

VACANT PROPERTY REVIEW COMMITTEE

Room 401, Caucus Room
Philadelphia, Pennsylvania
Tuesday, January 14, 2014
10:15 a.m.

ORIGINAL

PRESENT:

SUSIE JARMON, OHCD, CHAIRWOMAN
JEANETTE LUNA, OHCD
ANDREW FRISHKOFF, LISC
JO ANN JONES, OHCD
LINDA MEDLEY, Law Department
PAUL DANELLA, Revenue
DONNA BULLOCK, Council President Clarke's
Office
AMANDA DAVIS, PIDC
LYNSIE SOLOMON, Public Property
JAMETTA JOHNSON, Planning Commission
MELVIS DUNBAR, RDA

1

2 CHAIRWOMAN JARMON: Good
3 morning. The Vacant Property Review
4 Committee meeting is now in session. My
5 name is Susie Jarmon.

6 I just want to make one
7 correction on the agenda, Page 3. It has
8 639 West Diamond Street. The address is
9 637 West Diamond and the applicant owns
10 639 West Diamond.

11 MS. BULLOCK: The applicant is
12 going to ask for a continuance.

13 CHAIRWOMAN JARMON: For who?

14 MS. BULLOCK: The applicant.
15 This is the applicant. We're going to
16 get a continuance.

17 CHAIRWOMAN JARMON: Okay.
18 We'll table it until next month.

19 Are there any lawyers present?
20 (Some audience members stand.)

21 CHAIRWOMAN JARMON: What
22 address are you here for?

23 MR. DeMARCO: 1909 and 13
24 League Street.

25 CHAIRWOMAN JARMON: And you're

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2 here for?

3 MR. DiTOMO: 1314 and 1316
4 North Carlisle.

5 CHAIRWOMAN JARMON: And you're
6 Gratz Street.

7 MS. BERKMAN: Gratz Street and
8 Wilt Street.

9 CHAIRWOMAN JARMON: And Wilt
10 Street, okay.

11 MR. MARTIN: We're here on
12 Gratz as well.

13 CHAIRWOMAN JARMON: Are you a
14 lawyer?

15 MR. MARTIN: No.

16 CHAIRWOMAN JARMON: Okay. All
17 right.

18 The first address I'm going to
19 take is 1811 North Gratz Street, Habitat
20 for Humanity. They also have two other
21 addresses on here, 1907 West Wilt. We'll
22 do the Wilt and the Gratz Street.

23 (Witnesses approached podium.)

24 MS. BERKMAN: Good morning,
25 everyone. I'm Judy Berkman. I'm an

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2 attorney at Regional Housing Legal
3 Services and I represent Habitat for
4 Humanity Philadelphia.

5 The property at 1811 North
6 Gratz Street is a little complicated.
7 And a couple years ago, a property that
8 Habitat had acquired that was addressed
9 on 18th Street has -- parcels were
10 subdivided off the 18th Street property
11 and added to the 1811 North Gratz Street,
12 and those are also subject to VPRC
13 restrictions. So what we'd like to do is
14 ask for a continuance of the 1811 North
15 Gratz Street property for one month and
16 bring it back together with the 1816 and
17 1820 North 18th Street so that you can
18 consider it all together, to remove the
19 VPRC restrictions all together. And I
20 apologize for that. We were unaware of
21 the complexity of this, but I think it
22 will make more sense if we defer 1811
23 North Gratz Street for today's hearing to
24 next time.

25 CHAIRWOMAN JARMON: Okay.

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2 MS. BERKMAN: Should I start on
3 1907 West Wilt?

4 CHAIRWOMAN JARMON: Yes.

5 MS. BERKMAN: 1907 West Wilt,
6 we were here last month at the December
7 hearing. It's part of the deed that
8 Habitat came to you for the properties at
9 1911 and 1913 West Wilt. John Lassaman
10 is with me. He's going to pass out
11 pictures of the two properties.

12 What Habitat does for vacant
13 property is, they assemble parcels and
14 then they build new construction on some
15 of the homes. So we already came to you
16 for the properties that were -- it's in
17 one deed. 1907, which we're here for
18 today, is part of the deed that conveyed
19 1911 and 1913, which we addressed last
20 month. So they're building these twin
21 homes, and the one for 1907 is combined
22 with 1905 West Wilt, which they owned
23 through different acquisition. So we
24 would like to have the VPRC restrictions
25 lifted for 1907 West Wilt Street in the

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2 same deed. You've already lifted the
3 ones for 1911 and 1913 West Wilt.

4 Do you have any questions?

5 CHAIRWOMAN JARMON: Any
6 questions from the Committee?

7 MS. BERKMAN: This is there for
8 income-eligible homeowners. Habitat
9 sells properties to buyers whose
10 household income is 30 to 60 percent AMI,
11 and it's subsidized construction by the
12 Redevelopment Authority.

13 CHAIRWOMAN JARMON: Any
14 questions from the Committee? We have a
15 picture attached to the agenda.

16 MS. BULLOCK: If there aren't
17 any questions, I move that we remove the
18 deed restrictions.

19 (Duly seconded.)

