

Vacant Property Review Committee  
June 13, 2017

VACANT PROPERTY REVIEW COMMITTEE

Room 401, Caucus Room  
Philadelphia, Pennsylvania  
Tuesday, June 13, 2017  
10:11 a.m.

PRESENT:

SUSIE JARMON, OHCD  
JEREMY GRADWOHL, COUNCIL PRESIDENT'S OFFICE  
WILLIAM NEWCOMB, ESQ., RDA  
DAMARIUS WALKER, LAW DEPARTMENT  
LINDA MEDLEY, LAW DEPARTMENT  
LISA WALKER, REVENUE DEPARTMENT  
GARRETT O'DWYER, PACDC  
AMANDA DAVIS, PIDC  
MEREDITH TREGO, COMMERCE  
LOWELL THOMAS, PHDC  
FRED PURNELL, OHC  
JAMETTA JOHNSON, PLANNING COMMISSION



1 any questions from the committee?

2 MR. GRADWOHL: What was the proposed  
3 purpose with this transfer in 2006?

4 MR. SHINGLES: I am unsure. I have  
5 provided a copy of the deed. It looks like in  
6 2006 the RDA transferred the property to  
7 Ms. Catherine Nwamaka Chimah. And that agreement  
8 in 2006 contained the reversionary interest. I  
9 have no knowledge about anything to do with that  
10 sale in 2006.

11 MR. GRADWOHL: Okay. But it's clear  
12 that property has not been developed with uses in  
13 conformity with the planned use plan of the City  
14 of Philadelphia. Would the new buyer be opposed  
15 to having the deed restrictions placed  
16 transferred to the new property?

17 MR. SHINGLES: I imagine so. As a  
18 matter of fact, that would be a deal killer in my  
19 opinion. That's the whole reason we are here  
20 because buyers are frightened of this  
21 reversionary interest especially since they  
22 weren't, of course, involved in the original  
23 contract.

24 MS. JOHNSON: What are the plans for the

1 property?

2 MR. SHINGLES: I don't represent the  
3 perspective buyer. I am only here --

4 CHAIRMAN JARMON: He is representing the  
5 owner.

6 MR. SHINGLES: -- representing the  
7 seller.

8 CHAIRMAN JARMON: They weren't aware of  
9 the restrictions when they purchased the property  
10 in January.

11 MS. JOHNSON: Didn't do a title search?

12 CHAIRMAN JARMON: Most of them don't  
13 even get title searches.

14 MR. GRADWOHL: It's not uncommon when we  
15 transfer these deed restrictions when the  
16 reversionary interest -- the conditions necessary  
17 to waive them have not been met.

18 MR. SHINGLES: The issue, of course, is  
19 that these restrictions were placed on the  
20 property over 11 years ago. Would be my  
21 assertion they have been waived because the RDA  
22 did not act within the -- gave the property a  
23 year in which to do this, in which to comply with  
24 the agreement. The property owner didn't comply

1 with the agreement that year or any other year  
2 for the next 11 years. Would be my argument that  
3 those restrictions are waived. That is why I am  
4 seeking to have this reversionary interest or  
5 these restrictions placed on any perspective  
6 buyer.

7 This property has sat fallow for 11  
8 years. I know everybody here in the City wishes  
9 to see these properties are developed. I think  
10 there is a chance here now, but it would  
11 disappear -- that chance may disappear if this  
12 property had attached to it these type of  
13 restrictions that have been on it for 11 years.

14 CHAIRMAN JARMON: Any further questions?  
15 Recommendation?

16 MR. SHINGLES: My client is available to  
17 answer any question. He lives in the  
18 neighborhood. He has lived in the neighborhood.  
19 It's his interest to see the neighborhood  
20 improve.

21 MS. JOHNSON: Excuse me. You said you  
22 don't know who it is being sold to or what their  
23 plans are to do with the lot?

24 MR. SHINGLES: I have no contact with

1 the perspective buyer.

2 MS. JOHNSON: Who is selling the  
3 property?

4 MR. SHINGLES: This is my client.

5 MS. JOHNSON: You don't know what  
6 their --

7 MR. COKE: Tajmere Coke. Just want to  
8 redevelop for student housing.

9 MR. THOMAS: What year did you purchase  
10 the property?

11 MR. COKE: 2017 January.

12 MR. SHINGLES: I don't know if you heard  
13 my client. It's his understanding this would be  
14 developed for student housing.

15 MR. GRADWOHL: I move that we take no  
16 action.

17 MR. PURNELL: Would we be able to  
18 request additional information from perspective  
19 developer?

20 MR. GRADWOHL: If we take no action, the  
21 deed restrictions continue on so that the new  
22 developer would have one year to be developed.

23 MR. SHINGLES: Forgive my interruption.  
24 Given the neighborhood and the incredibly

1 restrictive time frame, that would make it  
2 virtually impossible for my client to sell this  
3 property.

4 MR. GRADWOHL: I'm sorry. Can you  
5 elaborate on that?

6 MR. SHINGLES: You are giving a  
7 perspective buyer one year to purport with  
8 various onerous deed restrictions, which require  
9 the property be developed within that year. I  
10 think that would be very onerous. And I think  
11 that that would run counter to the interest of  
12 this Council meeting and the City for the  
13 property to remain fallow and undeveloped.

14 We are working towards this development.  
15 Again, we have 11 years of no action on this  
16 property.

17 MR. THOMAS: How long do you think your  
18 client would take to develop the property?

19 MR. SHINGLES: One of the deed  
20 restrictions that was originally placed gave the  
21 buyer five years in which to comport with  
22 rehabilitation and improve occupancy. If, ladies  
23 and gentleman, you were willing to extend that  
24 type of time period to my perspective buyer, I

1 think that would go a long way to mitigating any  
2 concerns that a buyer would have.

3 MS. JOHNSON: We do grant extensions.  
4 If we gave you a one year, you can come back  
5 within that time frame and request an extension.  
6 If you are moving forward with development, it  
7 wouldn't be an issue.

8 MR. SHINGLES: We are not moving forward  
9 with development. This is a perspective --

10 MS. JOHNSON: Right. We sell properties  
11 with restrictions every -- that's the way we sell  
12 them.

13 MR. SHINGLES: I understand that. Of  
14 course, I am seeking to make the transfer of this  
15 property less onerous for my client if possible.  
16 I think it's in everybody's interest if we do  
17 that.

18 I understand your concerns. I am happy  
19 to discuss these with my client very briefly for  
20 a second. If you can see to enforcing not the  
21 one year restriction but the five-year  
22 restriction, I am quite confident that that will  
23 go a long way to resolving any issues for any of  
24 the parties.



1 MR. THOMAS: Discuss with the client the  
2 possibility that we can't grant it for five  
3 years. It will be put on the record that it's  
4 understood that as long as he's making good faith  
5 efforts to complete development, that extensions  
6 will be granted as long as, again, he can provide  
7 proof that he's working in good faith.

8 MR. SHINGLES: I don't have an issue of  
9 that. I just can't speak with any particular  
10 purchaser or developer. That's the problem we  
11 have here. I don't represent the purchaser or  
12 developer. And I can't make promises for them.

13 MR. PURNELL: I believe it's within the  
14 purview of this committee to only grant one year  
15 extension. So, I would move we take no action  
16 beyond that. There is a motion on the floor to  
17 deny the completion certificate from  
18 Mr. Gradwohl.

19 Is there a second?

20 MR. GRADWOHL: That could be you.

21 CHAIRMAN JARMON: He made the  
22 recommendation.

23 MR. PURNELL: Second.

24 CHAIRMAN JARMON: All in favor?

1 (Chorus of Ayes)

2 MR. PURNELL: We will not be granting  
3 the certificate of completion. We need to see  
4 more information on the intended use of the sale  
5 and the intended use of the property for the  
6 buyer.

7 MR. SHINGLES: I understand that.  
8 Anything else you need from me?

9 MR. PURNELL: No.

10 (Applicant approaches podium.)

11 CHAIRMAN JARMON: 1401 North 28th  
12 Street. Good morning, state your name for the  
13 record.

14 MR. FOX: My name is Michael Fox at Two  
15 Penn Center, Suite 400 in Philadelphia. I'm here  
16 on behalf of Acts Christian Transitional  
17 Services, a nonprofit corporation that owns 1401  
18 North 28th Street. And we're seeking to remove  
19 the reverted clause from the deed.

20 CHAIRMAN JARMON: Are there any  
21 questions from the Committee?

22 MR. GRADWOHL: What was the proposed  
23 use?

24 MR. FOX: It was transferred into the

1 nonprofit in 1997. The plan was to develop it.  
2 Unfortunately, the funds dried up. At that time,  
3 they used it as a yard for the children and  
4 maintained it for a two decade period.

5 I was hoping I can tell you a little bit  
6 about the nonprofit. It was founded in 1986. I  
7 have a representative of the nonprofit here. She  
8 was daughter of the founder. It was originally  
9 for abused women and children. They then  
10 expanded their mission to include the mentally  
11 handicapped and the elderly.

12 And since 1986, it's been a homeless  
13 shelter with individualized social services.  
14 Their goal is to make -- they have a variety of  
15 programs to make their residents model citizens.  
16 They serve 55 women and 95 children daily.

17 As I said, they maintain the property  
18 for 20 years. And they used it is as a yard for  
19 the children of their program.

20 CHAIRMAN JARMON: Are there any further  
21 questions?

22 MR. GRADWOHL: Do you have any  
23 information about the buyer's proposed use?

24 MR. FOX: Yes. I have a representative

Vacant Property Review Committee  
June 13, 2017

Page 12

1 of the buyer here, too. His name is Logan  
2 Kramer.

3 CHAIRMAN JARMON: Want to state your  
4 name for the record, sir.

5 MR. KRAMER: My name is Logan Kramer.  
6 My intention is to develop single family house on  
7 the property.

8 MR. GRADWOHL: Do you have any idea  
9 about your timeline for development?

10 MR. KRAMER: Yes. My plan is once I  
11 purchase the property, the next few months I plan  
12 on starting our structural plans and break ground  
13 on the property before the winter.

14 CHAIRMAN JARMON: Any further questions?  
15 Recommendation? Can I get a  
16 recommendation?

17 MR. O'DWYER: I move that we remove the  
18 reversionary interest.

19 MS. TREGO: Second.

20 CHAIRMAN JARMON: All in favor?

21 (Chorus of Ayes)

22 CHAIRMAN JARMON: Thank you.

23 Are there any other attorneys in the  
24 room?

1           We are going to get started. On page  
2 one I have a sales property single family, 618  
3 North 42nd Street, Luther Davis.

4           (Applicant approaches podium.)

5           CHAIRMAN JARMON: Good morning. State  
6 your name for the record.

7           MR. DAVIS: Luther Davis.

8           CHAIRMAN JARMON: You are here to  
9 purchase the property. What's your proposal?

10          MR. DAVIS: To redevelop for housing.

11          CHAIRMAN JARMON: Any questions from the  
12 committee?

13          MR. PURNELL: Have they provided any  
14 background information, financial information?

15          CHAIRMAN JARMON: Yes.

16          MR. GRADWOHL: Do you intend to  
17 rehabilitate this for single family use or  
18 multi-family use?

19          MR. DAVIS: Single family.

20          MR. GRADWOHL: Do you have an idea as to  
21 the timeline which it will take to complete this?

22          MR. DAVIS: Around a year, two years,  
23 maybe less. I have to get into it to see exactly  
24 the time period.

Vacant Property Review Committee  
June 13, 2017

Page 14

1 MR. GRADWOHL: Understood.

2 CHAIRMAN JARMON: Any further questions?

3 MR. O'DWYER: Are you aware that there  
4 will be a one-year redevelopment requirement in  
5 order to come back to this committee to get an  
6 extension after one year?

7 MR. DAVIS: Yes.

8 CHAIRMAN JARMON: Any further questions?  
9 Any recommendations?

10 MR. GRADWOHL: Move to approve the sale.

11 MR. O'DWYER: Second.

12 CHAIRMAN JARMON: All in favor?

13 (Chorus of Ayes)

14 CHAIRMAN JARMON: Thank you.

15 The next items are 1929 East Cumberland,  
16 1930 East Cumberland and 1932 East Cumberland.  
17 Blue Truck Enterprise, LLC, Henry.

18 (Applicant approaches podium.)

19 CHAIRMAN JARMON: Good morning. Can you  
20 state your name for the record.

21 MR. BAILEY: Good morning. Henry  
22 Bailey.

23 CHAIRMAN JARMON: You are here? What is  
24 your proposal for these lots?

1 MR. BAILEY: To build single family  
2 homes, new single family homes.

3 CHAIRMAN JARMON: Any questions from the  
4 Committee?

5 MS. TREGO: Is there information  
6 provided about the sale price or what it is  
7 transferred for?

8 CHAIRMAN JARMON: We ordered appraisals.  
9 We are waiting for them to come in.

10 Any further questions?

11 MR. GRADWOHL: Do you have financing  
12 available for this project?

13 MR. BAILEY: Sorry?

14 MR. GRADWOHL: Do you have financing  
15 available for this project?

16 MR. BAILEY: Yes, I do.

17 MR. GRADWOHL: Okay.

18 MS. JOHNSON: You own several other  
19 adjacent properties you developed on the block?

20 MR. BAILEY: I do.

21 CHAIRMAN JARMON: Any further questions?  
22 Recommendation?

23 MR. O'DWYER: Move to sell at the agreed  
24 upon value.

Vacant Property Review Committee  
June 13, 2017

Page 16

1 MR. GRADWOHL: Second.

2 CHAIRMAN JARMON: All in favor?

3 (Chorus of Ayes)

4 CHAIRMAN JARMON: Thank you.

5 MR. BAILEY: I have a question. The  
6 property in the middle 1931 East Cumberland is  
7 owned by CDC. They have an agreement of sale to  
8 sell it to me. And it keeps getting -- all  
9 they're trying to do is have their reversionary  
10 language either removed or changed to me. It  
11 will impact my ability to develop this string of  
12 properties because it's located right in the  
13 middle of them.

14 I would just ask that -- I don't know  
15 how to --

16 CHAIRMAN JARMON: Well, on that property  
17 I ordered an appraisal on that, also. I'm going  
18 to bring them back next month for their request.

19 MR. BAILEY: That should be fine.

20 MS. JOHNSON: It would only affect one  
21 of them. The other two are across the street, 30  
22 and 32.

23 MR. BAILEY: That is an important  
24 clarification.



Vacant Property Review Committee  
June 13, 2017

Page 17

1 CHAIRMAN JARMON: Thank you.

2 MR. BAILEY: Absolutely.

3 CHAIRMAN JARMON: Next item. 2918, 20,  
4 and 22 North Orianna. Dalila Mendez.

5 (Applicant approaches podium.)

6 CHAIRMAN JARMON: Good morning. Can you  
7 state your name for the record?

8 MS. MENDEZ: Dalila Mendez.

9 CHAIRMAN JARMON: And we have a  
10 representative from Councilwoman Sanchez' office.

11 MR. DELVAL: Andre DelVal from  
12 Councilwoman Sanchez's office.

13 CHAIRMAN JARMON: And your proposal for  
14 these three lots?

15 MS. MENDEZ: I want them. In the summer  
16 we give out -- my daughter and I we do free  
17 lunches. The City of Philadelphia lunches. I  
18 wanted a space for the kids to play. Close the  
19 street. The cars go by them.

20 CHAIRMAN JARMON: You're interested in  
21 purchasing these lots?

22 MR. PURNELL: Wants more space for use  
23 as open space. Your proposed use is for open  
24 space?

Vacant Property Review Committee  
June 13, 2017

Page 18

1 MS. MENDEZ: For the kids to play.

2 CHAIRMAN JARMON: She's had a garden on  
3 this lot for a few years.

4 MS. MENDEZ: Right now, garden, yeah. I  
5 am still going to have gardens. I like flowers.

6 MR. O'DWYER: Don't we have a limit in  
7 our disposition policy to have any -- how many  
8 blocks to transfer for use as a yard?

9 CHAIRMAN JARMON: Not to purchase.  
10 There is not a limit. If it were a side yard,  
11 yes.

12 Any further questions? Recommendation?

13 MR. GRADWOHL: Move to agreement of  
14 sale.

15 MS. WALKER: Second.

16 CHAIRMAN JARMON: All in favor?

17 (Chorus of Ayes)

18 CHAIRMAN JARMON: Thank you.

19 Next item is 6225 Ludlow.

20 (Applicant approaches podium.)

21 CHAIRMAN JARMON: Good morning. State  
22 your name for the record.

23 MR. PERUTO: John Peruto.

24 CHAIRMAN JARMON: You are here to

Vacant Property Review Committee  
June 13, 2017

Page 19

1 represent Philadelphia Suburban Development  
2 Corporation.

3 MR. PERUTO: Yes, I am.

4 CHAIRMAN JARMON: Mr. Peruto was before  
5 the committee in February. At that time he  
6 didn't own both adjacent properties. Now he has  
7 since acquired both adjacent properties.

8 Can you let the committee know what your  
9 proposal is for this lot.

10 MR. PERUTO: My proposal is to fence and  
11 maintain this lot along with our two adjacent  
12 properties we have since acquired.

