

Vacant Property Review Committee
May 9, 2017

VACANT PROPERTY REVIEW COMMITTEE

Room 401, Caucus Room
Philadelphia, Pennsylvania
Tuesday, May 9, 2017
10:46 a.m.

PRESENT:

SUSIE JARMON, OHCD
WILLIAM NEWCOMB, ESQ., RDA
JEREMY GRADWOHL, COUNCIL PRESIDENT'S OFFICE
DEB CUNNINGHAM, PUBLIC PROPERTY
LINDA MEDLEY, LAW DEPARTMENT
LISA WALKER, REVENUE DEPARTMENT
LOWELL THOMAS, PHDC
GARRETT O'DWYER, PACDC
MEREDITH TREGO, COMMERCE
CAROLYN PLACKE, LISC
FRED PURNELL, OHC
JAMETTA JOHNSON, PLANNING COMMISSION

1 development plan. We have here representing PHA
2 Nick Dema.

3 (Applicant approaches podium.)

4 CHAIRMAN JARMON: Can you state your
5 name?

6 MR. DEMA: My name is Nick Dema. I am
7 Vice President for the Philadelphia Housing
8 Authority and the Capital Projects and Design
9 Development. Today we have a presentation that
10 PHA and the City of Philadelphia is working
11 together on C&I Grant, implementation grant that
12 we have received \$30 million from the Department
13 of Housing Urban Development.

14 The first phase of that includes
15 developing 89 rental units adjacent to PHA's
16 existing Norris apartments. We have been working
17 closely with the Land Bank. Because under the
18 grant, all of the properties needs to be in
19 public ownership that we can develop. So over
20 the past year, we have been working with the
21 Philadelphia Land Bank to acquire publicly-owned
22 properties.

23 Currently, there are about 69
24 publicly-owned properties that go into this first

1 phase of development. In addition, PHA is trying
2 to acquire a property, 1914 North 8th Street that
3 is currently in private ownership. We tried to
4 negotiate a amicable sale with that owner. We
5 came to an agreement that we can acquire the
6 property. The Land Bank will be actually doing
7 the acquisition on behalf of PHA.

8 And the Land Bank will acquire 1914
9 North 8th Street in exchange for disposing of two
10 City-owned properties, which is 1938 and 42 North
11 Darien Street. In addition, there will be
12 payment to the owner of \$17,500. PHA will
13 provide that compensation to the Land Bank. So,
14 PHA will be covering all the costs related to
15 this transaction.

16 CHAIRMAN JARMON: Are there any
17 questions from the committee?

18 (No questions)

19 CHAIRMAN JARMON: Recommendation?

20 MR. PURNELL: Move to adopt.

21 MR. GRADWOHL: Second.

22 CHAIRMAN JARMON: All in favor?

23 (Ayes.)

24 MR. DEMA: Thank you.

1 CHAIRMAN JARMON: You're welcome.

2 Next, are there any attorneys in the
3 room.

4 (Hands raised.)

5 CHAIRMAN JARMON: Good morning. You are
6 here for?

7 MR. CLINTON: I am here for a number of
8 properties: 1312 South Harmony Street, 1330
9 South Grove, 3616 Sears, 3640 -- excuse me, 3634
10 Wharton Street and 1308 Warfield Street. My name
11 is Henry Clinton.

12 CHAIRMAN JARMON: And these are
13 properties that we sent letters to the applicant
14 to revert title back to City ownership.

15 MR. CLINTON: Correct.

16 CHAIRMAN JARMON: I received a letter
17 from you for the applicant.

18 MR. CLINTON: Correct. And I wanted to
19 give you a status of where we are now.

20 CHAIRMAN JARMON: Okay.

21 MR. CLINTON: I brought some
22 photographs. There are five properties that
23 we -- my client received as a result of request
24 for proposal from the Land Bank from RDA. And we

1 have two houses under construction now already
2 framed. The remaining three, I gave you the
3 status on those. The one under construction are
4 1330 Grove Street and 1308 Warfield Street.

5 1312 Harmony Street, L&I still reviewing
6 the permit. 3616 Sears Street, the building
7 permit has been issued, and foundation moving
8 forward in the next month. 3634 Wharton Street,
9 L&I has asked us for additional information to
10 submit to get the building permit. So of the
11 summary, two are under construction. Three are
12 on their way to construction.

13 I am asking for additional period of
14 time to complete the under three. I would think
15 within nine months to a year we will be done
16 everything.

17 MS. JOHNSON: When did you acquire these
18 properties?

19 MR. CLINTON: The properties were
20 acquired in September of 2015.

21 MS. JOHNSON: So, what's taking so long?

22 MR. CLINTON: Part of it we had to get
23 zoning on some of it because they were zoned
24 RM-1. And then we had the architectural plans

1 submit, and we are where we are now.

2 CHAIRMAN JARMON: Any further questions?

3 (No questions.)

4 CHAIRMAN JARMON: Recommendations?

5 MR. PURNELL: I make a motion that we
6 grant the six-month extension as required as
7 allowed under our policy.

8 And if there is a need for additional
9 update at that time, sir, you should communicate
10 with the Chair personally Ms. Jarmon.

11 MR. CLINTON: I appreciate that.

12 MR. GRADWOHL: Second.

13 CHAIRMAN JARMON: All in favor?

14 (Ayes.)

15 CHAIRMAN JARMON: Thank you.

16 (Applicant approaches podium.)

17 CHAIRMAN JARMON: Good morning. Can you
18 state your name for the record.

19 MR. TONER: Good morning. Paul Toner
20 with Orphanides and Toner. We are here on behalf
21 of Open Door Community Develop Corp. And the
22 property is located at 1633 and 1635 North Bailey
23 Street. I have a couple of additional documents.

24 CHAIRMAN JARMON: This is on page 7 of

1 the releases.

2 MR. TONER: Thank you very much.

3 We are asking for permission to transfer
4 the property from the Open Door Community
5 Development Corp to an LLC created. It's name is
6 Warwick Holdings, LLC.

7 The two properties in question, which
8 are both 13 by 86 and a half foot lots, were
9 transferred to the Open Door Community
10 Development Corporation on August 6, 2009. The
11 corporation is an affiliate. And the -- with the
12 Open Door Baptist Church. Over the past seven
13 and a half years, the church has used these two
14 lots as a side yard for picnics, gardening,
15 basically accessory garden to the church.

16 They'd like to discontinue any accessory
17 garden uses and transfer the property for
18 development. The proposed buyer Warwick Holdings
19 is going to develop two single family homes at
20 these properties. I have a representative from
21 the church from the Community Development Corp,
22 Mr. Joseph Shell, can discuss if the Committee
23 would like some of the church's recent uses and
24 the property and the basis for which they want to

1 transfer. Asking for permission to release from
2 reverter clause.

3 CHAIRMAN JARMON: Are there any
4 questions from the Committee?

5 MR. GRADWOHL: Were these properties
6 purchased at fair market value, or given
7 discounted pricing at the time?

8 MR. TONER: At the time of the original
9 2009 purchase?

10 MR. GRADWOHL: Yes.

11 MR. TONER: I believe they were
12 purchased for fair market value. The proposed
13 transaction right now is for \$24,000.

14 MR. GRADWOHL: Okay.

15 CHAIRMAN JARMON: Any further questions?

16 MR. GRADWOHL: It appears as though the
17 lots will need to be cleaned based on the photos
18 provide to the Committee.

19 MR. TONER: I handed up updated photos.
20 As of last night, the lots were thoroughly
21 cleaned. Once the transfer takes place, the new
22 owner is in a position where he will be able to
23 stay on top of the yard maintenance until the
24 property are ripe for development.

1 MS. JOHNSON: Do you have any idea when
2 you expect to develop?

3 MR. TONER: I believe very shortly after
4 the transfer is approved, the reverter clause
5 released. The buyer has amenities, has
6 significant experience in the area of developing
7 properties. And certainly ready, willing and
8 able to get moving on the projects.

9 MR. GRADWOHL: I'm sorry. I am being
10 told this was a nominal transfer in 2009.

11 MS. JOHNSON: In 2009.

12 MR. TONER: I apologize. You're right.
13 We have the deed in our packet.

14 MR. GRADWOHL: Okay.

15 Ms. Medley, are you familiar with the
16 clause on this property?

17 MS. MEDLEY: They maintained. They are
18 satisfying all the deed restriction. I didn't
19 know if that would change your position whether
20 it was nominal or fair market value.

21 MR. TONER: Just to be clear, the church
22 will testify if asked that when transfer was
23 made, the intent was always to use the two lots
24 for yard uses, which is in full compliance with

1 the agreement with the RDA.

2 MR. GRADWOHL: Okay. Given that the
3 deed restrictions have been met, I move that we
4 grant the certificate of completion.

5 MS. TREGO: Second.

6 CHAIRMAN JARMON: All in favor?

7 (Ayes.)

8 MR. TONER: Thank you.

9 CHAIRMAN JARMON: No problem.

10 MR. TONER: We did have another
11 property. I believe continuance request was
12 made. It's at 1401 North 28 Street. It was
13 seller --

14 CHAIRMAN JARMON: It's on the same page
15 down the bottom, Acts Christian Transitional
16 Service.

17 MR. TONER: If it wasn't already made,
18 just ask for a brief continuance.

19 CHAIRMAN JARMON: It's on the agenda.

20 MR. TONER: Can we continue it off the
21 agenda?

22 CHAIRMAN JARMON: Oh, you don't want it
23 on here?

24 MR. TONER: No. The seller had a

1 problem.

2 CHAIRMAN JARMON: Okay. No problem. We
3 are going to table this, the 1401 North 28th
4 Street. Thank you.

5 MR. TONER: Thank you very much.

6 CHAIRMAN JARMON: The next item on page
7 3, 1323/252729 North 17th Street, Leon Bobby
8 Realty, LLC.

9 (Applicant approaches podium.)

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

12 MR. PICCIRILLI: My name is Gantono
13 Piccirilli, Clare Harrison for Leon Bobby.

14 Madam Chairwoman, members of the
15 Committee, good morning.

16 CHAIRMAN JARMON: Good morning.

17 MR. PICCIRILLI: We are here today to
18 request one year of relief to develop parcels
19 1323, 25, 27 and 29. There are two reasons why
20 we are asking for a year of relief. Mr. Hill, my
21 client, is passing around to you first a petition
22 for conservatorship under Act 135.

23 The properties 23, 25 27 and 29 sit on
24 the east side of 17th Street. As a part of the

1 project on the west side of 17th Street, Mr. Hill
2 through his entity has accumulated several
3 parcels of property that would support parking
4 and ancillary items for the residents of the
5 senior housing he wishes to develop. The one
6 issue is that in the middle of all of the
7 properties 1326, 28 and 30 as well as the corner
8 property on 1700 Master is a property that has
9 been vacant for over 40 years and is, for lack of
10 a better term, being used as a heroin den.

11 So, we filed in August for
12 conservatorship. And we have a hearing next week
13 in front of Judge Fox for the purposes of
14 consolidating all of those parcels into the
15 property -- I mean, into the development that
16 Mr. Hill envisions. That process could take a
17 while. I can speak as a -- the property has been
18 vacant for over 40 years. And the folks who
19 owned the property they happen to pass in the
20 1970s. And we have a very difficult time finding
21 their heirs.

22 So you know, took some due diligence on
23 our part. But we have this petition. And our
24 hope is to consolidate that parcel with the

1 handful of parcels on the west side to kind of
2 create ancillary amenities for the residents who
3 live on the property at 23, 25, 27 and 29.

4 And in addition to that, there is a
5 second reason which is the zoning in this area
6 has been down zoned. So now, we anticipate at
7 least a zoning process that will need to occur to
8 allow for the development envisioned by Mr. Hill.

9 So therefore, we respectfully request a
10 year -- a year's time to come back before the
11 Board or, hopefully, really get started. And we
12 talked to our folks that we are working with to
13 move this forward. But the center lot and zoning
14 will create a time -- temporal hardship for us.

15 CHAIRMAN JARMON: Any questions?

16 MS. TREGO: I'm sorry. I guess I'm just
17 looking for clarification as to why the east side
18 properties which are looking for the extension,
19 can they not proceed -- like, is the project not
20 viable unless the west side is also developed?
21 Or could the east side proceed in advance of
22 getting the west side figured out?

23 MR. PICCIRILLI: Theoretically, the east
24 side could proceed if we are going -- at least

1 our thought and, you know, sometimes we are not
2 always thinking the same way as the Board. But
3 our thought is that if you present the project to
4 the community one time with parking and those
5 ancillary amenities that, especially in light of
6 the down zoning, that, you know, concerns such as
7 parking and those types of typical Philadelphia
8 neighborhood concerns will be addressed.

9 And so, we are tying them together.
10 They don't necessarily have to be, but it makes
11 for more viable projects.

12 MR. HILL: Excuse me. If I may, my
13 counsel is being polite.

14 I'm sorry, my name is Leonard Hill. My
15 counsel is being polite. The bank is not going
16 to finance half a project, that's why it's all
17 together. He is being polite. The bank is not
18 going to give me money. Can't do one without the
19 other. They are not going to finance the parking
20 lot without financing the building.

21 MS. JOHNSON: What is it you're
22 building?

23 MR. HILL: Trying to do senior housing
24 on the west side. And the east side would be

1 parking. I've been collecting the parcels
2 since --

3 MR. PICCIRILLI: You reversed it.

4 MR. HILL: Sorry. The west side is for
5 the building. The east side is for the parking.
6 The west side started collecting the parcels back
7 in 2006.

8 MS. JOHNSON: How many units are you
9 talking about?

10 MR. HILL: I'm not sure yet.

11 MS. JOHNSON: What's your parking
12 requirement?

13 MR. HILL: Once we get the total package
14 together on the west side, we will then present
15 to the community. I've already gone in front of
16 the community and got community support for the
17 project. After we put everything together, then
18 we will be able to decide what it is and how far
19 we are going to get on our financing.

20 MR. GRADWOHL: Mr. Hill or counsel, do
21 you have any information about the senior housing
22 you are planning to produce? Are you planning to
23 do this with subsidy or just out of pocket?

24 MR. PICCIRILLI: We intend to look at

1 any subsidies that's available, tax credit,
2 financing to the extent that's even remotely
3 available. But you know, obviously, we don't
4 want to put -- leave anything off the table.

5 MR. GRADWOHL: Okay.

6 MR. PICCIRILLI: Right now we have a --
7 we set up meetings with our design -- start of
8 our design team in hopes that we can get the ball
9 rolling on both sides of the street. And you
10 know, the issue is when you see the property in
11 front of you, even if we were not to obtain or
12 put that property into someone else's hands, that
13 property is a safety risk, as well. And we are
14 concerned about that property and anyone who
15 would want to live across the street from it.

16 I don't think -- it's a good site. So
17 we are trying to, you know, essentially take care
18 of that property as part of a more local venture.

19 MR. GRADWOHL: Understood. So getting
20 back to my original question, do you have any
21 information you can share about the project in
22 terms of, you know, with respect to financing,
23 number of units, stuff you can share with
24 Committee that essentially shows what the plans

1 are?

2 MR. HILL: With regard to subsidy, will
3 I try to get a subsidy? Yes. I already -- when
4 the government requested information about two
5 months ago with regard to our account, the State
6 representative put us on the sheet for that. But
7 I'm really not banking on that. I am willing to
8 finance the project myself. I mean, we would
9 like to get subsidy. But if not, I can finance
10 the project myself.

11 And with regard to the second part of
12 your question, I would like to go three to four
13 stories up. That's where I would like to go.
14 Which is the zoning that was in the place at the
15 time. But as we know, the zoning changed two
16 weeks ago, so that is going to be an additional
17 hurdle. I am confident that we can work with the
18 community. The community needs this. We need
19 senior housing.

20 MR. GRADWOHL: Absolutely.

21 MS. JOHNSON: You acquired the
22 properties when?

23 MR. HILL: I started acquiring these
24 properties in 2006 when no one was there.

1 MS. JOHNSON: When did you acquire them
2 from the City is what I'm asking?

3 MR. HILL: Oh, I'm sorry. On the east
4 side, December of 2015.

5 MS. JOHNSON: Okay. And right now there
6 is -- photos I saw, there were vacant cars or
7 cars parked on the --

8 MR. HILL: They were. Those are gone.
9 Those are gone.

10 MR. GRADWOHL: Would it be too much to
11 ask for you to bring back more explicit plans a
12 month from now that shows, you know, some kind of
13 unit breakdown, number of square feet by floor.

14 MR. PICCIRILLI: If the Committee
15 requests it, we would happily provide
16 architectural, whatever is necessary. We would
17 ask for a more than a month. Maybe two months,
18 three months, but we would be happy to provide
19 that.

20 MR. HILL: The issue -- if I may. The
21 issue with keep coming back for more time is
22 this. It's hard to give a project -- it's hard
23 to give you a rendering of a project if I don't
24 have all the parcels. That's why we are in the

1 middle of the conservatorship. That is why we
2 need more time. Once we get more time, we are
3 going to acquire this property. There really is
4 no opposition with regard to the conservatorship.
5 And then I still have to come before you anyway,
6 but we need the time. I'm spending money and
7 money and I -- you know, I would like to move
8 forward.

9 MR. GRADWOHL: Okay. I'm just a little
10 concerned with granting an extension with no
11 project details.

12 MR. PURNELL: I would ask that we make a
13 motion to allow this developer a six-month
14 extension. At which time, he comes back before
15 the Committee and presents his plan within that
16 six-month period. And at that point, we can
17 greenlight the project or allow it to continue
18 further.

19 I believe under the purview of this
20 Committee, we can give only a six-month
21 extension. And it seems to be two issues here, a
22 legal issue and a development plan issue.
23 Neither of which is going to be resolved in six
24 months.

1 So my motion, again, is that we grant a
2 six-month extension and allow Mr. Hill to contact
3 the Chairperson when ready to represent some much
4 more vetted plans for this development.

5 MR. THOMAS: I will second the motion,
6 but I have a question before we vote.

7 What's the likelihood of making a
8 decision on the conservatorship within that six
9 months.

10 MR. PICCIRILLI: We had hoped to already
11 have a decision. But having to find the legal
12 heirs of Mr. and Mrs. Hazel has proven difficult.
13 They had passed away over 21 years ago, and
14 neither had an estate. We effectively had to
15 raise the estate, find heirs. We have found a
16 cousin in New York who, if there are -- if there
17 is money paid for this property, will ultimately
18 receive those funds. But without having the
19 heirs, we could not -- we could not proceed, so
20 we needed to do that.

21 And we have come to the end of that
22 road. And so, you know, we are hopeful that
23 within 90 days, we will have a hearing on the
24 merits of the conservatorship condition. And we

1 will have a hearing on the merits of
2 conservatorship petition. We do not expect that
3 it will be opposed in any way. You know, this is
4 essentially potentially free money to some heir
5 in New York who may have never met Mr. and Mrs.
6 Hazel.

7 MR. THOMAS: As currently envisioned,
8 does your project require any
9 additional acquisitions?

10 MR. PICCIRILLI: Sorry?

11 MR. HILL: Any additional acquisitions?

12 MR. PICCIRILLI: No. No. This just
13 happens to sit right in the middle of everything.
14 It's a keystone in a way.

15 CHAIRMAN JARMON: I got a second from
16 you.

17 All in favor?

18 MR. PURNELL: I repeat the motion. I
19 motion that we grant six-month extension for Mr.
20 Hill to represent his plan.

21 Is there a second?

22 MR. THOMAS: There was a second.

23 CHAIRMAN JARMON: All in favor?

24 (Ayes.)

1 CHAIRMAN JARMON: Thank you.

2 MR. GRADWOHL: Can I make an informal
3 request that you relay information about the
4 status of your conservatorship case to the
5 Committee as it progresses within the next six
6 months?

7 MR. HILL: Sure.

8 MR. PICCIRILLI: Thank you, Madam Chair,
9 and members of the Committee.

10 CHAIRMAN JARMON: You're welcome.

11 Any other attorneys?

12 (Hand raised.)