20 CHAIRWOMAN JARMON: And also
21 we're going to table 1811 North Gratz
22 Street.

23 MS. DUNBAR: Do we make a
24 motion for that or is this one motion?

25 MS. JONES: They are different

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2 motions.

3 MS. BULLOCK: So, again, motion
4 that -- I move that we remove the deed
5 restrictions for 1907 Wilt.

6 (Duly seconded.)

7 CHAIRWOMAN JARMON: All in
8 favor?

9 (Aye.)

10 CHAIRWOMAN JARMON: And
11 secondly?

12 MS. BULLOCK: The second motion
13 is that we table 1811 North Gratz until
14 further notice.

15 (Duly seconded.)

16 CHAIRWOMAN JARMON: All in
17 favor?

18 (Aye.)

19 MR. LASSAMAN: Thank you very
20 much.

21 MS. BERKMAN: Thank you.

22 CHAIRWOMAN JARMON: You're
23 welcome.

24 Next is 1909 and 1913 League.

25 (Witness approached podium.)

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2 CHAIRWOMAN JARMON: Good

3 morning.

4 MR. DeMARCO: Good morning. My
5 name is Richard DeMarco, attorney for the
6 owners of the two properties.

7 We have on two of this
8 five-unit development five single-family
9 homes. Three of them have been -- all
10 five have been constructed. Three of
11 them have already been sold. The
12 remaining two have RDA reversionary
13 language in the chain of title, which we
14 are asking this Committee permission --
15 approval to have that released. Two of
16 the -- one of the sales is scheduled for
17 Friday, so we'd appreciate any action
18 from this Committee as soon as possible.

19 The properties are beautiful
20 new single-family homes in the Graduate
21 Hospital area, were purchased from
22 private individuals, some of the
23 Donatuccis, and the development is
24 complete. So obviously we're hoping for
25 action today.

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2 Any questions I'm happy to
3 answer. A member of the ownership team
4 is here also.

5 CHAIRWOMAN JARMON: Any
6 questions from the Committee?

7 (No response.)

8 CHAIRWOMAN JARMON:
9 Recommendation?

10 MR. DeMARCO: Oh, and I did
11 speak with the Councilman's office and
12 there were no problems with this.

13 CHAIRWOMAN JARMON: Thank you.

14 MS. DUNBAR: I make a motion
15 that the restrictions be lifted to allow
16 the developer to move forward.

17 (Duly seconded.)

18 CHAIRWOMAN JARMON: All in
19 favor?

20 (Aye.)

21 MR. DeMARCO: Thank you so
22 much.

23 CHAIRWOMAN JARMON: You're
24 welcome.

25 MR. DeMARCO: Have a good day.

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2 CHAIRWOMAN JARMON: You too.

3 1314 and 1316 North Carlisle.

4 (Witness approached podium.)

5 CHAIRWOMAN JARMON: Good

6 morning.

7 MR. DiTOMO: Good morning,

8 Madam Chairperson and members of the

9 Board. My name is Joseph DiTomo and I

10 represent William Gaines, who is the

11 owner of 1314 and 1316 North Carlisle

12 Street by deed of the Redevelopment

13 Authority in May of 1998.

14 When Mr. Gaines obtained title
15 from the Redevelopment Authority to these

16 properties, they were two vacant lots,

17 and apparently in those days they were

18 used as a trash dump. I have a couple

19 pictures that I'd ask Mr. Gaines just to

20 give to Ms. Jarmon to perhaps pass

21 around. They show what the two vacant

22 lots looked like when he acquired title

23 from the Redevelopment Authority.

24 The first thing he did and has

25 done over the years to maintain these

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2 properties is was to fence them in
3 totally. He also owns 1318 North
4 Carlisle, which is a structure, which I
5 have a picture of in these other
6 photographs, and his intention at the
7 time, and basically remains so, was to
8 combine these properties into one
9 property. At one point he actually
10 resided at 1318 North Carlisle and also
11 used it on occasion to store tools and
12 equipment for his business.

13 Over the years he has done a
14 couple other things to actually improve
15 the properties. He has gone to the City
16 authorities, obtained building permits to
17 build a multi-family building there, has
18 obtained lands and construction details
19 to do that. Obviously he's hampered by
20 the fact that these restrictions are in
21 the deed, because he can't get financing.
22 The restrictions, at least as far as
23 reselling the property or renting the
24 property, were for a period of five
25 years, and of course we're well beyond

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2 that.

3 I have some other photographs
4 that show the cleaning up of the lots
5 that was done by Mr. Gaines. And the
6 Board probably knows that in this
7 particular area of the City, there's a
8 lot of construction being done. Most of
9 it -- a lot of it to the rear of
10 Mr. Gaines' property. Unfortunately, the
11 fence that was put up there was knocked
12 down partially by some of the other
13 contractors, including some City people.
14 The City very graciously settled with
15 Mr. Gaines and paid him some money for
16 the destruction of the fencing. But that
17 has been a continuous problem. The
18 contractors who are doing the property
19 right behind this building, 1314 to 1316,
20 have asked Mr. Gaines to let them use
21 part of the property to store their
22 materials until they're finished, which
23 he has done, and they're basically
24 finished now.

