

Vacant Property Review Committee  
February 12, 2019

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VACANT PROPERTY REVIEW COMMITTEE

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

PRESENT:

SUSIE JARMON, OHCD - CHAIRWOMAN

LARRY PADILLA, PRA

LINDA MEDLEY, LAW DEPARTMENT

KEVIN HUNTER, PLANNING

DEB CUNNINGHAM, PUBLIC PROPERTY

MICHAEL KOONCE, COUNCIL PRESIDENT CLARKE'S OFFICE

ANGEL RODRIGUEZ, LAND BANK

GARRETT O'DWYER, PACDC

MARK DODDS, OHCD

JAMETTA JOHNSON, PHA

PHILIP JONES, LAW DEPARTMENT

MARY JONES, LAW DEPARTMENT

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2 CHAIRMAN JARMON: Good morning.

3 My name is Susie Jarmon. We are  
4 going to get started.

5 Are there any attorneys in the room?

6 We're going to get started on

7 Page 2.

8 You can come up to the podium. Good  
9 morning. State your name for the record.

10 (Applicant approached podium)

11 MR. ORPHANIDES: Certainly, David  
12 Orphanides from Orphanides and Toner on behalf  
13 of Francisville Neighborhood for 1638 to 1640  
14 Ridge Avenue.

15 CHAIRMAN JARMON: That's on Page 3.  
16 Are there questions from the committee?

17 MS. CUNNINGHAM: This differs  
18 greatly from the original proposal.

19 MR. ORPHANIDES: Which aspect? To  
20 sell this property?

21 MS. CUNNINGHAM: To use this -- what  
22 happened to the original funding for the  
23 original proposal?

24 MR. ORPHANIDES: The original

1 transfer was 1608 to 12 and then 1620, 30 to 32.

2 MS. CUNNINGHAM: Yes.

3 MR. ORPHANIDES: The original  
4 concepts were for 1628 to 32, then 38 and 40 was  
5 to acquire the lot in between both 34 and 36 and  
6 make a larger community market that developed  
7 the property. Unfortunately, 34 and 36 were  
8 required by an independent private developer.  
9 So basically they split it 28 to 32 and 38 to  
10 40. The plan is still to develop 28 to 32 as of  
11 community market.

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

16 MR. ORPHANIDES: So the idea is that  
17 as it turned out the development of 1608 to 12  
18 and now 28 to 32, which is planned, has turned  
19 out to be a lot more expensive than anticipated  
20 with the funding that was available to the  
21 community and similar to other nonprofit  
22 organizations that have sold and have come to  
23 the VPRC requesting permission to sell off a  
24 property in order to fund the development of

1 other properties. They are looking to do that  
2 here, to take those funds that would be acquired  
3 from 38 to 40 and it would allow them to  
4 complete the development of 1608 to 12.

5 MR. RODRIGUEZ: I have a question.  
6 This is dated July of 2013?

7 MR. ORPHANIDES: Correct.

8 MR. RODRIGUEZ: We're in February  
9 2019.

10 MR. ORPHANIDES: Correct.

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

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

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

23 MR. ORPHANIDES: Ultimately, I don't  
24 know that the city would take a loss because

1 there's other projects that are being developed  
2 and the organization would help and assist the  
3 community and provide services to the community,  
4 I mean, if they were subsequently documented  
5 that there was a consent to transfer, partial  
6 movement transfer conditions and reservation of  
7 interests and extension.

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

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

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

1 they ultimately have.

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

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

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

1 they have been. They developed 1608 to 12.  
2 There's a building on the property right now.  
3 There's a mix/multi-family. They are about to  
4 enter into a lease with the restaurant, which  
5 would be the first restaurant on Ridge Avenue.

6 I've zoned a lot of projects on  
7 Ridge Avenue. It's going to be one of the first  
8 restaurants to go in one of the newer buildings  
9 on Ridge Avenue. So they are helping to  
10 develop. They are moving along piece by piece.  
11 They are left with 38 to 40. And could they  
12 ultimately get there and develop that and do the  
13 transfer that was referenced in the consent from  
14 September 22nd, 2014? They could, but right now  
15 they feel they could sell that and fully utilize  
16 that to fully develop and complete the  
17 development as things have changed and numbers  
18 have increased.