13 MR. MCHUGH: Matthew McHugh. Here on
14 behalf of 1619 Ridge Avenue, LP for the
15 properties at 1617 and 1619 Ridge Avenue.

16 CHAIRMAN JARMON: You're here asking for
17 a release of the restrictions. This is on page
18 6.

19 MR. MCHUGH: This is a request to
20 authorize the transfer of the property to a third
21 party, and also an extension of the deed
22 restrictions for a period of two years. I sent a
23 letter to the Committee outlining kind of the
24 details and process of what's going on with this

1 particular site.

2 Partnership that I represent purchased
3 the property in January 2015, planning to develop
4 it as a multifamily residential unit. They went
5 forward with the project, obtained financing,
6 bought supplies. And then there was a dispute
7 within the partnership that resulted in them
8 splitting ways because of some differences there.

9 My clients have -- we're in the process
10 of negotiating agreement of sale with local
11 developer when the deed restrictions came to
12 light that caused agreement to be terminated.
13 Now they are back before the Committee asking for
14 authorization and transfer, and also extended
15 deed restrictions. They are simply looking to
16 recover the money that had been advanced under
17 the mortgage and to pay off a supplier who
18 provided some materials for the site.

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

21 MR. GRADWOHL: So, are you looking to
22 just have the dead restrictions that are
23 currently placed on the property transferred to
24 the next owner?

1 MR. MCHUGH: Right. And extended, also.
2 They are up at this point. We would ask for an
3 extension.

4 MS. CUNNINGHAM: Oh, the year. You are
5 talking about -- okay.

6 CHAIRMAN JARMON: Yeah.

7 MR. GRADWOHL: I guess you are also
8 looking for consent to sell?

9 MR. MCHUGH: And authorization to
10 transfer the property.

11 MS. TREGO: This -- this project came to
12 the Planning Commission, just as sort of a heads
13 up. It does sound like the only way forward --
14 is currently kind of a construction site. To
15 really get something completed on the site is to
16 allow for the transfer since the current owner is
17 not able to complete the project.

18 MR. GRADWOHL: It will be a one-year
19 deed restriction, at which point you would have
20 to come back after the year to request the
21 six-month extension.

22 MR. MCHUGH: That's fine. We asked for
23 two. We will live with one.

24 MR. GRADWOHL: Just I believe -- Linda,

1 you can correct me if I'm wrong -- I believe
2 that's -- we are authorized to give one year.

3 MS. MEDLEY: Just it will be the same
4 deed restriction that are on the current deed
5 transferred over to the new one.

6 MR. GRADWOHL: Okay.

7 MR. MCHUGH: If that's the best we can
8 do, that's fine.

9 MR. GRADWOHL: Then I move to -- I move
10 to recommend -- I move to recommend to allow the
11 consent to sale and transfer of deed restrictions
12 for 1617 and 1619 Ridge Avenue.

13 MS. TREGO: Second.

14 CHAIRMAN JARMON: All in favor?

15 (Ayes.)

16 MR. MCHUGH: Thank you for your time.

17 CHAIRMAN JARMON: Thank you.

18 (Applicant approaches podium.)

19 CHAIRMAN JARMON: Good morning.

20 MR. SHINGLES: Ladies and gentlemen,
21 good morning. My name is Evan Shingles. I am an
22 attorney. I am here on behalf of Benjamin
23 Szczurek.

24 CHAIRMAN JARMON: The address that

1 you're here for?

2 MR. SHINGLES: It's 1436 North
3 Cadwallader Street. Mr. Szczurek is an
4 out-of-state property owner seeking to transfer
5 the property pursuant to a brokered sale. At
6 some point during the title search, it was
7 discovered that in 1991 a deed restriction was
8 placed on the property. And this is some three
9 or four purchases ago. The deed restriction was
10 placed on the property whereby remained
11 undeveloped that the property would revert back
12 to the interest of the City of Philadelphia.

13 Obviously, here we are in 2017. And the
14 buyer is concerned that after purchase of this
15 property, this reversionary interest will remain
16 intact. And the City will act. My client has
17 sent me here to request that the deed restriction
18 be removed so he can proceed with the sale.

19 CHAIRMAN JARMON: Any questions from the
20 Committee?

21 MR. GRADWOHL: What is the buyer's plans
22 with the property?

23 MR. SHINGLES: I knew that would be a
24 question. I despair, I don't have an answer for

1 it. I do know that the zoning is ICMX. My
2 suspicion will be the development consistent with
3 that zoning. Unfortunately, I've just been sent
4 here on behalf of the seller.

5 MR. GRADWOHL: I'm sorry. I
6 misunderstood you from before.

7 MR. SHINGLES: I apologize. Forgive --

8 CHAIRMAN JARMON: Any further questions?

9 (No further questions)

10 CHAIRMAN JARMON: Recommendation?

11 MR. GRADWOHL: Move to grant the
12 release.

13 MR. PURNELL: Second.

14 CHAIRMAN JARMON: All in favor?

15 (Ayes.)

16 CHAIRMAN JARMON: Thank you.

17 MR. SHINGLES: Thank you very much.

18 Have a great day.

19 CHAIRMAN JARMON: You're welcome.

20 (Applicant approaches podium.)

21 CHAIRMAN JARMON: Good morning.

22 MR. MASCIANTONIO: Good morning. Paul
23 Masciantonio. I am here for 2652 Ritter Street,
24 which was purchased by Mr. Thomas Hunt, Jr. in

1 March 8, 2001. We are requesting release of the
2 deed restriction so that the property can be
3 sold.

4 CHAIRMAN JARMON: He was here last month
5 for the 2650. However, this one was not included
6 on the agenda for the release.

7 MS. JOHNSON: Excuse me. This property
8 is in a residential zone?

9 MR. MASCIANTONIO: Yes, I believe so; is
10 that correct? It's in a residential neighbor.

11 MS. JOHNSON: They constructed something
12 on it?

13 MR. MASCIANTONIO: No. I believe it's a
14 vacant lot. Is that correct? It's vacant,
15 right.

16 MS. JOHNSON: No. I see two -- I see
17 the structure on it.

18 MR. MASCIANTONIO: Yes. There is like a
19 one-story concrete block.

20 MS. JOHNSON: It's a home repair
21 business there operating? I see a sign on the
22 door. There are two structures. Do you have a
23 CFO or the structure because --

24 MR. MASCIANTONIO: He doesn't own it.

1 He's purchaser, I think.

2 MS. JOHNSON: I think there is a illegal
3 structure on the lot is what I am saying. From
4 the photos, it appears there is an illegal
5 structure on the lot.

6 MR. MASCIANTONIO: I believe what I
7 remember him saying is that it was just kind of
8 like a shed or a garage or something.

9 MS. JOHNSON: I looked at a photograph,
10 and I actually saw a structure with a glass door.

11 Do I have the wrong property?

12 It says a home repair building. There
13 is a door. There is no CFO for that building.
14 As far as I know, it's residential zone. That's
15 an illegal structure. I don't know what your
16 transfer --

17 MR. SHERAM: My name is Mark Sheram,
18 S-h-e-r-a-m, the perspective purchaser of this
19 property. I believe that what's there now is
20 pretty much kind of like a pool house or a pool
21 and adjacent lot. It appears, like, vacant to
22 me.

23 CHAIRMAN JARMON: What are you going
24 to -- you're going to develop there?

1 MR. SHERAM: Yes, correct. For single
2 family home.

3 CHAIRMAN JARMON: You are going to
4 demolish that?

5 MR. O'DWYER: At the last meeting, we
6 looked at the same pictures.

7 CHAIRMAN JARMON: It actually should
8 have been --

9 MR. O'DWYER: There is a picture of a
10 pool and a garage.

11 MR. MASCIANTONIO: They are contiguous
12 lots.

13 CHAIRMAN JARMON: Yeah. It's two
14 together we only put the one on the agenda last
15 month. We should have put two. They are right
16 together.

17 MS. JOHNSON: You are demolishing these
18 structures?

19 MR. SHERAM: That's correct.

20 MR. PURNELL: Do we need that to happen
21 in advance?

22 CHAIRMAN JARMON: No. Not from 2001.

23 Any further questions?

24 (No further questions)

Vacant Property Review Committee
May 9, 2017

Page 32

1 CHAIRMAN JARMON: Recommendation?

2 MR. GRADWOHL: Move to grant the
3 release.

4 MR. O'DWYER: Second.

5 CHAIRMAN JARMON: All in favor?

6 (Ayes.)

7 CHAIRMAN JARMON: Thank you.

8 Any more attorneys?

9 (No response.)

10 CHAIRMAN JARMON: We are going to get
11 started.

12 The first item, 1047 West Stella Street
13 is deleted from the agenda.

14 The next item is a side yard, 2936 North
15 6th Street. Can I get a recommendation?

16 MR. GRADWOHL: So moved.

17 MR. O'DWYER: Second.

18 CHAIRMAN JARMON: The next are Urban
19 Garden Agreements, which I can accept -- all in
20 favor?

21 (Ayes.)

22 CHAIRMAN JARMON: Thank you.

23 The next items are Urban Garden
24 Agreements that I can accept.

1 The next was approved for Land Bank, the
2 two Darien Street properties.

3 Next item is another property to be
4 transferred to an applicant from the Land Bank,
5 which is a side yard, 2855 North Watts Street to
6 Michael Beatty who resides at 2853 North Watts
7 Street.

8 Can I get a recommendation?

9 MR. PURNELL: Move to accept.

10 MS. TREGO: Second.

11 CHAIRMAN JARMON: All in favor?

12 (Ayes.)

13 CHAIRMAN JARMON: Thank you.

14 Next item, 1818 Frankford Avenue. The
15 applicant says she's unable to attend the
16 meeting.

17 Did everybody read the items? This one
18 that initially we had the picture taken, and it
19 was a bunch of junk in the front of the lot. She
20 has since done the improvements on the lot and is
21 requesting an extension.

22 MR. GRADWOHL: As I read the information
23 that she presented, it seems like her proposal
24 now is not that different.

1 CHAIRMAN JARMON: Right.

2 MR. GRADWOHL: It's not that different
3 then what she was originally proposing. It's a
4 similar outdoor green space. Therefore, I move
5 we grant the six-month extension.

6 MR. O'DWYER: Second.

7 CHAIRMAN JARMON: All in favor?

8 (Ayes.)

9 CHAIRMAN JARMON: Thank you.

10 5116 Pentridge.

11 (Applicant approaches podium.)

12 MR. LUTZNER: Hi. My name is Jeffrey
13 Lutzner. I'm one of the members of Fatty Tuna,
14 LLC. How are you.

15 CHAIRMAN JARMON: Good.

16 MR. LUTZNER: We originally planned to
17 put parking on that area, contiguous with some
18 other lots that we own. Our planned tenant, who
19 was a mechanic across the street, ended up
20 changing locations. We no longer needed the
21 spot.

22 Most recently, we have approached the
23 community, Cedar Park Neighbors, to have a pop-up
24 beer garden this summer which would start June 23

1 and go through September. Improvements have
2 started. We have fenced the area. We have
3 cleaned up. And I have a letter of support from
4 Cedar Park Neighbors.

5 CHAIRMAN JARMON: Are there any
6 questions from the Committee?

7 MR. LUTZNER: Additionally, we also
8 received used permits from the City to have a
9 sit-down restaurant that was requested for the
10 pop-up beer garden.

11 MR. GRADWOHL: I'm sorry. You say you
12 do have the permits?

13 MR. LUTZNER: Yes, we do. Would you
14 like a copy of that?

15 MR. GRADWOHL: Your original plan was
16 parking lot. And you are amending it to be a
17 pop-up restaurant/beer garden?

18 MR. LUTZNER: Yes.

19 CHAIRMAN JARMON: Here it says CPN,
20 which is Cedar Park Neighbors, support a
21 temporary 50 days pop-up beer garden permit to
22 end September 16, 2017.

23 MS. JOHNSON: What will you do after the
24 beer garden is --

1 MR. LUTZNER: We have been approached by
2 some in the community to convert it to a
3 neighborhood garden. We are not a hundred
4 percent sure what the next step would be. We do
5 have -- eventually, have some development plans
6 considered, although nothing has been formally
7 worked out.

8 MR. O'DWYER: If we grant the six-month
9 extension, you will be coming back in November.
10 Will you have more long term concrete plans --

11 MR. LUTZNER: Yes.

12 MR. O'DWYER: -- for what you --

13 MR. LUTZNER: Yes. Based upon the
14 success of this event this summer, we would
15 consider a longer term investment for something
16 similar there. We do own a property, 5110, that
17 is contiguous to this property and talk about
18 improvements on that.

19 MS. JOHNSON: You own 5110 through 5120?

20 MR. LUTZNER: Yes, we own 5110 through
21 5120.

22 MS. JOHNSON: It's not one -- you own
23 multiple lots here.

24 MR. LUTZNER: Yes.

1 MR. GRADWOHL: So outdoor space is the
2 end all be all what you are proposing here.

3 MR. LUTZNER: For right now, yes.

4 MR. GRADWOHL: Okay.

5 MR. LUTZNER: Yes. For the near future.

6 MR. GRADWOHL: Because that doesn't
7 differ that much from the parking lot, wouldn't
8 it make more sense as a certificate of
9 completion -- I guess, you know what -- I'm
10 sorry. I'm thinking out loud.

11 You would have to come back in six
12 months with this extension. At which point, we
13 could be reviewing for certificate of completion
14 because you would have completed outdoor space.
15 It would just differ from the parking lot
16 proposal.

17 MS. JOHNSON: But it's a temporary use
18 as a pop up. That's not going to be a --

19 MR. GRADWOHL: Right. It's different
20 than development proposal, though, because
21 initial proposal was for parking lot.

22 MS. JOHNSON: I think we would like to
23 see some long term plans of what's going to be
24 here unless the pop-up use is for the summer.

1 MR. LUTZNER: The original agreement was
2 for a parking lot, though.

3 MS. JOHNSON: Right. I understood it
4 was something to do with parking because of all
5 the cars. Were there vehicles stored on this?

6 MR. LUTZNER: There were no vehicles on
7 that. Ended up becoming a sort of short dump
8 site. We fenced that about six months ago to
9 prevent that from happening. There are a number
10 of garages on the block.

11 We were -- there was a great amount of
12 support from the community to make any sort of
13 improvement on the block based upon kind of
14 history and the dumping on that block. So, this
15 was an alternative to the parking lot. The goal
16 is to keep it free and clear --

17 CHAIRMAN JARMON: Right.

18 MR. LUTZNER: -- to prevent dumping. By
19 creating more traffic, we think that's going to,
20 you know, promote that.

21 MR. GRADWOHL: I move we grant the
22 six-month extension. At which point in October
23 when that is up, the Committee would like to see
24 some formalized plans as to what you plan to do

1 with this long term.

2 MR. LUTZNER: Okay.

3 MR. O'DWYER: Second.

4 MR. THOMAS: Legal question, are we --
5 use of alcohol is not forbidden or are there any
6 limitations on the restrictions?

7 MS. MEDLEY: No.

8 MR. O'DWYER: Second.

9 CHAIRMAN JARMON: All in favor?

10 (Ayes.)

11 CHAIRMAN JARMON: Thank you.

12 MR. LUTZNER: Thank you very much.

13 CHAIRMAN JARMON: 913 Chang?

14 (Applicant approaches podium.)

15 MR. MURPHY: My name is Brendan Murphy.
16 I'm the owner of 913 Chang Street. I received a
17 notice that this lot was out of compliance. I
18 acquired this through the side yard program in
19 April of 2014.

20 I do believe it to be in compliance. I
21 have maintained the property since the time I
22 acquired it. Due to the surrounding area and
23 some neighboring construction, I'm not sure if
24 when an inspection was performed, the correct

1 parcel was photographed or evaluated. I am
2 honestly not sure exactly what happened.

3 CHAIRMAN JARMON: I think that's what
4 happened. I think they took a picture of the lot
5 that had all of the rocks and bricks on it.

6 MR. MURPHY: Correct.

7 CHAIRMAN JARMON: I think it was
8 incorrect picture.

9 MS. JOHNSON: I just had a question.
10 This lot is not directly adjacent to your house?

11 MR. MURPHY: It connected to the side
12 yard adjacent to the house.

13 MS. JOHNSON: The side yard is adjacent
14 to your house. But this lot doesn't actually
15 share any lot lines with your house?

16 MR. MURPHY: Correct. When I acquired
17 it through the side yard program, it was
18 explained to me that up to two parcels. So, in
19 this case, adjacent to a side yard was an
20 acceptable use for the side yard program.

21 CHAIRMAN JARMON: Because you own the
22 915.

23 MR. MURPHY: I own 911 Chang Street.

24 CHAIRMAN JARMON: Right.

1 MR. MURPHY: Which is adjacent to my
2 residence.

3 MS. JOHNSON: Which is also vacant lots,
4 so you own the two lots.

5 MR. MURPHY: Correct.

6 MS. JOHNSON: Are they landscaped or you
7 are just using them?

8 MR. MURPHY: Both landscaped and both
9 used exclusively as side yards.

10 MS. JOHNSON: But there is development
11 going around you, you're saying?

12 MR. MURPHY: Correct. There is some
13 recent construction on 912 Taney Street which
14 partially shares a line with 913 Chang Street
15 towards the rear corner of the property.

16 MR. PURNELL: Your intention is to
17 continue using it as a side yard?

18 MR. MURPHY: Exclusively as a side yard.

19 CHAIRMAN JARMON: Any further questions?

20 MR. O'DWYER: Do we need to make a
21 motion or vote on this? What is being asked of
22 the Committee here seems like it is -- he is in
23 compliance.

24 CHAIRMAN JARMON: Yeah. He is in

1 compliance. But I think --

2 MR. O'DWYER: Sorry to have you come
3 here.

4 CHAIRMAN JARMON: But I think you have a
5 self-amortizing mortgage, am I correct?

6 MR. MURPHY: I do.

7 CHAIRMAN JARMON: We will be back in
8 touch with you at that time.

9 MR. MURPHY: Once that is completed.

10 CHAIRMAN JARMON: Yeah.

11 MR. MURPHY: Great. Thank you so much.

12 CHAIRMAN JARMON: All right.

13 Next item is 225 South 60th and 613
14 South 60th Street.

15 (Applicant approaches podium.)

16 MR. BANTEL: George Bantel, member of
17 the WPRE Board.

18 CHAIRMAN JARMON: Good morning. We have
19 the attachments here. Can you just explain what
20 is going on.

21 MR. BANTEL: Sure. This is two sites.
22 One is 613 South 60th Street. It is part of
23 affordable housing development. We were awarded
24 tax credits from the Pennsylvania Housing Finance

1 Agency. And have broken ground on the project
2 overall, but this is one of 60 sites. We have
3 not gotten to this project yet, this property
4 yet. But we do have zoning permits, and we are
5 ready to break construction in the near term.

6 MR. O'DWYER: When do you expect
7 construction to be completed?

8 MR. BANTEL: By the early next spring at
9 the latest.

10 MS. JOHNSON: What is being built here?

11 MR. BANTEL: Four bedroom, single family
12 home.

13 MS. JOHNSON: On both properties?

14 MR. BANTEL: On the first 613 South.

15 MS. JOHNSON: And what about --

16 MR. BANTEL: The second property on the
17 200 block of South 60th Street is part of a
18 larger project known as Imperial Ballroom. There
19 is a site at 219 -- I'm sorry, 215-219 South 60th
20 Street because this is a large vacant warehouse
21 which is in need of renovation. We have
22 assembled all the properties between 215 and 239
23 South 60th Street. And are looking -- of which
24 225 is part, and we are looking to rehabilitate

1 the Imperial Ballroom and create a community park
2 on -- between Chancellor and Spruce Street on
3 South 60th Street, as well.

4 CHAIRMAN JARMON: Any further questions?

5 (No further questions.)