25 In any event, we are seeking to

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2 have the restrictions lifted so that
3 Mr. Gaines can continue to use the
4 property and to develop it more fully.

5 MS. BULLOCK: I just want to be
6 clear. When Mr. Gaines purchased the
7 property from the Committee, it was
8 intended to be used as a side yard?

9 CHAIRWOMAN JARMON: Yes.

10 MS. BULLOCK: And during the
11 time that you had it the five years, it
12 was maintained as a side yard and cleaned
13 and fenced?

14 MR. DiTOMO: That's correct.
15 It was cleaned and it was fenced.

16 CHAIRWOMAN JARMON: The
17 recommendation of the Committee?

18 MS. BULLOCK: Just one last
19 question.

20 CHAIRWOMAN JARMON: Sure.

21 MS. BULLOCK: The pictures that
22 were passed around were pictures of what
23 the lot looked like before he acquired
24 it, correct?

25 CHAIRWOMAN JARMON: Yes.

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2 MR. DiTOMO: I'm sorry?

3 MS. BULLOCK: The pictures that
4 you passed around, I just want to be
5 clear that that's what the lot looked
6 like 20-something years ago when he
7 acquired it?

8 MR. DiTOMO: The two smaller
9 pictures showed what the lots looked like
10 when it was conveyed to him with the
11 trash and the debris, and then the other
12 photographs show the area being cleaned
13 up and fenced, yes.

14 MS. BULLOCK: I have no other
15 questions.

16 CHAIRWOMAN JARMON:
17 Recommendation of the Committee?

18 MS. DUNBAR: Motion that the
19 restrictions be lifted to allow the
20 developer to move forward.

21 (Duly seconded.)

22 CHAIRWOMAN JARMON: All in
23 favor?

24 (Aye.)

25 CHAIRWOMAN JARMON: Thank you.

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2 MR. DiTOMO: Thank you.

3 CHAIRWOMAN JARMON: We're going
4 to go back to Page 2 on the agenda. The
5 first item, 1520 South Opal Street. The
6 applicant, she sent the tenant who is
7 occupying the property here. Is someone
8 here for Opal?

9 (No response.)

10 CHAIRWOMAN JARMON: He didn't
11 show, okay. We're going to table this
12 until next month.

13 2201 East Tioga Street, Daniel
14 Lason.

15 (Witness approached podium.)

16 CHAIRWOMAN JARMON: Good
17 morning.

18 MR. LASON: Good morning. I am
19 here this morning, there's a property
20 owned by the City at 2201 East Tioga.
21 It's approximately 100 foot frontage on
22 Tioga and 320 feet on Sepviva. We are
23 developing an old industrial building on
24 Sepviva which we're going to turn into
25 approximately 51 living lofts, and I

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2 would like to purchase part of the lot or
3 all of it for additional off-street
4 parking for future tenants.

5 CHAIRWOMAN JARMON: Any
6 questions?

7 MS. JOHNSON: I think the
8 Planning Commission would prefer if you
9 purchased the entire lot and not
10 subdivide it.

11 CHAIRWOMAN JARMON: Did you
12 hear?

13 MR. LASON: They want me to
14 purchase the entire lot?

15 CHAIRWOMAN JARMON: Yes.

16 MR. LASON: That's doable.

17 MS. DUNBAR: The question is
18 whether you'd be willing to purchase the
19 entire lot for fair market value.

20 MR. LASON: Pardon me?

21 MS. DUNBAR: Would you be
22 willing to purchase 2201 East Tioga
23 Street for fair market value?

24 MR. LASON: Yes.

25 MS. DUNBAR: Okay. I would

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2 make a motion -- I make a motion that we
3 sell the property for fair market value.
4 Of course, it would be subject to you
5 getting the necessary zoning and all to
6 allow for the parking.

7 MR. LASON: Right.

8 (Duly seconded.)

9 CHAIRWOMAN JARMON: All in
10 favor?

11 (Aye.)

12 CHAIRWOMAN JARMON: Thank you.

13 MR. LASON: Thank you.

14 CHAIRWOMAN JARMON: You're
15 welcome.

16 3047 North Orkney, Carmen
17 Burgos.

18 (Witness approached podium.)

19 CHAIRWOMAN JARMON: Good
20 morning.

21 MS. BURGOS: Good morning,
22 everyone. I'm here, I would like to
23 purchase 3047 North Orkney Street.

24 MS. DUNBAR: Can you speak into
25 the mic, please. You can bring it down a

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2 little bit. Bring it down.

3 MS. BURGOS: Thank you. I'm
4 interested in 3047 North Orkney Street.
5 I've been looking at this property for
6 like four years now. The first time I
7 cleaned it up. I went to a couple
8 programs. They told me I had to apply
9 for it. I did. I didn't hear nothing.
10 So when I went back, they told me there
11 was a price on it.