19 It would be something of  
20 benefit to both the community and the city. If  
21 they end up having to remain and try to develop  
22 38 and 40, they can do that but it'll help the  
23 leg development of the other projects.

24 MR. PADILLA: Do we have a right to

1 revert these properties?

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

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

9 MR. ORPHANIDES: Actually --

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

13 MR. PADILLA: That's correct.

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

17 MS. CUNNINGHAM: That transfer  
18 happened in 2014 --

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

23 MS. CUNNINGHAM: But the request in  
24 2014 was consent to transfer with the



1 understanding that when you transferred 1608 to  
2 12 you would be transferring all of the  
3 properties.

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

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

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

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

18 MR. ORPHANIDES: There's two things  
19 we can be looking at. There's two options. One  
20 is the Certificate of Completion, they've  
21 maintained the property, they've improved the  
22 property or they've improved the sidewalk. I've  
23 been in this room where people haven't built a  
24 building, haven't done anything and they issued

1 a Certificate of Completion. The other thing is  
2 given the circumstance and how hard they are  
3 trying to develop the other properties and that  
4 is in order to allow them to do so. The other  
5 option is consent.

6 MR. RODRIGUEZ: Do you have a  
7 prospective buyer?

8 MR. ORPHANIDES: Yes, we do.

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

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

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

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

22 MR. RODRIGUEZ: I'm not talking  
23 about zoning, I'm talking about occupancy. So  
24 the intent was to give Francisville land to

1 produce what? What kind of housing?

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

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

6 MS. CUNNINGHAM: It wasn't for  
7 housing.

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

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

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

22 MS. CUNNINGHAM: I understand that  
23 on the market portion but the other portion  
24 they're selling to a private developer anyway,

1 well, before a community purpose anyway.

2 MR. DODDS: I object to that.

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

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

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

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

15 MR. ORPHANIDES: It is not occupied  
16 yet.

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

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

24 MS. JOHNSON: But you're saying you

1 need proceeds from the sale of this to complete  
2 the work in 1608 and 1612?

3 MR. ORPHANIDES: And for 28 to 32.

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

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

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

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

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

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

1 we gave them additional time to do that.

2 MR. RODRIGUEZ: So we've already  
3 expressed interest in referring the property  
4 back. A promise was made and that promise has  
5 not been kept.

6 MR. PADILLA: So I move to --

7 MR. ORPHANIDES: With all due  
8 respect we have started to develop 28 into 32.

9 MR. RODRIGUEZ: We're in 2019. In  
10 2017 you were granted an extension. You've been  
11 at it since 2013. This project is kind of  
12 limping along. The city has already taken  
13 revisionary action and then stopped the  
14 revisionary action to allow you more time in  
15 which case that hasn't been met and now you want  
16 to sell city-owned property. You want us to  
17 continue to finance this project.

18 MR. PADILLA: I move to deny the  
19 Certificate of Completion and for the city to  
20 continue it's process to revert the properties.

21 MS. CUNNINGHAM: Second.

22 CHAIRMAN JARMON: All in favor?

23 (Ayes.)

24 CHAIRMAN JARMON: Any opposed?

1 (No opposition.)

2 CHAIRMAN JARMON: Thank you. Next.  
3 What address are you here for?

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

7 CHAIRMAN JARMON: It's on Page 4.  
8 2211 West Sergeant and 2213 West Sergeant.  
9 State your name for the record.

10 (Applicant approached podium)

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

20 MR. RODRIGUEZ: So just some  
21 background for the rest of the committee there  
22 are several properties that we received from  
23 PHDC with the transfer. This is land that is  
24 going into affordable housing.

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1 CHAIRMAN JARMON: Recommendation.