6 CHAIRMAN JARMON: Recommendation?

7 MR. O'DWYER: Just to clarify, so you
8 know, this Committee can only grant six-month
9 extensions.

10 MR. BANTEL: Understood.

11 MR. O'DWYER: When you come back, we
12 anticipate there will be progress already
13 underway in developing these.

14 MR. BANTEL: Correct.

15 MR. O'DWYER: Okay. I move that we
16 grant the extension.

17 MR. GRADWOHL: Second.

18 CHAIRMAN JARMON: All in favor?

19 (Ayes.)

20 MR. BANTEL: Thank you.

21 CHAIRMAN JARMON: You're welcome.

22 5351 Irving Street. The applicant lives
23 in Virginia. But we have pictures attached where
24 he is developing the property, has done some

1 improvements. And he is asking for a six-month
2 extension.

3 MR. PURNELL: Motion to accept.

4 MR. THOMAS: Second.

5 CHAIRMAN JARMON: All in favor?

6 (Ayes.)

7 CHAIRMAN JARMON: 2346 to 2354 West
8 Sedgley Avenue.

9 (Applicant approaches podium.)

10 MS. MANGUAL: Hello. Carla Mangual with
11 Mangual Excavations. We are requesting an
12 extension on the development of the property.

13 In the last year, we have been working
14 to acquire the adjacent lots and buildings. I
15 believe in February of '16, we acquired 2314-44,
16 which is the warehouse in the corner. And also
17 in April of '16, we went to contract on 2356-64
18 West Sedgley which the owner has some title
19 issues that we are trying to clear up.

20 Once that is complete, we will move
21 forward with the building process for the
22 permanent headquarters of our company. As of
23 now, we have cleaned the site, removed all
24 debris, fenced the property to prevent dumping.

1 And we do store our commercial construction
2 equipment there.

3 MR. GRADWOHL: As I understand it, in
4 your original proposal was to build the
5 headquarters on 2346-54.

6 MS. MANGUAL: Correct.

7 MR. GRADWOHL: But because you acquired
8 adjacent properties, the same headquarters will
9 be built somewhere on that site?

10 MS. MANGUAL: Correct. We actually have
11 a whole block with the exception of the silos and
12 the one block in the middle. So now, we are
13 acquiring the warehouse. We are changing our
14 plans a little bit. We are working with Secada
15 Architecture. The corporate headquarters may or
16 may not be on that specific property, but it will
17 be one of all of our business. So, it may be a
18 parking lot or our material storage.

19 MS. JOHNSON: But the restriction
20 required development of this lot?

21 CHAIRMAN JARMON: I'm not sure. What
22 was your original plan with these?

23 MS. MANGUAL: To build our corporate
24 headquarters office on that site.

1 CHAIRMAN JARMON: It would not have been
2 a restriction in the deed to do that.

3 MS. JOHNSON: It would not.

4 MR. GRADWOHL: Just the one year
5 comprehensive land use.

6 CHAIRMAN JARMON: Yes.

7 MR. GRADWOHL: What -- you are not
8 asking for an extension, per se. You are looking
9 for a change of proposal for this lot, even
10 though spirit of the development itself stays the
11 same?

12 CHAIRMAN JARMON: Well, this is one of
13 the properties that was in the group of letters
14 that we sent out we were going to revert title,
15 so they are asking for an extension.

16 MR. GRADWOHL: Okay.

17 MS. JOHNSON: Because there was an
18 expectation that there would be some construction
19 on the site. Now there is not going to be
20 construction on this lot, per se, but on the
21 adjoining -- because this was going to be their
22 headquarters. Now they have acquired another
23 structure for headquarters. This will be
24 ancillary, some sort of parking.

1 CHAIRMAN JARMON: This is going to be
2 parking?

3 MS. MANGUAL: We are not sure. We
4 acquired 2314.

5 CHAIRMAN JARMON: Okay.

6 MR. O'DWYER: We should hold off on any
7 change of proposal until they make the
8 acquisition they need and know what their plans
9 are going to be.

10 When do you believe that you'll figure
11 out the title issues on those outstanding
12 properties to acquire and go to settlement?

13 MS. MANGUAL: From what I understand, we
14 are only waiting on one property which is 56.
15 That is such -- I believe has a lien with the
16 City that they was trying to resolve or should
17 have been resolved years ago. He has the right
18 proof of that for title.

19 MR. O'DWYER: You anticipate that
20 happening quickly, like in the next month or so?

21 MS. MANGUAL: I do.

22 MR. O'DWYER: And then how long after
23 that will you -- it take to begin construction,
24 and how long for construction to be completed?

1 Do you have a sense of that?

2 MS. MANGUAL: Hopefully, if we are able
3 to go through with settlement on that lot, then I
4 would like to request a different proposal for
5 the property. Being as we have obtained 2314,
6 there is already a four-story structure there.
7 Therefore, we wouldn't have to build. It's
8 adjacent to 2346. So then at that point, we
9 might be able to use that space for our equipment
10 and/or employee parking.

11 So right now, I do have the plans for,
12 you know, lighting and sidewalk and things of
13 that nature. But I didn't bring the actual
14 building plan.

15 MR. O'DWYER: If they acquire the
16 properties that they need in the next two months
17 and finalize their plans, do they need to comb
18 back here in two, three months to change their
19 proposal? Or can we give them a six-month
20 extension, they can start whatever they need to
21 do and then come back?

22 CHAIRMAN JARMON: Yeah. We can give
23 them a six-month extension. And then they can
24 let us know if it happens before that.

1 MS. MANGUAL: Okay.

2 MR. O'DWYER: Motion to grant the
3 six-month extension.

4 MS. TREGO: Second.

5 CHAIRMAN JARMON: All in favor?

6 (Ayes.)

7 CHAIRMAN JARMON: Thank you.

8 MS. MANGUAL: Thank you.

9 CHAIRMAN JARMON: 1718 Annin Street.

10 (Applicant approaches podium.)

11 MS. KHUTORYANSKY: Good morning. My
12 name is Ms. Khutoryansky. I'm here on behalf of
13 my brother who is the applicant and the owner of
14 1718 Annin Street. We are requesting a six-month
15 extension so we can complete construction on the
16 property.

17 CHAIRMAN JARMON: And the reason you
18 hadn't is because of a lawsuit that was going on?

19 MS. KHUTORYANSKY: Correct. There was a
20 lawsuit where my family was threatened with an
21 injunction against the property, which our lawyer
22 advised us would be costly and would take time to
23 fight. So, he suggested that we would just file
24 a preliminary objection to clear the property off

1 the lawsuit. But the lawsuit ended up ending
2 before that.

3 MR. GRADWOHL: What is the current
4 status of the property with regards to its
5 construction schedule?

6 MS. KHUTORYANSKY: So, all of the
7 construction permits have been granted. The
8 property has been cleared. There is a fence
9 around it, and construction is supposed to start
10 later this month. It's been surveyed. the land
11 has been tested. Everything is ready to go. The
12 last permit was granted, which was last week, I
13 believe.

14 MR. O'DWYER: What's your time frame for
15 build?

16 MS. KHUTORYANSKY: We hope to have it
17 done by fall.

18 MR. O'DWYER: Motion to grant six-month
19 extension.

20 MR. GRADWOHL: Second.

21 CHAIRMAN JARMON: All in favor?

22 (Ayes.)

23 CHAIRMAN JARMON: Thank you.

24 MS. KHUTORYANSKY: Thank you.

1 CHAIRMAN JARMON: 3901 North 8th Street?

2 (No response.)

3 CHAIRMAN JARMON: Going to table this
4 until next month.

5 Next item, 5836 Germantown Avenue,
6 Weinstein Properties.

7 (Applicant approaches podium.)

8 MR. WEINSTEIN: Thank you. Kevin
9 Weinstein of Weinstein Properties. And we are
10 seeking an extension on this property for a
11 one-year period.

12 We were -- this is part of A seven lot
13 property that is adjacent to the YWCA building in
14 Germantown. And we were -- we have been waiting
15 for development of the YWCA. But at this time,
16 we are ready to move ahead with renovating this
17 building. And we already renovated the building
18 next door at 5838 Germantown Avenue. And it's
19 currently occupied.

20 MR. THOMAS: Madam Chair, I recuse
21 myself from any deliberation or vote on this
22 matter as Mr. Weinstein is the Chair of the Board
23 of PHDC. And I would make a recommendation that
24 someone else should recuse himself, as well.

1 MR. PURNELL: And hearing my counsel, I
2 also recuse myself from this vote because I do
3 sit on the PHDC Board, also.

4 MR. GRADWOHL: Mr. Weinstein, your
5 letter references a portion where it says you
6 would either renovate or demolish the property.
7 Are you saying now that you have chosen the path
8 of renovation?

9 MR. WEINSTEIN: That is correct. We are
10 ready to renovate.

11 MR. GRADWOHL: Okay. When do you
12 anticipate the renovation to begin?

13 MR. WEINSTEIN: We need approximately
14 three months for design, a month for permits.
15 And so, we will start renovating within six
16 months.

17 MR. GRADWOHL: Okay. In that case, I
18 move that we grant the six-month extension. And
19 in October, I hope to see more progress on the
20 property.

21 MR. WEINSTEIN: Can I just ask if that's
22 the six-month extension, we just have to get
23 building permits by that point of time or we have
24 to finish the project?

1 CHAIRMAN JARMON: No. If you are
2 working on getting permits -- I know it's going
3 to take a while.

4 MR. GRADWOHL: Yeah. Unfortunately, we
5 can only offer six-month extensions at a time.
6 That would be standard.

7 MR. WEINSTEIN: Thank you. I
8 understand.

9 MR. GRADWOHL: I made a motion.

10 MR. O'DWYER: Second.

11 CHAIRMAN JARMON: All in favor?

12 (Ayes.)

13 CHAIRMAN JARMON: Thank you.

14 MR. WEINSTEIN: Thank you very much.

15 CHAIRMAN JARMON: The next items are
16 2646 Manton, 2648 Manton, 1233 South 27th Street,
17 1121 South 26th, 1124 South 26th and 1100 South
18 27th Street for 2632 Federal Street, LLC.

19 (Applicant approaches podium.)

20 CHAIRMAN JARMON: Good morning.

21 MR. VECCHIARELLI: Good morning. Thank
22 you. My name is Chris Vecchiarelli. I am here
23 this morning to request an extension for the lots
24 Ms. Jarmon just mentioned. I am purchasing

1 properties in this area for the last number of
2 years. All of these properties either have a
3 permit in place. 2646/2648 Manton Street has a
4 permit. We are starting that project in three
5 week. All of the other 1233 South 27th Street to
6 1121 South 26th, 1126 South 24, and 1100 South
7 27th, everything has been filed in terms of
8 zoning currently with L&I.

9 In addition to that, we have three or
10 four other properties that we are also developing
11 in the area. Of which, one is also starting the
12 next three weeks along with the 2646 and 2648
13 Manton Street.

14 MS. JOHNSON: These are all to be what?
15 What are you developing here?

16 MR. VECCHIARELLI: It ranges from single
17 family to duplex to a triplex. And 1100 South
18 27th Street, I also own 1102 South 27th Street.
19 Those have been consolidated. That would be a
20 mixed-use project with a retail component at the
21 ground level and three rental units above.

22 MS. JOHNSON: And you need variances on
23 those.

24 MR. VECCHIARELLI: We will need

1 variances on that one and -- one of them. All of
2 the others have it.

3 MR. GRADWOHL: Have your plans changed
4 for these properties at all since you acquired
5 them from the City?

6 MR. VECCHIARELLI: We adjusted some of
7 the plans in terms of when we initially designed
8 some of the projects. We actually were
9 maximizing the size of the homes we are building.
10 We have amended, I believe, one permit to
11 increase the size of the house. But it's within
12 the -- within the current zoning.

13 MR. GRADWOHL: By size of the house, are
14 you talking about specifically square footage?

15 MR. VECCHIARELLI: Square footage.

16 MR. GRADWOHL: It's all the same number
17 of units as proposed.

18 MR. VECCHIARELLI: Correct.

19 MR. GRADWOHL: And with regards to the
20 permits for everything except for 2646 and 2648
21 for the other four properties, you submitted your
22 plans to L&I and you are waiting to hear back?

23 MR. VECCHIARELLI: Yes. Yes.

24 MR. GRADWOHL: I move we grant the

1 six-month extension.

2 MR. O'DWYER: Second.

3 CHAIRMAN JARMON: All in favor?

4 (Ayes.)

5 CHAIRMAN JARMON: Thank you.

6 MR. VECCHIARELLI: Thank you.

7 CHAIRMAN JARMON: Next items are
8 Certificates of Completions. I'm sorry, I
9 missed -- this property is just for an address
10 change. The property is to be transferred to the
11 Redevelopment Authority. 5923 to 31 Market
12 Street.

13 Can I get a recommendation?

14 MR. O'DWYER: Motion to transfer to PRA.

15 MR. GRADWOHL: Second.

16 CHAIRMAN JARMON: All in favor?

17 (Ayes.)

18 CHAIRMAN JARMON: 2217 West Thompson
19 Street.

20 (Applicant approaches podium.)

21 CHAIRMAN JARMON: Good morning.

22 MR. VECCHIARELLI: Good morning.

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

Vacant Property Review Committee
May 9, 2017

Page 58

1 MR. PASIANO: My name is Lewis Pasiano.

2 CHAIRMAN JARMON: You are the current
3 owner?

4 MR. PASIANO: No. The owner is right
5 next to.

6 MR. BEY: Mark Bey.

7 CHAIRMAN JARMON: You are here asking
8 for -- to sell the property to this guy?

9 MR. PASIANO: Correct.

10 CHAIRMAN JARMON: Are there any
11 questions from the Committee?

12 (No questions.)

13 CHAIRMAN JARMON: Recommendation?

14 MR. GRADWOHL: Move to grant the
15 certificate of completion.

16 MS. TREGO: Second.

17 CHAIRMAN JARMON: All in favor?

18 (Ayes.)

19 MR. PASIANO: Thank you.

20 CHAIRMAN JARMON: You're welcome.
21 712 Emily Street.

22 (Applicant approaches podium.)

23 MR. CALVIART: My name is William
24 Calviart. I am here. Want to sell my empty lot.

1 I want the release.

2 CHAIRMAN JARMON: You are here asking
3 permission to sell your lot? This was a side
4 yard.

5 Any questions from the Committee?

6 (No questions.)

7 CHAIRMAN JARMON: Recommendation?

8 MR. GRADWOHL: Because the applicant has
9 satisfied the deed restriction, I move we grant
10 certificate of completion.

11 MR. O'DWYER: Second.

12 CHAIRMAN JARMON: All in favor?

13 (Ayes.)

14 MR. CALVIART: Thank you.

15 CHAIRMAN JARMON: 1505 North 7th Street,
16 Carmen Delgado.

17 (Applicant approaches podium.)

18 MR. LAFFERTY: Good morning. My name is
19 David Lafferty. I'm with D&D Investment. We had
20 purchased this property 1505 North 7th Street
21 January -- the end of January last year. It was
22 a vacant lot. It was sold. That is who we
23 bought it -- purchased it from. And we developed
24 the property. And upon selling the unit, it has

1 come to light that there is a reversionary
2 interest from the -- I guess reversionary
3 restriction from the Redevelopment Authority back
4 in 2014 it looks like. And I am here to ask for
5 that to be removed so the settlement for these --
6 for this building can go on.

7 This is a lot at 7th and Jefferson. We
8 own three buildings there, and we purchased this
9 lot. It's three lots. The one lot had the
10 reversionary interest. Unfortunately, it was
11 undiscovered until this time.

12 MR. O'DWYER: This lot was sold in 2000
13 for as -- looks like side yard. Says to clean
14 and maintain.

15 CHAIRMAN JARMON: Yeah. It was side
16 yard.

17 MR. O'DWYER: So, the original owner did
18 that. And you guys bought it when?

19 MR. LAFFERTY: January 28, 2016.

20 MR. O'DWYER: Okay. And then you guys
21 built a structure on there, and now certificate
22 of occupancy.

23 MR. LAFFERTY: We did, yeah.

24 MR. O'DWYER: I move that we grant

1 certificate of completion.

2 MS. TREGO: Second.

3 CHAIRMAN JARMON: All in favor?

4 (Ayes.)

5 CHAIRMAN JARMON: Thank you.

6 MR. LAFFERTY: Thank you.

7 CHAIRMAN JARMON: 2001 to 11 North 54th
8 Street, Wynne Senior Residence?

9 MR. PURNELL: Is anyone here?

10 (No response.)

11 MR. GRADWOHL: Can we vote on it
12 regardless? It has the certificate of occupancy.

13 CHAIRMAN JARMON: Yes. Okay.

14 MR. PURNELL: We will be dedicating this
15 property -- counsel, do I need to recuse myself
16 for this one, also? This is completed and
17 certificate of occupancy and already occupy the
18 building. I'm not sure why it's on the agenda.

19 CHAIRMAN JARMON: They asking for
20 restriction.

21 MR. PURNELL: Do I need to -- sorry,
22 other counsel. This is RDA. Third counsel.

23 I am going to turn my light off.

24 MR. GRADWOHL: I am going to go ahead

1 and move we grant the certificate.

2 MR. O'DWYER: I will second that.

3 CHAIRMAN JARMON: All in favor?

4 (Ayes.)

5 CHAIRMAN JARMON: Thank you.

6 Next item is 1412 South 22nd Street.

7 There was two -- well, we transferred it
8 to Carla Gay who is deceased. And her mother is
9 trying to sell the property. And she's unable to
10 attend the meeting.

11 (Applicant approaches podium.)

12 MR. BALSINGER: I'm Adam. We spoke on
13 the phone. I'm one of the buyers.

14 CHAIRMAN JARMON: Oh, okay.

15 MR. BALSINGER: So, we submitted -- I
16 had the Atrulia which is deceased, Carla, who had
17 purchased the property from the City back in
18 2001. There have never been any kind of estate
19 or anything. So, the estate's been created.
20 Atrulia submitted a letter requesting permission
21 to be able to sell the property to us.

22 My understanding is that there was a
23 five-year deed restriction that prevented the
24 sale of the property. Our understanding is that

Vacant Property Review Committee
May 9, 2017

Page 63

1 she lived there for quite some time. I'm not
2 sure how long the property has been vacant.
3 She's been deceased for quite some time, so we
4 just, I guess, seeking the removal of the deed
5 restriction.

6 CHAIRMAN JARMON: Yes.

7 MR. BALSINGER: First time here.

8 CHAIRMAN JARMON: Any questions from the
9 Committee?

10 MR. THOMAS: Did you submit copies of
11 the estate papers to the Committee?

12 MR. BALSINGER: We submitted everything
13 that we were asked to submit. Purchase
14 agreement, the letters. I believe we --

15 CHAIRMAN JARMON: I have the agreement
16 of sale and I have the letter.

17 MR. THOMAS: Can I ask for motion to
18 submit the estate papers just so we can prove --

19 MR. BALSINGER: Didn't I give it?

20 CHAIRMAN JARMON: No, I don't have that.

21 MR. BALSINGER: I can send those over
22 today.

23 CHAIRMAN JARMON: Okay.

24 MR. O'DWYER: Is that a motion?

1 CHAIRMAN JARMON: Recommendation?

2 MR. O'DWYER: I move that we issue the
3 certificate of completion contingent upon
4 submission of the estate papers as requested to
5 the Chair.

6 MR. THOMAS: Second.

7 CHAIRMAN JARMON: All in favor?

8 (Ayes.)

9 CHAIRMAN JARMON: Thank you.

10 1820 Ingersoll? 1820 Ingersoll?

11 (No response)

12 I'm going to table this item.

13 2244 North Howard Street? These
14 applicants aren't requesting to sell. They want
15 the restriction off the deed.

16 (Applicant approaches podium.)

17 CHAIRMAN JARMON: Can you state your
18 name for the record?

19 MS. SANTIAGO: Yajaira Santiago.

20 CHAIRMAN JARMON: Any questions from the
21 Committee?

22 MR. GRADWOHL: What address are you here
23 for?

24 MS. SANTIAGO: We had purchased this

1 empty lot in August 8 of 2016.