13 MS. JOHNSON: Just to keep as vacant?

14 MR. PERUTO: Yeah. We may develop into  
15 single family homes. We haven't.

16 MS. JOHNSON: But you own the  
17 adjacent -- my concern is here you own the  
18 adjacent office building.

19 MR. PERUTO: At the end of the block.  
20 It's not next door to it.

21 MS. JOHNSON: Well, it fronts on it.  
22 You have another property on the agenda that you  
23 acquired as parking. We want to see the site  
24 developed. I don't --

Vacant Property Review Committee  
June 13, 2017

Page 20

1 MR. PERUTO: Which other property is  
2 that?

3 MS. JOHNSON: You have a property on  
4 Market Street that's on the agenda? Number --

5 MR. PERUTO: Not for parking.

6 MS. JOHNSON: No.

7 CHAIRMAN JARMON: That was a property  
8 that was consolidated.

9 MS. JOHNSON: What was it used for?

10 MR. PERUTO: That's part of the office  
11 project that you mentioned.

12 MS. JOHNSON: It's not used for parking?

13 MR. PERUTO: It's consolidated with five  
14 other lots. There is parking on the site. There  
15 is an office building there.

16 MS. JOHNSON: Right. That's what I'm  
17 saying. This is a residential block.

18 MR. PERUTO: This will not be used as  
19 parking.

20 MS. JOHNSON: Okay. And it's not going  
21 to be an expansion of your existing use?

22 MR. PERUTO: No.

23 CHAIRMAN JARMON: Any further questions?  
24 Recommendation?

Vacant Property Review Committee  
June 13, 2017

Page 21

1 MR. GRADWOHL: Move to approve the sale.

2 MS. TREGO: Second.

3 CHAIRMAN JARMON: All in favor?

4 (Chorus of Ayes).

5 CHAIRMAN JARMON: You might as well stay  
6 there and do this other one that we had. Did we  
7 have the 6248? We had sent you out a reverter  
8 letter on that one. We receive the paperwork  
9 stating it was consolidated. So, we just need  
10 something on record that that happened.

11 MR. PERUTO: Okay.

12 CHAIRMAN JARMON: Do you remember that  
13 address?

14 MR. PERUTO: I do. It was consolidated  
15 6232-48.

16 CHAIRMAN JARMON: Just a little  
17 statement of you know the consolidation.

18 MR. PERUTO: Since we acquired the  
19 property in 2013, we have consolidated with  
20 adjacent properties, 6232 all the way through to  
21 48 has since been consolidated for one office  
22 commercial project.

23 CHAIRMAN JARMON: That's on page 3. Are  
24 there any questions?

Vacant Property Review Committee  
June 13, 2017

Page 22

1 MR. PURNELL: Page 5.

2 CHAIRMAN JARMON: It's on page 5. I'm  
3 sorry.

4 MR. GRADWOHL: So --

5 MR. WALKER: 1648?

6 CHAIRMAN JARMON: 248 Market Street.

7 MR. WALKER: That was unconsolidated?

8 CHAIRMAN JARMON: They consolidated that  
9 along with other properties that they own.  
10 That's the one they got from us.

11 MR. WALKER: Thank you.

12 MR. GRADWOHL: There is building on  
13 site.

14 MR. PERUTO: Correct.

15 MR. GRADWOHL: Wouldn't be granting an  
16 extension?

17 CHAIRMAN JARMON: No. We just need to  
18 withdraw this.

19 MR. GRADWOHL: Okay. Does that require  
20 a motion or we can --

21 CHAIRMAN JARMON: Can make a  
22 recommendation that we withdraw from agenda.

23 - - -

24 (At this time, a discussion was held off the

Vacant Property Review Committee  
June 13, 2017

1 record.)

2 - - -

3 MR. GRADWOHL: I move that we remove  
4 6248 Market Street from the agenda.

5 MR. O'DWYER: Second.

6 CHAIRMAN JARMON: All in favor?

7 (Chorus of Ayes)

8 CHAIRMAN JARMON: Thank you.

9 On page 3, 5504 Baltimore Street.

10 (Applicant approaches podium.)

11 CHAIRMAN JARMON: Hi, can you state your  
12 name for the record.

13 MR. KARAKULAR: My name Sadik Karakular,  
14 5504 Baltimore Avenue.

15 CHAIRMAN JARMON: Can you just let the  
16 committee know what your proposal is for this  
17 lot?

18 MR. KARAKULAR: I will make a smaller  
19 cafe for the neighborhood for community. I have  
20 property over there. I want to -- will do all  
21 together.

22 CHAIRMAN JARMON: He owns 5500 and 5502  
23 Baltimore Avenue which he has maintained as a  
24 garden.

Vacant Property Review Committee  
June 13, 2017

Page 24

1 MR. KARAKULAR: Yes.

2 CHAIRMAN JARMON: And he just wanted  
3 this to extend the garden.

4 MR. KARAKULAR: Yes, ma'am.

5 MS. JOHNSON: There is actually no  
6 construction going on? You are not building  
7 anything?

8 MR. KARAKULAR: I'm not going to build  
9 it. I'm going to make a garden. I have a  
10 building over there.

11 MS. JOHNSON: You are not going to use  
12 it as a parking lot?

13 MR. KARAKULAR: No. That's for garden  
14 for community.

15 MR. O'DWYER: Do you live in the  
16 neighborhood? Do you live on that block?

17 MS. JOHNSON: He has a business there.

18 MR. O'DWYER: Okay.

19 MR. GRADWOHL: When you say you are  
20 going to create a cafe, do you intend to build  
21 any permanent structures on the lot?

22 MS. JOHNSON: Just asked that. You do  
23 plan to build?

24 MR. KARAKULAR: Yes.



Vacant Property Review Committee  
June 13, 2017

Page 25

1 CHAIRMAN JARMON: Not on the 5500  
2 Baltimore. He is talking about with the building  
3 that he owns.

4 MS. JOHNSON: You are not planning to  
5 build on the lot. You are looking to purchase  
6 5504?

7 MR. KARAKULAR: 5504 here. I have  
8 building here behind that. And this property and  
9 this property, this property belongs to me. I  
10 want to, together, make it garden. It is garden  
11 over there already.

12 MS. JOHNSON: On the corner?

13 MR. KARAKULAR: Yes.

14 MS. JOHNSON: The building you own, you  
15 are going to put a cafe?

16 MR. KARAKULAR: Yeah.

17 MS. JOHNSON: Got you. Okay.

18 CHAIRMAN JARMON: Any further questions?  
19 Recommendation?

20 MR. O'DWYER: I move that we sell for  
21 the agreed upon value.

22 MR. GRADWOHL: Second.

23 CHAIRMAN JARMON: All in favor?

24 (Chorus of Ayes)

Vacant Property Review Committee  
June 13, 2017

Page 26

1 CHAIRMAN JARMON: Thank you.

2 MR. KARAKULAR: Thanks very much.

3 CHAIRMAN JARMON: 3014 North Dairen  
4 Street, Robin Moore.

5 (Applicant approaches podium.)

6 CHAIRMAN JARMON: Good morning.

7 MS. MOORE: Good morning.

8 CHAIRMAN JARMON: State your name for  
9 the record.

10 MS. MOORE: Robin Moore.

11 CHAIRMAN JARMON: You are here to  
12 purchase 3014 North Dairen Street?

13 MS. MOORE: Yes.

14 CHAIRMAN JARMON: Your proposal for the  
15 lot is?

16 MS. MOORE: Is to extend my front yard.  
17 I have cared for the yard in partnership with the  
18 City for over 20 years. And have maintained and  
19 kept up the yard.

20 CHAIRMAN JARMON: Any questions from the  
21 committee?

22 MR. PURNELL: She lives adjacent?

23 CHAIRMAN JARMON: Across the street.

24 Recommendation?

Vacant Property Review Committee  
June 13, 2017

Page 27

1 MR. GRADWOHL: Move to approve the sale.

2 MS. TREGO: Second.

3 CHAIRMAN JARMON: All in favor?

4 (Chorus of Ayes)

5 CHAIRMAN JARMON: Thank you.

6 MS. MOORE: Thank you.

7 CHAIRMAN JARMON: Next items are Side  
8 Yards. Can I get a recommendation?

9 MR. O'DWYER: Move to dispose.

10 MR. GRADWOHL: Second.

11 CHAIRMAN JARMON: All in favor?

12 (Chorus of Ayes)

13 CHAIRMAN JARMON: The next items are  
14 Urban Garden Agreements. If there is no  
15 questions on them, I can accept these.

16 The next item is single family dwelling,  
17 1845 South 56th Street, Bernice Lowe or Beatrice  
18 Lowe? I'm not sure if I invited her to the  
19 meeting. I have the -- what happened at the Real  
20 Estate Committee meeting.

21 That she was swindled out of \$5,000.  
22 And what the committee recommended is we place a  
23 self-amortizing mortgage against the title for  
24 ten years.

Vacant Property Review Committee  
June 13, 2017

Page 28

1 Can I get a recommendation?

2 MR. O'DWYER: I move that we place the  
3 ten years self-amortizing mortgage on 1845 South  
4 56th Street and transfer to Beatrice Lowe in the  
5 amount of \$5,000 self-amortizing mortgage.

6 MS. WALKER: Second.

7 CHAIRMAN JARMON: All in favor?

8 (Chorus of Ayes)

9 CHAIRMAN JARMON: The next item is  
10 another item. This applicant was occupying the  
11 property for several years. And the committee  
12 recommended that we place a mortgage for the  
13 \$21,000 against the title.

14 Can I get a recommendation? 2337 North  
15 18th Street. Can I get a recommendation?

16 MR. GRADWOHL: I move to transfer the  
17 property per the recommendation of the Real  
18 Estate Committee.

19 MR. O'DWYER: Second.

20 CHAIRMAN JARMON: All in favor?

21 (Chorus of Ayes).

22 CHAIRMAN JARMON: The next items are  
23 Extension of Time. The first address is 2700  
24 Federal Street, Germantown D&E.

Vacant Property Review Committee  
June 13, 2017

Page 29

1 (Applicant approaches podium.)

2 MR. SHLOMO: Don Shlomo.

3 CHAIRMAN JARMON: Good morning.

4 We received a notice that you sent me  
5 yesterday from License and Inspection.

6 MR. SHLOMO: Yes. Our refusal. We have  
7 our meeting with the Planning Commission on  
8 June --

9 CHAIRMAN JARMON: Can you speak up.

10 MR. SHLOMO: We have a meeting with the  
11 Planning Commission on June 27.

12 MS. JOHNSON: And your plans are to  
13 develop a residential property?

14 MR. SHLOMO: Single family home.

15 MS. JOHNSON: You need a variance.

16 MR. SHLOMO: Right. We had our uses.  
17 Our architecture is working on everything.

18 CHAIRMAN JARMON: Can I get a  
19 recommendation?

20 MR. GRADWOHL: Move to grant the  
21 extension.

22 MS. TREGO: Second.

23 CHAIRMAN JARMON: All in favor?

24 (Chorus of Ayes)

Vacant Property Review Committee  
June 13, 2017

Page 30

1 CHAIRMAN JARMON: Thank you.

2 MR. SHLOMO: Thank you.

3 CHAIRMAN JARMON: The next item is 421  
4 South 51st Street. The applicant is on vacation.  
5 And I told him I would bring it before the  
6 committee. He's asking for a six-month extension  
7 to complete the work on the property. It's a  
8 lot. And he's not developing. He's just  
9 rehabbing, fixing the lot up.

10 MR. PURNELL: Has any work commenced on  
11 the property?

12 CHAIRMAN JARMON: Huh?

13 MR. PURNELL: Has any work commenced on  
14 the property at all? Is it cleaned and --

15 CHAIRMAN JARMON: The email that I  
16 attached, he did work on the lot and cleaned it  
17 up. But it's some other stuff he wants to do  
18 with the lot.

19 MS. TREGO: Move to grant the extension.

20 MR. O'DWYER: Second.

21 CHAIRMAN JARMON: All in favor?

22 (Chorus of Ayes)

23 CHAIRMAN JARMON: Thank you.

24 3604, 3606, and 3608 Haverford Avenue,

1 Westview Development Partners, LLC.

2 Good morning.

3 (Applicant approaches podium.)

4 CHAIRMAN JARMON: Good morning.

5 MR. PACK: John Pack, representing  
6 Westview. We are just looking for a short  
7 extension. We actually have a building permit in  
8 hand ready to break ground in August. I just  
9 realized we needed more time in order to start  
10 that process to approve the restriction.

11 MS. JOHNSON: What are your plans?

12 MR. PACK: They are already approved  
13 plans. It's going to be twelve residential  
14 rentals.

15 CHAIRMAN JARMON: Any further questions?

16 MR. PURNELL: How long of an extension  
17 are you requesting?

18 MR. PACK: We are going to start around  
19 August 15. And it will take us between 12 and 16  
20 months to finish the project. So around  
21 November 2018 should be done.

22 MS. JOHNSON: Do you have a variance?

23 MR. PACK: We went through the variance  
24 process. Got all the approval. That's why it's

1 taken so long to start.

2 MR. O'DWYER: We can only give extension  
3 for six months, and then you will have to come  
4 back in six months to get another extension.

5 MR. PACK: We will need another  
6 extension for the completion? Okay.

7 MR. O'DWYER: You will have to come back  
8 here in six months.

9 MR. PACK: Okay. I can send that out to  
10 get it.

11 MR. O'DWYER: Move we grant the  
12 extension.

13 MS. TREGO: Second.

14 CHAIRMAN JARMON: All in favor?

15 (Chorus of Ayes)

16 CHAIRMAN JARMON: Thank you.

17 MR. PACK: Thank you.

18 CHAIRMAN JARMON: The next item is 6077  
19 Upland?

20 (No response.)

21 CHAIRMAN JARMON: The applicant isn't  
22 here. There is an attached letter. She's asking  
23 for a six-month extension.

24 Can I get a recommendation?



Vacant Property Review Committee  
June 13, 2017

Page 33

1 MS. WALKER: Move we grant the  
2 extension.

3 MS. TREGO: I have a question. Do we  
4 know what the use for it once it's fixed up is?  
5 It's the same proposal as when they applicant's  
6 mother purchased the property and had plans for  
7 it.

8 CHAIRMAN JARMON: Let me table this  
9 until next month. I will bring it back next  
10 month.

11 Next item is 1915 Watkins Street?

12 No?

13 Going to table this until next month.

14 4219 Filbert Street, Global Community  
15 Solutions, LLC.

16 (Applicant approaches podium.)

17 CHAIRMAN JARMON: Good morning. State  
18 your name.

19 MR. WHITEHEAD: Good morning. Kevin  
20 Whitehead.

21 CHAIRMAN JARMON: Can you let the  
22 committee know why you are requesting the  
23 extension?

24 MR. WHITEHEAD: Yes. We are requesting

1 an extension for 4219 Filbert Street. Because we  
2 recently acquired 4221 Filbert Street. And we  
3 are going to consolidate both lots and create one  
4 structure. 4219 Filbert Street itself was quite  
5 small to develop a single family home on.

6 CHAIRMAN JARMON: Any questions from the  
7 committee?

8 MR. GRADWOHL: When you saw you're going  
9 to develop one structure with two parcels, can  
10 you be more specific as to the exact use for the  
11 single family?

12 MR. WHITEHEAD: Yes.

13 CHAIRMAN JARMON: Any further questions?

14 MR. GRADWOHL: So, you might have  
15 already touched on this. When do you intend to  
16 start the development process in terms of --

17 MR. WHITEHEAD: We've actually already  
18 begun. And we, hopefully, should be breaking  
19 ground within the next month. And once we do, we  
20 take four months to develop the property.

21 CHAIRMAN JARMON: Any further questions?

22 MR. PURNELL: Move to grant the  
23 extension.

24 MR. O'DWYER: Second.

Vacant Property Review Committee  
June 13, 2017

Page 35

1 CHAIRMAN JARMON: All in favor?

2 (Chorus of Ayes)

3 CHAIRMAN JARMON: Thank you.

4 MR. WHITEHEAD: Ms. Jarmon, with regards  
5 to the release for 3728 Brandywine Street?

6 CHAIRMAN JARMON: Yeah. That is on  
7 here. Can we go to page 6. He is requesting a  
8 release on the 2728 Brandywine Street. The  
9 property is complete.

10 Can I get a recommendation?

11 MS. JOHNSON: Recommend to release.

12 MR. GRADWOHL: Second.

13 CHAIRMAN JARMON: All in favor?

14 (Chorus of Ayes)

15 CHAIRMAN JARMON: Thank you.

16 MR. WHITEHEAD: Thank you very much.

17 CHAIRMAN JARMON: Next item for  
18 extension, 5145 Hazel Avenue and 49 North Wiota.  
19 W and W Contractors.

20 Not here. Going to table until next  
21 month.

22 Next item is 1329 South Bancroft Street.  
23 Anthony So.

24 (Applicant approaches podium.)

1           CHAIRMAN JARMON: Good morning. We had  
2 sent Mr. So a letter, reverter letter, and he  
3 sent in a response. And we have pictures that he  
4 has done improvements on this lot. I think the  
5 pictures that the inspector took was a property  
6 next door where they were doing some kind of  
7 construction there, so.

8           MR. SO: Yes. The construction they  
9 were doing actually was a house that was  
10 demolished. And they pushed all the debris into  
11 my side, to the garden area that I had. So, I  
12 ended up having to use the funds I was going to  
13 use for gardening to put a fence up also to  
14 prevent contractors from illegally parking around  
15 that.

16           I also printed out some extra photos  
17 from today where I actually developed the  
18 property. I only have four. I apologize.

19           CHAIRMAN JARMON: That's okay. Thank  
20 you.

21           MR. SO: And besides the extension, I  
22 would like to inquire whether I can purchase  
23 outright the lot as we have already sunk in close  
24 to four grand into developing it for garden

1 purposes and for my neighbors. I included hard  
2 scaping and building planters and putting up  
3 fences.

4 MR. O'DWYER: He doesn't own the lot?

5 CHAIRMAN JARMON: Yeah. He does own it.

6 MR. O'DWYER: What is he asking to  
7 purchase?

8 CHAIRMAN JARMON: Why would you want to  
9 purchase when you already have it? Because we  
10 harassing you?

11 MR. SO: Yeah.

12 (A little bit laughter.)