2 MS. CUNNINGHAM: Second.

3 CHAIRMAN JARMON: All approved.

4 (Ayes.)

5 CHAIRMAN JARMON: Any opposed?

6 (No opposition.)

7 CHAIRMAN JARMON: Back to Page 2.

8 Two lots with side yards.

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

20 CHAIRMAN JARMON: It is going to  
21 move.

22 MS. CUNNINGHAM: Do they understand  
23 that?

24 CHAIRMAN JARMON: Yes, they do.



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

9 MR. PADILLA: There is one.

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

12 CHAIRMAN JARMON: Right.

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

16 MR. RODRIGUEZ: PRA does not  
17 transfer --

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

20 CHAIRMAN JARMON: There's --

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

23 CHAIRMAN JARMON: It's going to be a  
24 while before it gets to the commissioner. I

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1 don't want to hold up with this right now. It  
2 can go to City Council and be approved. In the  
3 meanwhile they're working on the policy --  
4 they're not being transferred out. It take's a  
5 long --

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

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

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

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

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

22 CHAIRMAN JARMON: We couldn't give  
23 them both of them. I think it's been taken care  
24 of. But right now we can't give out two lots.

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1 The policy changes.

2 MR. RODRIGUEZ: The fair market  
3 value can not get the second one.

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

6 MR. RODRIGUEZ: The issue is not --

7 MS. JOHNSON: Right.

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

11 CHAIRMAN JARMON: Yes. Okay, so  
12 3022 North 8th Street.

13 MR. KOONCE: I make a motion that we  
14 approve.

15 CHAIRMAN JARMON: All in favor?

16 (Ayes.)

17 CHAIRMAN JARMON: All opposed?

18 MS. CUNNINGHAM: One.

19 CHAIRMAN JARMON: 2040 North 25th  
20 Street.

21 MR. KOONCE: I would like to see  
22 this stay.

23 CHAIRMAN JARMON: And the reason,  
24 Mike?

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

9                   CHAIRMAN JARMON: This is a side  
10 yard.

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

13                  CHAIRMAN JARMON: No, they don't.

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

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

18                  MR. KOONCE: Okay.

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

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

24                  MR. KOONCE: If that's the case then

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1 I'm going to make the same motion.

2 MR. RODRIGUEZ: Second.

3 CHAIRMAN JARMON: All in favor?

4 (Ayes.)

5 CHAIRMAN JARMON: Any opposed?

6 MS. CUNNINGHAM: I.

7 CHAIRMAN JARMON: Next item is the  
8 Urban Garden Agreements.

9 Can I get a recombinations?

10 MR. DODDS: I move to accept the  
11 agreement.

12 MR. RODRIGUEZ: Second.

13 CHAIRMAN JARMON: All in favor?

14 (Ayes.)

15 Any opposed?

16 (No opposition.)

17 CHAIRMAN JARMON: The next item is  
18 928 South 17th Street.

19 MR. PADILLA: I would like to recuse  
20 myself.

21 CHAIRMAN JARMON: Angel, do you know

22 --

23 MR. RODRIGUEZ: I'm sorry. So just  
24 so everyone is aware this is a transfer from the

1 Land Bank.

2 CHAIRMAN JARMON: Yes.

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

6 MR. PADILLA: That's correct.

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

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

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

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

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

23 MS. CUNNINGHAM: Okay.

24 MR. PADILLA: That's correct.

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1 MS. CUNNINGHAM: So they would never  
2 have to file.

3 MR. RODRIGUEZ: No.

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

7 MR. KOONCE: Motion to approve.

8 MS. CUNNINGHAM: Second.

9 CHAIRMAN JARMON: All in favor?

10 (Ayes.)

11 CHAIRMAN JARMON: Any opposed?

12 (No opposition.).

13 CHAIRMAN JARMON: Okay. Next up are  
14 properties that Philadelphia Land Bank are  
15 transferring out to applicants,  
16 2937 North 8th Street, 250 West Thayer Street,  
17 5107 Market, 5108 Market, 5111 Market,  
18 5113 Market, 5121 Market, 5123 Market and  
19 5125 Market Street.