2 MR. GRADWOHL: What's the address of the
3 lot?

4 MS. SANTIAGO: 2244 North Howard Street.

5 MR. GRADWOHL: You just want the deed
6 restriction lifted, but you're not looking to
7 sell the property?

8 MS. SANTIAGO: No. No. We don't want
9 to sell. We just want the restrictions to get
10 taken out. Because we received this letter about
11 a lien. And we went to check what was going on.
12 And they told us we could come here to get the
13 restrictions taken out.

14 MR. GRADWOHL: Move to grant the
15 release.

16 MS. TREGO: Second.

17 CHAIRMAN JARMON: All in favor?

18 (Ayes.)

19 CHAIRMAN JARMON: Thank you.

20 2053 Fernon.

21 (Applicant approaches podium.)

22 MR. VINEY: Hello. Good morning.

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

1 MR. VINEY: Vince Viney. I'm the owner
2 V2 Properties, LLC.

3 CHAIRMAN JARMON: Any questions from the
4 Committee? You are asking to sell?

5 MR. VINEY: This property is actually
6 already changed hands. The -- we supply the
7 agreement of sale, I believe.

8 MR. O'DWYER: You have the certificate
9 of occupancy?

10 MR. VINEY: Yes. It's already been
11 provided to the new owner.

12 MR. O'DWYER: Okay. Have you provided
13 it to the Chair?

14 MR. VINEY: I'm not sure if it was
15 requested, but certainly can.

16 CHAIRMAN JARMON: No. I didn't get a
17 certificate. But you can forward it to me.

18 MR. VINEY: Absolutely.

19 MR. O'DWYER: I move that we issue the
20 certificate of completion within contingent upon
21 forwarding the certificate of occupancy to the
22 Chair.

23 MR. PURNELL: Second.

24 CHAIRMAN JARMON: All in favor?

1 (Ayes.)

2 CHAIRMAN JARMON: Thank you.

3 MR. VINEY: Thank you. Have a great
4 day.

5 CHAIRMAN JARMON: 2828 North 7th Street?

6 MR. O'DWYER: Doesn't look like they are
7 here, but I see they have certificate of
8 occupancy.

9 CHAIRMAN JARMON: Huh?

10 MR. O'DWYER: Doesn't look like they're
11 here, but do have certificate of occupancy.

12 CHAIRMAN JARMON: Right. They did
13 provide me with that.

14 MR. O'DWYER: I move that we issue the
15 certificate of completion.

16 MS. PLACKE: Second.

17 CHAIRMAN JARMON: All in favor?

18 (Ayes.)

19 CHAIRMAN JARMON: 2608 Collins.

20 (Applicant approaches podium.)

21 MR. GRADWOHL: Chair, I am going to
22 recuse myself from deliberating and voting on
23 this matter. The seller -- I believe one of the
24 sellers is my landlord.

1 CHAIRMAN JARMON: Oh, really?

2 (Laughter)

3 MR. GALLAGHER: Hi. My name is Ryan
4 Gallagher. I am here for 2608 Collins Street. I
5 had purchased this vacant lot in August of 2009
6 from a private seller. The private seller had
7 purchased it in April of 2001 from the RDA. And
8 she entered into a five-year agreement to hold
9 the property. She did own it for more than five
10 years and complied with the restriction. And
11 that was never disclosed to me at the time of
12 purchase.

13 I do have a valid agreement of sale
14 currently. I am not able to convey the title
15 until I get permission to have that released.

16 CHAIRMAN JARMON: Any questions from the
17 Committee?

18 (No questions)

19 CHAIRMAN JARMON: Recommendations?

20 MR. O'DWYER: As the original transfer
21 met the conditions of sale, I move that we should
22 issue certificate of completion.

23 MR. PURNELL: Second.

24 CHAIRMAN JARMON: All in favor?

1 (Ayes.)

2 CHAIRMAN JARMON: Thank you.

3 MR. GALLAGHER: Thank you.

4 CHAIRMAN JARMON: You're welcome.

5 1507 North 30th Street.

6 (Applicant approaches podium.)

7 MS. JONES: Name is Wanda Tyson Jones.

8 I'm coming here to get discharge of my mom's
9 property. She passed away in 2004. And I
10 thought that I had already closed out her estate,
11 but received notification from the City of
12 Philadelphia that I didn't, and that her house
13 had a lien -- quite a few liens put on there.

14 So in order for me to sell this, I had
15 to come in to get discharge. She purchased it in
16 1998. They said in lieu of her agreement, that
17 she had to occupy the premises for ten years --
18 or five or ten years.

19 CHAIRMAN JARMON: Five years.

20 MS. JONES: So, she lived there. She
21 actually lived in '97 while they were fixing it
22 up. But she lived there until 2004 when she
23 passed away.

24 CHAIRMAN JARMON: Okay.

Vacant Property Review Committee
May 9, 2017

Page 70

1 Any questions from the Committee?

2 (No questions)

3 MR. PURNELL: Move to grant the
4 certificate of completion.

5 MS. TREGO: Second.

6 CHAIRMAN JARMON: All in favor?

7 (Ayes.)

8 CHAIRMAN JARMON: Okay. Thank you.

9 MS. JONES: Thank you.

10 CHAIRMAN JARMON: You're welcome.

11 803 and 807 North 40th Street, Kenneth
12 Key.

13 (Applicant approaches podium.)

14 MR. KEY: Good morning, my name is
15 Kenneth Key. I presently own 803 and 807. And I
16 would like to request the release for the sale.
17 I purchased it 803 in 2014.

18 CHAIRMAN JARMON: Mr. Key owns a
19 property. I think is your address 801?

20 MR. KEY: Yes.

21 CHAIRMAN JARMON: He owns a property at
22 801. So, he is selling the two lots with his
23 property.

24 MR. KEY: That's correct.

1 MR. GRADWOHL: So, this might be a
2 question for the Committee. 803 North 40th
3 Street was transferred as a side yard with
4 self-amortizing mortgage I see in the agenda.

5 Do you know the conditions by which 807
6 North 40th Street was transferred?

7 CHAIRMAN JARMON: That was a side yard,
8 also. Did you own 805 or 801?

9 MR. KEY: I own 801. I purchased 807
10 outright without any conditions for what I
11 understand. I paid the full market value as
12 recommended and determined by the Redevelopment
13 Authority.

14 CHAIRMAN JARMON: Right. He had to
15 purchase the 807 because that wasn't right
16 adjacent to lot that he owned. It was 805 in the
17 middle. He purchased that one. And then the
18 other one, we put the self-amortizing mortgage
19 against it because it was right adjacent to the
20 property.

21 MR. GRADWOHL: Are you aware the lots
22 paid the remaining balance of self-amortizing
23 mortgage for 803 North 40th Street?

24 CHAIRMAN JARMON: You would have to pay

1 the balance of the self-amortizing mortgage that
2 we gave you.

3 MR. KEY: Yes, I understand.

4 MS. JOHNSON: Do you have plans for
5 these properties?

6 MR. KEY: No. I'm just going -- I
7 requesting the release to sell it.

8 MS. JOHNSON: You are just selling them?

9 MR. KEY: Yes.

10 MS. JOHNSON: Okay.

11 CHAIRMAN JARMON: Any further questions?

12 MR. GRADWOHL: What is the -- are there
13 individual agreements of sale for each lot, or is
14 it for the entire?

15 CHAIRMAN JARMON: Agreement of sale has
16 all three addresses on it attached.

17 MR. GRADWOHL: I move we grant the
18 certificate of completion contingent upon
19 satisfaction of the self-amortizing mortgage.

20 MR. THOMAS: I have a question. Did you
21 say there are no restrictions on 807?

22 MR. KEY: That's correct.

23 CHAIRMAN JARMON: Right. He purchased
24 that.

1 MR. THOMAS: So for the self-amortizing
2 mortgage, do we actually have to authorize his
3 ability to sell it? Or when he sells it, does he
4 just have to pay off?

5 CHAIRMAN JARMON: Right. He has to pay
6 it off.

7 MS. MEDLEY: He has to pay off first,
8 and then we will give him the mortgage
9 satisfaction. PRA will give the mortgage
10 satisfaction. We still have to do release, I
11 believe, after that.

12 CHAIRMAN JARMON: Yeah.

13 MR. THOMAS: Thank you.

14 MR. GRADWOHL: I made a motion.

15 MR. THOMAS: Second.

16 CHAIRMAN JARMON: All in favor?

17 (Ayes.)

18 CHAIRMAN JARMON: Thank you.

19 MR. KEY: Thank you.

20 CHAIRMAN JARMON:

21 187 West Norris Street.

22 (Applicant approaches podium.)

23 MR. THOMAS: Excuse me, can you read
24 that motion again?

1 (Previous motion read back as requested.)

2 - - -

3 (At this time, a discussion was held off the
4 record.)

5 - - -

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

8 MS. PEREZ: Carmen Perez. And I would
9 like to get a certificate. I purchased the lot
10 in 2009, and I will be selling it.

11 CHAIRMAN JARMON: I don't think Dahlia
12 Tyson's name should be here. It's Carmen Perez.

13 MS. PEREZ: Yes.

14 CHAIRMAN JARMON: Okay. You are selling
15 this along with your property?

16 MS. PEREZ: No, not with the property.
17 Because I'm going to be selling the lot. I am
18 tired of people throwing trash over. And it's
19 not right next -- it's not adjacent to the
20 property. So, I not selling the property. Just
21 the lot.

22 CHAIRMAN JARMON: The agreement has 187
23 to 189 West Norris.

24 MS. PEREZ: Yes. Those are two lots.

Vacant Property Review Committee
May 9, 2017

Page 75

1 CHAIRMAN JARMON: Those are two lots?

2 MS. PEREZ: Yes.

3 CHAIRMAN JARMON: You had two lots then
4 next to your property?

5 MS. PEREZ: Yes. Those two.

6 CHAIRMAN JARMON: Okay. Any questions?

7 MR. O'DWYER: The picture is a little
8 bit dark, but looks like there are some high
9 weeds in there. Is that true?

10 MS. PEREZ: They were picked up this
11 weekend.

12 CHAIRMAN JARMON: Okay. I will send my
13 inspector back out.

14 Any further questions?

15 MS. CUNNINGHAM: Just to be clear, you
16 are selling 187 or both -- but we only get 187?

17 CHAIRMAN JARMON: Right.

18 MS. CUNNINGHAM: I just wanted to be
19 clear.

20 MR. GRADWOHL: I move to grant
21 certificate of completion contingent upon proof
22 that the lot has been cleaned sufficiently.

23 MR. O'DWYER: Second.

24 CHAIRMAN JARMON: All in favor?

1 (Ayes.)

2 CHAIRMAN JARMON: Thank you.

3 MS. MEDLEY: I just want to be clear
4 about a question that you asked. There is a
5 certificate of completion that the Chair
6 completes. Granting that, City is releasing it's
7 reversionary interest, so they prepare all the
8 other documents. There is an actual document
9 that is certificate that is put into the packet
10 with the release that gets filed.

11 MR. THOMAS: Thank you.

12 CHAIRMAN JARMON: The next item is 805
13 East Hilton Street. We didn't invite this
14 applicant. We had actually sent her a letter,
15 one of the reverter letters. But the property
16 adjacent was being, I guess, rehabbed. And the
17 inspector took the picture of the wrong property.

18 Actually, her property is paved. And
19 she has -- fenced in with her car on it. So, my
20 boss recommended that we put it on the agenda for
21 a release instead of an extension because she is
22 in compliance.

23 MR. O'DWYER: Is having this
24 non-accessory advertising in compliance?

Vacant Property Review Committee
May 9, 2017

Page 77

1 MR. PURNELL: The picture is incorrect.

2 CHAIRMAN JARMON: It is incorrect. The
3 lot is fenced in, paved.

4 MR. THOMAS: So move that we issue
5 certificate of completion.

6 CHAIRMAN JARMON: Yes.

7 MR. GRADWOHL: If that's not the correct
8 photo --

9 CHAIRMAN JARMON: This isn't theirs.
10 This is a separate lot right here.

11 MS. JOHNSON: But it has a sign.

12 CHAIRMAN JARMON: That's not hers.
13 Heres is here right next to the property. It's
14 two fences. It's two lots.

15 MS. JOHNSON: But there is still some --
16 is that photo?

17 MR. O'DWYER: Is she the LimaRita?

18 CHAIRMAN JARMON: Yeah. She's the
19 LimaRita or whatever. And the other one isn't
20 hers.

21 MR. GRADWOHL: Okay. But the --

22 MR. O'DWYER: The LimaRita is still a
23 Bud Lite or whatever it is, illegal non-accessory
24 signage.

Vacant Property Review Committee
May 9, 2017

Page 78

1 CHAIRMAN JARMON: Okay.

2 MS. TREGO: Do we grant completion upon
3 removal of the sign.

4 MR. O'DWYER: Contingent upon removing
5 the --

6 MR. THOMAS: Then I amend my motion to
7 require to be contingent upon removal of the
8 signage.

9 MR. GRADWOHL: Second.

10 CHAIRMAN JARMON: All in favor?

11 (Ayes.)

12 CHAIRMAN JARMON: The next property is
13 2342 Wilder, Deborah.

14 (Applicant approaches podium.)

15 MS. NUTTER: Hello.

16 CHAIRMAN JARMON: Good morning. State
17 your name for the record.

18 MS. NUTTER: Deborah Karen Nutter.

19 CHAIRMAN JARMON: You are here asking
20 for the --

21 MS. NUTTER: Certificate of completion
22 for 2342 Wilder.

23 CHAIRMAN JARMON: Any questions from the
24 Committee?

Vacant Property Review Committee
May 9, 2017

Page 79

1 MR. O'DWYER: These were sold as side
2 yards?

3 CHAIRMAN JARMON: Yes.

4 MR. O'DWYER: Or this was a side yard?

5 CHAIRMAN JARMON: This was a side yard.

6 MR. O'DWYER: So, motion to grant the
7 certificate of completion.

8 MR. GRADWOHL: Second.

9 CHAIRMAN JARMON: All in favor?

10 (Ayes.)

11 CHAIRMAN JARMON: Thank you.

12 MS. NUTTER: Thank you so much.

13 CHAIRMAN JARMON: The 805 Hilton was on
14 agenda twice. We can just delete that.

15 2414 South 3rd Street, Magee.

16 (Applicant approaches podium.)

17 MR. MAGEE: Good morning.

18 CHAIRMAN JARMON: Good morning.

19 MR. MAGEE: My name is Michael Magee,
20 M-a-g-e-e.

21 CHAIRMAN JARMON: You received this lot
22 as a side yard in 2014?

23 MR. MAGEE: That's correct.

24 CHAIRMAN JARMON: Any questions from the

1 Committee?

2 MR. GRADWOHL: What were the terms of
3 conditions of this transfer?

4 CHAIRMAN JARMON: Five years.

5 MR. PURNELL: He's had it for two?

6 CHAIRMAN JARMON: Three.

7 MR. O'DWYER: How -- what happens? Is
8 it self-amortizing?

9 CHAIRMAN JARMON: No. It was a gift.

10 MR. GRADWOHL: They're looking for
11 relief from the deed restriction.

12 MR. PURNELL: To sell it?

13 MS. MEDLEY: One of the deed
14 restrictions is that they cannot sell it for more
15 than 15 percent over the cost if they paid for
16 the property, and any improvements that they made
17 unless -- well --

18 MR. GRADWOHL: Unless we grant --

19 MR. O'DWYER: That was at nominal it was
20 transferred for?

21 CHAIRMAN JARMON: Yes.

22 MR. O'DWYER: You are trying to sell it
23 for 72,000?

24 MR. MAGEE: Reason trying to sell it

1 because my house is getting ready to be
2 foreclosed on.

3 MR. PURNELL: But you are trying to sell
4 it for \$72,000?

5 MR. MAGEE: Yes.

6 MR. O'DWYER: What's the value of the
7 improvements that you made on the property?

8 MR. MAGEE: I didn't make no
9 improvements on the property.

10 MS. TREGO: Did you put up the fence?

11 MR. MAGEE: No. Fence was already
12 there. I did put electric in.

13 MR. PURNELL: Do you understand that you
14 are inside of the five years you would have been
15 required to hold it? If you sell it, there is
16 some portion that would have to revert back to
17 the City?

18 MR. MAGEE: I understand that. The
19 reason why I'm doing it because I enjoyed the lot
20 at the time. But financially not unstable. My
21 house, I got the paperwork right here for my
22 mortgage.

23 MR. PERRY: If I may address, my name is
24 Al Perry, broker of Century 21 Advantage Gold.

1 Mike's a past client. He had approached me a
2 couple of months ago about the possibility of
3 they own the adjoining property where their
4 family lives and has lived for a number of years.
5 And they were behind in their mortgage and facing
6 foreclosure.

7 So, we talked to the mortgage company
8 about the possibility of renegotiating the terms
9 of their mortgage. And it requires a lump sum
10 payment, a pretty sizable lump sum payment that,
11 you know, they didn't desire to sell this side
12 yard because they use it. They have a pool or
13 they had a pool on it in the past.

14 But when faced with the possibility of
15 losing their primary residence versus the benefit
16 that they get from using the side yard, so that's
17 when I suggested that we reach out to this
18 Committee knowing that the deed restriction was
19 on the -- was on the side yard component. And
20 asked if we could have, you know, the opportunity
21 to sell the property.

22 We did engage the buyer. We made the
23 agreement contingent upon the approval here. And
24 they intend to use it as a residential

1 construction and single family residence.

2 MR. THOMAS: Question? Are you aware
3 that based upon the discussions that's taken
4 place here and I assume that it's written into
5 the restrictive covenant, that most of the money
6 that would come -- proceeds from the sale price
7 would not go to you? And have you calculated how
8 much would actually go to you? And is it
9 sufficient to cover what you need to save your
10 house?

11 MR. PERRY: I don't know if there's a
12 mathematical equation in the deed restriction
13 unless I -- I have the deed here. I think it was
14 just a nominal amount.

15 MS. MEDLEY: Just a side question. When
16 is the potential foreclosure? Like, how close is
17 that?

18 MR. MAGEE: I got the notification like
19 a month ago. I've been working with the agency.

20 MS. MEDLEY: Sorry?

21 MR. MAGEE: Working with the agency to
22 try to help me come out of it.

23 MS. MEDLEY: The Mortgage Foreclosure
24 Diversion Program.

1 MR. MAGEE: Yes. Still haven't -- I do
2 what I can.

3 MS. MEDLEY: Even within that, where are
4 you in that process?

5 MR. MAGEE: I am in the second month of
6 that status of that process. I am working with
7 Americorp.

8 MS. MEDLEY: You have been to Mortgage
9 Foreclosure Court here, Mortgage Diversion
10 Foreclosure here in City Hall.

11 MR. MAGEE: Not yet.

12 MS. CUNNINGHAM: This mortgage
13 consolidation program.

14 MR. MAGEE: Yes.

15 MS. CUNNINGHAM: You have gone through
16 the court already? They already filed a
17 complaint and you went to court?

18 MR. MAGEE: Not yet, no.

19 MS. CUNNINGHAM: You are in the very
20 beginning.

21 MR. MAGEE: Yes. I'm trying to stop
22 that from happening.

23 MS. MEDLEY: So what I was thinking,
24 since foreclosure isn't imminent, perhaps if that

1 process works out, you would be able to keep the
2 side yard.

3 MR. MAGEE: No. The thing is, it's been
4 a long -- it's been back and forth, back and
5 forth, back and forth. I'm trying to get this to
6 put -- to catch up on my mortgage, so it doesn't
7 go that way. And put down on actual transfer, so
8 I need a lower rate for my mortgage because I
9 can't afford to pay what I'm paying now.

10 MS. CUNNINGHAM: You do understand that
11 the purchase price isn't what you'll get?

12 MR. MAGEE: I understand that.

13 MS. CUNNINGHAM: Okay.

14 MS. JOHNSON: Do we have any idea what
15 he would be getting? I mean --

16 MS. MEDLEY: I guess it's how -- I guess
17 can interpret it as either they can only sell it
18 for 15 percent above what they paid for it.