13 CHAIRMAN JARMON: You are good. You  
14 have done what you are supposed to do on it. And  
15 we are going to remove this. I am going to get a  
16 recommendation to remove it from the agenda  
17 because you have done what you are supposed to  
18 do.

19 Can I get a recommendation?

20 MR. GRADWOHL: Move to remove this item  
21 from the agenda.

22 MR. O'DWYER: Second.

23 CHAIRMAN JARMON: All in favor?

24 (Chorus of Ayes)

Vacant Property Review Committee  
June 13, 2017

Page 38

1 CHAIRMAN JARMON: Thank you.  
2 Certificates of Completion. 2208 South  
3 5th Street.

4 (Applicant approaches podium.)

5 CHAIRMAN JARMON: Good morning. Can you  
6 state your name for the record.

7 MR. SCOTT: Good morning. My name is  
8 Ashley Scott.

9 CHAIRMAN JARMON: Are you the current  
10 owner of the property?

11 MR. SCOTT: No, ma'am. I am  
12 representing Gerald and Patricia Rotblatt.

13 CHAIRMAN JARMON: Are there any  
14 questions from the committee? This was  
15 transferred as a single family dwelling.

16 MR. O'DWYER: Is the home still  
17 habitable?

18 MR. SCOTT: It is for now. I mean, not  
19 much longer. It won't be. We are going to rehab  
20 the property and keep it as a rental.

21 CHAIRMAN JARMON: Any further questions?  
22 Recommendation?

23 MR. GRADWOHL: Move to grant the  
24 release.

Vacant Property Review Committee  
June 13, 2017

Page 39

1 MS. TREGO: Second.

2 CHAIRMAN JARMON: All in favor?

3 (Chorus of Ayes)

4 CHAIRMAN JARMON: Thank you.

5 MR. SCOTT: Thank you.

6 CHAIRMAN JARMON: 1319 --

7 MR. FILLARD: Excuse me -- you had  
8 called us but I couldn't hear what you were  
9 saying.

10 CHAIRMAN JARMON: What's the --

11 MR. FILLARD: Wiota and --

12 CHAIRMAN JARMON: Oh, okay. The Hazel  
13 Avenue?

14 MR. FILLARD: Yes.

15 CHAIRMAN JARMON: Okay. This is for  
16 5145 Hazel and 49 North Wiota, W and W  
17 Contractors. State your name for the record.

18 MR. FILLARD: Anthony Fillard.

19 MR. WONKA: Willy Wonka.

20 MR. FILLARD: We are requesting a  
21 extension. We are actually in the process of  
22 development this now once we get our building  
23 inspect back from L&I.

24 CHAIRMAN JARMON: Are there any

Vacant Property Review Committee  
June 13, 2017

Page 40

1 questions from the committee?

2 MS. JOHNSON: Do you have any permits?  
3 Have you applied?

4 MR. FILLARD: Yes.

5 MR. GRADWOHL: When did you apply?

6 MR. FILLARD: We applied three weeks  
7 ago.

8 MS. JOHNSON: I didn't see any record of  
9 them. Do you have --

10 MR. FILLARD: Yes.

11 MR. PURNELL: He has permits for both  
12 properties?

13 CHAIRMAN JARMON: Where are the  
14 addresses on here? I'm missing something. I  
15 don't see the addresses for these on here. Can  
16 you show them to me, please? This has Mt.  
17 Pleasant.

18 MR. FILLARD: This was the receipt he  
19 sent us.

20 CHAIRMAN JARMON: You don't have the  
21 documents with the addresses on it?

22 MR. FILLARD: I just got our drawings  
23 that were submitted and the receipts that we put  
24 in for L&I.



1 MR. PURNELL: You applied for permits,  
2 but you haven't had approved yet.

3 CHAIRMAN JARMON: Are there any further  
4 questions?

5 MR. PURNELL: How long of an extension  
6 are you requesting?

7 MR. FILLARD: Six months until we can  
8 get the permits back so we can start  
9 construction. I mean, you know.

10 MR. GRADWOHL: I'm sorry. What are  
11 those papers? Were those --

12 MR. FILLARD: These were the receipts  
13 for what the architect sent to us to verify that  
14 our permits was submitted.

15 MR. GRADWOHL: This is from the City  
16 Department?

17 MR. FILLARD: Right.

18 CHAIRMAN JARMON: He's asking for  
19 six-month extension.

20 Can I get a recommendation?

21 MR. PURNELL: I make the motion that we  
22 grant the extension conditioned on providing  
23 proof of the permits.

24 MS. TREGO: Second.

Vacant Property Review Committee  
June 13, 2017

Page 42

1 CHAIRMAN JARMON: All in favor?

2 (Chorus of Ayes)

3 CHAIRMAN JARMON: Thank you.

4 MR. FILLARD: One question, Madam Chair.

5 Once I get the proof, send them to your office?

6 CHAIRMAN JARMON: Yeah.

7 MR. FILLARD: Thank you.

8 CHAIRMAN JARMON: You're welcome.

9 Back to Certificates.

10 1319 South 27th Street.

11 (Applicant approaches podium.)

12 MS. WEAVER: Good morning.

13 MR. RECKNER: I'm Tom Reckner, Realtor.

14 MS. WEAVER: I'm Aleathia Saunders

15 Weaver.

16 CHAIRMAN JARMON: You are here

17 requesting release so that you can sell the lot?

18 MS. WEAVER: Yes. Yes. And I

19 appreciate the City letting me have it as long as

20 I have the kids. Now they are gone, the

21 situation is changed so.

22 CHAIRMAN JARMON: Are you selling it

23 along with your property?

24 MS. WEAVER: No. Just 1319.

Vacant Property Review Committee  
June 13, 2017

Page 43

1 CHAIRMAN JARMON: Okay.

2 MR. PURNELL: She's the original deed?

3 CHAIRMAN JARMON: Yes. Any questions  
4 from the committee?

5 MR. PURNELL: Motion to approve.

6 MR. O'DWYER: Second.

7 CHAIRMAN JARMON: All in favor?

8 (Chorus of Ayes)

9 CHAIRMAN JARMON: Thank you.

10 MS. WEAVER: Thank you very much.

11 MR. RECKNER: Thank you.

12 CHAIRMAN JARMON: You're welcome.

13 4015 Baring Street. State your name for  
14 the record.

15 (Applicant approaches podium.)

16 MS. SMITH: Sure. Nicole Smith.

17 CHAIRMAN JARMON: You are here  
18 requesting a release for the property. I know  
19 that this property was consolidated.

20 MS. SMITH: Yes. Purchased in 2006.  
21 Then we had two title companies subsequently in  
22 between because we also want 4017 Baring. It  
23 went through zoning for those years. And divided  
24 into two lots. They now noticed 408 and 412.

1 When we went to sell them, the title companies  
2 now for this month unearthed the fact there was a  
3 clause put on it.

4 CHAIRMAN JARMON: All right. Any  
5 questions from the committee?

6 Recommendation?

7 MR. O'DWYER: These have been developed  
8 into homes?

9 MS. SMITH: It already was.

10 CHAIRMAN JARMON: Yes.

11 MS. SMITH: Already been done.

12 MR. O'DWYER: Already completed?

13 MS. SMITH: Been up since 2013 when we  
14 rezoned everything. We built right then. We  
15 just need the release.

16 MR. O'DWYER: Okay.

17 MS. SMITH: They were occupied and there  
18 were pictures, too.

19 MR. O'DWYER: I move that we grant the  
20 release.

21 MS. TREGO: Second.

22 CHAIRMAN JARMON: All in favor?

23 (Chorus of Ayes)

24 CHAIRMAN JARMON: Thank you.

Vacant Property Review Committee  
June 13, 2017

Page 45

1 MS. SMITH: Thank you.

2 CHAIRMAN JARMON: You're welcome.

3 Next item is 2258, 2260 and 2262 North  
4 Howard Street.

5 (Applicant approaches podium.)

6 MR. MARTINEZ: Good morning.

7 CHAIRMAN JARMON: Good morning. State  
8 your name for the record.

9 MR. MARTINEZ: Aaron Martinez.

10 MR. PACINELLI: And Peter Pacinelli.

11 CHAIRMAN JARMON: You are here  
12 requesting a release on these three lots?

13 MR. MARTINEZ: Yes, we are.

14 CHAIRMAN JARMON: Any questions from the  
15 committee? Recommendation?

16 MR. O'DWYER: These were just to be sold  
17 as -- to be side yards?

18 CHAIRMAN JARMON: Yes. Adjacent to his  
19 business.

20 MR. PURNELL: He's maintained since  
21 1991?

22 CHAIRMAN JARMON: Yes.

23 Any further questions?

24 MR. O'DWYER: It appears from the

1 picture here there might be some rubble or debris  
2 towards the back of the fence; is that right?

3 MR. MARTINEZ: There is a fourth  
4 property in the corner that is not owned by us.  
5 It has since been condemned and L&I is taking  
6 down the property. But their wall collapsed onto  
7 our property. Is that what your question was?

8 MR. O'DWYER: Is that the debris on your  
9 property or no?

10 MR. MARTINEZ: The debris? Some of the  
11 debris is on our property, but it can't be walked  
12 near.

13 MR. O'DWYER: Can't be what?

14 MR. MARTINEZ: Can't be walked near it  
15 to clear it up. The building is literally  
16 tilting to come down.

17 CHAIRMAN JARMON: Any further questions?  
18 Recommendation?

19 MR. GRADWOHL: Move to grant release.

20 MR. PURNELL: Second.

21 CHAIRMAN JARMON: All in favor?

22 (Chorus of Ayes)

23 CHAIRMAN JARMON: Thank you.

24 MR. MARTINEZ: Thank you.

Vacant Property Review Committee  
June 13, 2017

Page 47

1 CHAIRMAN JARMON: 2812 Wharton Street,  
2 Ramon Fernandez?

3 No? Going to table this.  
4 1214 South 31st Street.

5 (Applicant approaches podium.)

6 CHAIRMAN JARMON: Good morning.

7 MS. MARION: My name is Terri Marion.

8 CHAIRMAN JARMON: You are the owner?  
9 Representative?

10 MS. MARION: The owner lives in New  
11 Jersey, so they sent a letter saying that I could  
12 represent them.

13 CHAIRMAN JARMON: Okay. Any questions  
14 from the committee? Any questions?  
15 Recommendation?

16 MS. TREGO: Move to grant the release.

17 MR. GRADWOHL: Second.

18 CHAIRMAN JARMON: All in favor?

19 (Chorus of Ayes)

20 CHAIRMAN JARMON: Thank you.

21 MS. MARION: Thank you.

22 CHAIRMAN JARMON: 2321 Fernon Street.

23 (Applicant approaches podium.)

24 MR. TAYLOR: Good morning, everyone.

Vacant Property Review Committee  
June 13, 2017

Page 48

1 CHAIRMAN JARMON: State your name for  
2 the record.

3 MR. TAYLOR: Robert Taylor.

4 MS. TAYLOR: And I'm Yvonne Taylor.

5 CHAIRMAN JARMON: And charlotte Taylor  
6 is?

7 MR. TAYLOR: She is our mother.

8 CHAIRMAN JARMON: You are here  
9 requesting the release?

10 MR. TAYLOR: Yes.

11 CHAIRMAN JARMON: Any questions from the  
12 committee?

13 MR. PURNELL: Originally a side yard?

14 CHAIRMAN JARMON: It was a side yard,  
15 yes.

16 MR. PURNELL: They maintained since '78.

17 CHAIRMAN JARMON: Yup.

18 MR. PURNELL: Motion to approve.

19 CHAIRMAN JARMON: I'm sorry. It's not a  
20 side yard. This is single family dwelling.  
21 Picture is there.

22 MR. O'DWYER: The home is still  
23 habitable?

24 MR. TAYLOR: Yes, it is.



Vacant Property Review Committee  
June 13, 2017

Page 49

1 MR. GRADWOHL: I will amend  
2 Mr. Purnell's motion to approve the certificate  
3 of completion.

4 MS. TREGO: Second.

5 CHAIRMAN JARMON: All in favor?

6 (Chorus of Ayes)

7 CHAIRMAN JARMON: Thank you.

8 MR. TAYLOR: Thank you.

9 CHAIRMAN JARMON: 1631 West Edgeley  
10 Street.

11 (Applicant approaches podium.)

12 CHAIRMAN JARMON: Good morning. Can you  
13 state your name?

14 MR. WEISS: Jonathan Weiss, Templeton  
15 Properties.

16 CHAIRMAN JARMON: You are the current  
17 owner?

18 MR. WEISS: Yes, we are. We acquired  
19 the property in 2007.

20 CHAIRMAN JARMON: Any questions from the  
21 committee? Recommendation?

22 MR. O'DWYER: Property is habitable and  
23 occupied?

24 MR. WEISS: Yes, it is.

Vacant Property Review Committee  
June 13, 2017

Page 50

1 MR. O'DWYER: I move that we issue the  
2 release.

3 MS. TREGO: Second.

4 CHAIRMAN JARMON: All in favor?

5 (Chorus of Ayes)

6 CHAIRMAN JARMON: Thank you.

7 MR. WEISS: Thank you all.

8 CHAIRMAN JARMON: Next item 2252 East  
9 Cambria Street. Property that the City  
10 transferred to PHDC which has the old restriction  
11 on it. Looks like the vacant property that the  
12 current owner -- they were supposed to send me  
13 the information. I am going to table this. They  
14 never sent me the agreement of sale or the  
15 request.

16 1553 Belfield.

17 (Applicant approaches podium.)

18 MR. CORTEZ: Good morning. My name is  
19 Paul Cortez. This is my father Pablo Paul  
20 Cortez. We would like for the restrictions to be  
21 lifted on the deed.

22 CHAIRMAN JARMON: Any questions from the  
23 committee?

24 MR. PURNELL: You looking to sell the

1 property?

2 MR. CORTEZ: My father is going to pass  
3 the property over to me. He's going to sell it  
4 to me. We are going to develop it into  
5 apartments.

6 CHAIRMAN JARMON: You are going to  
7 develop it into --

8 MR. CORTEZ: Yeah. Into apartments.

9 CHAIRMAN JARMON: Now, we were trying to  
10 figure out where the lot was. Is it where all  
11 this grass is?

12 PABLO CORTEZ: No. Just small action in  
13 the back of the house.

14 MR. CORTEZ: See where the drain is  
15 exactly. That's -- there was cinder blocks that  
16 were there. So right there after that, that's  
17 not our property. So it's just there where you  
18 see the concrete.

19 PABLO CORTEZ: In the future we want to.

20 MR. CORTEZ: Eventually, we want to  
21 acquire that section. For right now, that  
22 doesn't belong to us.

23 MS. JOHNSON: Is it a structure?

24 CHAIRMAN JARMON: No. It's a lot. This

1 lot right here.

2 MR. CORTEZ: That's only ours.  
3 Everything after that in green, I believe that  
4 belongs to the City.

5 MR. PURNELL: Is it large enough to  
6 develop now, or you need to acquire two adjacent  
7 properties?

8 MR. CORTEZ: Well, what we are asking to  
9 have the restrictions removed that's available to  
10 develop now.

11 CHAIRMAN JARMON: He is just  
12 transferring it to you?

13 MR. CORTEZ: Exactly. That's it. For  
14 him to be able to do that, restrictions have to  
15 be lifted.

16 MS. JOHNSON: You will need a variance  
17 for housing. It's commercial.

18 MR. CORTEZ: Actually, it's residential.

19 MS. JOHNSON: I'm not sure. But okay.

20 CHAIRMAN JARMON: Any further questions?  
21 Recommendation?

22 MR. GRADWOHL: Move to grant the  
23 release.

24 MS. TREGO: Second.

Vacant Property Review Committee  
June 13, 2017

Page 53

1 CHAIRMAN JARMON: All in favor?

2 (Chorus of Ayes)

3 CHAIRMAN JARMON: Thank you.

4 MR. CORTEZ: Thanks.

5 CHAIRMAN JARMON: 2417 and 2419 North  
6 7th Street. The Estate of Melvin Johnson.

7 (Applicant approaches podium.)

8 CHAIRMAN JARMON: Good morning. State  
9 your name for the record.

10 MR. WITTER: Sean Witter.

11 CHAIRMAN JARMON: You are trying to  
12 purchase the property from?

13 MR. WITTER: I am here representing the  
14 seller to release the reverter clause so that she  
15 can have permission to sell the property.

16 CHAIRMAN JARMON: Right. She sent the  
17 letter. I think this is the Estate of  
18 Mr. Johnson.

19 MR. WITTER: Yeah. Yeah. She is the  
20 executor of the estate.

21 CHAIRMAN JARMON: Any questions from the  
22 committee? Recommendation?

23 MR. O'DWYER: This transferred as a side  
24 yard?

Vacant Property Review Committee  
June 13, 2017

Page 54

1 CHAIRMAN JARMON: Yes, they were. Both  
2 were transferred as side yards.

3 MR. O'DWYER: Move that we issue  
4 certificate of completion.

5 MS. TREGO: Second.

6 CHAIRMAN JARMON: All in favor?

7 MR. THOMAS: Question. Is this coming  
8 from the Estate of Mr. Johnson?

9 CHAIRMAN JARMON: Yes.

10 MR. THOMAS: Do we have estate papers?

11 MR. WITTER: I believe she has copies of  
12 them, she will be providing title for.

13 MR. THOMAS: I request the --

14 MR. O'DWYER: I amend that motion to --  
15 in addition to the certificate of completion to  
16 be contingent upon Chair receiving the estate  
17 papers.