20 Are there any questions from the  
21 committee?

22 MS. CUNNINGHAM: No. But I just  
23 want them to know that Ms. Mendez her primary  
24 contains deed restrictions. So you might want

1 her to come back and get release for that.  
2 She's didn't receive the property from VPRC.  
3 She bought it from someone who received it from  
4 VPRC.

5 MR. PADILLA: And it has  
6 restrictions?

7 MS. CUNNINGHAM: It has  
8 restrictions.

9

10 MR. RODRIGUEZ: Okay.

11 MS. CUNNINGHAM: But I move that we  
12 --

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

17 State your name for the record.

18 (Applicant approached podium)

19 MS. DEL VALLE: Good morning,  
20 members of VPRC and Chairman Jarman. My name  
21 is Andrea Del Valle, Legislative Aid for  
22 Councilwoman Sanchez. We just want to put on  
23 the record that Council, is in support of this  
24 accusation of this parcel as a side yard and



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1 they will be working with the applicants to get  
2 those restrictions lifted.

3 CHAIRMAN JARMON: Okay. Thank you.  
4 Can we get a recommendation on these properties  
5 to be transferred.

6 MR. KOONCE: Motion approved.

7 MR. PADILLA: Second.

8 CHAIRMAN JARMON: All in favor?

9 (Ayes.)

10 CHAIRMAN JARMON: Any opposed?

11 (No opposition.)

12 CHAIRMAN JARMON: Next item is  
13 1923 South 6th Street. This property has been  
14 developed. We have a certificate of occupancy  
15 and the agreement to sell attached.

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

18 MR. RODRIGUEZ: Second.

19 CHAIRMAN JARMON: All in favor?

20 (Ayes.)

21 CHAIRMAN JARMON: Any opposed?

22 (No opposition.)

23 CHAIRMAN JARMON: Next item is  
24 2109 East William Street. Ms. Smith was before

1 the committee a little while ago.

2 State your name for the record  
3 please.

4 (Applicant approached podium)

5 MS. SMITH: Shameekah Smith.

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

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

12 MS. SMITH: I have been maintaining  
13 the property. When they -- I had to move out  
14 of the property because of the rodent  
15 infestation. While I was not in the property  
16 people in the neighborhood were throwing things  
17 on the lot. I was working with NECA on  
18 Frankford Avenue and also a neighbor by the name  
19 of Ms. Myru(ph) who helped me clean up the lot.  
20 I did offered them money because then people  
21 started putting things on like the side alley  
22 that was right there. I called 311 several  
23 times. 311 did come out but unfortunately 311  
24 fined me.

1 MS. CUNNINGHAM: Okay. So you moved  
2 out and then more trash accumulated; is that  
3 what you're saying?

4 MS. SMITH: When I moved --

5 MS. CUNNINGHAM: But you cleaned it  
6 up.

7 MS. SMITH: Yes.

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

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

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

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

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

19 MS. SMITH: No. I just recently  
20 went back to the property. When I drove past it  
21 to look at the lot there were things on the lot,  
22 like they shifted it over to the side. So I  
23 called 311 because that -- from my understanding  
24 that's the alleyway.

1                   When I originally got the lot  
2 there was an old lady who used a portion of that  
3 lot as like a side yard to feed cats and stuff.  
4 When I got ownership of the lot she had someone  
5 put like bricks down -- the cobble stone right  
6 there. So when I got the lot she had them like  
7 pull up on the bricks and throw it in the alley  
8 and ever since then people -- there was a toilet  
9 one year, there was a car and an engine.

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

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

24                   MS. SMITH: I understand that. When

1 I was not living in the property I did still go  
2 passed and maintain the lot and I would maintain  
3 the front of my house because I was also getting  
4 tickets because my neighbors would take their  
5 trash can and put it -- there's like a hole in  
6 front of my door and even though it had their  
7 address on it I was being fined.