12 I'm interested in it. I
13 cleaned it up several times. There was a
14 lot of transactions going on, drug
15 dealers and everything. Now they're in
16 there again, and I can't do nothing,
17 because they told me if I don't have
18 papers or anything, they're not allowing
19 me in there. But I did clean it up, took
20 pictures before and after, and I took it
21 into 1234 Market Street, and during that
22 time, they told me I had to wait. So I
23 waited another year. So when I went back
24 another year later, they told me it was
25 up -- it was, you know, listed as -- they

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2 had a "for sale" sign on it. So I told
3 them that I was interested, and they told
4 me to apply. I had to wait and come in,
5 and then I got the letter in the mail.
6 So I'm here today to see if I can
7 purchase the property so I can keep it
8 clean.

9 I also have another property
10 across the street from there that I've
11 been maintaining really nice and clean,
12 but I would like to get it back in my
13 hands and get it cleaned, because they're
14 not letting me in there.

15 MS. JOHNSON: So you do own a
16 property on this block?

17 MS. BURGOS: Yes.

18 MS. JOHNSON: And you don't
19 want to use this for parking, or do you?

20 MS. BURGOS: Excuse me?

21 MS. JOHNSON: What do you want
22 to use this lot for?

23 MS. BURGOS: To keep it clean,
24 safety. They give out free lunches.
25 They got the kids there. It's not for

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2 parking, nothing like that.

3 MS. JOHNSON: Because it's not
4 as of right. You can't park there as of
5 right.

6 MS. BURGOS: No, no. I know
7 that.

8 MS. JOHNSON: Okay. So it's
9 not for parking.

10 MS. DUNBAR: Is this a lot
11 adjacent to your home?

12 MS. BURGOS: Excuse me?

13 MS. DUNBAR: Is this lot
14 adjacent to the property that you own and
15 occupy?

16 MS. BURGOS: I'm like right
17 across.

18 MS. DUNBAR: Oh, it's across
19 the street?

20 MS. BURGOS: Yeah. I'm at 3042
21 and this one is at 3047.

22 MS. JOHNSON: So you own 3042?

23 MS. BURGOS: Yes.

24 MS. BULLOCK: Do you reside at
25 3042? Do you live there?

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2 MS. BURGOS: No.

3 MS. BULLOCK: That's a rental
4 property?

5 MS. BURGOS: I had -- it's like
6 right now -- it was a garage, but we
7 closed it. It's not a garage any longer.
8 So what I have, I have my motorcycle and
9 my jeep there, and I'm like there three
10 times a week cleaning it up when the snow
11 come, everything. And I did talk to a
12 couple people on the block, and they was
13 like, If you can do it, go for it,
14 because it's been empty and it looks
15 horrible since the last time you touched
16 it. Nobody is interested. Nobody is
17 doing anything, and that would be nice if
18 you are interested in it.

19 So I'm here today to see if I
20 can make a change and make it better for
21 the neighborhood.

22 CHAIRWOMAN JARMON:
23 Recommendation of the Committee?

24 MS. BULLOCK: You're willing to
25 purchase it for fair market value?

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2 MS. BURGOS: Yes. I have -- I
3 don't know if it's the same price.

4 MS. BULLOCK: The price that
5 Ms. Jarmon gave you?

6 MS. BURGOS: Excuse me?

7 MS. BULLOCK: The price that
8 Ms. Jarmon gave you?

9 MS. BURGOS: They gave me a
10 price already, so yeah.

11 MS. BULLOCK: Yes.

12 MS. BURGOS: That's okay.

13 MS. JONES: Did the neighbors
14 express any interest in this?

15 CHAIRWOMAN JARMON: No. I sent
16 letters to the adjacent owners and
17 they're not interested.

18 MS. BULLOCK: I move that we
19 sell at fair market value.

20 (Duly seconded.)

21 CHAIRWOMAN JARMON: All in
22 favor?

23 (Aye.)

24 CHAIRWOMAN JARMON: Thank you.
25 The next item, side yards to be

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2 transferred with a ten-year
3 self-amortizing mortgage against the
4 title, 3341 North Uber and 2617 North
5 Sartain.

6 MS. DUNBAR: I make a motion to
7 transfer as side yards or rear yards --
8 (Duly seconded.)

9 MS. DUNBAR: -- to the adjacent
10 property owners.

11 (Duly seconded.)

12 CHAIRWOMAN JARMON: All in
13 favor?

14 (Aye.)

15 CHAIRWOMAN JARMON: The next
16 item, 526 West Somerset Street, Urban
17 Garden Agreement. I can accept this.

18 The next item is 1910, 13, 25,
19 40, and 41 North Gratz Street, Chad
20 Martin.

21 (Witness approached podium.)

22 CHAIRWOMAN JARMON: Good
23 morning.

24 MR. MARTIN: Good morning. My
25 business, Building Assets and 1934 Gratz,

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2 LLC, purchased those five lots in the
3 City.

