This was  
19 transferred back in 1986. I think  
20 they're just asking for the restriction  
21 to be lifted and also to add the  
22 applicant's current wife to the deed.

23 MR. KOONCE: We can do that  
24 once the restrictions are lifted. Motion  
25 to approve.

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2 (Duly seconded.)

3 CHAIRWOMAN JARMON: All in  
4 favor?

5 (Aye.)

6 CHAIRWOMAN JARMON: Any  
7 opposed?

8 (No response.)

9 CHAIRWOMAN JARMON: The next  
10 item, 3933 Powelton Avenue and 3935  
11 Powelton Avenue. This was transferred  
12 back in 2004, approved just to maintain  
13 and keep the lot clean. I think the  
14 American Red Cross is across the street.

15 MR. KOONCE: Yeah. They're on  
16 the corner.

17 CHAIRWOMAN JARMON: So they're  
18 asking the restrictions to be lifted on  
19 the deed.

20 MR. KOONCE: It says in their  
21 letter the City has expressed a  
22 willingness to terminate the reversionary  
23 interest.

24 CHAIRWOMAN JARMON: That's what  
25 he wrote up, and he also sent us a

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2 release, which I told him that's not how  
3 it works. We prepare the release. So I  
4 think he didn't really know what he was  
5 asking for. But he wants the restriction  
6 lifted.

7 MR. KOONCE: Do we have  
8 anything from Councilwoman Blackwell?

9 CHAIRWOMAN JARMON: No. What  
10 do I need?

11 MS. CUNNINGHAM: No. They  
12 already have it and they just want a  
13 release.

14 MR. PADILLA: They're keeping  
15 the use the same, I believe, right?

16 MR. O'DWYER: At any rate, if  
17 they've met the conditions, I don't know  
18 why we would hold the -- it sounds like  
19 the conditions were to keep it clean and  
20 green. Is that accurate?

21 CHAIRWOMAN JARMON: I'm sorry?

22 MR. O'DWYER: It sounded as  
23 though the conditions were just that they  
24 maintain the vacant lot, keep it clean  
25 and green?

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2 CHAIRWOMAN JARMON: Yeah.

3 That's what it was. It wasn't to build  
4 or anything.

5 MR. KOONCE: Motion to approve.

6 (Duly seconded.)

7 CHAIRWOMAN JARMON: All in  
8 favor?

9 (Aye.)

10 CHAIRWOMAN JARMON: Any  
11 opposed?

12 (No response.)

13 CHAIRWOMAN JARMON: Thank you.

14 15 East Oxford. I have the  
15 agreement of sale in there. They've  
16 owned this since 1992.

17 MS. CUNNINGHAM: Motion to  
18 approve.

19 MR. O'DWYER: What did they  
20 agree to?

21 CHAIRWOMAN JARMON: It was a  
22 side yard.

23 (Duly seconded.)

24 CHAIRWOMAN JARMON: All in  
25 favor?



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2 (Aye.)

3 CHAIRWOMAN JARMON: Any

4 opposed?

5 (No response.)

6 CHAIRWOMAN JARMON: 2526 West

7 Girard Avenue was a property transferred

8 from PHDC to the applicant. Can I get a

9 recommendation?

10 MR. O'DWYER: Motion to

11 approve.

12 (Duly seconded.)

13 CHAIRWOMAN JARMON: All in

14 favor?

15 (Aye.)

16 CHAIRWOMAN JARMON: Any

17 opposed?

18 (No response.)

19 CHAIRWOMAN JARMON: 1200 South

20 Bucknell Street, Felton Hayman. You want

21 to come up.

22 (Witnesses approached podium.)

23 CHAIRWOMAN JARMON: The

24 applicant just settled on this. He's

25 asking for a -- you can let them know

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2 what you're asking for.

3 MR. HAYMAN: Felton Hayman,  
4 Hayman Construction.

5 Restrictions be removed for  
6 1200 South Bucknell Street for my  
7 lenders. I bought multiple properties  
8 from the City and I'm trying to build on  
9 them, and some lenders want the  
10 restrictions removed before they lend you  
11 the money to build.