18 MS. TREGO: Second.

19 CHAIRMAN JARMON: All in favor?

20 (Chorus of Ayes)

21 CHAIRMAN JARMON: They can get the  
22 estate papers to me.

23 MR. WITTER: I will get that to you  
24 right away.

1           CHAIRMAN JARMON: The next item was on  
2 the agenda March 28. He was to contact the  
3 person that was purchasing the property and find  
4 out what their proposal was. The guy plans to  
5 build a single family dwelling. The current  
6 owner lives in New York.

7           Can I get a recommendation? 994 North  
8 5th Street.

9           Can I get a recommendation?

10          MR. GRADWOHL: So moved.

11          MR. O'DWYER: This is transferred as a  
12 side yard or this was transferred --

13          CHAIRMAN JARMON: It was supposed to  
14 have been a development, but then the guy sold it  
15 to someone. And then they sold it to this  
16 current person.

17          MR. O'DWYER: Oh, I see.

18          Second.

19          CHAIRMAN JARMON: All in favor?

20                   (Chorus of Ayes)

21          CHAIRMAN JARMON: 2755 Reese Street.

22           (Applicant approaches podium.)

23          CHAIRMAN JARMON: Good morning. State  
24 your name for the record.

Vacant Property Review Committee  
June 13, 2017

Page 56

1 MS. GIRALDO: Good morning. Elizabeth  
2 Giraldo.

3 CHAIRMAN JARMON: You are here  
4 requesting a release?

5 MS. GIRALDO: Yes, ma'am.

6 CHAIRMAN JARMON: And Augusto was?

7 MS. GIRALDO: He is deceased. He was my  
8 father.

9 CHAIRMAN JARMON: You have the estate  
10 papers?

11 MS. GIRALDO: Yes.

12 CHAIRMAN JARMON: If you can get those  
13 to me.

14 MS. GIRALDO: Yes.

15 CHAIRMAN JARMON: He received this as a  
16 side yard to his property.

17 MS. GIRALDO: Yes.

18 CHAIRMAN JARMON: Any questions from the  
19 committee?

20 MS. GIRALDO: No.

21 CHAIRMAN JARMON: I'm asking the  
22 committee if they have any further questions.

23 MR. GRADWOHL: I have a question for the  
24 committee with regard to estate papers because we



1 just asked for it last time.

2 Is that within the purview of the the  
3 Vacant Property Review Committee? As I  
4 understand it, we are reviewing whether they  
5 completed the necessary requirement for the per  
6 deed restrictions placed by the city?

7 MR. THOMAS: The answer I would give is  
8 you are asking for a release because they want to  
9 sell the property. The question is, do they have  
10 title.

11 MR. GRADWOHL: Right.

12 MR. THOMAS: They are the ones making  
13 the request. Do they have the authority to make  
14 the request.

15 MR. GRADWOHL: I understand that. What  
16 does the estate paper have to do with whether  
17 they completed the deed restrictions.

18 MR. THOMAS: Has to do with whether they  
19 have authority to make request.

20 MS. JOHNSON: Because they are not the  
21 actual person who originally acquired the  
22 property.

23 MR. GRADWOHL: I understand. Whether  
24 the applicant is actually allowed to make the

Vacant Property Review Committee  
June 13, 2017

Page 58

1 request. Got it.

2 CHAIRMAN JARMON: Recommendation?

3 MR. O'DWYER: Move we issue the  
4 certificate of completion contingent upon the  
5 applicant providing estate papers to the Chair.

6 MR. PURNELL: Second.

7 CHAIRMAN JARMON: All in favor?

8 (Chorus of Ayes)

9 CHAIRMAN JARMON: Thank you.

10 MS. GIRALDO: Thank you very much.

11 CHAIRMAN JARMON: You're welcome.

12 304 Cecil B. Moore Avenue.

13 (Applicant approaches podium.)

14 CHAIRMAN JARMON: Good morning.

15 MR. FINBERG: Hi, good morning.

16 Harrison Finberg, the owner of the property.

17 CHAIRMAN JARMON: You are here to sell  
18 the property. When did you purchase it from --

19 MR. FINBERG: I purchased the property  
20 in 2015. It was purchased, the property, at tax  
21 sheriff sale in 2007.

22 MS. JOHNSON: Is it residential  
23 building?

24 MR. FINBERG: It was a vacant lot when

Vacant Property Review Committee  
June 13, 2017

Page 59

1 it was purchased by the previous owner and by me.  
2 Since I purchased it, I built a single family  
3 home on the property. And what I ran into is the  
4 title company missed this reverter --

5 CHAIRMAN JARMON: Yes.

6 MR. FINBERG: -- the last two times I  
7 have had the property insured. Maybe because  
8 Cecil B. Moore Avenue used to be Columbia Avenue.  
9 Could have missed it that way. It looks like in  
10 1986 the City deeded this to Heartwood Craftsman  
11 who is a carpentry business on that block. And  
12 the reverter was never taken off.

13 CHAIRMAN JARMON: Okay. Any questions  
14 from the committee?

15 MR. O'DWYER: Do you have certificate of  
16 occupancy?

17 MR. FINBERG: Yes. Someone lives there  
18 now.

19 MR. O'DWYER: Okay.

20 CHAIRMAN JARMON: Any further questions?

21 MR. PURNELL: Move to accept.

22 MR. O'DWYER: Second.

23 CHAIRMAN JARMON: All in favor?

24 (Chorus of Ayes)

Vacant Property Review Committee  
June 13, 2017

Page 60

1 CHAIRMAN JARMON: Thank you.

2 MR. FINBERG: One last question. If  
3 possible since I am selling this property  
4 tomorrow, would I be able to email you for a  
5 confirmation of this approval?

6 CHAIRMAN JARMON: Yes.

7 MR. FINBERG: Thank you so much.

8 CHAIRMAN JARMON: 5806 Master Street.

9 (Applicant approaches podium.)

10 CHAIRMAN JARMON: Good morning. Can you  
11 state your name for the record.

12 MS. DRAKE: Good morning. I'm Mary  
13 Frances Drake. This is my daughter Terry.

14 MS. ROBINSON: Drake Robinson.

15 CHAIRMAN JARMON: I know that Ms. Drake  
16 has since transferred title to her daughters, and  
17 now they want to sell the property.

18 MS. JOHNSON: It's a house?

19 MS. ROBINSON: Yes.

20 CHAIRMAN JARMON: It's a house. We need  
21 to make a note that there is a \$9,306 gas bill  
22 against the property which needs to be paid.

23 Are there any questions from the  
24 committee?

1 MS. TREGO: Were there any improvements  
2 made to this property?

3 CHAIRMAN JARMON: Yes. It was totally  
4 rehabbed before we transferred title.

5 MS. TREGO: Before the City?

6 CHAIRMAN JARMON: Before the City  
7 transferred title to her, yes.

8 MS. TREGO: All right. What was the  
9 intended use?

10 CHAIRMAN JARMON: She was using it for  
11 office -- what were you using it for?

12 MS. DRAKE: Yeah.

13 CHAIRMAN JARMON: She was with a  
14 nonprofit.

15 MS. DRAKE: Yeah. About the gas bill,  
16 I'm 87. And I'm a diabetic. I've been sick.  
17 Nobody in the house in the property.

18 What happened, now my daughter name got  
19 on it. By me being sick, I couldn't take care of  
20 nothing. When we read the deed, I didn't know  
21 all the stuff that was in it when they turned it  
22 over to me for \$9,063. When the gas bill -- and  
23 the City come out and they said they been cutting  
24 it off. It's nobody in the property.

1           My son was there for a little while from  
2 West Philly. Let me tell you, everything get  
3 broken in and changing our community. I live on  
4 better street around the corner. But everything  
5 is changing out there. I'm a social worker, been  
6 working out of the University of Penn a long  
7 time. And my program was 33 years old.

8           So when my illness, I had to then go.  
9 And about that's the only thing. When we were  
10 reading the deeds, and we 15 percent and we sell  
11 it. I am satisfied. I can't do nothing anymore.  
12 I be 88. Sometime I go to Harrisburg with my  
13 daughter just to -- you know.

14           I am just here, you know, mercy of the  
15 court to see why that gas bill put on me. I  
16 don't care about nothing. I just want to get  
17 free so I can live a free life with all I life I  
18 got left, whatever.

19           CHAIRMAN JARMON: Not to cut you off,  
20 Ms. Drake, when you received an entry  
21 authorization back in 1991, under the entry  
22 authorization you are responsible for the  
23 utilities in that property. And that's why that  
24 gas bill is on that property. I think we

1 explained it to you a couple times over the  
2 phone. But that gas bill follows that property.

3 Are there any questions?

4 MR. THOMAS: First to comment, Ms. Drake  
5 you look good for 88. The question is, this deed  
6 reverter or self-amortizing mortgage?

7 CHAIRMAN JARMON: We transferred this as  
8 a gift.

9 MS. MEDLEY: Do you know what the  
10 conditions on the deed are?

11 CHAIRMAN JARMON: It was five-year  
12 restriction with a 15 percent that same  
13 restriction.

14 MR. O'DWYER: If there would be  
15 15 percent when sell --

16 CHAIRMAN JARMON: It says if you sell  
17 it, you can't sell it for over 15 percent of what  
18 you put into the property.

19 MS. JOHNSON: Is that true? They can't?

20 MS. MEDLEY: Without approval by the  
21 VPRC.

22 MS. JOHNSON: There is an agreement of  
23 sale now for the property.

24 CHAIRMAN JARMON: To sell it to someone

1 else. The property is now in her daughter's  
2 names.

3 MS. JOHNSON: Whether they take out the  
4 funds for it.

5 CHAIRMAN JARMON: Yeah. They would have  
6 to.

7 MS. JOHNSON: Take out the money for the  
8 gas. I am assuming that would happen.

9 MS. MEDLEY: I am assuming that would  
10 happen, yes. But the way the deed restriction  
11 says you cannot sell it for more than 15 percent  
12 over how much you paid to acquire the property  
13 and permits on that without prior approval. The  
14 committee can decide to allow them to sell it and  
15 ask 15 percent be given back to the City. You  
16 can interpret it that way or you can interpret  
17 you want 15 percent of the sale price.

18 MS. JOHNSON: We need to decide that  
19 now.

20 MS. MEDLEY: Yes.

21 MR. O'DWYER: Do we know how much money  
22 they put in to improve the property?

23 CHAIRMAN JARMON: No. No.

24 MS. JOHNSON: The agreement of sale is



1 for \$35,000.

2 CHAIRMAN JARMON: Huh?

3 MS. JOHNSON: Agreement of sale is for  
4 \$35,000.

5 CHAIRMAN JARMON: Yes.

6 MR. O'DWYER: Do you know how much money  
7 you put into the property to fix it up?

8 MS. DRAKE: I had to do the basement  
9 when I got that. When they turned it over to me,  
10 I put in a bathroom. And out front the City came  
11 out and said pipes had to be done over, so they  
12 dug up the street. That was another \$3,800. I  
13 been paying on that all this time. We had new  
14 rudders put all in.

15 I am just -- I am from North Carolina.  
16 And I'm not thinking about the money. I'm just  
17 thinking about can my daughter get that pressure  
18 off of her because she lives in Harrisburg and  
19 she have to come down to see about me. I don't  
20 have no children live with me. I have ten kids.  
21 But having the neighborhood -- I taught my kids  
22 to go and experience and get a life. Go to  
23 school. Get out of that neighborhood. Because  
24 it is -- the streets are breaking down, but I'm

1 not going to move.

2 I been in my house about 60 years. And  
3 I am going to stay there till god take me out of  
4 there. That's the way I am going to stay after  
5 most people. Let me tell y'all one thing.  
6 Philadelphia need help. When we get -- we move  
7 from our neighborhood. And we are not there as a  
8 lamb for those who don't have nobody to motivate  
9 them. That's why I stayed. That's why I stay.

10 I went to college when I was 44. My  
11 first day i went in the house. I got ten kids.  
12 An this girl, her sister and all her children  
13 because they were too. I am going to stay in my  
14 house. But that house around the corner, is  
15 nobody there.

16 When we read the deed, we weren't  
17 supposed to provide it. So whatever y'all do, I  
18 thank God for the City for allowing me to help  
19 somebody as long as I could.

20 CHAIRMAN JARMON: Okay.

21 MS. DRAKE: I just hope y'all give her  
22 the right to get rid of it so she can be free.

23 CHAIRMAN JARMON: Okay.

24 MS. DRAKE: Her and her sister are

1 twins.

2 CHAIRMAN JARMON: Okay.

3 MS. DRAKE: They some good girls. They  
4 have been wonderful to their mother. God bless  
5 all of them.

6 CHAIRMAN JARMON: Thank you, Ms. Drake.  
7 Can I get a recommendation from the committee?

8 MS. MEDLEY: I think what will be  
9 helpful, I believe, they are probably inclined to  
10 give you the release. It's a matter of trying to  
11 determine how much of the money, if any, you may  
12 need to pay back to the city in addition to  
13 settling the gas bill. Is it possible for  
14 your -- to do kind of like an itemized estimate  
15 of all -- all she did to improve the property?

16 MS. ROBINSON: We know there is a  
17 15 percent repayment to the City, correct.

18 CHAIRMAN JARMON: Yeah.

19 MS. ROBINSON: Is that okay? Are you  
20 looking for more? Less than that?

21 MS. MEDLEY: It depends. If she put  
22 in -- which kind of sounds like she may have put  
23 in enough, that you wouldn't have to pay anything  
24 back to the city. We just need some of the

1 numbers to make that determination.

2 MS. ROBINSON: All right.

3 MS. MEDLEY: If she has the receipts,  
4 that would be great. If not, you can kind of  
5 just maybe jot down the estimates of what you did  
6 and how much they cost that would be helpful.

7 MS. ROBINSON: All right. How soon do  
8 you need that information?

9 CHAIRMAN JARMON: As soon as possible so  
10 we can get this release to you.

11 MS. ROBINSON: All right.

12 MR. O'DWYER: I am going to make a  
13 motion that we delegate authority to the Law  
14 Department to negotiate with you to figure out  
15 what the -- not negotiate, to get an itemized  
16 list of investments that you made in the property  
17 to figure out what that penalty for selling early  
18 would look like. And contingent upon that, the  
19 committee will grant the release.

20 MS. ROBINSON: Now the property is up  
21 for sale. I think we have a buyer for it.

22 CHAIRMAN JARMON: If you can get it in  
23 the next couple of days to me, yes.

24 MS. ROBINSON: Okay.

Vacant Property Review Committee  
June 13, 2017

Page 69

1 CHAIRMAN JARMON: The recommendation  
2 is --

3 MR. GRADWOHL: Second.

4 CHAIRMAN JARMON: All in favor?

5 (Chorus of Ayes)

6 MS. DRAKE: Thank you.

7 CHAIRMAN JARMON: You're welcome.

8 3240 North Lee Street. I am going to  
9 table this. They didn't send me the paperwork  
10 that I requested.

11 The next item is 1622 and 1624 Randolph,  
12 Janice.

13 (Applicant approaches podium.)

14 CHAIRMAN JARMON: Good morning. State  
15 your name for the record.

16 MS. HAMEEN: Najeeba Hameen.

17 CHAIRMAN JARMON: You are here  
18 requesting a release for the two lots at 1622 and  
19 1624 North Randolph?

20 MS. HAMEEN: Yes.

21 CHAIRMAN JARMON: Are there any  
22 questions from the committee?

23 Recommendation?

24 MS. JOHNSON: Approve the release.

Vacant Property Review Committee  
June 13, 2017

Page 70

1 MR. GRADWOHL: Second.

2 CHAIRMAN JARMON: All in favor?

3 (Chorus of Ayes)

4 CHAIRMAN JARMON: Thank you.

5 MS. HAMEEN: Thank you all.

6 CHAIRMAN JARMON: You're welcome.

7 The next item is 2035 East Sergeant  
8 Street.

9 (Applicant approaches podium.)

10 CHAIRMAN JARMON: Good morning. Can you  
11 state your name for the record?

12 MR. VERGOS: My name Jose Vergos.  
13 Property owner at 2535 East Sergeant Street.

14 CHAIRMAN JARMON: You purchased the  
15 property from New Kensington?

16 MR. VERGOS: I'm sorry?

17 CHAIRMAN JARMON: You purchased it from  
18 New Kensington?

19 MR. VERGOS: Yes.

20 CHAIRMAN JARMON: Years ago?

21 MS. JOHNSON: It's a house. Is the  
22 house occupied?

23 MR. VERGOS: I currently live in it  
24 since 2007.

Vacant Property Review Committee  
June 13, 2017

Page 71

1 MS. JOHNSON: Okay.

2 CHAIRMAN JARMON: Any further questions?

3 MR. O'DWYER: Move that we grant the  
4 certificate of completion.

5 MR. GRADWOHL: Second.

6 CHAIRMAN JARMON: All in favor?

7 (Chorus of Ayes)

8 CHAIRMAN JARMON: Thank you.

9 MR. VERGOS: Thank you.

10 The next and last item is 2048 North 6th  
11 Street. 1 APM Plaza Associates.

12 (Applicant approaches podium.)

13 CHAIRMAN JARMON: Good morning.

14 MR. RODRIGUEZ: My name is Rodriguez  
15 representing APM. We are seeking certificate of  
16 completion for 2048 North 6th Street. It's a  
17 vacant parcel part of an affordable rental  
18 program -- project from 1993. Project has been  
19 completed and put into service for over 20 years.  
20 And we are seeking to refinance it and rehab the  
21 property.

22 CHAIRMAN JARMON: Any questions from the  
23 committee?

24 MR. O'DWYER: Move we issue certificate

Vacant Property Review Committee  
June 13, 2017

Page 72

1 of completion.