4 MS. DUNBAR: Can you lift the
5 mic up so that we can all hear.

6 MR. MARTIN: Is that better?

7 MS. DUNBAR: Say something
8 else.

9 MR. MARTIN: I'm losing my
10 voice, so I'm sorry about that.

11 MS. DUNBAR: It's a little
12 better.

13 MR. MARTIN: So we had
14 purchased 1910, 1913, 1925, 1940, and
15 1941 and constructed buildings on them,
16 and they're currently under contract.
17 We're looking to sell and have the vacant
18 land restrictions removed.

19 CHAIRWOMAN JARMON: Any
20 questions from the Committee?

21 (No response.)

22 CHAIRWOMAN JARMON:
23 Recommendation?

24 MS. DUNBAR: I make a motion
25 that we issue the Certificate of

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2 Completion based upon the City's
3 recommendation.

4 Can I get a second?

5 (Duly seconded.)

6 CHAIRWOMAN JARMON: All in
7 favor?

8 (Aye.)

9 CHAIRWOMAN JARMON: Thank you.

10 MR. MARTIN: Thank you very
11 much.

12 CHAIRWOMAN JARMON: 2650 East
13 Thompson Street. Anyone here
14 representing 2650 East Thompson?

15 (Witness approached podium.)

16 CHAIRWOMAN JARMON: Good
17 morning.

18 MR. PIESZYK: Good morning. My
19 name is -- I'm new at this. Please
20 forgive me if I'm stumbling, because I'm
21 new at this.

22 I'm selling a lot next door to
23 me at 2652 East Thompson Street. I
24 bought that lot outright when I bought my
25 house at the same time. I've been living

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2 there for over 20 years, and I just
3 recently found out there's some kind of a
4 lien of water from my property. We don't
5 understand what it is. Nobody told me
6 about it. Just a few months ago, a few
7 days ago. My real estate told me to come
8 here and discuss it with you and -- well,
9 I never been through this before. I
10 don't know nothing about it. So forgive
11 me if I'm stumbling through this.

12 MS. DUNBAR: It's okay. You
13 came to the right place today.

14 MS. BULLOCK: Mr. Pieszky, so
15 you purchased this property from the
16 Tomans?

17 MR. PIESZYK: I'm sorry. I
18 didn't hear you.

19 MS. BULLOCK: I'm sorry. I
20 said you purchased this property in 1993
21 from the Tomans, or how did you get this
22 property?

23 MR. PIESZYK: Well, I must
24 have -- well, that's 2650 Thompson. I
25 bought that at the same time that I

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2 bought my house, and at the time, the
3 property was rented from a previous owner
4 for a dollar, and the real estate company
5 told me that if I want to buy it, that's
6 an option. So I took the option out of
7 hand and I paid something like \$500 for
8 it, and they told me that you own
9 property, that it's yours, and I wasn't
10 aware of what was even going on until
11 just recently.

12 MS. BULLOCK: And during the
13 time that you owned it, you used it as a
14 yard?

15 MR. PIESZYK: Excuse me?

16 MS. BULLOCK: You used the
17 property as a yard to your house?

18 MR. PIESZYK: Yeah. I had
19 children and we used it as a yard and I
20 bought an above-ground single pool. But
21 now my kids are grown, so, I mean,
22 they're not in the house anymore, so I'm
23 by myself and I could use the money to
24 fix up my house.

25 MS. BULLOCK: Okay.

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2 MS. DUNBAR: It's okay, sir.

3 MS. BULLOCK: You're doing just
4 fine.

5 MS. DUNBAR: Let's make a
6 motion. We're going to make a motion to
7 remove the restrictions by issuing a
8 Certificate of Completion. So I'd like
9 to make a motion that that be done so you
10 can feel free to do whatever it is that
11 you'd like to do.

12 (Duly seconded.)

13 CHAIRWOMAN JARMON: All in
14 favor?

15 (Aye.)

16 MS. DUNBAR: All done.

17 CHAIRWOMAN JARMON: Thank you.

18 MR. PIESZYK: Thank you very
19 much. Thank you for your time.

20 MS. DUNBAR: You're welcome.

21 CHAIRWOMAN JARMON: 2228
22 Frankford Avenue.

23 (Witness approached podium.)

24 CHAIRWOMAN JARMON: Good
25 morning.

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2 MR. ZUARES: Good morning. I'm
3 here to ask ladies and gentlemen of the
4 RDA to lift the restrictions on 2228
5 Frankford Avenue. I have owned it since
6 '92 and I meant to redevelop it, but
7 unfortunately my wife got sick and I just
8 didn't have it in me anymore to pursue
9 it. I have children that -- my wife
10 passed, and I need to leave them with
11 less problems, you know, since I did not
12 redevelop it. So I'm asking to have the
13 restrictions lifted so they would not
14 have problems in the future.

15 Thank you.

16 CHAIRWOMAN JARMON: Can you
17 give your name?

18 MR. ZUARES: Quintino Zuares.

19 MS. JOHNSON: And are you
20 planning to sell the lot? Is that
21 what...

22 MR. ZUARES: I couldn't
23 understand you.

24 MS. JOHNSON: Are you planning
25 to sell the lot?

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2 MR. ZUARES: No. No. I want
3 to pass it on to my kids.