19 CHAIRMAN JARMON: Which was a dollar.

20 MS. MEDLEY: Or they can only keep
21 15 percent of what they -- of the sale price. I
22 would --

23 MS. JOHNSON: If you are selling it for
24 \$72,000, you would only get to keep 15 percent of

1 that. Would that be adequate to cover the cost
2 of whatever it is?

3 MS. MEDLEY: That might be -- that might
4 be -- I need to look a little closer at that. It
5 seems to keep coming up. But that might be --
6 that might be all that he can keep.

7 MS. JOHNSON: It might be like \$10,000
8 or less.

9 MR. THOMAS: That's not right. I
10 thought you said over 15 percent of what he paid
11 for -- what he paid. If he paid a dollar --

12 MS. MEDLEY: Right. That's why I want
13 to look closer. The way that it reads -- they
14 can only sell it for or be allowed to sell it for
15 15 percent over what they paid for and any
16 improvements that they made on it. But then an
17 interpretation could be if I look closer at it
18 that they can sell it for whatever, but they can
19 only keep 15 percent of that. I want to look at
20 that closer.

21 MR. THOMAS: Either way -- I understand
22 that. Either way what we are trying to say to
23 you is you would get maybe \$15 or something like
24 that out of \$72,000. That was the premise of my

1 question, my original question. Are you -- do
2 you understand that you don't get -- you wouldn't
3 get the \$72,000. You would get whatever you put
4 in, the electricity, however -- whatever you
5 verify that you paid, plus 15 percent. Will that
6 do anything to salvage your mortgage situation?

7 MR. MAGEE: No.

8 MR. THOMAS: That's the problem.

9 MS. JOHNSON: May not be in your
10 interest to sell it.

11 MR. PERRY: That raises just the
12 question on if that's the case, I wouldn't
13 suggest he sell it until his five years are up.
14 Is it worth having a side yard for a property
15 that you no longer own that they acquire through
16 this process?

17 I think our hope in the original process
18 would come before this body was that there might
19 be an exception that was made to that rule if it
20 could be. We haven't been before this body
21 before. We just -- we wanted to make sure we
22 showed this body the respect and came here before
23 engaging in any process beyond -- all the
24 negotiations with the buyer have been with the

1 Committee being copied on the understanding that
2 we would have to get approval here. If they are
3 not going to receive a benefit, there would be no
4 reason to sell it.

5 MS. JOHNSON: There is a chance that he
6 may be able, if he goes through this program, be
7 able to keep his --

8 MR. PERRY: AmeriCorp is a nonprofit
9 organization that is backed by the National
10 Association of Realtors, so they try to help
11 people through the property. The problem with
12 their mortgage company is they are demanding a
13 lump sum payment. And Michael's spouse is
14 underemployed right now. They are not making
15 money that they made when they first got their
16 mortgage.

17 MR. O'DWYER: It sounds like the -- our
18 counsel needs to look at what the terms are and
19 what -- how much we are even talking about you
20 would get, which could be, as Lowell said, very
21 little. So in the meantime, though, I would
22 recommend that you go to the Mortgage Foreclosure
23 Diversion Court. And I mean, there are programs
24 available like HEMAP, which you can apply for

1 that can try to get you possibly some better
2 assistance in taking this avenue to save your
3 home. And in the meantime, we can let you know
4 what the -- what it would be. We can't really
5 renegotiate the terms of the deed.

6 MS. MEDLEY: I would strongly suggest
7 that you go to Mortgage Foreclosure Court since
8 you haven't even be served yet. You just --

9 MR. MAGEE: I understand that. But the
10 thing is, that doesn't work out for me. I am
11 losing my home. I really am. I got three kids.

12 MS. MEDLEY: Sure. But it takes awhile.
13 It's not going to be --

14 MR. MAGEE: I am already paying these
15 people --

16 MR. GRADWOHL: The concern is what we --
17 the scope of what we are reviewing right now, is
18 you acquired the property for a dollar two, three
19 years ago and not completing the five-year term
20 and then turning around an selling it for
21 \$72,000. You see how that is problematic?

22 MR. MAGEE: I understand.

23 MS. MEDLEY: I think also, just so you
24 understand, the way mortgage foreclosure, you

1 wouldn't be required -- if you went through that
2 program and used the services of the nonprofit to
3 help with this, that you would be required to
4 make the lump sum payment.

5 MS. JOHNSON: You can renegotiate.

6 MS. MEDLEY: I don't think they would
7 require you when you work out a deal with
8 mortgage, they require you to make a lump sum
9 payment.

10 MR. O'DWYER: Just to explain what would
11 happen, you go to the Mortgage Foreclosure
12 Diversion Court. I think it's Thursdays at ten
13 o'clock. They assign you a housing counselor.
14 And then also, they have attorneys working pro
15 bono who will work on your case and try to
16 renegotiate the mortgage. There is -- I never
17 heard of lump sum payment being demanded in
18 Mortgage Foreclosure diversion Court.

19 If you do need additional resources to
20 renegotiate, there are programs as I mentioned
21 like HEMAP, the Homeowner Mortgage Assistance
22 Program that are also available. And before you
23 move to do this is, which is rather drastic and
24 you could lose a lot of potential money you have

1 coming in just a few years if you hold onto it, I
2 think that should be your first step is going to
3 the Mortgage Foreclosure Diversion Court with all
4 your documents and paperwork, talking to a lawyer
5 and a housing counselor and seeing what that
6 answer is.

7 In the meantime, we can see what the
8 terms of the deed are and what you would be
9 getting if you did eventually decide to go that
10 route.

11 MS. JOHNSON: But it's highly unlikely
12 it would be sufficient to cover whatever lump sum
13 that you are looking to get.

14 MR. THOMAS: Can I add from the
15 comments, it's really clear that the Committee is
16 very solicitous towards your situation. It's not
17 a matter of we don't care. We are prevented from
18 doing certain things. We are circumscribed in
19 what we are allowed to do.

20 More importantly, and this is from a
21 precedent standpoint, if we were to do this for
22 you, if we were able to do this for, can you
23 imagine who would get this property and then come
24 to us if those properties were in foreclosure?

1 It would set a dangerous trend. From a policy
2 standpoint, it's not a good idea. But we are not
3 authorized to do it.

4 Just wanted to make that clear.

5 MR. GRADWOHL: Sounds like our Committee
6 will need additional time to review this.

7 I move that we table it for one month
8 pending review of the options with regard to the
9 deed restrictions.

10 MR. THOMAS: Second.

11 CHAIRMAN JARMON: All in favor?

12 (Ayes.)

13 CHAIRMAN JARMON: Thank you.

14 MR. MAGEE: Thank you.

15 CHAIRMAN JARMON: 2011 Brown Street.

16 (Applicant approaches podium.)

17 CHAIRMAN JARMON: Good morning.

18 MR. MCCLUNG: Good morning. My name is
19 Oreste McClung. That's O-r-e-s-t-e
20 M-c-C-l-u-n-g. I am -- I am the current owner of
21 2011 Brown Street. Acquired it in February of
22 2013 from a builder. It's a newly constructed
23 home. Have lived in it for four years. I
24 currently have agreement of sale with settlement

1 scheduled for Friday. Working to obtain a
2 certificate of completion. I was not aware that
3 there was a restriction on the property when I
4 acquired it. I recently became aware of that.
5 Looks like you have a picture of the property.

6 CHAIRMAN JARMON: Yeah. I have the
7 certificate of occupancy also.

8 Any questions?

9 MR. GRADWOHL: So moved or move to grant
10 certificate of completion.

11 MS. TREGO: Second.

12 CHAIRMAN JARMON: All in favor?

13 (Ayes.)

14 CHAIRMAN JARMON: You said you have a
15 scheduled settlement for Friday?

16 MR. MCCLUNG: That's right. So --

17 CHAIRMAN JARMON: Okay. We will try to
18 work on this.

19 MR. MCCLUNG: As soon as possible, that
20 would be great. Thank you very much.

21 CHAIRMAN JARMON: Okay. 2608 Almond
22 Street.

23 (Applicant approaches podium.)

24 MR. GRADWOHL: Chair, I would need to

1 recuse myself from this deliberation and vote for
2 the same reason I specified before.

3 (Laughter)

4 CHAIRMAN JARMON: State your name.

5 MR. MARTINEZ: George Martinez.

6 CHAIRMAN JARMON: You are here for
7 release for 2608 Almond?

8 MR. MARTINEZ: Correct.

9 CHAIRMAN JARMON: Any questions from the
10 Committee?

11 MR. O'DWYER: Little bit difficult to
12 tell. Looks like there's some trash in the lot,
13 or is that just leaves or --

14 MR. MARTINEZ: It's probably. I live in
15 Jersey. I live in New Jersey. I paid local kid
16 to clean it. Obviously, it wasn't done.

17 MR. O'DWYER: All right. Well, so this
18 lot was transferred in '83 as a side yard; is
19 that correct?

20 CHAIRMAN JARMON: Yes.

21 MR. O'DWYER: And so, then because it
22 either seems like the original transferee or
23 recipient completed that or the release, we can't
24 even evaluate that, I motion that we issue the

1 certificate of completion contingent upon sending
2 photos to the Chair that the lot has been
3 cleaned.

4 MR. MARTINEZ: Under agreement of sale.
5 We were supposed to close Friday. If I can clean
6 it --

7 CHAIRMAN JARMON: You need to.

8 MR. O'DWYER: Just go over there with a
9 black trash bag, clean it up, email it to her.

10 That's my motion.

11 MR. PURNELL: Second.

12 CHAIRMAN JARMON: All in favor?

13 (Ayes.)

14 CHAIRMAN JARMON: The meeting has been
15 adjourned.

16 (VPRC Meeting adjourned at 11:50 a.m.)

17

18

19

20

21

22

23

24

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

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

ANGELA M. KING, RPR
Court Reporter - Notary Public

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

Vacant Property Review Committee
May 9, 2017

A	6:9,13 7:8	21:13 27:9	91:6	92:16 93:23	90:14	49:21 56:22	45:15 48:10
a.m 1:5 95:16	7:23 18:16	38:8 48:17	anticipate	approval	August 8:10	60:3 62:17	48:15 51:13
ability 73:3	22:9,11	82:2 83:19	14:6 44:12	82:23 88:2	13:11 65:1	74:1 75:13	56:10 63:14
able 9:22	90:19 92:6	89:19	48:19 53:12	approved	68:5	81:16 85:4	66:7 67:23
10:8 16:18	Additionally	agreement	anyway 20:5	10:4 33:1	Authority 3:8	85:4,5	73:11
25:17 49:2	35:7	4:5 11:1	apartments	approximat...	57:11 60:3	backed 88:9	benefit 82:15
49:9 62:21	address 2:12	24:10,12	3:16	53:13	71:13	bag 95:9	88:3
68:14 85:1	2:12,14,17	38:1 63:14	apologize	April 39:19	authorization	Bailey 7:22	Benjamin
88:6,7	26:24 57:9	63:15 66:7	10:12 28:7	45:17 68:7	24:14 25:9	balance 71:22	26:22
91:22	64:22 65:2	68:8,13	appears 9:16	architectural	authorize	72:1	best 26:7
Absolutely	70:19 81:23	69:16 72:15	30:4,21	6:24	23:20 73:2	ball 17:8	better 13:10
18:20 66:18	addressed	74:22 82:23	applicant 3:3	architectur...	authorized	Ballroom	89:1
accept 32:19	15:8	92:24 95:4	5:13,17	19:16	26:2 92:3	43:18 44:1	Bey 58:6,6
32:24 33:9	addresses	agreements	7:16 12:9	Architecture	available	BALSING...	beyond 87:23
45:3	72:16	32:19,24	26:18 28:20	46:15	17:1,3	62:12,15	bit 46:14 75:8
acceptable	adequate	72:13	33:4,15	area 2:9 10:6	88:24 90:22	63:7,12,19	94:11
40:20	86:1	ahead 52:16	34:11 39:14	14:5 34:17	avenue 23:14	63:21	black 95:9
accessory	adjacent 2:13	61:24	42:15 44:22	35:2 39:22	23:15 26:12	bank 2:22	block 29:19
8:15,16	3:15 30:21	Al 81:24	45:9 50:10	55:1,11	33:14 45:8	3:17,21 4:6	38:10,13,14
account 18:5	40:10,12,13	alcohol 39:5	50:13 52:7	asked 2:7 6:9	52:5,18	4:8,13 5:24	43:17 46:11
accumulated	40:19 41:1	allow 14:8	54:19 57:20	10:22 25:22	89:2	15:15,17	46:12
13:2	45:14 46:8	20:13,17	58:22 59:8	41:21 63:13	awarded	33:1,4	Board 14:11
accurately	49:8 52:13	21:2 25:16	59:17 62:11	76:4 82:20	42:23	banking 18:7	15:2 42:17
96:5	71:16,19	26:10	64:16 65:21	asking 6:13	aware 71:21	Bantel 42:16	52:22 53:3
acquire 3:21	74:19 76:16	allowed 7:7	67:20 69:6	8:3 9:1	83:2 93:2,4	42:16,21	Bobby 12:7
4:2,5,8 6:17	adjoining	86:14 91:19	70:13 73:22	12:20 19:2	awhile 89:12	43:8,11,14	12:13
19:1 20:3	47:21 82:3	Almond	76:14 78:14	23:16 24:13	Ayes 4:23	43:16 44:10	body 87:18
45:14 48:12	adjourned	93:21 94:7	79:16 92:16	45:1 47:8	7:14 11:7	44:14,20	87:20,22
49:15 87:15	95:15,16	alternative	93:23	47:15 58:7	22:24 26:15	Baptist 8:12	bono 90:15
acquired 6:20	adjusted 56:6	38:15	applicant's	59:2 61:19	28:15 32:6	based 9:17	boss 76:20
18:21 39:18	adopt 4:20	amend 78:6	2:14	66:4 78:19	32:21 33:12	36:13 38:13	bottom 2:11
39:22 40:16	advance	amended	applicants	assemblage	34:8 39:10	83:3	11:15
45:15 46:7	14:21 31:21	56:10	64:14	2:8	44:19 45:6	basically 8:15	bought 24:6
47:22 48:4	advanced	amending	apply 88:24	assembled	50:6 51:22	basis 8:24	59:23 60:18
56:4 89:18	24:16	35:16	96:16	43:22	54:12 57:4	Beatty 33:6	break 43:5
92:21 93:4	Advantage	amenities	appreciate	assign 90:13	57:17 58:18	becoming	breakdown
acquiring	81:24	10:5 14:2	7:11	assistance	59:13 61:4	38:7	19:13
18:23 46:13	advertising	15:5	approached	89:2 90:21	62:4 64:8	bedroom	Brendan
acquisition	76:24	Americorp	34:22 36:1	Association	65:18 67:1	43:11	39:15
4:7 48:8	advised 50:22	84:7 88:8	82:1	88:10	67:18 69:1	beer 34:24	bricks 40:5
acquisitions	affiliate 8:11	amicable 4:4	approaches	assume 83:4	70:7 73:17	35:10,21,24	brief 11:18
22:9,11	afford 85:9	amount 38:11	3:3 7:16	Atrulia 62:16	76:1 78:11	beginning	bring 19:11
act 12:22	affordable	83:14	12:9 26:18	62:20	79:10 92:12	84:20	49:13
27:16	42:23	ancillary 13:4	28:20 34:11	attached	93:13 95:13	behalf 4:7	broken 43:1
Acts 11:15	agency 43:1	14:2 15:5	39:14 42:15	44:23 72:16		7:20 23:14	broker 81:24
actual 49:13	83:19,21	47:24	45:9 50:10	attachments	B	26:22 28:4	brokered
76:8 85:7	agenda 2:10	and/or 49:10	52:7 54:19	42:19	back 5:14	50:12	27:5
Adam 62:12	11:19,21	96:18	57:20 58:22	attend 33:15	14:10 16:6	believe 9:11	brother 50:13
add 91:14	29:6 31:14	ANGELA	59:17 62:11	62:10	17:20 19:11	10:3 11:11	brought 5:21
addition 4:1	32:13 61:18	96:11	64:16 65:21	attorney	19:21 20:14	20:19 25:24	Brown 92:15
4:11 14:4	71:4 76:20	Annin 50:9	67:20 69:6	26:22	24:13 25:20	26:1 29:9	92:21
55:9	79:14	50:14	70:13 73:22	attorneys 5:2	27:11 36:9	29:13 30:6	Bud 77:23
additional	ago 18:5,16	answer 27:24	78:14 79:16	23:11 32:8	37:11 42:7	30:19 39:20	build 46:4,23
					44:11 49:18		

Vacant Property Review Committee
May 9, 2017

49:7 51:15 builder 92:22 building 6:6 6:10 15:20 15:22 16:5 30:12,13 45:21 49:14 52:13,17,17 53:23 56:9 60:6 61:18 buildings 45:14 60:8 built 43:10 46:9 60:21 bunch 33:19 business 29:21 46:17 buyer 8:18 10:5 27:14 82:22 87:24 buyer's 27:21 buyers 62:13	center 14:13 Century 81:24 certain 91:18 certainly 10:7 66:15 certificate 11:4 37:8 37:13 58:15 59:10 60:21 61:1,12,17 62:1 64:3 66:8,17,20 66:21 67:7 67:11,15 68:22 70:4 72:18 74:9 75:21 76:5 76:9 77:5 78:21 79:7 93:2,7,10 95:1 Certificates 57:8 certification 96:15 certify 96:3 certifying 96:19 CFO 29:23 30:13 Chair 7:10 23:8 52:20 52:22 64:5 66:13,22 67:21 76:5 93:24 95:2 CHAIRMAN 2:2 3:4 4:16 4:19,22 5:1 5:5,12,16 5:20 7:2,4 7:13,15,17 7:24 9:3,15 11:6,9,14 11:19,22 12:2,6,10 12:16 14:15 12:15,23 23:1,10,16 24:19 25:6 26:14,17,19 26:24 27:19	28:8,10,14 28:16,19,21 29:4 30:23 31:3,7,13 31:22 32:1 32:5,7,10 32:18,22 33:11,13 34:1,7,9,15 35:5,19 38:17 39:9 39:11,13 40:3,7,21 40:24 41:19 41:24 42:4 42:7,10,12 42:18 44:4 44:6,18,21 45:5,7 46:21 47:1 47:6,12 48:1,5 49:22 50:5 50:7,9,17 51:21,23 52:1,3 54:1 54:11,13,15 54:20 57:3 57:5,7,16 57:18,21,23 58:2,7,10 58:13,17,20 59:2,7,12 59:15 60:15 61:3,5,7,13 61:19 62:3 62:5,14 63:6,8,15 63:20,23 64:1,7,9,17 64:20 65:17 65:19,23 66:3,16,24 67:2,5,9,12 67:17,19 68:1,16,19 68:24 69:2 69:4,19,24 70:6,8,10 70:18,21 71:7,14,24 72:11,15,23 73:5,12,16	73:18,20 74:6,11,14 74:22 75:1 75:3,6,12 75:17,24 76:2,12 77:2,6,9,12 77:18 78:1 78:10,12,16 78:19,23 79:3,5,9,11 79:13,18,21 79:24 80:4 80:6,9,21 85:19 92:11 92:13,15,17 93:6,12,14 93:17,21 94:4,6,9,20 95:7,12,14 Chairperson 21:3 Chairwoman 12:14 chance 88:5 Chancellor 44:2 Chang 39:13 39:16 40:23 41:14 change 2:12 10:19 47:9 48:7 49:18 57:10 changed 18:15 56:3 66:6 changes 2:5 changing 34:20 46:13 check 65:11 chosen 53:7 Chris 54:22 Christian 11:15 church 8:12 8:13,15,21 10:21 church's 8:23 circumscrib... 91:18 City 3:10 5:14 19:2	27:12,16 35:8 48:16 56:5 62:17 69:11 76:6 81:17 84:10 City-owned 4:10 Clare 12:13 clarification 14:17 clarify 44:7 clause 9:2 10:4,16 clean 60:13 94:16 95:5 95:9 cleaned 9:17 9:21 35:3 45:23 75:22 95:3 clear 10:21 38:16 45:19 50:24 75:15 75:19 76:3 91:15 92:4 cleared 51:8 client 5:23 12:21 27:16 82:1 clients 24:9 Clinton 5:7 5:11,15,18 5:21 6:19 6:22 7:11 close 83:16 95:5 closed 69:10 closely 3:17 closer 86:4,13 86:17,20 collecting 16:1,6 Collins 67:19 68:4 comb 49:17 come 14:10 20:5 21:21 25:20 37:11 42:2 44:11 49:21 60:1 65:12 69:15 83:6,22 87:18 91:23	comes 20:14 coming 19:21 36:9 69:8 86:5 91:1 comments 91:15 COMMER... 1:12 commercial 46:1 Commission 1:13 25:12 committee 1:1 4:17 8:22 9:4,18 12:15 17:24 19:14 20:15 20:20 23:5 23:9,23 24:13,20 27:20 35:6 38:23 41:22 44:8 58:11 59:5 63:9 63:11 64:21 66:4 68:17 70:1 71:2 78:24 80:1 82:18 88:1 91:15 92:5 94:10 communicate 7:9 community 7:21 8:4,9 8:21 15:4 16:15,16,16 18:18,18 34:23 36:2 38:12 44:1 company 45:22 82:7 88:12 compensati... 4:13 complaint 84:17 complete 6:14 25:17 45:20 50:15 completed 25:15 37:14 42:9 43:7	48:24 61:16 94:23 completes 76:6 completing 89:19 completion 11:4 37:9 37:13 58:15 59:10 61:1 64:3 66:20 67:15 68:22 70:4 72:18 75:21 76:5 77:5 78:2 78:21 79:7 93:2,10 95:1 Completions 57:8 compliance 10:24 39:17 39:20 41:23 42:1 76:22 76:24 complied 68:10 55:20 82:19 comprehen... 47:5 concern 89:16 concerned 17:14 20:10 27:14 concerns 15:6 15:8 concrete 29:19 36:10 company 45:22 82:7 88:12 compensati... 4:13 complaint 84:17 complete 6:14 25:17 45:20 50:15 completed 25:15 37:14 42:9 43:7	20:1,4 21:8 21:24 22:2 23:4 consider 36:15 considered 36:6 consistent 28:2 consolidate 13:24 consolidated 55:19 consolidating 13:14 consolidation 84:13 constructed 29:11 92:22 construction 6:1,3,11,12 25:14 39:23 41:13 43:5 43:7 46:1 47:18,20 48:23,24 50:15 51:5 51:7,9 83:1 contact 21:2 contained 96:5 contiguous 31:11 34:17 36:17 contingent 64:3 66:20 72:18 75:21 78:4,7 82:23 95:1 continuance 11:11,18 continue 11:20 20:17 41:17 contract 45:17 control 96:18 convert 36:2 convey 2:23 68:14 copied 88:1 copies 63:10 copy 35:14
--	--	---	---	--	---	---	---