2 MR. GRADWOHL: Second.

3 CHAIRMAN JARMON: All in favor?

4 (Chorus of Ayes)

5 CHAIRMAN JARMON: Thank you.

6 MR. RODRIGUEZ: Thank you. All right.

7 CHAIRMAN JARMON: Like to add the  
8 minutes from May 9, 2017 Agenda. And the meeting  
9 is adjourned. Have a good day.

10 (VPRC Meeting adjourned at 11:30 a.m.)

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

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

-----  
ANGELA M. KING, RPR  
Court Reporter - Notary Public

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Vacant Property Review Committee  
June 13, 2017

<b>A</b>	70:20	57:24 58:5	<b>assertion</b>	51:13 62:21	<b>briefly</b> 8:19	71:15,24	35:15,17
<b>a.m</b> 1:5 72:10	<b>agreed</b> 15:23	58:13 60:9	4:21	64:15 67:12	<b>bring</b> 16:18	<b>Certificates</b>	36:1,19
<b>Aaron</b> 45:9	25:21	69:13 70:9	<b>Associates</b>	67:24	30:5 33:9	38:2 42:9	37:5,8,13
<b>ability</b> 16:11	<b>agreement</b>	71:12	2:7 71:11	<b>background</b>	<b>broken</b> 62:3	<b>certification</b>	37:23 38:1
<b>able</b> 6:17	2:21 3:7	<b>applicant's</b>	<b>assuming</b>	13:14	<b>build</b> 15:1	73:15	38:5,9,13
52:14 60:4	4:24 5:1	33:5	64:8,9	<b>Bailey</b> 14:21	24:8,20,23	<b>certify</b> 73:3	38:21 39:2
<b>Absolutely</b>	16:7 18:13	<b>applied</b> 40:3	<b>attached</b> 5:12	14:22 15:1	25:5 55:5	<b>certifying</b>	39:4,6,10
17:2	50:14 63:22	40:6 41:1	30:16 32:22	15:13,16,20	<b>building</b>	73:19	39:12,15,24
<b>abused</b> 11:9	64:24 65:3	<b>apply</b> 40:5	<b>attorneys</b> 2:9	16:5,19,23	19:18 20:15	<b>Chair</b> 42:4	40:13,20
<b>accept</b> 27:15	<b>Agreements</b>	73:16	12:23	17:2	22:12 24:6	54:16 58:5	41:3,18
59:21	27:14	<b>appraisal</b>	<b>Augusto</b> 56:6	<b>Baltimore</b>	24:10 25:2	<b>CHAIRMAN</b>	42:1,3,6,8
<b>accurately</b>	<b>Aleathia</b>	16:17	<b>August</b> 31:8	23:9,14,23	25:8,14	2:2,11,17	42:16,22
73:5	42:14	<b>appraisals</b>	31:19	25:2	31:7 37:2	2:24 4:4,8	43:1,3,7,9
<b>acquire</b> 51:21	<b>allow</b> 64:14	15:8	<b>authority</b>	<b>Bancroft</b>	39:22 46:15	4:12 5:14	43:12,17
52:6 64:12	<b>allowed</b> 57:24	<b>appreciate</b>	57:13,19	35:22	58:23	9:21,24	44:4,10,22
<b>acquired</b> 19:7	<b>allowing</b>	42:19	68:13	<b>Baring</b> 43:13	<b>built</b> 44:14	10:11,20	44:24 45:2
19:12,23	66:18	<b>approaches</b>	<b>authorization</b>	43:22	59:2	11:20 12:3	45:7,11,14
21:18 34:2	<b>AMANDA</b>	10:10 13:4	62:21,22	<b>basement</b>	<b>business</b>	12:14,20,22	45:18,22
49:18 57:21	1:11	14:18 17:5	<b>available</b>	65:8	24:17 45:19	13:5,8,11	46:17,21,23
<b>act</b> 4:22	<b>amend</b> 49:1	18:20 23:10	5:16 15:12	<b>bathroom</b>	59:11	13:15 14:2	47:1,6,8,13
<b>action</b> 6:16	54:14	26:5 29:1	15:15 52:9	65:10	<b>buyer</b> 3:14	14:8,12,14	47:18,20,22
6:20 7:15	<b>amount</b> 28:5	31:3 33:16	<b>Avenue</b> 23:14	<b>Beatrice</b>	4:3 5:6 6:1	14:19,23	48:1,5,8,11
9:15 51:12	<b>and/or</b> 73:18	35:24 38:4	23:23 30:24	27:17 28:4	7:7,21,24	15:3,8,21	48:14,17,19
<b>Acts</b> 10:16	<b>Andre</b> 17:11	42:11 43:15	35:18 39:13	<b>begun</b> 34:18	8:2 10:6	16:2,4,16	49:5,7,9,12
<b>actual</b> 57:21	<b>ANGELA</b>	45:5 47:5	58:12 59:8	<b>behalf</b> 10:16	12:1 68:21	17:1,3,6,9	49:16,20
<b>add</b> 2:5 72:7	73:11	47:23 49:11	59:8	<b>Belfield</b> 50:16	<b>buyer's</b> 11:23	17:13,20	50:4,6,8,22
<b>addendum</b>	<b>answer</b> 5:17	50:17 53:7	<b>aware</b> 4:8	<b>believe</b> 9:13	<b>buyers</b> 3:20	18:2,9,16	51:6,9,24
2:6	57:7	55:22 58:13	14:3	52:3 54:11		18:18,21,24	52:11,20
<b>addition</b>	<b>Anthony</b>	60:9 69:13	<b>Ayes</b> 10:1	67:9	<b>C</b>	19:4 20:7	53:1,3,5,8
54:15 67:12	35:23 39:18	70:9 71:12	12:21 14:13	<b>belong</b> 51:22	<b>C</b> 73:1,1	20:23 21:3	53:11,16,21
<b>additional</b>	<b>anymore</b>	<b>approval</b>	16:3 18:17	<b>belongs</b> 25:9	<b>cafe</b> 23:19	21:5,12,16	54:1,6,9,19
6:18	62:11	31:24 60:5	21:4 23:7	52:4	24:20 25:15	21:23 22:2	54:21 55:1
<b>address</b> 21:13	<b>apartments</b>	63:20 64:13	25:24 27:4	<b>Bernice</b> 27:17	<b>called</b> 39:8	22:6,8,17	55:13,19,21
28:23	51:5,8	<b>approve</b>	27:12 28:8	<b>better</b> 62:4	<b>Cambria</b>	22:21 23:6	55:23 56:3
<b>addresses</b>	<b>APM</b> 71:11	14:10 21:1	28:21 29:24	<b>beyond</b> 9:16	50:9	23:8,11,15	56:6,9,12
40:14,15,21	71:15	27:1 31:10	30:22 32:15	<b>bill</b> 60:21	<b>care</b> 61:19	23:22 24:2	56:15,18,21
<b>adjacent</b>	<b>apologize</b>	43:5 48:18	35:2,14	61:15,22	62:16	25:1,18,23	58:2,7,9,11
15:19 19:6	36:18	49:2 69:24	37:24 39:3	62:15,24	<b>cared</b> 26:17	26:1,3,6,8	58:14,17
19:7,11,17	<b>appears</b>	<b>approved</b>	42:2 43:8	63:2 67:13	<b>Carolina</b>	26:11,14,20	59:5,13,20
19:18 21:20	45:24	31:12 41:2	44:23 46:22	<b>bit</b> 11:5 37:12	65:15	26:23 27:3	59:23 60:1
26:22 45:18	<b>applicant</b>	<b>architect</b>	47:19 49:6	<b>block</b> 67:4	<b>carpentry</b>	27:5,7,11	60:6,8,10
52:6	10:10 13:4	41:13	50:5 53:2	<b>block</b> 15:19	59:11	27:13 28:7	60:15,20
<b>adjourned</b>	14:18 17:5	<b>architecture</b>	54:20 55:20	19:19 20:17	<b>cars</b> 17:19	28:9,20,22	61:3,6,10
72:9,10	18:20 23:10	29:17	58:8 59:24	24:16 59:11	<b>Catherine</b> 3:7	29:3,9,18	61:13 62:19
<b>affect</b> 16:20	26:5 28:10	<b>area</b> 36:11	69:5 70:3	<b>blocks</b> 18:8	<b>Caucus</b> 1:4	29:23 30:1	63:7,11,16
<b>affordable</b>	29:1 30:4	<b>argument</b> 5:2	71:7 72:4	51:15	<b>CDC</b> 16:7	30:3,12,15	63:24 64:5
71:17	31:3 32:21	<b>Ashley</b> 38:8		<b>Blue</b> 14:17	<b>Cecil</b> 58:12	30:21,23	64:23 65:2
<b>agenda</b> 2:6	33:16 35:24	<b>asked</b> 24:22		<b>Brandywine</b>	59:8	31:4,15	65:5 66:20
19:22 20:4	38:4 42:11	57:1	<b>B</b> 58:12 59:8	35:5,8	<b>Center</b> 10:15	32:14,16,18	66:23 67:2
22:22 23:4	43:15 45:5	<b>asking</b> 30:6	<b>back</b> 2:20 8:4	<b>break</b> 12:12	<b>certificate</b>	32:21 33:8	67:6,18
37:16,21	47:5,23	32:22 37:6	14:5 16:18	31:8	9:17 10:3	33:17,21	68:9,22
55:2 72:8	49:11 50:17	41:18 52:8	32:4,7 33:9	<b>breaking</b>	49:2 54:4	34:6,13,21	69:1,4,7,14
<b>ago</b> 4:20 40:7	53:7 55:22	56:21 57:8	39:23 41:8	34:18 65:24	54:15 58:4	35:1,3,6,13	69:17,21
			42:9 46:2		59:15 71:4		

Vacant Property Review Committee  
June 13, 2017

70:2,4,6,10 70:14,17,20 71:2,6,8,13 71:22 72:3 72:5,7 <b>chance</b> 5:10 5:11 <b>changed</b> 16:10 42:21 <b>changing</b> 62:3,5 <b>charlotte</b> 48:5 <b>children</b> 11:3 11:9,16,19 65:20 66:12 <b>Chimah</b> 3:7 <b>Chorus</b> 10:1 12:21 14:13 16:3 18:17 21:4 23:7 25:24 27:4 27:12 28:8 28:21 29:24 30:22 32:15 35:2,14 37:24 39:3 42:2 43:8 44:23 46:22 47:19 49:6 50:5 53:2 54:20 55:20 58:8 59:24 69:5 70:3 71:7 72:4 <b>Christian</b> 10:16 <b>cinder</b> 51:15 <b>citizens</b> 11:15 <b>city</b> 3:13 5:8 7:12 17:17 26:18 41:15 42:19 50:9 52:4 57:6 59:10 61:5 61:6,23 64:15 65:10 66:18 67:12 67:17,24 <b>clarification</b> 16:24 <b>clause</b> 10:19 44:3 53:14	<b>cleaned</b> 30:14 30:16 <b>clear</b> 3:11 46:15 <b>client</b> 5:16 6:4,13 7:2 7:18 8:15 8:19 9:1 <b>close</b> 17:18 36:23 <b>Coke</b> 6:7,7,11 <b>collapsed</b> 46:6 <b>college</b> 66:10 <b>Columbia</b> 59:8 <b>come</b> 8:4 14:5 15:9 32:3,7 46:16 61:23 65:19 <b>coming</b> 54:7 <b>commenced</b> 30:10,13 <b>comment</b> 63:4 <b>COMMER...</b> 1:12 <b>commercial</b> 21:22 52:17 <b>Commission</b> 1:13 29:7 29:11 <b>committee</b> 1:1 3:1 9:14 10:21 13:12 14:5 15:4 19:5,8 23:16 26:21 27:20,22 28:11,18 30:6 33:22 34:7 38:14 40:1 43:4 44:5 45:15 47:14 48:12 49:21 50:23 53:22 56:19 56:22,24 57:3 59:14 60:24 64:14 67:7 68:19 69:22 71:23 <b>community</b>	23:19 24:14 33:14 62:3 <b>companies</b> 43:21 44:1 <b>company</b> 59:4 <b>complete</b> 9:5 13:21 30:7 35:9 <b>completed</b> 44:12 57:5 57:17 71:19 <b>completion</b> 9:17 10:3 32:6 38:2 49:3 54:4 54:15 58:4 71:4,16 72:1 <b>comply</b> 4:23 4:24 <b>comport</b> 7:21 <b>concern</b> 19:17 <b>concerns</b> 8:2 8:18 <b>concrete</b> 51:18 <b>condemned</b> 46:5 <b>conditioned</b> 41:22 <b>conditions</b> 4:16 63:10 <b>confident</b> 8:22 <b>confirmation</b> 60:5 <b>conformity</b> 3:13 <b>consolidate</b> 34:3 <b>consolidated</b> 20:8,13 21:9,14,19 21:21 22:8 43:19 <b>consolidation</b> 21:17 <b>construction</b> 24:6 36:7,8 41:9 <b>contact</b> 5:24	55:2 <b>contained</b> 3:8 73:5 <b>contingent</b> 54:16 58:4 68:18 <b>continue</b> 2:22 6:21 <b>contract</b> 3:23 <b>contractors</b> 35:19 36:14 39:17 <b>control</b> 73:18 <b>copies</b> 54:11 <b>copy</b> 3:5 <b>corner</b> 25:12 46:4 62:4 66:14 <b>corporation</b> 10:17 19:2 <b>correct</b> 22:14 67:17 73:8 <b>Cortez</b> 50:18 50:19,20 51:2,8,12 51:14,19,20 52:2,8,13 52:18 53:4 <b>cost</b> 68:6 <b>Council</b> 1:8 7:12 <b>Councilwo...</b> 17:10,12 <b>counter</b> 7:11 <b>couple</b> 63:1 68:23 <b>course</b> 3:22 4:18 8:14 <b>court</b> 62:15 73:12 <b>Craftsman</b> 59:10 <b>create</b> 24:20 34:3 <b>Cumberland</b> 14:15,16,16 16:6 <b>current</b> 38:9 49:16 50:12 55:5,16 <b>currently</b> 70:23 <b>cut</b> 62:19	<b>cutting</b> 61:23 <hr/> <b>D</b> <b>D&amp;E</b> 28:24 <b>daily</b> 11:16 <b>Dairen</b> 26:3 26:12 <b>Dalila</b> 17:4,8 <b>DAMARIUS</b> 1:9 <b>daughter</b> 11:8 17:16 60:13 61:18 62:13 65:17 <b>daughter's</b> 64:1 <b>daughters</b> 60:16 <b>Davis</b> 1:11 13:3,7,7,10 13:19,22 14:7 <b>day</b> 66:11 72:9 <b>days</b> 68:23 <b>deal</b> 3:18 <b>debris</b> 36:10 46:1,8,10 46:11 <b>decade</b> 11:4 <b>deceased</b> 56:7 <b>decide</b> 64:14 64:18 <b>deed</b> 3:5,15 4:15 6:21 7:8,19 10:19 43:2 50:21 57:6 57:17 61:20 63:5,10 64:10 66:16 <b>deeded</b> 59:10 <b>deeds</b> 62:10 <b>delegate</b> 68:13 <b>DeVal</b> 17:11 17:11 <b>demolished</b> 36:10 <b>deny</b> 9:17 <b>Department</b> 1:9,10,10 41:16 68:14 <b>depends</b>	67:21 <b>determinati...</b> 68:1 <b>determine</b> 67:11 <b>develop</b> 7:18 11:1 12:6 16:11 19:14 29:13 34:5 34:9,20 51:4,7 52:6 52:10 <b>developed</b> 3:12 5:9 6:14,22 7:9 15:19 19:24 36:17 44:7 <b>developer</b> 6:19,22 9:10,12 <b>developing</b> 30:8 36:24 <b>development</b> 7:14 8:6,9 9:5 12:9 19:1 31:1 34:16 39:22 55:14 <b>diabetic</b> 61:16 <b>direct</b> 73:18 <b>disappear</b> 5:11,11 <b>discuss</b> 8:19 9:1 <b>discussion</b> 22:24 <b>dispose</b> 27:9 <b>disposition</b> 18:7 <b>divided</b> 43:23 <b>documents</b> 40:21 <b>doing</b> 36:6,9 <b>Don</b> 29:2 <b>door</b> 19:20 36:6 <b>drain</b> 51:14 <b>Drake</b> 60:12 60:13,14,15 61:12,15 62:20 63:4 65:8 66:21	66:24 67:3 67:6 69:6 <b>drawings</b> 40:22 <b>dried</b> 11:2 <b>dug</b> 65:12 <b>dwelling</b> 27:16 38:15 48:20 55:5 <hr/> <b>E</b> <b>E</b> 73:1 <b>early</b> 68:17 <b>East</b> 14:15,16 14:16 16:6 50:8 70:7 70:13 <b>Edgeley</b> 49:9 <b>efforts</b> 9:5 <b>either</b> 16:10 <b>elaborate</b> 7:5 <b>elderly</b> 11:11 <b>Elizabeth</b> 56:1 <b>email</b> 30:15 60:4 <b>ended</b> 36:12 <b>enforcing</b> 8:20 <b>Enterprise</b> 14:17 <b>entry</b> 62:20 62:21 <b>especially</b> 3:21 <b>ESQ</b> 1:9 <b>estate</b> 27:20 28:18 53:6 53:17,20 54:8,10,16 54:22 56:9 56:24 57:16 58:5 <b>estimate</b> 67:14 <b>estimates</b> 68:5 <b>Evan</b> 2:15 <b>Eventually</b> 51:20 <b>everybody</b> 2:14 5:8 <b>everybody's</b> 8:16	<b>evidence</b> 73:4 <b>exact</b> 34:10 <b>exactly</b> 13:23 51:15 52:13 <b>Excuse</b> 5:21 39:7 <b>executor</b> 53:20 <b>existing</b> 20:21 <b>expanded</b> 11:10 <b>expansion</b> 20:21 <b>experience</b> 65:22 <b>explained</b> 63:1 <b>extend</b> 7:23 24:3 26:16 <b>extension</b> 8:5 9:15 14:6 22:16 28:23 29:21 30:6 30:19 31:7 31:16 32:2 32:4,6,12 32:23 33:2 33:23 34:1 34:23 35:18 36:21 39:21 41:5,19,22 <b>extensions</b> 8:3 9:5 <b>extra</b> 36:16 <hr/> <b>F</b> <b>F</b> 73:1 <b>fact</b> 3:18 44:2 <b>faith</b> 9:4,7 <b>fallow</b> 5:7 7:13 <b>family</b> 12:6 13:2,17,19 15:1,2 19:15 27:16 29:14 34:5 34:11 38:15 48:20 55:5 59:2 <b>father</b> 50:19 51:2 56:8 <b>favor</b> 9:24 12:20 14:12 16:2 18:16
--	---	--	--	---	---	---	---