12 MR. KOONCE: Can we give him a  
13 mortgage letter?

14 MS. MEDLEY: I'm sorry. So he  
15 said he wanted?

16 CHAIRWOMAN JARMON: He's trying  
17 to get restrictions lifted so that he can  
18 get financing from --

19 MS. MEDLEY: And they just  
20 settled?

21 CHAIRWOMAN JARMON: They just  
22 settled, yeah.

23 MS. MEDLEY: They can get a  
24 subordination agreement.

25 CHAIRWOMAN JARMON: Right.

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2 MS. CUNNINGHAM: We're not  
3 going to be able to lift the restrictions  
4 yet. What was the agreement? What were  
5 you supposed to do with the --

6 CHAIRWOMAN JARMON: To build.

7 MR. HAYMAN: To build, yes.

8 MS. CUNNINGHAM: We're not  
9 going to be able to release the  
10 restrictions until that's been done. And  
11 so we can probably give you a  
12 subordination letter for your financing.

13 MR. HAYMAN: That's good.  
14 That's good.

15 MS. CUNNINGHAM: And  
16 subordinate their interest.

17 MR. HAYMAN: Thank you.

18 MR. PADILLA: Once the building  
19 is completed, you come back.

20 CHAIRWOMAN JARMON: To get the  
21 restriction lifted.

22 MS. MEDLEY: So what you need  
23 to give to Ms. Jarmon is the terms and  
24 conditions of your loan.

25 MR. HAYMAN: Say it again.

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2 MS. MEDLEY: She'll need the  
3 information, the terms and conditions of  
4 your construction loan from the bank.  
5 Get a letter from the bank saying they  
6 need a subordination agreement and then  
7 the terms and conditions. Give that to  
8 Ms. Jarmon and then the City can draft  
9 that.

10 MR. HAYMAN: I gave that in. I  
11 sent that in, I believe.

12 CHAIRWOMAN JARMON: It's right  
13 here. It's an attached thing here.

14 MS. CUNNINGHAM: From the term  
15 sheet attached.

16 MR. HAYMAN: It's probably --

17 CHAIRWOMAN JARMON: From  
18 Wharton Homes LLC, the financing.  
19 There's a letter in there. Do you see  
20 it?

21 MR. O'DWYER: So do we need a  
22 motion for that?

23 CHAIRWOMAN JARMON: Yes.

24 MR. O'DWYER: Motion to issue a  
25 letter subordinating the City's interest

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2 in 1200 South Bucknell Street to the  
3 applicant's lender.

4 MS. MEDLEY: It's a  
5 recommendation that the City, not just  
6 the letter, just that the City will  
7 subordinate its interest so that we can  
8 do the agreement. We can give him a  
9 letter saying we intend to make that  
10 recommendation to the Commissioner.

11 (Duly seconded.)

12 CHAIRWOMAN JARMON: All in  
13 favor?

14 (Aye.)

15 CHAIRWOMAN JARMON: Any  
16 opposed?

17 (No response.)

18 CHAIRWOMAN JARMON: Thank you.

19 MR. HAYMAN: Thank you.

20 CHAIRWOMAN JARMON: And the  
21 next and final item is the 1912 and 14  
22 Oakdale. I had this on last month, but I  
23 didn't have any information attached as  
24 the permits in order for them to start  
25 the development on these two lots. Can I

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2 get a recommendation?

3 MS. CUNNINGHAM: Move to  
4 approve the extension of time.

5 (Duly seconded.)

6 CHAIRWOMAN JARMON: All in  
7 favor?

8 (Aye.)

9 CHAIRWOMAN JARMON: Any  
10 opposed?

11 (No response.)

12 CHAIRWOMAN JARMON: I'd like to  
13 add last month's agenda.

14 MR. O'DWYER: Motion to add the  
15 agenda and minutes.

16 MS. CUNNINGHAM: So moved.

17 CHAIRWOMAN JARMON: All in  
18 favor?

19 (Aye.)

20 CHAIRWOMAN JARMON: Thank you.

21 The meeting is now adjourned.

22 Thank you.

23 (Vacant Property Review  
24 Committee adjourned at 11:30 a.m.)

25 - - -

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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

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