4 CHAIRWOMAN JARMON: He wants
5 the restriction off the deed so that his
6 kids won't have a problem. So he's not
7 asking to sell.

8 MS. JOHNSON: Okay. It's just
9 going to remain a vacant lot.

10 CHAIRWOMAN JARMON: Yes. So
11 when his kids take the title, they
12 don't have to --

13 MS. JOHNSON: I think the
14 planner said this was a highly marketable
15 area. The planner told me that they
16 thought it should revert back to the
17 City, because there's a lot of
18 development going on in this area and
19 they thought this was a highly marketable
20 property.

21 CHAIRWOMAN JARMON: But he owns
22 it and he's just asking for the
23 restriction to be lifted.

24 Any questions?

25 MS. JONES: So moved.

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2 (Duly seconded.)

3 CHAIRWOMAN JARMON: All in
4 favor?

5 (Aye.)

6 CHAIRWOMAN JARMON: Thank you.

7 MR. ZUARES: Thank you very
8 much.

9 CHAIRWOMAN JARMON: 1108 South
10 27th Street, Zion Hill Baptist Memorial
11 Church.

12 (Witness approached podium.)

13 CHAIRWOMAN JARMON: Good
14 morning.

15 MR. SHKLOVSKY: Good morning.
16 My name is -- can you hear me?

17 CHAIRWOMAN JARMON: Yes.

18 MR. SHKLOVSKY: My name is
19 Steve Shklovsky. I'm with Metro Impact
20 Homes and Metropoly. I currently have
21 this property, 1108 South 27th, which is
22 a vacant lot under contract from Zion
23 Hill Memorial Baptist Church. The church
24 purchased it in 1986 from the City with a
25 reverter deed. I currently have it under

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2 contract now to develop it. There is a
3 total of 12 parcels on the square block.

4 The only one that's occupied by a

5 building is the church itself. I

6 currently control actually a third of

7 those parcels and I'm working on

8 purchasing additional properties. So my

9 hopes are to get the reverter deed,

10 reverter clause removed from this, settle

11 on it, and put up a single-family home in

12 the very near future.

13 MS. DUNBAR: So you currently

14 own it?

15 MR. SHKLOVSKY: I have it under

16 contract.

17 MS. DUNBAR: Under agreement?

18 MR. SHKLOVSKY: Under

19 agreement, yes. I was here a couple of

20 weeks ago for 2711 and 13 Annin on the

21 block, also previously owned by the

22 church, same issue, had a reverter clause

23 which was removed. And I'm also under

24 contract with the City for 2715 Annin,

25 which my associate was here for a couple

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2 of months ago to remove the reverter
3 deed -- or actually to just sell the
4 property.

5 MS. DUNBAR: Well, the question
6 that I have is, do you know what the
7 church was supposed to do with the
8 property?

9 MR. SHKLOVSKY: I believe they
10 told me it was actually a structure when
11 they bought it, that it wasn't a vacant
12 lot. I believe the City eventually
13 demolished it. I'm not sure exactly what
14 they were supposed to do with it. It was
15 back in 1986. It's a different reverend
16 there now. I'm not even sure he's aware
17 exactly what they were supposed to do,
18 but they haven't done anything.

19 CHAIRWOMAN JARMON:
20 Recommendation of the Committee?

21 MS. BULLOCK: I move that we
22 release the reverter.

23 (Duly seconded.)

24 CHAIRWOMAN JARMON: All in
25 favor?

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2 (Aye.)

3 CHAIRWOMAN JARMON: Thank you.

4 MR. SHKLOVSKY: Thank you.

5 CHAIRWOMAN JARMON: We're going
6 to table 243 West Jefferson Street until
7 next month. This was previously on the
8 agenda, but there was some kind of
9 structure on the lot. I had a recent
10 picture taken and it's still on there.
11 He was supposed to have it removed.
12 Today he called and said he had it
13 removed, but I need to get a picture
14 before I put it back on the agenda. And
15 that's 243 West Jefferson.

16 MS. DUNBAR: So you want to
17 make a motion to have it tabled? Motion
18 to table 243 West Jefferson.

19 (Duly seconded.)

20 CHAIRWOMAN JARMON: All in
21 favor?

22 (Aye.)

23 CHAIRWOMAN JARMON: 1449 North
24 4th Street, Midgard Properties.

25 (Witness approached podium.)

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2 CHAIRWOMAN JARMON: Good

3 morning.

4 MR. LUSTIG: Good morning. My
5 name is Jeff Lustig with Midgard

6 Properties, L-U-S-T-I-G, and we currently

7 own 1449 North 4th. It's currently under

8 agreement of sale. We did not know when

9 we purchased the property that there were

10 some existing liens from the -- I believe

11 from the RDA back in early '90s, and

12 we're asking them to be lifted per our

13 agent so we can move on with the sale.