Vacant Property Review Committee  
June 13, 2017

21:3 23:6	63:11	<b>gardening</b>	13:5 14:19	<b>granted</b> 9:6	11:12	29:5	4:12 5:14
25:23 27:3	<b>fix</b> 65:7	36:13	14:21 17:6	<b>granting</b> 10:2	<b>homes</b> 15:2,2	<b>inspector</b>	9:21,24
27:11 28:7	<b>fixed</b> 33:4	<b>gardens</b> 18:5	18:21 26:6	22:15	19:15 44:8	36:5	10:11,20
28:20 29:23	<b>fixing</b> 30:9	<b>GARRETT</b>	26:7 29:3	<b>grass</b> 51:11	<b>hope</b> 66:21	<b>insured</b> 59:7	11:20 12:3
30:21 32:14	<b>floor</b> 9:16	1:11	31:2,4	<b>great</b> 68:4	<b>hopefully</b>	<b>intend</b> 13:16	12:14,20,22
35:1,13	<b>flowers</b> 18:5	<b>gas</b> 60:21	33:17,19	<b>green</b> 52:3	34:18	24:20 34:15	13:5,8,11
37:23 39:2	<b>follows</b> 63:2	61:15,22	36:1 37:13	<b>ground</b> 12:12	<b>hoping</b> 11:5	<b>intended</b> 10:4	13:15 14:2
42:1 43:7	<b>foregoing</b>	62:15,24	38:5,7	31:8 34:19	<b>house</b> 12:6	10:5 61:9	14:8,12,14
44:22 46:21	73:7,15	63:2 64:8	42:12 45:6	<b>guy</b> 55:4,14	36:9 51:13	<b>intention</b>	14:19,23
47:18 49:5	<b>Forgive</b> 6:23	67:13	45:7 47:6		60:18,20	12:6	15:3,8,21
50:4 53:1	<b>former</b> 2:20	<b>gentleman</b>	47:24 49:12	<b>H</b>	61:17 66:2	<b>interest</b> 2:20	16:2,4,16
54:6,19	<b>forward</b> 8:6,8	7:23	50:18 53:8	<b>habitable</b>	66:11,14,14	2:22 3:8,21	17:1,3,6,9
55:19 58:7	<b>founded</b> 11:6	<b>Gerald</b> 38:12	55:23 56:1	38:17 48:23	70:21,22	4:16 5:4,19	17:13,20
59:23 69:4	<b>founder</b> 11:8	<b>Germantown</b>	58:14,15	49:22	<b>housing</b> 6:8	7:11 8:16	18:2,9,16
70:2 71:6	<b>four</b> 34:20	28:24	60:10,12	<b>Hameen</b>	6:14 13:10	12:18	18:18,21,24
72:3	36:18,24	<b>getting</b> 16:8	63:5 67:3	69:16,16,20	52:17	<b>interested</b>	19:4 20:7
<b>February</b>	<b>fourth</b> 46:3	<b>gift</b> 63:8	69:14 70:10	70:5	<b>Howard</b> 45:4	17:20	20:23 21:3
19:5	<b>Fox</b> 10:14,14	<b>Giraldo</b> 56:1	71:13 72:9	<b>hand</b> 31:8	<b>Huh</b> 30:12	<b>interpret</b>	21:5,12,16
<b>Federal</b> 28:24	10:24 11:24	56:2,5,7,11	<b>Gradwohl</b> 1:8	<b>handicapped</b>	65:2	64:16,16	21:23 22:2
<b>fence</b> 19:10	<b>frame</b> 7:1 8:5	56:14,17,20	3:2,11 4:14	11:11		<b>interruption</b>	22:6,8,17
36:13 46:2	<b>Frances</b>	58:10	6:15,20 7:4	<b>Hands</b> 2:10	<b>I</b>	6:23	22:21 23:6
<b>fences</b> 37:3	60:13	<b>girl</b> 66:12	9:18,20	<b>happen</b> 64:8	<b>idea</b> 12:8	<b>investments</b>	23:8,11,15
<b>Fernandez</b>	<b>FRED</b> 1:13	<b>girls</b> 67:3	10:22 11:22	64:10	13:20	68:16	23:22 24:2
47:2	<b>free</b> 17:16	<b>give</b> 17:16	12:8 13:16	<b>happened</b>	<b>illegally</b>	<b>invited</b> 27:18	25:1,18,23
<b>Fernon</b> 47:22	62:17,17	32:2 57:7	13:20 14:1	21:10 27:19	36:14	<b>involved</b> 3:22	26:1,3,6,8
<b>figure</b> 51:10	66:22	66:21 67:10	14:10 15:11	61:18	<b>illness</b> 62:8	<b>issue</b> 4:18 8:7	26:11,14,20
68:14,17	<b>frightened</b>	<b>given</b> 6:24	15:14,17	<b>happy</b> 8:18	<b>imagine</b> 3:17	9:8 50:1	26:23 27:3
<b>Filbert</b> 33:14	3:20	64:15	16:1 18:13	<b>harassing</b>	<b>impact</b> 16:11	54:3 58:3	27:5,7,11
34:1,2,4	<b>front</b> 26:16	<b>giving</b> 7:6	21:1 22:4	37:10	<b>important</b>	71:24	27:13 28:7
<b>Fillard</b> 39:7	65:10	<b>Global</b> 33:14	22:12,15,19	<b>hard</b> 37:1	16:23	<b>issues</b> 8:23	28:9,20,22
39:11,14,18	<b>fronts</b> 19:21	<b>go</b> 8:1,23	23:3 24:19	<b>Harrisburg</b>	<b>impossible</b>	<b>item</b> 2:5 17:3	29:3,9,18
39:18,20	<b>fully</b> 73:5	17:19 35:7	25:22 27:1	62:12 65:18	7:2	18:19 27:16	29:23 30:1
40:4,6,10	<b>funds</b> 11:2	62:8,12	27:10 28:16	<b>Harrison</b>	<b>improve</b> 5:20	28:9,10	30:3,12,15
40:18,22	36:12 64:4	65:22,22	29:20 34:8	58:16	7:22 64:22	30:3 32:18	30:21,23
41:7,12,17	<b>further</b> 5:14	<b>goal</b> 11:14	34:14 35:12	<b>Haverford</b>	67:15	33:11 35:17	31:4,15
42:4,7	11:20 12:14	<b>god</b> 66:3,18	37:20 38:23	30:24	<b>improveme...</b>	35:22 37:20	32:14,16,18
<b>financial</b>	14:2,8	67:4	40:5 41:10	<b>Hazel</b> 35:18	36:4 61:1	45:3 50:8	32:21 33:8
13:14	15:10,21	<b>going</b> 13:1	41:15 46:19	39:12,16	<b>inclined</b> 67:9	55:1 69:11	33:17,21
<b>financing</b>	18:12 20:23	16:17 18:5	47:17 49:1	<b>hear</b> 39:8	<b>include</b> 11:10	70:7 71:10	34:6,13,21
15:11,14	25:18 31:15	20:20 24:6	52:22 55:10	<b>heard</b> 6:12	<b>included</b> 37:1	<b>itemized</b>	35:1,3,4,6
<b>Finberg</b>	34:13,21	24:8,9,11	56:23 57:11	<b>Heartwood</b>	<b>incredibly</b>	67:14 68:15	35:13,15,17
58:15,16,19	38:21 41:3	24:20 25:15	57:15,23	59:10	6:24	<b>items</b> 14:15	36:1,19
58:24 59:6	45:23 46:17	31:13,18	69:3 70:1	<b>held</b> 22:24	<b>individualiz...</b>	27:7,13	37:5,8,13
59:17 60:2	52:20 56:22	33:13 34:3	71:5 72:2	<b>help</b> 66:6,18	11:13	28:22	37:23 38:1
60:7	59:20 71:2	34:8 35:20	<b>grand</b> 36:24	<b>helpful</b> 67:9	<b>information</b>		38:5,9,13
<b>find</b> 55:3	<b>future</b> 51:19	36:12 37:15	<b>grant</b> 8:3 9:2	68:6	6:18 10:4	<b>J</b>	38:21 39:2
<b>fine</b> 16:19		37:15 38:19	9:14 29:20	<b>Henry</b> 14:17	11:23 13:14	<b>JAMETTA</b>	39:4,6,10
<b>finish</b> 31:20	<b>G</b>	47:3 50:13	30:19 32:11	14:21	13:14 15:5	1:13	39:12,15,24
<b>first</b> 2:5 28:23	<b>garden</b> 18:2,4	51:2,3,4,6	33:1 34:22	<b>Hi</b> 23:11	50:13 68:8	<b>Janice</b> 69:12	40:13,20
63:4 66:11	23:24 24:3	66:1,3,4,13	38:23 41:22	58:15	<b>Ingersoll</b> 2:11	<b>January</b> 4:10	41:3,18
<b>five</b> 7:21 9:2	24:9,13	68:12 69:8	44:19 46:19	<b>home</b> 29:14	2:16	6:11	42:1,3,6,8
20:13	25:10,10	<b>good</b> 2:2,14	47:16 52:22	34:5 38:16	<b>inquire</b> 36:22	<b>Jarmon</b> 1:8	42:16,22
<b>five-year</b> 8:21	27:14 36:11	9:4,7 10:12	68:19 71:3	48:22 59:3	<b>inspect</b> 39:23	2:2,3,11,17	43:1,3,7,9
	36:24			<b>homeless</b>	<b>Inspection</b>	2:24 4:4,8	

Vacant Property Review Committee  
June 13, 2017

43:12,17	15:18 16:20	33:4,22	<b>located</b> 16:12	47:7,10,21	<b>months</b> 12:11	71:24	47:10 55:6
44:4,10,22	19:13,16,21	41:9 43:18	<b>Logan</b> 12:1,5	<b>Market</b> 20:4	31:20 32:3	<b>moved</b> 55:10	65:13 70:15
44:24 45:2	20:3,6,9,12	60:15 61:20	<b>long</b> 7:17 8:1	22:6 23:4	32:4,8	<b>moving</b> 8:6,8	70:18
45:7,11,14	20:16,20	62:13,14	8:23 9:4,6	<b>Martinez</b>	34:20 41:7	<b>Mt</b> 40:16	<b>NEWCOMB</b>
45:18,22	24:5,11,17	63:9 64:21	31:16 32:1	45:6,9,9,13	<b>Moore</b> 26:4,7	<b>multi-family</b>	1:9
46:17,21,23	24:22 25:4	65:6 67:16	41:5 42:19	46:3,10,14	26:10,10,13	13:18	<b>Nicole</b> 43:16
47:1,6,8,13	25:12,14,17	<b>knowledge</b>	62:6 66:19	46:24	26:16 27:6		<b>nonprofit</b>
47:18,20,22	29:12,15	3:9	<b>longer</b> 38:19	<b>Mary</b> 60:12	58:12 59:8	<b>N</b>	10:17 11:1
48:1,5,8,11	31:11,22	<b>Kramer</b> 12:2	<b>look</b> 63:5	<b>Master</b> 60:8	<b>morning</b> 2:2	<b>N</b> 73:1	11:6,7
48:14,17,19	35:11 40:2	12:5,5,10	68:18	<b>matter</b> 3:18	2:14 10:12	<b>Najeeba</b>	61:14
49:5,7,9,12	40:8 51:23		<b>looking</b> 25:5	67:10 73:7	13:5 14:19	69:16	<b>North</b> 2:7
49:16,20	52:16,19	<b>L</b>	31:6 50:24	<b>mean</b> 38:18	14:21 17:6	<b>name</b> 2:3,13	10:11,18
50:4,6,8,22	53:6,18	<b>L&amp;I</b> 39:23	67:20	41:9	18:21 26:6	2:15 10:12	13:3 17:4
51:6,9,24	54:8 57:20	40:24 46:5	<b>looks</b> 3:5	<b>means</b> 73:17	26:7 29:3	10:14 12:1	26:3,12
52:11,20	58:22 60:18	<b>ladies</b> 7:22	50:11 59:9	<b>MEDLEY</b>	31:2,4	12:4,5 13:6	28:14 35:18
53:1,3,5,8	63:19,22	<b>lamb</b> 66:8	<b>lot</b> 5:23 18:3	1:10 63:9	33:17,19	14:20 17:7	39:16 45:3
53:11,16,21	64:3,7,18	<b>language</b>	19:9,11	63:20 64:9	36:1 38:5,7	18:22 23:12	53:5 55:7
54:1,6,9,19	64:24 65:3	16:10	23:17 24:12	64:20 67:8	42:12 45:6	23:13 26:8	65:15 69:8
54:21 55:1	69:24 70:21	<b>large</b> 52:5	24:21 25:5	67:21 68:3	45:7 47:6	33:18 38:6	69:19 71:10
55:13,19,21	71:1	<b>laughter</b>	26:15 30:8	<b>meeting</b> 7:12	47:24 49:12	38:7 39:17	71:16
55:23 56:3	<b>Jonathan</b>	37:12	30:9,16,18	27:19,20	50:18 53:8	43:13 45:8	<b>Notary</b> 73:12
56:6,9,12	49:14	<b>Law</b> 1:9,10	36:4,23	29:7,10	55:23 56:1	47:7 48:1	<b>note</b> 60:21
56:15,18,21	<b>Jose</b> 70:12	68:13	37:4 42:17	72:8,10	58:14,15	49:13 50:18	<b>noted</b> 73:4
58:2,7,9,11	<b>jot</b> 68:5	<b>Lee</b> 69:8	51:10,24	<b>Melvin</b> 53:6	60:10,12	53:9 55:24	<b>notes</b> 73:6
58:14,17	<b>June</b> 1:5 29:8	<b>left</b> 62:18	52:1 58:24	<b>Mendez</b> 17:4	69:14 70:10	60:11 61:18	<b>notice</b> 29:4
59:5,13,20	29:11	<b>letter</b> 21:8	<b>lots</b> 14:24	17:8,8,15	71:13	69:15 70:11	<b>noticed</b> 43:24
59:23 60:1		32:22 36:2	17:14,21	18:1,4	<b>mortgage</b>	70:12 71:14	<b>November</b>
60:6,8,10	<b>K</b>	36:2 47:11	20:14 34:3	<b>mentally</b>	27:23 28:3	<b>names</b> 64:2	31:21
60:15,20	<b>Karakular</b>	53:17	43:24 45:12	11:10	28:5,12	<b>near</b> 46:12,14	<b>Number</b> 20:4
61:3,6,10	23:13,13,18	<b>letting</b> 42:19	69:18	<b>mentioned</b>	63:6	<b>necessary</b>	<b>numbers</b> 68:1
61:13 62:19	24:1,4,8,13	<b>License</b> 29:5	<b>Lowe</b> 27:17	20:11	<b>mother</b> 33:6	4:16 57:5	<b>Nwamaka</b>
63:7,11,16	24:24 25:7	<b>life</b> 62:17,17	27:18 28:4	<b>mercy</b> 62:14	48:7 67:4	<b>need</b> 10:3,8	3:7
63:24 64:5	25:13,16	65:22	<b>LOWELL</b>	<b>MEREDITH</b>	<b>motion</b> 9:16	21:9 22:17	
64:23 65:2	26:2	<b>lifted</b> 50:21	1:12	1:12	22:20 41:21	29:15 32:5	<b>O</b>
65:5 66:20	<b>keep</b> 19:13	52:15	<b>Ludlow</b> 18:19	<b>met</b> 4:17	43:5 48:18	44:15 52:6	<b>O</b> 73:1
66:23 67:2	38:20	<b>limit</b> 18:6,10	<b>lunches</b> 17:17	<b>Michael</b>	49:2 54:14	52:16 60:20	<b>O'DWYER</b>
67:6,18	<b>keeps</b> 16:8	<b>LINDA</b> 1:10	17:17	10:14	68:13	64:18 66:6	1:11 12:17
68:9,22	<b>Kensington</b>	<b>LISA</b> 1:10	<b>Luther</b> 13:3,7	<b>middle</b> 16:6	<b>motivate</b> 66:8	67:12,24	14:3,11
69:1,4,7,14	70:15,18	<b>list</b> 68:16		16:13	<b>move</b> 6:15	68:8	15:23 18:6
69:17,21	<b>kept</b> 26:19	<b>literally</b>	<b>M</b>	<b>minutes</b> 72:8	9:15 12:17	<b>needed</b> 31:9	23:5 24:15
70:2,4,6,10	<b>Kevin</b> 33:19	46:15	<b>M</b> 73:11	<b>missed</b> 59:4,9	14:10 15:23	<b>needs</b> 60:22	24:18 25:20
70:14,17,20	<b>kids</b> 17:18	<b>little</b> 11:5	<b>ma'am</b> 24:4	<b>missing</b> 40:14	18:13 21:1	<b>negotiate</b>	27:9 28:2
71:2,6,8,13	18:1 42:20	21:16 37:12	38:11 56:5	<b>mission</b> 11:10	23:3 25:20	68:14,15	28:19 30:20
71:22 72:3	65:20,21	62:1	<b>Madam</b> 42:4	<b>mitigating</b>	27:1,9 28:2	<b>neighborho...</b>	32:2,7,11
72:5,7	66:11	<b>live</b> 24:15,16	<b>maintain</b>	8:1	28:16 29:20	5:18,18,19	34:24 37:4
<b>JEREMY</b> 1:8	<b>killer</b> 3:18	62:3,17	11:17 19:11	<b>model</b> 11:15	30:19 32:11	6:24 23:19	37:6,22
<b>Jersey</b> 47:11	<b>kind</b> 36:6	65:20 70:23	<b>maintained</b>	<b>money</b> 64:7	33:1 34:22	24:16 65:21	38:16 43:6
<b>John</b> 18:23	67:14,22	<b>lived</b> 5:18	11:4 23:23	64:21 65:6	37:20 38:23	65:23 66:7	44:7,12,16
31:5	68:4	<b>lives</b> 5:17	26:18 45:20	65:16 67:11	44:19 46:19	<b>neighbors</b>	44:19 45:16
<b>Johnson</b> 1:13	<b>KING</b> 73:11	26:22 47:10	48:16	<b>month</b> 16:18	47:16 50:1	37:1	45:24 46:8
3:24 4:11	<b>know</b> 5:8,22	55:6 59:17	<b>making</b> 9:4	33:9,10,13	52:22 54:3	<b>never</b> 50:14	46:13 48:22
5:21 6:2,5	6:5,12	65:18	57:12	34:19 35:21	58:3 59:21	59:12	49:22 50:1
8:3,10	16:14 19:8	<b>LLC</b> 14:17	<b>March</b> 55:2	44:2	66:1,6 71:3	<b>new</b> 3:14,16	53:23 54:3
	21:17 23:16	31:1 33:15	<b>Marion</b> 47:7			6:21 15:2	54:14 55:11