8 So when I would go to the  
9 street and I would see these tickets in the mail  
10 I would go passed, I would shovel, I would salt,  
11 I would sweep even in front of the abandon house  
12 that is two doors down from mine. I've called  
13 311 every single time.

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

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

24 MS. SMITH: I have. I actually did

1 myself. I had to get cement and glass and break  
2 it up and put it in the foundation of the  
3 basement. I actually had to take the whole  
4 entire house down to the beams so that I can try  
5 and see where the rodents where coming in at.  
6 That's the reason why I'm trying sell this lot  
7 so I can get my house back in the condition for  
8 me to live in.

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

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

1 haven't paid storm water since you've acquired  
2 it.

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

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

12 MS. SMITH: Yes.

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

22 MS. SMITH: I been to the programs  
23 and they told me because my house was in such  
24 bad condition they couldn't help me. My house

1 was sold to me from a company that is out of  
2 state. I'm not even in a position where I can  
3 sell my own property because they told me I  
4 needed a quick claim. I spoke with this  
5 gentleman when I was here the last time.

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

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

14           MS. SMITH: That is what was said.

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

21           MR. PADILLA: That's correct but --

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

24           MR. PADILLA: As a point of



1 clarification --

2 MS. SMITH: That's what was exemplified  
3 to me.

4 MR. PADILLA: Right.

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

13 MS. CUNNINGHAM: Okay.

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

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

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

21 MS. SMITH: They did. They said  
22 that they would purchase the lot for \$21,000  
23 in the out-of-pocket expenses that they would  
24 cover and I would walk away with a minimum of

1 \$7,750.

2 MR. RODRIGUEZ: So at settlement  
3 will they clear out all of that?

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

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

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

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

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

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

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

23 MR. DODDS: Do you know what the  
24 buyer wants to do with the vacant lot?

1 MS. SMITH: From it's my  
2 understanding that the buyer wants to build a  
3 three-story property on the lot that would help  
4 bring houses to the community and to also bring  
5 the value of my property up.

6 CHAIRMAN JARMON: Are there any  
7 further questions or recommendation?

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

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

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

22 MR. RODRIGUEZ: Correct.

23 MR. PADILLA: Wouldn't that clear  
24 the obligations.

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1 MR. RODRIGUEZ: She has taxes on her

2 --

3 MR. PADILLA: Well, minus  
4 satisfaction of liens.

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

7 CHAIRMAN JARMON: That's the  
8 balance.

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

13 MR. RODRIGUEZ: She can't --

14 MS. MEDLEY: She can't sell it  
15 without the approval --

16 MS. CUNNINGHAM: -- of the committee.  
17 And the approval of the committee is a  
18 recommendation and it's really going to be put  
19 to the commissioner of public property whether  
20 or not she signs that release.

21 MR. PADILLA: So the recommendation  
22 is to provide consent to sell?

23 MR. RODRIGUEZ: Consent to sell  
24 providing --

1 MR. PADILLA: -- restrictions moving  
2 to --

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

5 CHAIRMAN JARMON: Do you understand  
6 what they said?

7 MS. SMITH: No.

8 CHAIRMAN JARMON: I know. I'll  
9 explain it to you if you don't understand.  
10 What they're saying is the person that you're  
11 transferring title to, see if they're okay with  
12 us putting an additional note on the certificate  
13 that in a year they have to come back before us  
14 so see if they did develop that lot.

15 MS. SMITH: Okay.

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

22 MS. SMITH: Okay.

23 MS. CUNNINGHAM: So we move to the  
24 consent to the sale and transfer to the

1 conditions to the new buyer.

2 MR. RODRIGUEZ: That's my motion.

3 MR. PADILLA: Second.

4 CHAIRMAN JARMON: All in favor?

5 (Ayes.)

6 CHAIRMAN JARMON: Any opposed?

7 (No opposition.)

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

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

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

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

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

24 MR. KOONCE: Right. It's an approval

1 subject to them coming back and the new owner  
2 coming in and explaining what they're going to  
3 do and accepting the current conditions.