Vacant Property Review Committee
May 9, 2017

corner 13:7 41:15 45:16 Corp 7:21 8:5 8:21 corporate 46:15,23 corporation 8:10,11 correct 5:15 5:18 26:1 29:10,14 31:1,19 39:24 40:6 40:16 41:5 41:12 42:5 44:14 46:6 46:10 50:19 53:9 56:18 58:9 70:24 72:22 77:7 79:23 94:8 94:19 96:8 cost 80:15 86:1 costly 50:22 costs 4:14 COUNCIL 1:9 counsel 15:13 15:15 16:20 53:1 61:15 61:22,22 88:18 counselor 90:13 91:5 couple 2:5 7:23 82:2 court 84:9,16 84:17 88:23 89:7 90:12 90:18 91:3 96:12 cousin 21:16 covenant 83:5 cover 83:9 86:1 91:12 covering 4:14 CPN 35:19 create 14:2 14:14 44:1 created 8:5 62:19	creating 38:19 credit 17:1 credits 42:24 CUNNING... 1:9 25:4 75:15,18 84:12,15,19 85:10,13 current 25:16 26:4 51:3 56:12 58:2 92:20 currently 3:23 4:3 22:7 24:23 25:14 52:19 55:8 68:14 92:24 <hr/> D <hr/> D&D 59:19 Dahlia 74:11 dangerous 92:1 Darien 4:11 33:2 dark 75:8 David 59:19 day 28:18 67:4 days 21:23 35:21 dead 24:22 deal 90:7 DEB 1:9 Deborah 78:13,18 debris 45:24 deceased 62:8 62:16 63:3 December 19:4 decide 16:18 91:9 decision 21:8 21:11 dedicating 61:14 deed 10:13,18 11:3 23:21 24:11,15 25:19 26:4 26:4,11	27:7,9,17 29:2 47:2 59:9 62:23 63:4 64:15 65:5 80:11 80:13 82:18 83:12,13 89:5 91:8 92:9 delete 79:14 deleted 2:10 32:13 Delgado 59:16 deliberating 67:22 deliberation 52:21 94:1 Dema 3:2,6,6 4:24 demanded 90:17 demanding 88:12 demolish 31:4 53:6 demolishing 31:17 den 13:10 Department 1:10,10 3:12 design 3:8 17:7,8 53:14 designed 56:7 desire 82:11 despair 27:24 details 20:11 23:24 determined 71:12 develop 3:19 7:21 8:19 10:2 12:18 13:5 24:3 30:24 developed 14:20 59:23 developer 20:13 24:11 developing 3:15 10:6	44:13,24 55:10,15 development 3:1,9,13 4:1 8:5,10,18 8:21 9:24 13:15 14:8 20:22 21:4 28:2 36:5 37:20 41:10 42:23 45:12 46:20 47:10 52:15 differ 37:7,15 differences 24:8 different 33:24 34:2 37:19 49:4 difficult 13:20 21:12 94:11 diligence 13:22 direct 96:18 directly 40:10 discharge 69:8,15 disclosed 68:11 discontinue 8:16 discounted 9:7 discovered 27:7 discuss 8:22 discussion 74:3 discussions 83:3 disposing 4:9 disposition 2:7 dispute 24:6 diversion 83:24 84:9 88:23 90:12 90:18 91:3 document 76:8 documents 7:23 76:8	91:4 doing 4:6 81:19 91:18 dollar 85:19 86:11 89:18 door 7:21 8:4 8:9,12 29:22 30:10 30:13 52:18 drastic 90:23 due 13:22 39:22 dump 38:7 dumping 38:14,18 45:24 duplex 55:17 <hr/> E <hr/> E 96:1 early 43:8 east 12:24 14:17,21,23 15:24 16:5 19:3 76:13 effectively 21:14 either 53:6 55:2 85:17 86:21,22 94:22 electric 81:12 electricity 87:4 else's 17:12 email 95:9 Emily 2:18,19 58:21 employee 49:10 empty 58:24 65:1 ended 34:19 38:7 51:1 engage 82:22 engaging 87:23 enjoyed 81:19 entered 68:8 entire 72:14 entity 13:2 envisioned 14:8 22:7	envisions 13:16 equation 83:12 equipment 46:2 49:9 especially 15:5 ESQ 1:8 essentially 17:17,24 22:4 estate 21:14 21:15 62:18 63:11,18 64:4 69:10 estate's 62:19 evaluate 94:24 evaluated 40:1 Evan 26:21 event 36:14 eventually 36:5 91:9 everybody 33:17 evidence 96:4 exactly 40:2 Excavations 45:11 exception 46:11 87:19 exchange 4:9 exclusively 41:9,18 excuse 5:9 15:12 29:7 73:23 existing 3:16 expect 10:2 22:2 43:6 expectation 47:18 experience 10:6 explain 42:19 90:10 explained 40:18 explicit 19:11 extended 24:14 25:1	extension 7:6 14:18 20:10 20:14,21 21:2 22:19 23:21 25:3 25:21 33:21 34:5 36:9 37:12 38:22 44:16 45:2 45:12 47:8 47:15 49:20 49:23 50:3 50:15 51:19 52:10 53:18 53:22 54:23 57:1 76:21 extensions 44:9 54:5 extent 17:2 <hr/> F <hr/> F 96:1 faced 82:14 facing 82:5 fair 9:6,12 10:20 fall 51:17 familiar 10:15 family 8:19 31:2 43:11 50:20 55:17 82:4 83:1 far 16:18 30:14 Fatty 34:13 favor 4:22 7:13 11:6 22:17,23 26:14 28:14 32:5,20 33:11 34:7 39:9 44:18 45:5 50:5 51:21 54:11 57:3,16 58:17 59:12 61:3 62:3 64:7 65:17 66:24 67:17 68:24 70:6 73:16 75:24 78:10 79:9 92:11 93:12	95:12 February 45:15 92:21 Federal 54:18 feet 19:13 fence 51:8 81:10,11 fenced 35:2 38:8 45:24 76:19 77:3 fences 77:14 Fernon 65:20 fight 50:23 figure 48:10 figured 14:22 file 50:23 filed 13:11 55:7 76:10 84:16 finalize 49:17 finance 15:16 15:19 18:8 18:9 42:24 financially 81:20 financing 15:20 16:19 17:2,22 24:5 find 21:11,15 finding 13:20 fine 25:22 26:8 finish 53:24 first 2:6,20 3:14,24 12:21 32:12 43:14 63:7 73:7 88:15 91:2 five 5:22 68:9 69:18,19 80:4 81:14 87:13 five-year 62:23 68:8 89:19 fixing 69:21 floor 19:13 folks 13:18 14:12 foot 8:8 footage 56:14
--	---	--	---	--	---	--	---

Vacant Property Review Committee
May 9, 2017

56:15 forbidden 39:5 foreclosed 81:2 foreclosure 82:6 83:16 83:23 84:9 84:10,24 88:22 89:7 89:24 90:11 90:18 91:3 91:24 foregoing 96:7,15 Forgive 28:7 formalized 38:24 formally 36:6 forth 85:4,5,5 forward 6:8 14:13 20:8 24:5 25:13 45:21 66:17 forwarding 66:21 found 21:15 foundation 6:7 four 18:12 27:9 43:11 55:10 56:21 92:23 four-story 49:6 Fox 13:13 frame 51:14 framed 6:2 Frankford 33:14 FRED 1:13 free 22:4 38:16 Friday 93:1 93:15 95:5 front 13:13 16:15 17:11 33:19 full 10:24 71:11 fully 96:5 funds 21:18 further 7:2	9:15 20:18 28:8,9 31:23,24 41:19 44:4 44:5 72:11 75:14 future 37:5 <hr/> G <hr/> Gallagher 68:3,4 69:3 Gantono 12:12 garage 30:8 31:10 garages 38:10 garden 8:15 8:17 32:19 32:23 34:24 35:10,17,21 35:24 36:3 gardening 8:14 GARRETT 1:11 Gay 62:8 gentlemen 26:20 George 42:16 94:5 Germantown 52:5,14,18 getting 14:22 17:19 54:2 81:1 85:15 91:9 gift 80:9 give 5:19 15:18 19:22 19:23 20:20 26:2 49:19 49:22 63:19 73:8,9 given 9:6 11:2 glass 30:10 go 3:24 18:12 18:13 35:1 48:12 49:3 51:11 60:6 61:24 83:7 83:8 85:7 88:22 89:7	90:11 91:9 95:8 goal 38:15 goes 88:6 going 2:3,9 2:23,23 8:19 12:3 14:24 15:15 15:18,19 16:19 18:16 20:3,23 23:24 30:23 30:24 31:3 32:10 37:18 37:23 38:19 41:11 42:20 47:14,19,21 48:1,9 50:18 52:3 54:2 61:23 61:24 64:12 65:11 67:21 72:6 74:17 88:3 89:13 91:2 Gold 81:24 good 2:2 5:5 7:17,19 12:15,16 17:16 26:19 26:21 28:21 28:22 34:15 42:18 50:11 54:20,21 57:21,22 59:18 65:22 70:14 78:16 79:17,18 92:2,17,18 gotten 43:3 government 18:4 GRADWO... 1:9 4:21 7:12 9:5,10 9:14,16 10:9,14 11:2 16:20 17:5,19 18:20 19:10 20:9 23:2 24:21 25:7 25:18,24	26:6,9 27:21 28:5 28:11 32:2 32:16 33:22 34:2 35:11 35:15 37:1 37:4,6,19 38:21 44:17 46:3,7 47:4 47:7,16 51:3,20 53:4,11,17 54:4,9 56:3 56:13,16,19 56:24 57:15 58:14 59:8 61:11,24 64:22 65:2 65:5,14 67:21 71:1 71:21 72:12 72:17 73:14 75:20 77:7 77:21 78:9 79:8 80:2 80:10,18 89:16 92:5 93:9,24 grant 3:11,11 3:18 7:6 11:4 21:1 22:19 28:11 32:2 34:5 36:8 38:21 44:8,16 50:2 51:18 53:18 56:24 58:14 59:9 60:24 62:1 65:14 70:3 72:17 75:20 78:2 79:6 80:18 93:9 granted 51:7 51:12 granting 20:10 76:6 great 28:18 38:11 42:11 67:3 93:20 green 34:4 greenlight 20:17	ground 43:1 55:21 group 47:13 Grove 5:9 6:4 guess 14:16 25:7 37:9 60:2 63:4 76:16 85:16 85:16 guy 58:8 guys 60:18,20 <hr/> H <hr/> half 8:8,13 15:16 Hall 84:10 Hand 23:12 handed 9:19 handful 14:1 hands 5:4 17:12 66:6 happen 13:19 31:20 90:11 happened 40:2,4 happening 38:9 48:20 84:22 happens 22:13 49:24 80:7 happily 19:15 happy 19:18 hard 19:22 19:22 hardship 14:14 Harmony 5:8 6:5 Harrison 12:13 Hazel 21:12 22:6 headquarters 45:22 46:5 46:8,15,24 47:22,23 heads 25:12 hear 56:22 heard 90:17 hearing 13:12 21:23 22:1 53:1 heir 22:4	heirs 13:21 21:12,15,19 held 74:3 Hello 45:10 65:22 78:15 help 83:22 88:10 90:3 HEMAP 88:24 90:21 Henry 5:11 Heres 77:13 heroin 13:10 Hi 34:12 68:3 high 75:8 highly 91:11 Hill 12:20 13:1,16 14:8 15:12 15:14,23 16:4,10,13 16:20 18:2 18:23 19:3 19:8,20 21:2 22:11 22:20 23:7 Hilton 76:13 79:13 history 38:14 hold 48:6 68:8 81:15 91:1 Holdings 8:6 8:18 home 29:20 30:12 31:2 43:12 89:3 89:11 92:23 Homeowner 90:21 homes 8:19 56:9 honestly 40:2 hope 13:24 51:16 53:19 87:17 hoped 21:10 hopeful 21:22 hopefully 14:11 49:2 hopes 17:8 house 30:20 40:10,12,14 40:15 56:11	56:13 69:12 81:1,21 83:10 houses 6:1 housing 3:7 3:13 13:5 15:23 16:21 18:19 42:23 42:24 90:13 91:5 Howard 64:13 65:4 huge 2:8 Huh 67:9 hundred 36:3 Hunt 28:24 hurdle 18:17 <hr/> I <hr/> ICMX 28:1 idea 10:1 85:14 92:2 illegal 30:2,4 30:15 77:23 imagine 91:23 imminent 84:24 Imperial 43:18 44:1 implementa... 91:1 Holdings 8:6 8:18 home 29:20 30:12 31:2 43:12 89:3 89:11 92:23 Homeowner 90:21 homes 8:19 56:9 honestly 40:2 hope 13:24 51:16 53:19 87:17 hoped 21:10 hopeful 21:22 hopefully 14:11 49:2 hopes 17:8 house 30:20 40:10,12,14 40:15 56:11	Ingersoll 64:10,10 initial 37:21 initially 33:18 56:7 injunction 50:21 inside 81:14 inspection 39:24 inspector 75:13 76:17 intact 27:16 intend 16:24 82:24 intent 10:23 intention 41:16 interest 27:12 27:15 60:2 60:10 76:7 87:10 interpret 85:17 interpretati... 86:17 investment 36:15 59:19 invite 76:13 Irving 44:22 issue 13:6 17:10 19:20 19:21 20:22 20:22 64:2 66:19 67:14 68:22 77:4 94:24 issued 6:7 issues 20:21 45:19 48:11 item 2:6,11 2:21 12:6 32:12,14 33:3,14 42:13 52:5 62:6 64:12 76:12 items 2:5 13:4 32:23 33:17 54:15 57:7 <hr/> J <hr/> J 2:16 JAMETTA
--	--	---	--	---	---	--	--