Vacant Property Review Committee  
June 13, 2017

55:17 58:3 59:15,19,22 63:14 64:21 65:6 68:12 71:3,24 <b>occupancy</b> 7:22 59:16 <b>occupied</b> 44:17 49:23 70:22 <b>occupying</b> 28:10 <b>office</b> 1:8 17:10,12 19:18 20:10 20:15 21:21 42:5 61:11 <b>Oh</b> 39:12 55:17 <b>OHC</b> 1:13 <b>OHCD</b> 1:8 <b>okay</b> 3:11 15:17 20:20 21:11 22:19 24:18 25:17 32:6,9 36:19 39:12 39:15 43:1 44:16 47:13 52:19 59:13 59:19 66:20 66:23 67:2 67:19 68:24 71:1 <b>old</b> 50:10 62:7 <b>once</b> 12:10 33:4 34:19 39:22 42:5 <b>one-year</b> 14:4 <b>onerous</b> 7:8 7:10 8:15 <b>ones</b> 57:12 <b>open</b> 17:23 17:23 <b>opinion</b> 3:19 <b>opposed</b> 3:14 <b>order</b> 14:5 31:9 <b>ordered</b> 15:8 16:17 <b>Orianna</b> 17:4 <b>original</b> 3:22	43:2 <b>originally</b> 7:20 11:8 48:13 57:21 <b>outright</b> 36:23 <b>owned</b> 16:7 46:4 <b>owner</b> 2:15 2:21 4:5,24 38:10 47:8 47:10 49:17 50:12 55:6 58:16 59:1 70:13 <b>owns</b> 10:17 23:22 25:3 <hr/> <b>P</b> <hr/> <b>Pablo</b> 50:19 51:12,19 <b>PACDC</b> 1:11 <b>Pacinelli</b> 45:10,10 <b>Pack</b> 31:5,5 31:12,18,23 32:5,9,17 <b>page</b> 2:12 13:1 21:23 22:1,2 23:9 35:7 <b>paid</b> 60:22 64:12 <b>paper</b> 57:16 <b>papers</b> 41:11 54:10,17,22 56:10,24 58:5 <b>paperwork</b> 21:8 69:9 <b>parcel</b> 71:17 <b>parcels</b> 34:9 <b>parking</b> 19:23 20:5 20:12,14,19 24:12 36:14 <b>part</b> 20:10 71:17 <b>particular</b> 9:9 <b>parties</b> 8:24 <b>Partners</b> 31:1 <b>partnership</b> 26:17	<b>pass</b> 51:2 <b>Patricia</b> 38:12 <b>Paul</b> 50:19,19 <b>pay</b> 67:12,23 <b>paying</b> 65:13 <b>penalty</b> 68:17 <b>Penn</b> 10:15 62:6 <b>Pennsylvania</b> 1:4 <b>people</b> 66:5 <b>percent</b> 62:10 63:12,15,17 64:11,15,17 67:17 <b>period</b> 7:24 11:4 13:24 <b>permanent</b> 24:21 <b>permission</b> 53:15 <b>permit</b> 31:7 <b>permits</b> 40:2 40:11 41:1 41:8,14,23 64:13 <b>person</b> 55:3 55:16 57:21 <b>perspective</b> 4:3 5:5 6:1 6:18 7:7,24 8:9 <b>Peruto</b> 18:23 18:23 19:3 19:4,10,14 19:19 20:1 20:5,10,13 20:18,22 21:11,14,18 22:14 <b>Peter</b> 45:10 <b>PHDC</b> 1:12 50:10 <b>Philadelphia</b> 1:4 3:14 10:15 17:17 19:1 66:6 <b>Philly</b> 62:2 <b>phone</b> 63:2 <b>photos</b> 36:16 <b>picture</b> 46:1 48:21	<b>pictures</b> 36:3 36:5 44:18 <b>PIDC</b> 1:11 <b>pipes</b> 65:11 <b>place</b> 27:22 28:2,12 <b>placed</b> 3:15 4:19 5:5 7:20 57:6 <b>plan</b> 3:13 11:1 12:10 12:11 24:23 <b>planned</b> 3:13 <b>planning</b> 1:13 25:4 29:7 29:11 <b>plans</b> 3:24 5:23 12:12 29:12 31:11 31:13 33:6 55:4 <b>planters</b> 37:2 <b>play</b> 17:18 18:1 <b>Plaza</b> 2:6 71:11 <b>Pleasant</b> 40:17 <b>please</b> 40:16 <b>podium</b> 10:10 13:4 14:18 17:5 18:20 23:10 26:5 29:1 31:3 33:16 35:24 38:4 42:11 43:15 45:5 47:5,23 49:11 50:17 53:7 55:22 58:13 60:9 69:13 70:9 71:12 <b>policy</b> 18:7 <b>possibility</b> 9:2 <b>possible</b> 8:15 60:3 67:13 68:9 <b>PRESENT</b> 1:7 <b>PRESIDEN...</b> 1:8 <b>pressure</b>	65:17 <b>prevent</b> 36:14 <b>previous</b> 59:1 <b>price</b> 15:6 64:17 <b>printed</b> 36:16 <b>prior</b> 64:13 <b>probably</b> 67:9 <b>problem</b> 9:10 <b>proceedings</b> 73:4 <b>process</b> 31:10 31:24 34:16 39:21 <b>program</b> 11:19 62:7 71:18 <b>programs</b> 11:15 <b>project</b> 15:12 15:15 20:11 21:22 31:20 71:18,18 <b>promises</b> 9:12 <b>proof</b> 9:7 41:23 42:5 <b>properties</b> 5:9 8:10 15:19 16:12 19:6,7,12 21:20 22:9 40:12 49:15 52:7 <b>property</b> 1:1 2:18,21 3:6 3:12,16 4:1 4:9,20,22 4:24 5:7,12 6:3,10 7:3,9 7:13,16,18 8:15 10:5 11:17 12:7 12:11,13 13:2,9 16:6 16:16 19:22 20:1,3,7 21:19 23:20 25:8,9,9 28:11,17 29:13 30:7 30:11,14 33:6 34:20	35:9 36:5 36:18 38:10 38:20 42:23 43:18,19 46:4,6,7,9 46:11 49:19 49:22 50:9 50:11 51:1 51:3,17 53:12,15 55:3 56:16 57:3,9,22 58:16,18,19 58:20 59:3 59:7 60:3 60:17,22 61:2,17,24 62:23,24 63:2,18,23 64:1,12,22 65:7 67:15 68:16,20 70:13,15 71:21 <b>proposal</b> 13:9 14:24 17:13 19:9,10 23:16 26:14 33:5 55:4 <b>proposed</b> 3:2 10:22 11:23 17:23 <b>provide</b> 9:6 66:17 <b>provided</b> 3:5 13:13 15:6 <b>providing</b> 41:22 54:12 58:5 <b>Public</b> 73:12 <b>purchase</b> 6:9 12:11 13:9 18:9 25:5 26:12 36:22 37:7,9 53:12 58:18 <b>purchased</b> 4:9 33:6 43:20 58:19 58:20 59:1 59:2 70:14 70:17 <b>purchaser</b>	9:10,11 <b>purchasing</b> 17:21 55:3 <b>PURNELL</b> 1:13 6:17 9:13,23 10:2,9 13:13 17:22 22:1 26:22 30:10,13 31:16 34:22 40:11 41:1 41:5,21 43:2,5 45:20 46:20 48:13,16,18 50:24 52:5 58:6 59:21 <b>Purnell's</b> 49:2 <b>purport</b> 7:7 <b>purpose</b> 3:3 <b>purposes</b> 37:1 <b>purview</b> 9:14 57:2 <b>pushed</b> 36:10 <b>put</b> 9:3 25:15 36:13 40:23 44:3 62:15 63:18 64:22 65:7,10,14 67:21,22 71:19 <b>putting</b> 37:2 <hr/> <b>Q</b> <hr/> <b>question</b> 5:17 16:5 33:3 42:4 46:7 54:7 56:23 57:9 60:2 63:5 <b>questions</b> 3:1 5:14 10:21 11:21 12:14 13:11 14:2 14:8 15:3 15:10,21 18:12 20:23 21:24 25:18 26:20 27:15 31:15 34:6 34:13,21 38:14,21	40:1 41:4 43:3 44:5 45:14,23 46:17 47:13 47:14 48:11 49:20 50:22 52:20 53:21 56:18,22 59:13,20 60:23 63:3 69:22 71:2 71:22 <b>quite</b> 8:22 34:4 <hr/> <b>R</b> <hr/> <b>R</b> 73:1 <b>raised</b> 2:10 <b>Ramon</b> 47:2 <b>ran</b> 59:3 <b>Randolph</b> 69:11,19 <b>RDA</b> 1:9 2:21 3:6 4:21 <b>read</b> 61:20 66:16 <b>reading</b> 62:10 <b>ready</b> 2:3 31:8 <b>Real</b> 27:19 28:17 <b>realized</b> 31:9 <b>Realtor</b> 42:13 <b>reason</b> 3:19 <b>receipt</b> 40:18 <b>receipts</b> 40:23 41:12 68:3 <b>receive</b> 21:8 <b>received</b> 29:4 56:15 62:20 <b>receiving</b> 54:16 <b>Reckner</b> 42:13,13 43:11 <b>Recommend</b> 35:11 <b>recommend...</b> 5:15 9:22 12:15,16 15:22 18:12 20:24 22:22 25:19 26:24
---	---	--	--	---	--	--	--

Vacant Property Review Committee  
June 13, 2017

27:8 28:1	45:12 46:19	<b>requirement</b>	46:2 51:16	<b>school</b> 65:23	53:14	66:24	23:11 26:8
28:14,15,17	47:16 48:9	14:4 57:5	51:21 52:1	<b>Scott</b> 38:7,8	<b>selling</b> 6:2	<b>site</b> 19:23	33:17 38:6
29:19 32:24	50:2 52:23	<b>residential</b>	53:16 54:24	38:11,18	42:22 60:3	20:14 22:13	39:17 43:13
35:10 37:16	53:14 56:4	20:17 29:13	57:11 61:8	39:5	68:17	<b>situation</b>	45:7 48:1
37:19 38:22	57:8 67:10	31:13 52:18	66:22 68:2	<b>Sean</b> 53:10	<b>send</b> 32:9	42:21	49:13 53:8
41:20 44:6	68:10,19	58:22	68:7,11	<b>search</b> 4:11	42:5 50:12	<b>six</b> 32:3,4,8	55:23 60:11
45:15 46:18	69:18,24	<b>residents</b>	72:6	<b>searches</b> 4:13	69:9	41:7	69:14 70:11
47:15 49:21	<b>remain</b> 7:13	11:15	<b>Robert</b> 48:3	<b>second</b> 8:20	<b>sent</b> 21:7 29:4	<b>six-month</b>	<b>statement</b>
52:21 53:22	<b>remember</b>	<b>resolving</b>	<b>Robin</b> 26:4	9:19,23	36:2,3	30:6 32:23	21:17
55:7,9 58:2	21:12	8:23	26:10	12:19 14:11	40:19 41:13	41:19	<b>stating</b> 21:9
67:7 69:1	<b>removal</b> 2:19	<b>response</b>	<b>Robinson</b>	16:1 18:15	47:11 50:14	<b>small</b> 34:5	<b>stay</b> 21:5 66:3
69:23	<b>remove</b> 10:18	32:20 36:3	60:14,14,19	21:2 23:5	53:16	51:12	66:4,9,13
<b>recommend...</b>	12:17 23:3	<b>responsible</b>	67:16,19	25:22 27:2	<b>Sergeant</b> 70:7	<b>smaller</b> 23:18	<b>stayed</b> 66:9
14:9	37:15,16,20	62:22	68:2,7,11	27:10 28:6	70:13	<b>Smith</b> 43:16	<b>stenographic</b>
<b>recommend...</b>	<b>removed</b> 2:23	<b>restriction</b>	68:20,24	28:19 29:22	<b>serve</b> 11:16	43:16,20	73:6
27:22 28:12	16:10 52:9	8:21,22	<b>Rodriguez</b>	30:20 32:13	<b>service</b> 71:19	44:9,11,13	<b>street</b> 2:7,11
<b>record</b> 2:13	<b>rental</b> 38:20	31:10 50:10	71:14,14	34:24 35:12	<b>services</b>	44:17 45:1	2:16 10:12
9:3 10:13	71:17	63:12,13	72:6	37:22 39:1	10:17 11:13	<b>social</b> 11:13	10:18 13:3
12:4 13:6	<b>rentals</b> 31:14	64:10	<b>room</b> 1:4,4	41:24 43:6	<b>settling</b> 67:13	62:5	16:21 17:19
14:20 17:7	<b>repayment</b>	<b>restrictions</b>	2:9 12:24	44:21 46:20	<b>shelter</b> 11:13	<b>sold</b> 5:22	20:4 22:6
18:22 21:10	67:17	3:15 4:9,15	<b>Rotblatt</b>	47:17 49:4	<b>sheriff</b> 58:21	45:16 55:14	23:4,9 26:4
23:1,12	<b>reporter</b>	4:19 5:3,5	38:12	50:3 52:24	<b>Shingles</b> 2:14	55:15	26:12,23
26:9 38:6	73:12,19	5:13 6:21	<b>RPR</b> 73:11	54:5,18	2:15,19 3:4	<b>Solutions</b>	27:17 28:4
39:17 40:8	<b>represent</b>	7:8,20 8:11	<b>rubble</b> 46:1	55:18 58:6	3:17 4:2,6	33:15	28:15,24
43:14 45:8	2:15 4:2	50:20 52:9	<b>rudders</b>	59:22 69:3	4:18 5:16	<b>somebody</b>	30:4 33:11
48:2 53:9	9:11 19:1	52:14 57:6	65:14	70:1 71:5	5:24 6:4,12	66:19	33:14 34:1
55:24 60:11	47:12	57:17	<b>run</b> 7:11	72:2	6:23 7:6,19	<b>son</b> 62:1	34:2,4 35:5
69:15 70:11	<b>representat...</b>	<b>restrictive</b> 7:1		<b>section</b> 51:21	8:8,13 9:8	<b>soon</b> 68:7,9	35:8,22
<b>redevelop</b> 6:8	11:7,24	<b>REVENUE</b>	<b>S</b>	<b>see</b> 5:9,19	10:7	<b>sorry</b> 7:4	38:3 42:10
13:10	17:10 47:9	1:10	<b>Sadik</b> 23:13	8:20 10:3	<b>Shlomo</b> 29:2	15:13 22:3	43:13 45:4
<b>redevelopm...</b>	<b>representing</b>	<b>reversionary</b>	<b>sale</b> 3:10 10:4	13:23 19:23	29:2,6,10	41:10 48:19	47:1,4,22
14:4	4:4,6 31:5	2:20,22 3:8	14:10 15:6	40:8,15	29:14,16	70:16	49:10 50:9
<b>Reese</b> 55:21	38:12 53:13	3:21 4:16	16:7 18:14	51:14,18	30:2	<b>sounds</b> 67:22	53:6 55:8
<b>refinance</b>	71:15	5:4 12:18	21:1 27:1	55:17 62:15	<b>short</b> 31:6	<b>South</b> 27:17	55:21 60:8
71:20	<b>reproduction</b>	16:9	50:14 58:21	65:19	<b>show</b> 40:16	28:3 30:4	62:4 65:12
<b>refusal</b> 29:6	73:17	<b>reverted</b>	63:23 64:17	<b>seeking</b> 2:23	<b>sick</b> 61:16,19	35:22 38:2	69:8 70:8
<b>regard</b> 56:24	<b>request</b> 6:18	10:19	64:24 65:3	5:4 8:14	<b>side</b> 18:10	42:10 47:4	70:13 71:11
<b>regards</b> 35:4	8:5 16:18	<b>reverter</b> 21:7	68:21	10:18 71:15	27:7 36:11	<b>space</b> 17:18	71:16
<b>rehab</b> 38:19	50:15 54:13	36:2 53:14	<b>sales</b> 13:2	71:20	45:17 48:13	17:22,23,24	<b>streets</b> 65:24
71:20	57:13,14,19	59:4,12	<b>Sanchez'</b>	<b>self-amortiz...</b>	48:14,20	<b>speak</b> 9:9	<b>string</b> 16:11
<b>rehabbed</b>	58:1	63:6	17:10	27:23 28:3	53:23 54:2	29:9	<b>structural</b>
61:4	<b>requested</b>	<b>Review</b> 1:1	<b>Sanchez's</b>	28:5 63:6	55:12 56:16	<b>specific</b> 34:10	12:12
<b>rehabbing</b>	69:10	57:3	17:12	<b>sell</b> 7:2 8:10	<b>signed</b> 2:21	<b>start</b> 31:9,18	<b>structure</b>
30:9	<b>requesting</b>	<b>reviewing</b>	<b>sat</b> 5:7	8:11 15:23	<b>single</b> 12:6	32:1 34:16	34:4,9
<b>rehabilitate</b>	2:8,18,19	57:4	<b>satisfied</b>	16:8 25:20	13:2,17,19	41:8	51:23
13:17	31:17 33:22	<b>rezoned</b>	62:11	42:17 44:1	15:1,2	<b>started</b> 2:4	<b>structures</b>
<b>rehabilitation</b>	33:24 35:7	44:14	<b>Saunders</b>	50:24 51:3	19:15 27:16	13:1	24:21
7:22	39:20 41:6	<b>rid</b> 66:22	42:14	53:15 57:9	29:14 34:5	<b>starting</b>	<b>student</b> 6:8
<b>release</b> 2:8,12	42:17 43:18	<b>right</b> 2:24	<b>saw</b> 34:8	58:17 60:17	34:11 38:15	12:12	61:4
2:18 35:5,8	45:12 48:9	8:10 16:12	<b>saying</b> 20:17	62:10 63:15	48:20 55:5	<b>state</b> 2:13	<b>stuff</b> 30:17
35:11 38:24	56:4 69:18	18:4 20:16	39:9 47:11	63:16,17,24	59:2	10:12 12:3	61:21
42:17 43:18	<b>require</b> 7:8	29:16 41:17	<b>says</b> 63:16	64:11,14	<b>sir</b> 12:4	13:5 14:20	<b>submitted</b>
44:15,20	22:19	44:4,14	64:11	<b>scaping</b> 37:2	<b>sister</b> 66:12	17:7 18:21	40:23 41:14