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

9 MS. SMITH: Okay.

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

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

14 MS. CUNNINGHAM: Okay.

15 CHAIRMAN JARMON: All in favor?

16 (Ayes.)

17 CHAIRMAN JARMON: Any opposed?

18 (No opposition.)

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

23 MS. CUNNINGHAM: What was the  
24 original proposal?

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1 CHAIRMAN JARMON: It was a side  
2 yard. He owned 2212 North Camac.

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

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

7 MS. CUNNINGHAM: Okay.

8 MR. RODRIGUEZ: Move to approve.

9 MR. KOONCE: Second.

10 CHAIRMAN JARMON: All in favor?

11 (Ayes.)

12 CHAIRMAN JARMON: Any opposed?

13 (No opposition.)

14 CHAIRMAN JARMON: 6121 Hazel Avenue.

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

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

22 MS. CUNNINGHAM: It's still filthy.

23 CHAIRMAN JARMON: -- and I told them  
24 several times.



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1 Hi, can you state your name for the  
2 record.

3 (Applicant approached podium)

4 MS. WALKER: My name is  
5 Bernice Walker.

6 CHAIRMAN JARMON: And Charles Walker  
7 was your husband.

8 MS. WALKER: He is deceased.

9 CHAIRMAN JARMON: Right.

10 MS. CUNNINGHAM: Okay.

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

14 MS. WALKER: No. I live at  
15 6118 Hazel but the lot is at --

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

18 MS. WALKER: Yes.

19 CHAIRMAN JARMON: In '91.

20 MS. CUNNINGHAM: It was a purchase,  
21 right?

22 CHAIRMAN JARMON: It was a sale,  
23 yes.

24 MR. RODRIGUEZ: Move to approve.

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1 MR. O'DWYER: Second.

2 CHAIRMAN JARMON: All in favor?

3 (Ayes.)

4 CHAIRMAN JARMON: Any opposed?

5 (No opposition.)

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

8 MS. WALKER: Okay. Thank you.

9 CHAIRMAN JARMON: You're welcome.  
10 1252 North Howard Street. We transferred to  
11 John Lutz. I think this is -- Number one, the  
12 lot needs to be cleaned.

13 Can you state your name for the  
14 record.

15 (Applicant approached podium)

16 MS. SINCLAIR: Jane Sinclair.

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

21 MS. SINCLAIR: No. I'm renting a  
22 dumpster and some of the stuff in that picture  
23 would be taking with us because it's the child's  
24 play area and the pool. That would be going

1 with us to the new home and we will clean it.

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

7 MS. SINCLAIR: Empty?

8 MS. CUNNINGHAM: Yes.

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

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

15 MR. PADILLA: This is on two lots.

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

18 MR. KOONCE: So 54 is not --

19 MS. SINCLAIR: Yes. They told my  
20 fiance to fence it up and keep it clean.

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

23 MS. SINCLAIR: I inherited it when  
24 he passed away.

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1                   CHAIRMAN JARMON: I think they sent  
2 me a separate agreement for the lot yesterday.  
3 \$68,500 for the lot because the house and lot  
4 together was 310.

5                   Can I get a recommendation?

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

10                  CHAIRMAN JARMON: All in favor?

11                  (Ayes.)

12                  CHAIRMAN JARMON: Any opposed?

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

16                  MS. SINCLAIR: Yes.

17                  CHAIRMAN JARMON: It is in her name.

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

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

22                  MR. KOONCE: But your statement is  
23 that none of the stuff that is on 54 belongs to  
24 you?

1 MS. SINCLAIR: It does belong to me.  
2 When we move we plan on bringing it with us. We  
3 are just relying on the sale of the property to  
4 buy the new house.

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

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

10 MR. O'DWYER: I would like to modify  
11 my motion. The motion to release contingent of  
12 photographic evidence being sent to the Chair  
13 that both 1242 North Howard Street and  
14 1254 North Howard Street are totally cleared out  
15 of all of your belongings.