Vacant Property Review Committee
May 9, 2017

1:13 January 24:3 59:21,21 60:19 Jarmon 1:8 2:2,4 3:4 4:16,19,22 5:1,5,12,16 5:20 7:2,4 7:10,13,15 7:17,24 9:3 9:15 11:6,9 11:14,19,22 12:2,6,10 12:16 14:15 22:15,23 23:1,10,16 24:19 25:6 26:14,17,19 26:24 27:19 28:8,10,14 28:16,19,21 29:4 30:23 31:3,7,13 31:22 32:1 32:5,7,10 32:18,22 33:11,13 34:1,7,9,15 35:5,19 38:17 39:9 39:11,13 40:3,7,21 40:24 41:19 41:24 42:4 42:7,10,12 42:18 44:4 44:6,18,21 45:5,7 46:21 47:1 47:6,12 48:1,5 49:22 50:5 50:7,9,17 51:21,23 52:1,3 54:1 54:11,13,15 54:20,24 57:3,5,7,16 57:18,21,23 58:2,7,10 58:13,17,20 59:2,7,12	59:15 60:15 61:3,5,7,13 61:19 62:3 62:5,14 63:6,8,15 63:20,23 64:1,7,9,17 64:20 65:17 65:19,23 66:3,16,24 67:2,5,9,12 67:17,19 68:1,16,19 68:24 69:2 69:4,19,24 70:6,8,10 70:18,21 71:7,14,24 72:11,15,23 73:5,12,16 73:18,20 74:6,11,14 74:22 75:1 75:3,6,12 75:17,24 76:2,12 77:2,6,9,12 77:18 78:1 78:10,12,16 78:19,23 79:3,5,9,11 79:13,18,21 79:24 80:4 80:6,9,21 85:19 92:11 92:13,15,17 93:6,12,14 93:17,21 94:4,6,9,20 95:7,12,14 Jefferson 60:7 Jeffrey 34:12 JEREMY 1:9 Jersey 94:15 94:15 JOHNSON 1:13 6:17 6:21 10:1 10:11 15:21 16:8,11 18:21 19:1 19:5 29:7	29:11,16,20 30:2,9 31:17 35:23 36:19,22 37:17,22 38:3 40:9 40:13 41:3 41:6,10 43:10,13,15 46:19 47:3 47:17 55:14 55:22 72:4 72:8,10 77:11,15 85:14,23 86:7 87:9 88:5 90:5 91:11 Jones 69:7,7 69:20 70:9 Joseph 8:22 Jr 28:24 Judge 13:13 June 34:24 junk 33:19 <hr/> K <hr/> Karen 78:18 keep 19:21 38:16 85:1 85:20,24 86:5,6,19 88:7 Kenneth 70:11,15 Kevin 52:8 Key 70:12,14 70:15,18,20 70:24 71:9 72:3,6,9,22 73:19 keystone 22:14 Khutoryan... 50:11,12,19 51:6,16,24 kid 94:15 kids 89:11 kind 14:1 19:12 23:23 25:14 30:7 30:20 38:13 62:18 KING 96:11	knew 27:23 know 10:19 13:22 15:1 15:6 17:3 17:10,17,22 18:15 19:12 20:7 21:22 22:3 28:1 30:14,15 37:9 38:20 44:8 48:8 49:12,24 54:2 71:5 82:11,20 83:11 89:3 knowing 82:18 known 43:18 <hr/> L <hr/> L&I 6:5,9 55:8 56:22 lack 13:9 Ladies 26:20 Lafferty 59:18,19 60:19,23 61:6 land 2:22 3:17,21 4:6 4:8,13 5:24 33:1,4 47:5 51:10 landlord 67:24 landscaped 41:6,8 large 43:20 larger 43:18 latest 43:9 Laughter 68:2 94:3 LAW 1:10 lawsuit 50:18 50:20 51:1 51:1 lawyer 50:21 91:4 leave 17:4 leaves 94:13 legal 20:22 21:11 39:4 Leon 12:7,13 Leonard	15:14 letter 5:16 23:23 35:3 53:5 62:20 63:16 65:10 76:14 letters 5:13 47:13 63:14 76:15 level 55:21 Lewis 58:1 lien 48:15 65:11 69:13 liens 69:13 lieu 69:16 lifted 65:6 light 15:5 24:12 60:1 61:23 lighting 49:12 likelihood 21:7 LimaRita 77:17,19,22 limitations 39:6 Linda 1:10 25:24 line 41:14 lines 40:15 LISA 1:10 LISC 1:12 Lite 77:23 little 20:9 46:14 75:7 86:4 88:21 94:11 live 14:3 17:15 25:23 94:14,15 lived 63:1 69:20,21,22 82:4 92:23 lives 44:22 82:4 LLC 8:5,6 12:8 34:14 54:18 66:2 local 17:18 24:10 94:15 located 7:22 locations 34:20	long 6:21 36:10 37:23 39:1 48:22 48:24 63:2 85:4 longer 34:20 36:15 87:15 look 16:24 67:6,10 86:4,13,17 86:19 88:18 looked 30:9 31:6 looking 14:17 14:18 24:15 24:21 25:8 43:23,24 47:8 65:6 80:10 91:13 looks 60:4,13 75:8 93:5 94:12 lose 90:24 losing 82:15 89:11 lot 14:13 15:20 29:14 30:3,5,21 33:19,20 35:16 37:7 37:15,21 38:2,15 39:17 40:4 40:10,14,15 46:18,20 47:9,20 49:3 52:12 58:24 59:3 59:22 60:7 60:9,9,12 65:1,3 68:5 71:16 72:13 74:9,17,21 75:22 77:3 77:10 79:21 81:19 90:24 94:12,18 95:2 lots 8:8,14 9:17,20 10:23 31:12 34:18 36:23 41:3,4	45:14 54:23 60:9 70:22 71:21 74:24 75:1,3 77:14 loud 37:10 Lowell 1:11 88:20 lower 85:8 LP 23:14 lump 82:9,10 88:13 90:4 90:8,17 91:12 Lutzner 34:12,13,16 35:7,13,18 36:1,11,13 36:20,24 37:3,5 38:1 38:6,18 39:2,12 <hr/> M <hr/> M 96:11 M-a-g-e-e 79:20 M-c-C-l-u-... 92:20 Madam 12:14 23:8 52:20 Magee 79:15 79:17,19,19 79:23 80:24 81:5,8,11 81:18 83:18 83:21 84:1 84:5,11,14 84:18,21 85:3,12 87:7 89:9 89:14,22 92:14 maintain 60:14 maintained 10:17 39:21 maintenance 9:23 making 21:7 88:14 Mangual 45:10,10,11	46:6,10,23 48:3,13,21 49:2 50:1,8 Manton 54:16,16 55:3,13 March 29:1 Mark 30:17 58:6 market 9:6 9:12 10:20 57:11 71:11 Martinez 94:5,5,8,14 95:4 Masciantonio 28:22,23 29:9,13,18 29:24 30:6 31:11 Master 13:8 material 46:18 materials 24:18 mathematic... 83:12 matter 52:22 67:23 91:17 96:7 Matthew 23:13 maximizing 56:9 McClung 92:18,19 93:16,19 McHugh 23:13,13,19 25:1,9,22 26:7,16 mean 13:15 18:8 85:15 88:23 means 96:17 mechanic 34:19 Medley 1:10 10:15,17 26:3 39:7 73:7 76:3 80:13 83:15 83:20,23
--	---	---	---	---	---	---	--

Vacant Property Review Committee
May 9, 2017

85:16,20	49:16,18	65:14 66:19	49:17,20	32:14 33:5	O-r-e-s-t-e	29:19	P
86:3,12	53:14,16	67:14 68:21	53:13 55:22	33:6 52:1	92:19	one-year	PACDC 1:11
89:6,12,23	82:2	70:3 72:17	55:24 61:15	59:15,20	objection	25:18 52:11	package
90:6	morning 2:2	75:20 77:4	61:21 83:9	61:7 64:13	50:24	Open 7:21	16:13
meeting 31:5	5:5 7:17,19	90:23 92:7	85:8 86:4	65:4 67:5	obtain 17:11	8:4,9,12	packet 10:13
33:16 62:10	12:15,16	93:9	90:19 92:6	69:5 70:11	93:1	operating	76:9
95:14,16	26:19,21	moved 32:16	93:24 95:7	71:2,6,23	obtained 24:5	29:21	page 2:11,16
meetings 17:7	28:21,22	93:9	needed 21:20	Notary 96:12	49:5	opportunity	2:18 7:24
member	42:18 50:11	moving 6:7	34:20	noted 96:4	obviously	82:20	11:14 12:6
42:16	54:20,21,23	10:8	needs 3:18	notes 96:6	17:3 27:13	opposed 22:3	23:17
members	57:21,22	multifamily	18:18 88:18	notice 39:17	94:16	opposition	paid 21:17
12:14 23:9	59:18 65:22	24:4	negotiate 4:4	notification	occupancy	20:4	71:11,22
34:13	70:14 78:16	multiple	negotiating	69:11 83:18	60:22 61:12	options 92:8	80:15 85:18
mentioned	79:17,18	36:23	24:10	November	61:17 66:9	order 69:14	86:10,11,11
54:24 90:20	92:17,18	Murphy	negotiations	36:9	66:21 67:8	Oreste 92:19	86:15 87:5
MEREDITH	mortgage	39:15,15	87:24	number 5:7	67:11 93:7	organization	94:15
1:12	24:17 42:5	40:6,11,16	neighbor	17:23 19:13	occupied	88:9	papers 63:11
merits 21:24	71:4,18,23	40:23 41:1	29:10	38:9 55:1	52:19	original 9:8	63:18 64:4
22:1	72:1,19	41:5,8,12	neighborho...	56:16 82:4	occupy 61:17	17:20 35:15	paperwork
met 11:3 22:5	73:2,8,9	41:18 42:6	15:8 36:3	Nutter 78:15	69:17	38:1 46:4	81:21 91:4
68:21	81:22 82:5	42:9,11	neighboring	78:18,18,21	occur 14:7	46:22 60:17	parcel 13:24
Michael 33:6	82:7,9		39:23	79:12	October	68:20 87:1	40:1
79:19	83:23 84:8	N	Neighbors		38:22 53:19	87:17 94:22	parcels 12:18
Michael's	84:9,12	N 96:1	34:23 35:4	O	offer 54:5	originally	13:3,14
88:13	85:6,8 87:6	name 2:4 3:5	35:20	O 96:1	office 1:9	34:3,16	14:1 16:1,6
middle 13:6	88:12,16,22	3:6 5:10	neither 20:23	o'clock 90:13	46:24	Orphanides	19:24 40:18
20:1 22:13	89:7,24	7:18 8:5	21:14	O'DWYER	Oh 11:22	7:20	park 34:23
46:12 71:17	90:8,11,16	12:11,12	never 22:5	1:11 31:5,9	19:3 25:4	out-of-state	35:4,20
Mike's 82:1	90:18,21	15:14 26:21	62:18 68:11	32:4,17	62:14 68:1	27:4	44:1
million 3:12	91:3	30:17 34:12	90:16	34:6 36:8	OHC 1:13	outdoor 34:4	parked 19:7
missed 57:9	mother 62:8	39:15 50:12	new 9:21	36:12 39:3	OHCD 1:8	37:1,14	parking 13:3
misunderst...	motion 7:5	54:22 57:23	21:16 22:5	39:8 41:20	okay 5:20	outlining	15:4,7,19
28:6	20:13 21:1	58:1,23	26:5 66:11	42:2 43:6	9:14 10:14	23:23	16:1,5,11
mixed-use	21:5 22:18	59:18 64:18	94:15	44:7,11,15	11:2 12:2	outright	34:17 35:16
55:20	22:19 41:21	65:23 68:3	NEWCOMB	48:6,19,22	17:5 19:5	71:10	37:7,15,21
mom's 69:8	45:3 50:2	69:7 70:14	1:8	49:15 50:2	20:9 25:5	outstanding	38:2,4,15
money 15:18	51:18 54:9	74:7,12	newly 92:22	51:14,18	26:6 37:4	48:11	46:18 47:24
20:6,7	57:14 63:17	78:17 79:19	Nick 3:2,6	54:10 57:2	39:2 44:15	overall 43:2	48:2 49:10
21:17 22:4	63:24 73:14	81:23 92:18	night 9:20	57:14 59:11	47:16 48:5	owned 13:19	part 6:22
24:16 83:5	73:24 74:1	94:4	nine 6:15	60:12,17,20	50:1 53:11	71:16	12:24 13:23
88:15 90:24	78:6 79:6	National 88:9	nominal	60:24 62:2	53:17 60:20	owner 2:13	17:18 18:11
month 6:8	94:24 95:10	nature 49:13	10:10,20	63:24 64:2	61:13 62:14	4:4,12 9:22	42:22 43:17
19:12,17	move 4:20	near 37:5	80:19 83:14	66:8,12,19	63:23 66:12	24:24 25:16	43:24 52:12
29:4 31:15	11:3 14:13	43:5	non-accesso...	67:6,10,14	69:24 70:8	27:4 39:16	partially
48:20 51:10	20:7 26:9,9	necessarily	76:24 77:23	68:20 75:7	72:10 74:14	45:18 50:13	41:14
52:4 53:14	26:10 28:11	15:10	nonprofit	75:23 76:23	75:6,12	58:3,4	particular
83:19 84:5	32:2 33:9	necessary	88:8 90:2	77:17,22	77:21 78:1	60:17 66:1	24:1
92:7	34:4 38:21	need 2:5 7:8	Norris 3:16	78:4 79:1,4	85:13 93:17	66:11 92:20	partnership
months 6:15	44:15 45:20	9:17 14:7	73:21 74:23	79:6 80:7	93:21	ownership	24:2,7
18:5 19:17	52:16 53:18	18:18 20:2	North 2:13	80:19,22	Once 9:21	3:19 4:3	party 23:21
19:18 20:24	56:24 58:14	20:6 31:20	4:2,9,10	81:6 88:17	16:13 20:2	5:14	Pasiano 58:1
21:9 23:6	59:9 60:24	41:20 43:21	7:22 11:12	90:10 94:11	42:9 45:20	owns 70:18	58:1,4,9,19
37:12 38:8	62:1 64:2	48:8 49:16	12:3,7 27:2	94:17,21	one-story	70:21	pass 13:19

Vacant Property Review Committee
May 9, 2017

passed 21:13 69:9,23	81:24 83:11 87:11 88:8	1:12 67:16	81:16	problem 11:9	6:19 8:7,20	76:17,18	22:18 28:13
passing 12:21	personally	plan 3:1	position 9:22	12:1,2 87:8	9:5 10:7	77:13 78:12	31:20 33:9
path 53:7	7:10	20:15,22	10:19	88:11	12:23 13:7	80:16 81:7	41:16 45:3
Paul 7:19	perspective	22:20 35:15	possibility	problematic	14:18 18:22	81:9 82:3	53:1 61:9
28:22	30:18	38:24 46:22	82:2,8,14	89:21	18:24 23:15	82:21 87:14	61:14,21
paved 76:18	petition 12:21	49:14	possible	proceed	33:2 43:13	88:11 89:18	66:23 68:23
77:3	13:23 22:2	planned	93:19	14:19,21,24	43:22 46:8	91:23 93:3	70:3 77:1
pay 24:17	PHA 2:24 3:1	34:16,18	possibly 89:1	21:19 27:18	47:13 48:12	93:5	80:5,12
71:24 73:4	3:10 4:1,7	planning 1:13	potential	proceedings	49:16 52:6	proposal 5:24	81:3,13
73:5,7 85:9	4:12,14	16:22,22	83:16 90:24	96:4	52:9 55:1,2	33:23 37:16	95:11
paying 85:9	PHA's 3:15	24:3 25:12	potentially	proceeds 83:6	55:10 56:4	37:20,21	purposes
89:14	phase 3:14	plans 6:24	22:4	process 13:16	56:21 66:2	46:4 47:9	13:13
payment 4:12	4:1	17:24 19:11	PRA 57:14	14:7 23:24	72:5 91:24	48:7 49:4	pursuant
82:10,10	PHDC 1:11	21:4 27:21	73:9	24:9 45:21	property 1:1	49:19	27:5
88:13 90:4	52:23 53:3	37:23 38:24	precedent	84:4,6 85:1	1:9 2:7,9,21	proposed	purview
90:9,17	Philadelphia	46:14 48:8	91:21	87:16,17,23	2:22 4:2,6	8:18 9:12	20:19
pending 92:8	1:4 3:7,10	49:11,17	preliminary	produce	7:22 8:4,17	56:17	put 2:8 16:17
Pennsylvania	3:21 15:7	56:3,7,22	50:24	16:22	8:24 9:24	proposing	17:4,12
1:4 42:24	27:12 69:12	72:4	premise	program	10:16 11:11	34:3 37:2	18:6 31:14
Pentridge	phone 62:13	plus 87:5	86:24	39:18 40:17	13:3,8,8,15	prove 63:18	31:15 34:17
34:10	photo 77:8,16	pocket 16:23	premises	40:20 83:24	13:17,19	proven 21:12	69:13 71:18
people 74:18	photograph	podium 3:3	69:17	84:13 88:6	14:3 17:10	provide 4:13	76:9,20
88:11 89:15	30:9	7:16 12:9	prepare 76:7	90:2,22	17:12,13,14	9:18 19:15	81:10,12
percent 36:4	photograph...	26:18 28:20	present 1:7	programs	17:18 20:3	19:18 67:13	85:6,7 87:3
80:15 85:18	40:1	34:11 39:14	15:3 16:14	88:23 90:20	21:17 23:20	provided	
85:21,24	photographs	42:15 45:9	presentation	progress	24:3,23	24:18 66:11	Q
86:10,15,19	5:22	50:10 52:7	3:9	44:12 53:19	25:10 27:4	66:12	question 8:7
87:5	photos 9:17	54:19 57:20	presented	progresses	27:5,8,10	71:11,15,22	17:20 18:12
Perez 74:8,8	9:19 19:6	58:22 59:17	33:23	23:5	27:11,15,22	29:2,7	21:6 27:24
74:12,13,16	30:4 95:2	62:11 64:16	presently	project 13:1	30:11,19	30:11,19	39:4 40:9
74:24 75:2	Piccirilli	65:21 67:20	70:15	14:19 15:3	33:3 36:16	33:3 36:16	71:2 72:20
75:5,10	12:12,13,17	69:6 70:13	presents	15:16 16:17	36:17 39:21	36:17 39:21	76:4 83:2
performed	14:23 16:3	73:22 78:14	20:15	17:21 18:8	41:15 43:3	41:15 43:3	83:15 87:1
39:24	16:24 17:6	79:16 92:16	President 3:7	18:10 19:22	43:16 44:24	43:16 44:24	87:1,12
period 6:13	19:14 21:10	93:23	PRESIDEN...	19:23 20:11	45:12,24	45:12,24	questions
20:16 23:22	22:10,12	point 20:16	1:9	20:17 22:8	46:16 48:14	46:16 48:14	4:17,18 7:2
52:11	23:8	25:2,19	pretty 30:20	24:5 25:11	49:5 50:16	49:5 50:16	7:3 9:4,15
permanent	picked 75:10	27:6 37:12	82:10	25:17 43:1	50:21,24	50:21,24	14:15 24:20
45:22	picnics 8:14	38:22 49:8	prevent 38:9	43:3,18	51:4,8	51:4,8	27:19 28:8
permission	picture 31:9	53:23	38:18 45:24	53:24 55:4	52:10,13	52:10,13	28:9 31:23
8:3 9:1 59:3	33:18 40:4	policy 7:7	prevented	55:20	53:6,20	53:6,20	31:24 35:6
62:20 68:15	40:8 75:7	92:1	62:23 91:17	projects 3:8	57:9,10	57:9,10	41:19 44:4
permit 6:6,7	76:17 77:1	polite 15:13	Previous 74:1	10:8 15:11	58:8 59:20	58:8 59:20	44:5 58:11
6:10 35:21	93:5	15:15,17	price 83:6	56:8	59:24 61:15	59:24 61:15	58:12 59:5
51:12 55:3	pictures 31:6	pool 30:20,20	85:11,21	promote	62:9,17,21	62:9,17,21	59:6 63:8
55:4 56:10	44:23	31:10 82:12	pricing 9:7	38:20	62:24 63:2	62:24 63:2	64:20 66:3
permits 35:8	place 9:21	82:13	primary	proof 48:18	65:7 66:5	65:7 66:5	68:16,18
35:12 43:4	18:14 55:3	pop 37:18	82:15	75:21	68:9 69:9	68:9 69:9	70:1,2
51:7 53:14	83:4	pop-up 34:23	private 4:3	properties	70:19,21,23	70:19,21,23	72:11 75:6
53:23 54:2	placed 24:23	35:10,17,21	68:6,6	2:24 3:18	71:20 74:15	71:20 74:15	75:14 78:23
56:20	27:8,10	37:24	pro 90:14	3:22,24	74:16,20,20	74:16,20,20	79:24 93:8
Perry 81:23	PLACKE	portion 53:5	probably	4:10 5:8,13	75:4 76:15	75:4 76:15	94:9
			94:14	5:22 6:18			quickly 48:20
							quite 63:1,3