Vacant Property Review Committee  
June 13, 2017

<b>subsequently</b> 43:21	26:1 27:5,6 30:1,2,23	54:12 57:10 59:4 60:16	16:21 19:11 34:9 43:21	31:23 52:16 <b>variety</b> 11:14	43:12 45:2 58:11 69:7	48:13,14,20 53:24 55:12	63:15,17 64:11,15,17
<b>Suburban</b> 19:1	32:16,17 35:3,15,16	61:4,7 <b>today</b> 2:23	43:24 52:6 59:6 69:18	<b>various</b> 7:8 <b>Vergos</b> 70:12	70:6 <b>went</b> 31:23	56:16 <b>yards</b> 27:8	67:17 <b>1553</b> 50:16
<b>Suite</b> 10:15	36:19 38:1 39:4,5 42:3	36:17 <b>told</b> 30:5	<b>type</b> 5:12 7:24	70:12,16,19 70:23 71:9	43:23 44:1 66:10,11	45:17 54:2 <b>yeah</b> 18:4	<b>16</b> 31:19 <b>1622</b> 69:11
<b>summer</b> 17:15	42:7 43:9 43:10,11	<b>Tom</b> 42:13 <b>tomorrow</b>	<hr/> <b>U</b> <hr/>	<b>verify</b> 41:13 <b>virtually</b> 7:2	<b>weren't</b> 3:22 4:8 66:16	19:14 25:16 35:6 37:5	69:18 <b>1624</b> 69:11
<b>sunk</b> 36:23	44:24 45:1 46:23,24	60:4 <b>totally</b> 61:3	<b>uncommon</b> 4:14	<b>VPRC</b> 63:21 72:10	<b>West</b> 49:9 62:2	37:11 42:6 51:8 53:19	69:19 <b>1631</b> 49:9
<b>supervision</b> 73:19	47:20,21 49:7,8 50:6	<b>touched</b> 34:15	<b>unconsolida...</b> 22:7	<hr/> <b>W</b> <hr/>	<b>Westview</b> 31:1,6	53:19 61:12 61:15 64:5	<b>1648</b> 22:5 <b>18</b> 2:6
<b>supposed</b> 37:14,17	50:7 53:3 58:9,10	<b>transcript</b> 73:8,16	<b>understand</b> 8:13,18	<b>W</b> 35:19,19 39:16,16	<b>Wharton</b> 47:1	67:18 <b>year</b> 4:23 5:1	<b>1820</b> 2:11,16 <b>1845</b> 27:17
50:12 55:13	66:17 <b>sure</b> 27:18	<b>transfer</b> 3:3 4:15 8:14	10:7 57:4 57:15,23	<b>waiting</b> 15:9 <b>waive</b> 4:17	<b>Whitehead</b> 33:19,20,24	5:1 6:9,22 7:7,9 8:4,21	28:3 <b>18th</b> 28:15
66:17	43:16 52:19	18:8 28:4 28:16	<b>understand...</b> 6:13	<b>waived</b> 4:21 5:3	34:12,17 35:4,16	9:14 13:22 14:6	<b>1915</b> 33:11 <b>1929</b> 14:15
<b>Susie</b> 1:8 2:3	69:6 70:4,5 71:8,9 72:5	<b>transferred</b> 3:6,16	<b>understood</b> 9:4 14:1	<b>walked</b> 46:11 46:14	<b>WILLIAM</b> 1:9	<b>years</b> 4:20 5:2,8,13	<b>1930</b> 14:16 <b>1931</b> 16:6
<b>swindled</b> 27:21	<b>Thanks</b> 26:2 53:4	10:24 15:7 38:15 50:10	<b>undeveloped</b> 7:13	<b>WALKER</b> 1:9,10	<b>willing</b> 7:23 <b>Willy</b> 39:19	7:15,21 9:3 11:18 13:22	<b>1932</b> 14:16 <b>1986</b> 11:6,12
<hr/> <b>T</b> <hr/>	<b>thing</b> 62:9 66:5	53:23 54:2 55:11,12	<b>unearthed</b> 44:2	18:15 22:5 22:7,11	<b>winter</b> 12:13 <b>Wiota</b> 35:18	18:3 26:18 27:24 28:3	59:10 <b>1991</b> 45:21
<b>T</b> 73:1,1	<b>think</b> 5:9 7:10,10,17	60:16 61:4 61:7 63:7	<b>Unfortunat...</b> 11:2	28:6 33:1 <b>wall</b> 46:6	39:11,16 <b>wishes</b> 5:8	28:11 43:23 62:7 66:2	62:21 <b>1993</b> 71:18
<b>table</b> 33:8,13	8:1,16 36:4 53:17 62:24	<b>transferring</b> 52:12	<b>University</b> 62:6	<b>want</b> 6:7 12:3 17:15 19:23	<b>withdraw</b> 22:18,22	70:20 71:19 <b>yesterday</b>	<b>1997</b> 11:1
35:20 47:3	67:8 68:21 <b>thinking</b>	<b>Transitional</b> 10:16	<b>unsure</b> 3:4 <b>Upland</b> 32:19	23:20 25:10 37:8 43:22	22:18,22 <b>Witter</b> 53:10	29:5 <b>York</b> 55:6	<hr/> <b>2</b> <hr/>
50:13 69:9	65:16,17 <b>THOMAS</b>	<b>TREGO</b> 1:12 12:19 15:5	<b>Urban</b> 27:14 <b>use</b> 3:13 10:4	51:19,20 57:8 60:17	53:10,13,19 54:11,23	<b>Yup</b> 48:17 <b>Yvonne</b> 48:4	<b>20</b> 11:18 17:3 26:18 71:19
<b>Tajmere</b> 6:7	1:12 6:9 7:17 9:1	21:2 27:2 29:22 30:19	10:5,23 11:23 13:17	62:16 64:17 <b>wanted</b> 17:18	54:11,23 <b>women</b> 11:9	<hr/> <b>Z</b> <hr/>	<b>2006</b> 2:20 3:3 3:6,8,10
<b>take</b> 6:15,20	54:7,10,13 57:7,12,18	32:13 33:3 39:1 41:24	13:18 17:22 17:23 18:8	24:2 <b>wants</b> 17:22	11:16 <b>wonderful</b>	<b>zoning</b> 43:23	43:20 <b>2007</b> 49:19
7:18 9:15	63:4 <b>three</b> 17:14	44:21 47:16 49:4 50:3	20:21 24:11 33:4 34:10	30:17 <b>Watkins</b>	67:4 <b>Wonka</b> 39:19	<hr/> <b>0</b> <hr/>	58:21 70:24 <b>2013</b> 21:19
13:21 31:19	40:6 45:12 <b>till</b> 66:3	52:24 54:5 54:18 61:1	36:12,13 61:9	33:11 <b>way</b> 8:1,11,23	39:19 <b>work</b> 30:7,10	<hr/> <b>1</b> <hr/>	44:13 <b>2015</b> 58:20
34:20 61:19	<b>tilting</b> 46:16 <b>time</b> 7:1,24	61:5,8 <b>Truck</b> 14:17	61:9 <b>uses</b> 3:12	62:16 64:17 <b>wanted</b> 17:18	30:13,16 <b>worker</b> 62:5	<b>1</b> 71:11 <b>10:11</b> 1:5	<b>2017</b> 1:5 6:11 72:8
64:3,7 66:3	8:5 11:2 13:24 19:5	<b>true</b> 63:19 <b>trying</b> 16:9	29:16 <b>utilities</b> 62:23	24:2 <b>wants</b> 17:22	30:17 <b>work</b> 30:7,10	11 4:20 5:2,7 5:13 7:15	<b>2018</b> 31:21 <b>2035</b> 70:7
<b>taken</b> 32:1	22:24 28:23 31:9 57:1	51:9 53:11 67:10	<hr/> <b>V</b> <hr/>	30:17 <b>wants</b> 17:22	30:13,16 <b>working</b> 7:14	<b>11:30</b> 72:10 <b>12</b> 31:19	<b>2048</b> 71:10 71:16
59:12 73:6	62:7 65:13 <b>timeline</b> 12:9	<b>Tuesday</b> 1:5 <b>turned</b> 61:21	<b>vacant</b> 1:1 19:13 50:11	24:2 <b>wants</b> 17:22	30:13,16 <b>worker</b> 62:5	<b>12</b> 31:19 <b>1214</b> 47:4	<b>2019</b> 49:19 58:21 70:24
<b>talking</b> 25:2	63:1 <b>times</b> 59:6	65:9 <b>twelve</b> 31:13	57:3 58:24 71:17	30:17 <b>wants</b> 17:22	62:6 <b>wouldn't</b> 8:7	<b>13</b> 1:5 <b>1319</b> 39:6	<b>2020</b> 2:20 3:3 3:6,8,10
<b>taught</b> 65:21	63:1 <b>title</b> 4:11,13	<b>twins</b> 67:1 <b>two</b> 10:14	<b>vacation</b> 30:4 <b>value</b> 15:24	24:2 <b>wants</b> 17:22	22:15 67:23 <hr/> <b>X</b> <hr/>	<b>13</b> 1:5 <b>1319</b> 39:6	43:20 <b>2007</b> 49:19
<b>tax</b> 58:20	27:23 28:13 43:21 44:1	11:4 13:22 <b>variance</b>	25:21 <b>variance</b>	17:23 18:8 20:21 24:11	66:4 <b>we're</b> 10:18	<b>15</b> 31:19 62:10 63:12	<b>2013</b> 21:19 44:13
<b>Taylor</b> 47:24			29:15 31:22 <hr/> <b>V</b> <hr/>	17:23 18:8 20:21 24:11	<b>wouldn't</b> 8:7 22:15 67:23	<b>15</b> 31:19 62:10 63:12	<b>2015</b> 58:20 <b>2017</b> 1:5 6:11
48:3,3,4,4,5			<b>vacant</b> 1:1 19:13 50:11	20:21 24:11 33:4 34:10	<b>work</b> 30:7,10 30:13,16	<b>15</b> 31:19 62:10 63:12	<b>2018</b> 31:21 <b>2035</b> 70:7
48:7,10,24			57:3 58:24 71:17	33:4 34:10 36:12,13	30:13,16 <b>worker</b> 62:5	<b>15</b> 31:19 62:10 63:12	<b>2048</b> 71:10 71:16
49:8			<b>value</b> 15:24 25:21	36:12,13 61:9	30:13,16 <b>worker</b> 62:5	<b>15</b> 31:19 62:10 63:12	<b>2015</b> 58:20 <b>2017</b> 1:5 6:11
<b>tell</b> 11:5 62:2			<b>variance</b> 29:15 31:22	61:9 <b>uses</b> 3:12	30:13,16 <b>worker</b> 62:5	<b>15</b> 31:19 62:10 63:12	<b>2017</b> 1:5 6:11 72:8
66:5				29:16 <b>utilities</b> 62:23	30:13,16 <b>worker</b> 62:5	<b>15</b> 31:19 62:10 63:12	<b>2018</b> 31:21 <b>2035</b> 70:7
<b>Templeton</b> 49:14				29:16 <b>utilities</b> 62:23	30:13,16 <b>worker</b> 62:5	<b>15</b> 31:19 62:10 63:12	<b>2048</b> 71:10 71:16
<b>ten</b> 27:24				29:16 <b>utilities</b> 62:23	30:13,16 <b>worker</b> 62:5	<b>15</b> 31:19 62:10 63:12	<b>2015</b> 58:20 <b>2017</b> 1:5 6:11
28:3 65:20				29:16 <b>utilities</b> 62:23	30:13,16 <b>worker</b> 62:5	<b>15</b> 31:19 62:10 63:12	<b>2018</b> 31:21 <b>2035</b> 70:7
66:11				29:16 <b>utilities</b> 62:23	30:13,16 <b>worker</b> 62:5	<b>15</b> 31:19 62:10 63:12	<b>2048</b> 71:10 71:16
<b>terms</b> 34:16				29:16 <b>utilities</b> 62:23	30:13,16 <b>worker</b> 62:5	<b>15</b> 31:19 62:10 63:12	<b>2015</b> 58:20 <b>2017</b> 1:5 6:11
<b>Terri</b> 47:7				29:16 <b>utilities</b> 62:23	30:13,16 <b>worker</b> 62:5	<b>15</b> 31:19 62:10 63:12	<b>2018</b> 31:21 <b>2035</b> 70:7
<b>Terry</b> 60:13				29:16 <b>utilities</b> 62:23	30:13,16 <b>worker</b> 62:5	<b>15</b> 31:19 62:10 63:12	<b>2048</b> 71:10 71:16
<b>thank</b> 12:22				29:16 <b>utilities</b> 62:23	30:13,16 <b>worker</b> 62:5	<b>15</b> 31:19 62:10 63:12	<b>2015</b> 58:20 <b>2017</b> 1:5 6:11
14:14 16:4				29:16 <b>utilities</b> 62:23	30:13,16 <b>worker</b> 62:5	<b>15</b> 31:19 62:10 63:12	<b>2018</b> 31:21 <b>2035</b> 70:7
17:1 18:18				29:16 <b>utilities</b> 62:23	30:13,16 <b>worker</b> 62:5	<b>15</b> 31:19 62:10 63:12	<b>2048</b> 71:10 71:16
22:11 23:8				29:16 <b>utilities</b> 62:23	30:13,16 <b>worker</b> 62:5	<b>15</b> 31:19 62:10 63:12	<b>2015</b> 58:20 <b>2017</b> 1:5 6:11



Vacant Property Review Committee  
June 13, 2017

2417 53:5	55 11:16					
2419 53:5	5500 23:22					
248 22:6	25:1					
2535 70:13	5502 23:22					
27 29:11	5504 23:9,14					
2700 28:23	25:6,7					
2728 35:8	56th 27:17					
2755 55:21	28:4					
27th 42:10	5806 60:8					
28 2:7 55:2	5th 38:3 55:8					
2812 47:1						
28th 10:11,18	<u>6</u>					
2918 17:3	6 35:7					
	60 66:2					
<u>3</u>	6077 32:18					
3 21:23 23:9	618 13:2					
3,800 65:12	6225 18:19					
30 16:21	6232 21:20					
3014 26:3,12	6232-48					
304 58:12	21:15					
31st 47:4	6248 21:7					
32 16:22	23:4					
3240 69:8	6th 2:7 71:10					
33 62:7	71:16					
35,000 65:1,4						
3604 30:24	<u>7</u>					
3606 30:24	7 2:12					
3608 30:24	78 48:16					
3728 35:5	7th 53:6					
<u>4</u>	<u>8</u>					
400 10:15	87 61:16					
401 1:4	88 62:12 63:5					
4015 43:13						
4017 43:22	<u>9</u>					
408 43:24	9 72:8					
412 43:24	9,063 61:22					
421 30:3	9,306 60:21					
4219 33:14	95 11:16					
34:1,4	994 55:7					
4221 34:2						
42nd 13:3						
44 66:10						
48 21:21						
49 35:18						
39:16						
<u>5</u>						
5 22:1,2						
5,000 27:21						
28:5						
5145 35:18						
39:16						
51st 30:4						