14 MS. BULLOCK: Ms. Jarmon, do
15 you have any --

16 MS. DUNBAR: Wait. I'm a
17 little bit confused. You're coming here
18 for --

19 MR. LUSTIG: I agree, my broker
20 told me that I needed to attend this
21 hearing to remove old liens and judgments
22 that the RDA has on the property. Isn't
23 that a title issue and not a vacant lot
24 issue?

25 MS. DUNBAR: Mm-hmm.

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2 MR. LUSTIG: I'm sitting here
3 with two other people from Habitat
4 saying, I don't know if I am supposed to
5 be here.

6 So I have to go back to the
7 agent?

8 CHAIRWOMAN JARMON: I think the
9 reason you were here, to release the
10 restriction that's on the title.

11 MR. LUSTIG: I didn't see a
12 restriction of the title. Is there a
13 restriction?

14 CHAIRWOMAN JARMON: There is
15 one. You're trying to sell it?

16 MR. LUSTIG: Yes.

17 CHAIRWOMAN JARMON: Yeah.
18 There's a restriction that has to be
19 removed in order for you to sell it.

20 MR. LUSTIG: So then we're
21 asking for the restriction, and I guess
22 we'll take care of the liens.

23 CHAIRWOMAN JARMON: You just
24 purchased this in 2011?

25 MR. LUSTIG: Yes.

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2 MS. DUNBAR: So your group
3 purchased it in 2011?

4 MR. LUSTIG: Correct.

5 MS. DUNBAR: At the time that
6 you purchased it, there apparently were
7 some liens and judgments. I'm guessing
8 you had title insurance?

9 MR. LUSTIG: We did not have
10 title insurance, so -- that's okay.
11 We'll figure that part out. I guess it's
12 the restrictions that are mostly
13 important today.

14 MS. BULLOCK: What is the
15 property now? Is it a lot? Is it a
16 structure?

17 MR. LUSTIG: It's a vacant lot
18 that's fenced in. We own 1451 and we
19 recently sold it in conjunction with this
20 property, but this one couldn't close
21 together. So the homeowner wanted to buy
22 a house and the piece of land next door.

23 MS. BULLOCK: Ms. Jarmon, do
24 you know if the original applicant for
25 1451 must have purchased it as a side

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2 yard? Can we confirm that or not?

3 CHAIRWOMAN JARMON: Not right
4 here. I would have to check it out,
5 yeah.

6 So this is a lot?

7 MS. BULLOCK: It's a lot
8 adjacent to 1451. It sounds like it was
9 a side yard to 1451, but that's not
10 clear.

11 Was it the same owner of 51 and
12 49?

13 MR. LUSTIG: Yes.

14 MS. DUNBAR: Well, it's fenced
15 in, according to the picture.

16 MR. LUSTIG: The property is
17 fenced in. We have a wooden fence on the
18 lot.

19 MS. DUNBAR: Yeah, it's a
20 wooden fence.

21 MR. LUSTIG: Yeah.

22 MS. DUNBAR: If it was used as
23 a side yard and you intend to sell it as
24 a side yard?

25 MR. LUSTIG: Yeah. The new

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2 owners of 1451 want it as a side yard.

3 Absolutely.

4 MS. DUNBAR: Well, I
5 recommend -- I'd like to make a motion to
6 remove the restrictions to allow the sale
7 to continue.

8 (Duly seconded.)

9 CHAIRWOMAN JARMON: All in
10 favor?

11 (Aye.)

12 MR. LUSTIG: Thank you.

13 CHAIRWOMAN JARMON: The next
14 item is 2633 East Dauphin Street. I have
15 put this on the agenda for the owner that
16 we have here, Emile Kline. However, he
17 sold the property at the end of December
18 to a new owner. He sold the lot and his
19 property to the new owner. The new owner
20 just found out last week that this
21 restriction was against the title. I
22 told him, because he said he couldn't
23 leave work, that I would bring it before
24 the Committee to ask for the restrictions
25 to be lifted for the new owner.

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2 MS. BULLOCK: Are the new owner
3 and the applicant related?

4 CHAIRWOMAN JARMON: No.

5 MS. JOHNSON: So we don't have
6 the name?

7 CHAIRWOMAN JARMON: He didn't
8 even know. No, they don't know each
9 other, and the new person wasn't aware of
10 the restriction. However, the owner was,
11 because he had talked to me about it
12 before he sold it, but he needed to sell
13 it before the end of the year for some
14 situation with his kids and being
15 enrolled in school.

16 MS. BULLOCK: Was it a side
17 yard?

18 CHAIRWOMAN JARMON: It was a
19 side yard. So he purchased the house and
20 the lot from the owner.

21 MS. JOHNSON: Who was David
22 Kline, not Emile?

23 CHAIRWOMAN JARMON: Yes, David
24 Kline.

25 MS. BULLOCK: And the new owner

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2 intends to continue it as a side yard?

3 CHAIRWOMAN JARMON: Yes.

4 MS. BULLOCK: If there are no

5 other questions from the Committee, I

6 move that we release the restrictions

7 from the deed.