Vacant Property Review Committee
May 9, 2017

69:13	Recommen...	30:7	45:11 50:14	24:15,22	room 1:4,4	33:10 34:6	74:20 75:16
	7:4 68:19	remotely 17:2	62:20 64:14	26:11 39:6	5:3	39:3,8	85:23 89:20
R	recommend...	removal 63:4	72:7	65:9,13	route 91:10	43:16 44:17	sells 73:3
R 96:1	71:12 76:20	78:3,7	requests	72:21 80:14	RPR 96:11	45:4 50:4	send 63:21
raise 21:15	record 7:18	removed	19:15	92:9	rule 87:19	51:20 54:10	75:12
raised 5:4	12:11 57:24	27:18 45:23	require 22:8	restrictive	Ryan 68:3	57:2,15	sending 95:1
23:12	64:18 65:24	60:5	78:7 90:7,8	83:5		58:16 59:11	senior 13:5
raises 87:11	74:4,7	removing	required 7:6	result 5:23	S	61:2 62:2	15:23 16:21
ranges 55:16	78:17	78:4	46:20 81:15	resulted 24:7	S-h-e-r-a-m	64:6 65:16	18:19 61:8
rate 85:8	recover 24:16	rendering	90:1,3	retail 55:20	30:18	66:23 67:16	sense 37:8
RDA 1:8 5:24	recuse 52:20	19:23	requirement	REVENUE	safety 17:13	68:23 70:5	49:1
11:1 61:22	52:24 53:2	renegotiate	16:12	1:10	sale 4:4 24:10	73:15 75:23	sent 5:13
68:7	61:15 67:22	89:5 90:5	requires 82:9	reversed 16:3	26:11 27:5	78:9 79:8	23:22 27:17
reach 82:17	94:1	90:16,20	residence	reversary	27:18 62:24	84:5 92:10	28:3 47:14
read 33:17,22	Redevelop...	renegotiating	41:2 61:8	27:15 60:1	63:16 66:7	93:11 95:11	76:14
73:23 74:1	57:11 60:3	82:8	82:15 83:1	60:2,10	68:13,21	Sedgley 45:8	separate
reads 86:13	71:12	renovate 53:6	residential	76:7	70:16 72:13	45:18	77:10
ready 10:7	references	53:10	24:4 29:8	revert 5:14	72:15 83:6	see 17:10	September
21:3 43:5	53:5	renovated	29:10 30:14	27:11 47:14	85:21 92:24	29:16,16,21	6:20 35:1
51:11 52:16	regard 18:2,5	52:17	82:24	81:16	95:4	37:23 38:23	35:22
53:10 81:1	18:11 20:4	renovating	residents	reverter 9:2	salvage 87:6	53:19 67:7	served 89:8
really 14:11	92:8	52:16 53:15	13:4 14:2	10:4 76:15	Santiago	71:4 89:21	Service 11:16
18:7 20:3	regardless	renovation	resides 33:6	review 1:1	64:19,19,24	91:7	services 90:2
25:15 68:1	61:12	43:21 53:8	resolve 48:16	92:6,8	65:4,8	seeing 91:5	set 17:7 92:1
89:4,11	regards 51:4	53:12	resolved	reviewing 6:5	satisfaction	seeking 27:4	settlement
91:15	56:19	rental 3:15	20:23 48:17	37:13 89:17	72:19 73:9	52:10 63:4	48:12 49:3
Realtors	rehabbed	55:21	resources	Ridge 23:14	73:10	self-amortiz...	60:5 92:24
88:10	76:16	repair 29:20	90:19	23:15 26:12	satisfied 59:9	42:5 71:4	93:15
Realty 12:8	rehabilitate	30:12	respect 17:22	right 9:13	satisfying	71:18,22	seven 8:12
rear 41:15	43:24	repeat 22:18	87:22	10:12 17:6	10:18	72:1,19	52:12
reason 14:5	related 4:14	reporter	respectfully	19:5 22:13	save 83:9	73:1 80:8	share 17:21
50:17 80:24	relay 23:3	96:12,19	14:9	25:1 29:15	89:2	sell 25:8 58:8	17:23 40:15
81:19 88:4	release 9:1	represent	response 32:9	31:15 34:1	saw 19:6	58:24 59:3	shares 41:14
94:2	23:17 28:12	21:3 22:20	52:2 61:10	37:3,19	30:10	62:9,21	shed 30:8
reasons 12:19	29:1,6 32:3	24:2	64:11	38:3,17	saying 30:3,7	64:14 65:7	sheet 18:6
receive 21:18	59:1 65:15	representat...	restaurant	40:24 42:12	41:11 53:7	65:9 66:4	Shell 8:22
88:3	70:16 72:7	8:20 18:6	35:9	48:17 49:11	says 30:12	69:14 72:7	Sheram
received 3:12	73:10 76:10	representing	restaurant/...	58:4 67:12	33:15 35:19	73:3 80:12	30:17,17
5:16,23	76:21 94:7	3:1	35:17	71:14,15,19	53:5 60:13	80:14,22,24	31:1,19
35:8 39:16	94:23	reproduction	restriction	72:23 73:5	schedule 51:5	81:3,15	Shingles
65:10 69:11	released 10:5	96:17	10:18 25:19	74:19 75:17	scheduled	82:11,21	26:20,21
79:21	68:15	request 5:23	26:4 27:7,9	77:10,13	93:1,15	85:17 86:14	27:2,23
recipient	releases 8:1	11:11 12:18	27:17 29:2	81:21 86:9	scope 89:17	86:14,18	28:7,17
94:23	releasing	14:9 23:3	46:19 47:2	86:12 88:14	se 47:8,20	87:10,13	short 38:7
recommend	76:6	23:19 25:20	59:9 60:3	89:17 93:16	search 27:6	88:4	shortly 10:3
26:10,10	relief 12:18	27:17 49:4	61:20 62:23	94:17	Sears 5:9 6:6	seller 11:13	showed 87:22
88:22	12:20 80:11	54:23 70:16	63:5 64:15	ripe 9:24	Secada 46:14	11:24 28:4	shows 17:24
recommend...	remain 27:15	requested	65:6 68:10	risk 17:13	second 4:21	67:23 68:6	19:12
4:19 28:10	remained	18:4 35:9	80:11 82:18	Ritter 28:23	7:12 11:5	68:6	side 8:14
32:1,15	27:10	64:4 66:15	83:12 93:3	RM-1 6:24	14:5 18:11	sellers 67:24	12:24 13:1
33:8 44:6	remaining	74:1	restrictions	road 21:22	21:5 22:15	selling 59:24	14:1,17,20
52:23 57:13	6:2 71:22	requesting	11:3 23:17	rocks 40:5	22:21,22	70:22 72:8	14:21,22,24
58:13 59:7	remember	29:1 33:21	23:22 24:11	rolling 17:9	26:13 28:13	74:10,14,17	15:24,24
64:1					32:4,17		

Vacant Property Review Committee
May 9, 2017

16:4,5,6,14 19:4 32:14 33:5 39:18 40:11,13,17 40:19,20 41:9,17,18 59:3 60:13 60:15 71:3 71:7 79:1,4 79:5,22 82:11,16,19 83:15 85:2 87:14 94:18 sides 17:9 sidewalk 49:12 sign 29:21 77:11 78:3 signage 77:24 78:8 significant 10:6 silos 46:11 similar 34:4 36:16 simply 24:15 single 8:19 31:1 43:11 55:16 83:1 sir 7:9 sit 12:23 22:13 53:3 sit-down 35:9 site 17:16 24:1,18 25:14,15 38:8 43:19 45:23 46:9 46:24 47:19 sites 42:21 43:2 situation 87:6 91:16 six 20:23 21:8 23:5 37:11 38:8 53:15 six-month 7:6 20:13,16,20 21:2 22:19 25:21 34:5 36:8 38:22 44:8 45:1 49:19,23	50:3,14 51:18 53:18 53:22 54:5 57:1 sizable 82:10 size 56:9,11 56:13 sold 29:3 59:22 60:12 79:1 solicitous 91:16 soon 93:19 sorry 10:9 14:16 15:14 16:4 19:3 22:10 28:5 35:11 37:10 42:2 43:19 57:8 61:21 83:20 sort 25:12 38:7,12 47:24 sound 25:13 sounds 88:17 92:5 South 5:8,9 42:13,14,22 43:14,17,19 43:23 44:3 54:16,17,17 54:17 55:5 55:6,6,6,17 55:18 62:6 79:15 space 34:4 37:1,14 49:9 speak 13:17 specific 46:16 specifically 56:14 specified 94:2 spending 20:6 spirit 47:10 splitting 24:8 spoke 62:12 spot 34:21 spouse 88:13 spring 43:8 Spruce 44:2	square 19:13 56:14,15 standard 54:6 standpoint 91:21 92:2 start 17:7 34:24 49:20 51:9 53:15 started 2:3,20 14:11 16:6 18:23 32:11 35:2 starting 55:4 55:11 state 3:4 7:18 12:10 18:5 57:23 64:17 65:23 74:6 78:16 94:4 status 5:19 6:3 23:4 51:4 84:6 stay 9:23 stays 47:10 Stella 2:6 32:12 stenographic 96:6 step 36:4 91:2 stop 84:21 storage 46:18 store 46:1 stored 38:5 stories 18:13 street 2:6,13 2:15,18,19 4:2,9,11 5:8 5:10,10 6:4 6:4,5,6,8 7:23 11:12 12:4,7,24 13:1 17:9 17:15 27:3 28:23 32:12 32:15 33:2 33:5,7 34:19 39:16 40:23 41:13 41:14 42:14 42:22 43:17 43:20,23 44:2,3,22	50:9,14 52:1 54:16 54:18,18 55:3,5,13 55:18,18 57:12,19 58:21 59:15 59:20 61:8 62:6 64:13 65:4 67:5 68:4 69:5 70:11 71:3 71:6,23 73:21 76:13 79:15 92:15 92:21 93:22 strongly 89:6 structure 29:17,23 30:3,5,10 30:15 47:23 49:6 60:21 structures 29:22 31:18 stuff 17:23 submission 64:4 submit 6:10 7:1 63:10 63:13,18 submitted 56:21 62:15 62:20 63:12 subsidies 17:1 subsidy 16:23 18:2,3,9 success 36:14 sufficient 83:9 91:12 sufficiently 75:22 suggest 87:13 89:6 suggested 50:23 82:17 sum 82:9,10 88:13 90:4 90:8,17 91:12 summary 6:11 summer	34:24 36:14 37:24 supervision 96:19 supplier 24:17 supplies 24:6 supply 66:6 support 13:3 16:16 35:3 35:20 38:12 supposed 51:9 95:5 sure 16:10 23:7 36:4 39:23 40:2 42:21 46:21 48:3 61:18 63:2 66:14 87:21 89:12 surrounding 39:22 surveyed 51:10 Susie 1:8 2:4 suspicion 28:2 Szczurek 26:23 27:3 <hr/> T <hr/> T 96:1,1 table 12:3 17:4 52:3 64:12 92:7 take 2:21 13:16 17:17 48:23 50:22 54:3 taken 33:18 65:10,13 83:3 96:6 takes 9:21 89:12 talk 36:17 talked 14:12 82:7 talking 16:9 25:5 56:14 88:19 91:4 Taney 41:13 tax 17:1 42:24 team 17:8	tell 94:12 temporal 14:14 temporary 35:21 37:17 ten 69:17,18 90:12 tenant 34:18 term 13:10 36:10,15 37:23 39:1 43:5 89:19 terminated 24:12 terms 17:22 55:7 56:7 80:2 82:8 88:18 89:5 91:8 tested 51:11 testify 10:22 Thank 4:24 7:15 8:2 11:8 12:4,5 23:1,8 26:16,17 28:16,17 32:7,22 33:13 34:9 39:11,12 42:11 44:20 50:7,8 51:23,24 52:8 54:7 54:13,14,21 57:5,6 58:19 59:14 61:5,6 62:5 64:9 65:19 67:2,3 69:2 69:3 70:8,9 73:13,18,19 76:2,11 79:11,12 92:13,14 93:20 theirs 77:9 Theoretically 14:23 They'd 8:16 thing 85:3 89:10 things 49:12	91:18 think 6:14 17:16 30:1 30:2 37:22 38:19 40:3 40:4,7 42:1 42:4 70:19 74:11 83:13 87:17 89:23 90:6,12 91:2 thinking 15:2 37:10 84:23 third 23:20 61:22 Thomas 1:11 21:5 22:7 22:22 28:24 39:4 45:4 52:20 63:10 63:17 64:6 72:20 73:1 73:13,15,23 76:11 77:4 78:6 83:2 86:9,21 87:8 91:14 92:10 Thompson 57:18 thoroughly 9:20 thought 15:1 15:3 69:10 86:10 threatened 50:20 three 6:2,11 6:14 18:12 19:18 27:8 49:18 53:14 55:4,9,12 55:21 60:8 60:9 72:16 80:6 89:11 89:18 throwing 74:18 Thursdays 90:12 time 6:14 7:9 9:7,8 13:20 14:10,14	15:4 18:15 19:21 20:2 20:2,6,14 26:16 39:21 42:8 50:22 51:14 52:15 53:23 54:5 60:11 63:1 63:3,7 68:11 74:3 81:20 92:6 tired 74:18 title 5:14 27:6 45:18 47:14 48:11,18 68:14 today 2:10 3:9 12:17 63:22 told 10:10 65:12 Toner 7:19 7:19,20 8:2 9:8,11,19 10:3,12,21 11:8,10,17 11:20,24 12:5 top 9:23 total 16:13 touch 42:8 traffic 38:19 transaction 4:15 9:13 transcript 96:8,16 transfer 8:3 8:17 9:1,21 10:4,10,22 23:20 24:14 25:10,16 26:11 27:4 30:16 57:14 68:20 80:3 85:7 transferee 94:22 transferred 2:22 8:9 24:23 26:5 33:4 57:10 62:7 71:3,6 80:20 94:18
---	---	---	--	---	--	---	--

Vacant Property Review Committee
May 9, 2017

Transitional 11:15	Tyson's 74:12	13:9,18	wanted 5:18	William 1:8	year 3:20	5:10 6:4	18:24
trash 74:18	U	19:6 29:14	75:18 87:21	58:23	6:15 12:18	1312 5:8 6:5	2009 8:10 9:9
94:12 95:9	ultimately	29:14 30:21	92:4	willing 10:7	12:20 14:10	1323 12:19	10:10,11
TREGO 1:12	21:17	41:3 43:20	warehouse	18:7	25:4,20	1323/252729	68:5 74:10
11:5 14:16	unable 33:15	59:22 63:2	43:20 45:16	wishes 13:5	26:2 45:13	12:7	2011 92:15
25:11 26:13	62:9	68:5	46:13	withdraw 2:7	47:4 59:21	1326 13:7	92:21
33:10 50:4	underempl...	valid 68:13	Warfield 2:17	work 18:17	year's 14:10	1330 5:8 6:4	2013 92:22
58:16 61:2	88:14	value 9:6,12	5:10 6:4	89:10 90:7	years 8:13	135 12:22	2014 39:19
65:16 70:5	understand	10:20 71:11	Warnock	90:15 93:18	13:9,18	1401 11:12	60:4 70:17
78:2 81:10	46:3 48:13	81:6	2:16	worked 36:7	21:13 23:22	12:3	79:22
93:11	54:8 71:11	variances	Warwick 8:6	working 3:10	48:17 55:2	1412 62:6	2015 6:20
trend 92:1	72:3 81:13	55:22 56:1	8:18	3:16,20	68:10 69:17	1436 27:2	19:4 24:3
tried 4:3	81:18 85:10	Vecchiarelli	wasn't 11:17	14:12 45:13	69:18,19	15 80:15	2016 60:19
triplex 55:17	85:12 86:21	54:21,22	71:15 94:16	46:14 54:2	80:4 81:14	85:18,21,24	65:1
true 75:9	87:2 89:9	55:16,24	Watts 2:13	83:19,21	82:4 87:13	86:10,15,19	2017 1:5
try 18:3	89:22,24	56:6,15,18	2:14 33:5,6	84:6 90:14	89:19 91:1	86:23 87:5	27:13 35:22
83:22 88:10	understand...	56:23 57:6	way 6:12 15:2	93:1	92:23	1505 59:15	2053 65:20
89:1 90:15	62:22,24	57:22	22:3,14	works 85:1	York 21:16	59:20	21 21:13
93:17	88:1	vehicles 38:5	25:13 85:7	worth 87:14	22:5	1507 69:5	81:24
trying 4:1	understood	38:6	86:13,21,22	wouldn't 37:7	YWCA 52:13	16 35:22	215 43:22
15:23 17:17	17:19 38:3	venture 17:18	89:24	49:7 87:2	52:15	45:15,17	215-219
45:19 48:16	44:10	verify 87:5	ways 24:8	87:12 90:1	Z	26:12	43:19
62:9 80:22	underway	versus 82:15	we're 24:9	WPRE 42:17	zone 29:8	1619 23:14	2217 57:18
80:24 81:3	44:13	vetted 21:4	weeds 75:9	written 83:4	30:14	23:15 26:12	2244 64:13
84:21 85:5	undeveloped	viable 14:20	week 13:12	wrong 26:1	zoned 6:23	1633 7:22	65:4
86:22	27:11	15:11	51:12 55:5	30:11 76:17	14:6	1635 7:22	225 42:13
Tuesday 1:5	undiscovered	Vice 3:7	weekend	Wynne 61:8	zoning 6:23	17,500 4:12	43:24
Tuna 34:13	60:11	Vince 66:1	75:11	X	14:5,7,13	1700 13:8	22nd 62:6
turn 2:24	Unfortunat...	Viney 65:22	weeks 18:16	Y	15:6 18:14	1718 50:9,14	23 12:23 14:3
61:23	28:3 54:4	66:1,1,5,10	55:12	Yajaira	18:15 28:1	17th 12:7,24	34:24
turning 89:20	60:10	66:14,18	Weinstein	64:19	28:3 43:4	13:1	2314 48:4
twice 79:14	unit 19:13	67:3	52:6,8,9,9	yard 8:14	55:8 56:12	1818 33:14	49:5
two 4:9 6:1,11	24:4 59:24	Virginia	52:22 53:4	9:23 10:24	0	1820 64:10	2314-44
8:7,13,19	units 3:15	44:23	53:9,13,21	32:14 33:5	1	64:10	45:15
10:23 12:19	16:8 17:23	vote 21:6	54:7,14	39:18 40:12	10,000 86:7	187 73:21	2342 78:13
18:4,15	55:21 56:17	41:21 52:21	welcome 5:1	40:13,17,19	10:46 1:5	74:22 75:16	78:22
19:17 20:21	unstable	53:2 61:11	23:10 28:19	40:20 41:17	1047 2:6	75:16	2346 45:7
23:22 25:23	81:20	94:1	44:21 58:20	41:18 59:4	32:12	189 74:23	49:8
29:16,22	update 7:9	voting 67:22	69:4 70:10	60:13,16	11 61:7	1914 4:2,8	2346-54 46:5
31:13,15	updated 9:19	VPRC 95:16	45:17 65:11	71:3,7 79:4	11:50 95:16	1938 4:10	2354 45:7
33:2 40:18	Urban 3:13	W	84:17 90:1	79:5,22	1100 54:17	1970s 13:20	2356-64
41:4 42:21	32:18,23	waiting 48:14	west 2:6 13:1	82:12,16,19	55:6,17	1991 27:7	45:17
49:16,18	use 10:23	52:14 56:22	14:1,20,22	85:2 87:14	1102 55:18	1998 69:16	239 43:22
62:7 70:22	37:17,24	WALKER	15:24 16:4	94:18	1121 54:17	2	24 55:6
74:24 75:1	39:5 40:20	1:10	16:6,14	yards 41:9	55:6	2 2:11	24,000 9:13
75:3,5	47:5 49:9	Wanda 69:7	32:12 45:7	79:2	1124 54:17	200 43:17	2414 79:15
77:14,14	82:12,24	want 2:20,21	45:18 57:18	yeah 25:6	55:6	2000 60:12	25 12:19,23
80:5 89:18	uses 8:17,23	8:24 11:22	73:21 74:23	31:13 41:24	1126 55:6	2001 29:1	14:3
tying 15:9	10:24	17:4,15	Wharton	42:10 49:22	1233 54:16	31:22 61:7	2608 67:19
types 15:7	V	58:24 59:1	5:10 6:8	54:4 60:15	55:5	62:18 68:7	68:4 93:21
typical 15:7	V2 66:2	64:14 65:5	Wilder 78:13	60:23 73:12	13 8:8	2004 69:9,22	94:7
Tyson 69:7	vacant 1:1	65:8,9 76:3	78:22	77:18 93:6	1308 2:16,17	2006 16:7	2632 54:18
		86:12,19					

Vacant Property Review Committee
 May 9, 2017

2646 54:16 55:12 56:20 2646/2648 55:3 2648 54:16 55:12 56:20 2650 29:5 2652 28:23 26th 54:17,17 55:6 27 12:19,23 14:3 27th 54:16,18 55:5,7,18 55:18 28 11:12 13:7 60:19 2828 67:5 2853 2:14 33:6 2855 2:13 33:5 28th 12:3 29 12:19,23 14:3 2936 32:14 <hr/> 3	5351 44:22 54th 61:7 56 48:14 5836 52:5 5838 52:18 5923 57:11 <hr/> 6 6 8:10 23:18 60 43:2 60th 42:13,14 42:22 43:17 43:19,23 44:3 613 42:13,22 43:14 69 2:23 3:23 6th 32:15 <hr/> 7 7 7:24 712 2:18 58:21 72,000 80:23 81:4 85:24 86:24 87:3 89:21 722 2:19 7th 59:15,20 60:7 67:5 <hr/> 8 8 29:1 65:1 801 70:19,22 71:8,9 803 70:11,15 70:17 71:2 71:23 805 71:8,16 76:12 79:13 807 70:11,15 71:5,9,15 72:21 83 94:18 86 8:8 89 3:15 8th 4:2,9 52:1 <hr/> 9 9 1:5 90 21:23 911 40:23 912 41:13 913 39:13,16	41:14 915 40:22 97 69:21				
--	--	--------------------------------	--	--	--	--