16 MS. SINCLAIR: Okay.

17 MS. CUNNINGHAM: Second.

18 CHAIRMAN JARMON: All in favor?

19 (Ayes.)

20 CHAIRMAN JARMON: Any opposed?

21 (No opposition.)

22 CHAIRMAN JARMON: Thank you.

23 MS. SINCLAIR: Thank you.

24 CHAIRMAN JARMON: 2538 Manton

1 Street. This is property that the city  
2 transferred to PHDC and then PHDC transferred it  
3 out to an applicant in 1982.

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

6 CHAIRMAN JARMON: It's a house.

7 MR. RODRIGUEZ: -- second.

8 CHAIRMAN JARMON: Oh, he's here.  
9 2538 Manton, there was a motion on -- you don't  
10 have to walk up here.

11 All in favor?

12 (Ayes.)

13 CHAIRMAN JARMON: Any opposed?

14 (No opposition.)

15 CHAIRMAN JARMON: Sorry about that.  
16 2627 Almond Street. This was transferred out as  
17 a side yard back in '85. Can I get a  
18 recommendation?

19 MR. O'DWYER: Is this a structure?  
20 And then it's looks like a punching bag.

21 MS. CUNNINGHAM: A what?

22 MR. O'DWYER: Like a punching bag.

23 MS. CUNNINGHAM: Oh, like in  
24 American Ninja Warrior.

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1 MR. O'DWYER: Is that structure on  
2 the property?

3 CHAIRMAN JARMON: That's moveable.

4 MR. RODRIGUEZ: That's moveable.

5 CHAIRMAN JARMON: Yes.

6 MR. RODRIGUEZ: This looks like two  
7 lots.

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

10 CHAIRMAN JARMON: They received one  
11 as a side yard.

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

14 MS. JOHNSON: They are selling  
15 together.

16 MR. RODRIGUEZ: 21 and 23.

17 MS. JOHNSON: And the house is 25.

18 CHAIRMAN JARMON: They are selling  
19 25, 21, and 23. So there's probably two lots in  
20 their house.

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

23 CHAIRMAN JARMON: That's what we  
24 transferred out to them in '85.

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1 MR. Rodriguez: And 21 they acquired  
2 via market, right?

3 CHAIRMAN JARMON: I don't know.

4 MS. CUNNINGHAM: It wasn't from us.

5 CHAIRMAN JARMON: That wasn't from  
6 us.

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

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

14 MS. JOHNSON: So it has to be  
15 cleaned.

16 MR. RODRIGUEZ: Yes.

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

21 MR. RODRIGUEZ: Second.

22 CHAIRMAN JARMON: All in favor?

23 (Ayes.)

24 CHAIRMAN JARMON: Any opposed?



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1 (No opposition.)

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

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

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

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

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

14 MS. JOHNSON: Really?

15 CHAIRMAN JARMON: But he purchased  
16 all of them.

17 MS. JOHNSON: Fair --

18 CHAIRMAN JARMON: Fair market value,  
19 yes.

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

23 MR. O'DWYER: So it wasn't meant for  
24 development?

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1                   CHAIRMAN JARMON: It wasn't meant  
2 for development, no.

3                   MS. JOHNSON: But he paid full  
4 price.

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

9                   CHAIRMAN JARMON: All in favor?

10                   (Ayes.)

11                   CHAIRMAN JARMON: Any opposed?

12                   (No opposition.)

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

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

20                   CHAIRMAN JARMON: First item is  
21 3114 West Gordon Street.

22                   MS. JOHNSON: These are all  
23 structures and houses.

24                   CHAIRMAN JARMON: That's a single

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1 family dwelling.

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

4 CHAIRMAN JARMON: 2000.

5 MR. O'DWYER: It was completed in  
6 2000.

7 CHAIRMAN JARMON: It was settled in  
8 2000.

9 CHAIRMAN JARMON: Can I get a  
10 recommendation?

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

13 CHAIRMAN JARMON: All in favor?  
14 (Ayes.)

15 CHAIRMAN JARMON: Any opposed?  
16 (No opposition.)

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

21 MS. YUN: Yes.

22 CHAIRMAN JARMON: Are you the  
23 current owner?

24 MS. YUN: Yes.

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1 CHAIRMAN JARMON: And state your  
2 name for the record.