8 (Duly seconded.)

9 CHAIRWOMAN JARMON: All in

10 favor?

11 (Aye.)

12 CHAIRWOMAN JARMON: Thank you.

13 2226, 2228, 2230, and 32 North

14 Front Street.

15 (Witness approached podium.)

16 MR. VARGAS: My name is Rafael

17 Vargas. I purchased 2226 all the way to

18 2234 North Front Street in the year 2004

19 and I demolished the building that was

20 on there and I did all that on the

21 property and I built five stores. Now I

22 want permission to sell them, because I'm

23 tired of handling the stores. So I got

24 an agreement of sale for three stores

25 already. I'd like to get permission to

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2 be able to sell them.

3 I redeveloped the whole
4 property. I did all the engineering,
5 demolition, and I did all the Norris
6 Square. I did all the permits necessary,
7 everything on the property.

8 CHAIRWOMAN JARMON: Any
9 questions from the Committee?

10 MS. DUNBAR: No. I'd like to
11 make a motion, if that's okay. I'd like
12 to make a motion that we release the
13 restrictions or issue you the Certificate
14 of Completion to allow that to happen.

15 (Duly seconded.)

16 CHAIRWOMAN JARMON: All in
17 favor?

18 (Aye.)

19 CHAIRWOMAN JARMON: Thank you.

20 MR. VARGAS: Thank you.

21 CHAIRWOMAN JARMON: The last
22 item is -- no, it's not the last item --
23 request for an extension, 2147 Federal,
24 2727 Oakford, and 2723 Oakford, JBS
25 Renovations, LLC.

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2 (Witness approached podium.)

3 CHAIRWOMAN JARMON: Hi. Good
4 morning.

5 MS. SINNI: Good morning. My
6 name is Jennifer Sinni. I'm the owner of
7 JBS Renovations.

8 MS. DUNBAR: What's your last
9 name?

10 MS. SINNI: Jennifer.

11 CHAIRWOMAN JARMON: Your last
12 name.

13 MS. SINNI: S-I-N-N-I.

14 I'm here to request an
15 extension for 2147 Federal, 2723 Oakford,
16 and 2727 Oakford. We purchased the
17 properties last year from the City and we
18 are due to break ground on 2147 Federal
19 the second week of February. Our Oakford
20 properties are pushed back a year due to
21 we had purchased originally 2145 Federal
22 at that same time and we were, about
23 three or four months after purchase,
24 attempted to be sued by the previous
25 owner of that lot. So we were originally

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2 going to build our Federal, our
3 Ellsworth, which is built and sold, and
4 the other Federal together and then do
5 the Oakford. So we're kind of set back
6 about a year or so. So we're requesting
7 an extension for a year at this time.

8 MS. DUNBAR: I'm not exactly
9 sure that we would be willing to offer a
10 one-year extension. I think that we
11 would be in a better position if at this
12 time we offered an extension of six
13 months, allow you to come back,
14 demonstrate that you have moved forward,
15 and then perhaps we would allow you six
16 more months to complete.

17 MS. SINNI: Okay. So for the
18 Federal, the loan and everything is
19 secured. Is that one six months and
20 Oakford six months as well?

21 MS. BULLOCK: So what we're
22 saying is six months for everything, and
23 when you come back, show us what you have
24 done, whether it's building permits,
25 pulling permits, or getting financing.

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2 We would like to see evidence of what you
3 have done to move forward within those
4 six months and then we'll determine on
5 that, what you've done, and we'll grant
6 you another six months at that time.

7 MS. SINNI: Okay. That's fine.

8 MS. BULLOCK: So I move that we
9 grant a six-month extension.

10 (Duly seconded.)

11 CHAIRWOMAN JARMON: All in
12 favor?

13 (Aye.)

14 MS. SINNI: Thank you.

15 CHAIRWOMAN JARMON: You're
16 welcome.

17 One last item, it's just a
18 discussion item for the Committee. I had
19 taken this lot back before the Review
20 Committee, and the recommendation of the
21 Committee was that we place a ten-year
22 self-amortizing mortgage against the
23 title on this lot for this applicant. It
24 was just a discussion item.

25 MS. DUNBAR: So it's more for

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2 information.

3 CHAIRWOMAN JARMON: Just for
4 information, yes.

5 MS. DUNBAR: Thanks for the
6 info.

7 CHAIRWOMAN JARMON: We can now
8 adjourn.

9 (Duly seconded.)

10 (Vacant Property Review
11 Committee adjourned at 10:55 a.m.)

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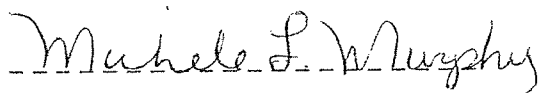
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2 I HEREBY CERTIFY that the
3 proceedings, evidence and objections are
4 contained fully and accurately in the
5 stenographic notes taken by me upon the
6 foregoing matter, and that this is a true and
7 correct transcript of same.
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15 RPR-Notary Public
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