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

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

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

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

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

17 MS. JOHNSON: So it is habitable?

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

20 MS. YUN: Yes.

21 MS. JOHNSON: And she's selling it.

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

24 MR. RODRIGUEZ: Second.

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1 CHAIRMAN JARMON: All in favor?

2 (Ayes.)

3 CHAIRMAN JARMON: Any opposed?

4 (No opposition.)

5 CHAIRMAN JARMON: Thank you.

6 MS. YUN: Thank you.

7 CHAIRMAN JARMON: Next.

8 1518 Dickinson Street. This was recently  
9 developed.

10 State your name for the record.

11 (Applicant approached podium)

12 MS. KIRSTEN: My name is Kirsten.

13 CHAIRMAN JARMON: Kirsten?

14 MS. KIRSTEN: Yes.

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

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

19 CHAIRMAN JARMON: So are you the  
20 realtor?

21 MS. KIRSTEN: We are the title  
22 company.

23 MR. JONES: Just a question, the  
24 certificate of property it says there are three

1 dwelling units but the photo on the front -- it  
2 looks like there are -- there appears to be four  
3 different lines for gas or electric, four  
4 different meters and three mail boxes.

5 MS. JOHNSON: Three mailbox.

6 CHAIRMAN JARMON: It's four meters  
7 there.

8 MS. KIRSTEN: Yes.

9 CHAIRMAN JARMON: Is it four  
10 separate units.

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

14 MS. SHENG: There are three units.  
15 Each unit has one meter and one meter is for  
16 them.

17 MS. CUNNINGHAM: Okay.

18 CHAIRMAN JARMON: Can I get a  
19 recommendation?

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

22 MR. PADILLA: Second.

23 CHAIRMAN JARMON: All in favor?

24 (Ayes.)

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1 CHAIRMAN JARMON: Any opposed?

2 (No opposition.)

3 CHAIRMAN JARMON: Thank you.

4 5301 West Girard Avenue, Victor McDavis.

5 Please state your name for the  
6 record.

7 (Applicant approached podium).

8 MR. MCDAVIS: Good morning. Victor  
9 McDavis.

10 CHAIRMAN JARMON: Good morning.

11 Mr. McDavis is here for a certificate. He  
12 transferred this out in 2002.

13 MS. CUNNINGHAM: Mr. McDavis, you  
14 were the original purchaser in 2002?

15 MR. MCDAVIS: Yes.

16 MS. CUNNINGHAM: What were you  
17 supposed to do with the property?

18 CHAIRMAN JARMON: Occupy it.

19 MS. CUNNINGHAM: Just occupy?

20 MR. MCDAVIS: Yes.

21 MS. CUNNINGHAM: And you've been  
22 occupying it since?

23 MR. MCDAVIS: Yes.

24 MS. CUNNINGHAM: Okay. I move to

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1 issue a Certificate of Completeness.

2 MR. O'DWYER: Second.

3 MS. CUNNINGHAM: Thank you.

4 CHAIRMAN JARMON: All in favor?

5 (Ayes.)

6 CHAIRMAN JARMON: Any opposed?

7 (No opposition.)

8 CHAIRMAN JARMON: Take care. I

9 would like to add January's minutes to the

10 agenda.

11 MR. O'DWYER: Motion to add

12 January's agenda.

13 MS. CUNNINGHAM: Second.

14 CHAIRMAN JARMON: The meeting is now

15 adjourned.

16 - - -

17 (At this time, the VPRC adjourned at

18 11:08 a.m.)

19 - - -

20

21

22

23

24



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

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

-----  
Court Reporter - Notary Public

(The forgoing certification of  
this transcript does not apply to any  
reproduction of the same by any means,  
unless under the direct control and/or  
supervision of the certifying reporter.)



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