

Vacant Property Review Committee  
September 12, 2017

Page 1

VACANT PROPERTY REVIEW COMMITTEE

Caucus Room, City Hall  
Philadelphia, Pennsylvania  
Tuesday, September 12, 2017  
10:10 a.m.

PRESENT:

SUSIE JARMON, OHCD, CHAIRWOMAN  
JEREMY GRADWOHL, Council President  
Clarke's Office  
WILLIAM NEWCOMB, PRA  
DEB CUNNINGHAM, Public Property  
LINDA MEDLEY, Law Department  
STEVE BERTIL, Law Department  
LISA WALKER, Revenue Department  
GARRETT O'DWYER, PACDC  
MEREDITH TREGO, Commerce Department  
MELISSA LONG, OHCD  
ANDREW FRISHKOFF, LISC  
LOWELL THOMAS, PHDC  
JAMETTA JOHNSON, Planning Commission

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Vacant Property Review Committee  
September 12, 2017

Page 2

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 CHAIRWOMAN JARMON: Good

3 morning. My name is Susie Jarmon. We're  
4 going to get started.

5 There's a couple items I want  
6 to table per Councilwoman Sanchez. The  
7 first item is on Page 2, 2033 North  
8 American Street. We're going to table  
9 this until we hear from the Councilwoman.

10 Page 3, 628 East Clementine was  
11 tabled per Councilwoman Sanchez. 3048  
12 and 3050 North Darien Street has been  
13 tabled per Council.

14 And I want to add an item with  
15 Neighborhood Garden Trust, 536 Mercy  
16 Street. That was left out of the list  
17 for a garden.

18 MS. CUNNINGHAM: 536?

19 CHAIRWOMAN JARMON: 536 Mercy  
20 Street.

21 Are there any attorneys? I  
22 know I have Neighborhood Garden Trust.  
23 You want to come up to the podium.

24 And they're on Page 5 for Urban  
25 Garden Agreements.

Vacant Property Review Committee  
September 12, 2017

Page 3

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 (Witnesses approached podium.)

3 CHAIRWOMAN JARMON: State your  
4 name for the record.

5 MR. DUFFY: Hi there. My name  
6 is Gregory Duffy, counsel for  
7 Neighborhood Gardens Trust. I'm with the  
8 firm of Duane Morris. With me is the  
9 Executive Director of Neighborhood  
10 Gardens Trust, Jenny Greenberg.

11 CHAIRWOMAN JARMON: And you're  
12 here to receive Urban Garden Agreements  
13 on these lots and also title transfer?

14 MR. DUFFY: Yes. These are for  
15 title transfers, two separate garden  
16 properties. The property addresses are  
17 1701, 1705 North 55th Street. That  
18 represents the Five Loaves Two Fish  
19 Garden, Hestonville, which is in  
20 Councilwoman Jones' office -- Councilman  
21 Jones' office. And then also the  
22 properties known as 528, 534, 536, 521,  
23 525, 529, 531 Mercy Street, which are in  
24 Councilman Squilla's district.

25 So Neighborhood Gardens Trust,

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE  
2 some of you may know, is a planned trust  
3 that was established in 1984 as an  
4 affiliate of Pennsylvania Horticultural  
5 Society. Its mission is to protect and  
6 preserve community gardens and open space  
7 in the City of Philadelphia. To date,  
8 NGT preserves over 35 gardens, community  
9 garden properties throughout the City,  
10 and today we're asking to acquire title  
11 to these two separate garden tracts in  
12 order to preserve additional garden space  
13 in the City to serve its citizens.

14           The Neighborhood Gardens Trust  
15 is looking in the first place to acquire,  
16 as I said, 1701 and 1705 North 55th  
17 Street for Five Loaves Two Fish Garden.  
18 Five Loaves Two Fish Garden serves the  
19 Hestonville neighborhood, which is just  
20 off of Lancaster around 55th Street.  
21 Currently there are about 30 plots  
22 serving families in that neighborhood.  
23 There's a long waiting list, and it is a  
24 source of pride for the community there.

25           The Mercy Edible Garden, which

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 are the Mercy Street properties, are  
3 located in Councilman Squilla's district.  
4 They serve both the south -- sorry. They  
5 serve both the Broad Street Ministry. We  
6 have actually Pastor Sammy Evans here,  
7 which is representing Broad Street  
8 Ministry, providing food and crops for  
9 homeless in the City, as well as serving  
10 the Growing Home Gardens, which is a  
11 garden which was established several  
12 years ago by the Nationalities Service  
13 Center for the benefit of, among others,  
14 the community of Bhutanese refugees in  
15 the City. That particular garden has  
16 received national attention. It appeared  
17 in a National Geographic spread and is,  
18 as I said, as with the Five Loaves Two  
19 Fish Gardens, a source of both community  
20 and national pride, for that matter.

21 I will point out that for Five  
22 Loaves Two Fish Gardens we have Victor  
23 Young, who is the head community leader  
24 for that garden, in attendance here.

25 CHAIRWOMAN JARMON: Thank you.

Vacant Property Review Committee  
September 12, 2017

Page 6

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 Are there any questions from  
3 the Committee?

4 (No response.)

5 CHAIRWOMAN JARMON:

6 Recommendation?

7 MR. GRADWOHL: I move to  
8 approve the transfers.

9 (Duly seconded.)

10 CHAIRWOMAN JARMON: All in  
11 favor?

12 (Aye.)

13 MR. THOMAS: Question? Just  
14 for clarification, because this has to go  
15 through the Land Bank, do we need to say  
16 anything more in the motion or is that  
17 sufficient?

18 CHAIRWOMAN JARMON: It has to  
19 go where?

20 MR. THOMAS: It says here in  
21 the letter that 1701, 1703, 1707 are tax  
22 delinquent and have to be  
23 transferred to -- acquired by the Land  
24 Bank. So I'm just asking for the motion,  
25 do we have to include that in there?

Vacant Property Review Committee  
September 12, 2017

Page 7

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 CHAIRWOMAN JARMON: No.

3 MR. THOMAS: Okay.

4 MR. O'DWYER: Have they been  
5 acquired yet?

6 CHAIRWOMAN JARMON: No.  
7 They're still delinquent and they have to  
8 certify them.

9 MR. O'DWYER: Can I ask an  
10 additional question? So this is a  
11 transfer at nominal value?

12 CHAIRWOMAN JARMON: Yes.

13 MR. O'DWYER: So is there going  
14 to be a deed restriction governing the --

15 CHAIRWOMAN JARMON: That they  
16 garden on it, only green space.

17 MR. DUFFY: And NGT is okay  
18 with that.

19 MR. O'DWYER: Great.

20 CHAIRWOMAN JARMON: Any further  
21 questions?

22 (No response.)

23 CHAIRWOMAN JARMON: All in  
24 favor?

25 (Aye.)

Vacant Property Review Committee  
September 12, 2017

Page 8

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 CHAIRWOMAN JARMON: Thank you.

3 MR. DUFFY: Thank you.

4 CHAIRWOMAN JARMON: Thanks.

5 Are there any opposed?

6 (No response.)

7 CHAIRWOMAN JARMON: I got to  
8 write that down. We just started this.

9 Next I have two attorneys here  
10 that I know of, 2431 Arlington Street and  
11 2418 Tulip. You're here for the same?

12 MR. DINATALE: I'm here for  
13 Arlington and Dekalb.

14 (Witness approached podium.)

15 CHAIRWOMAN JARMON: I'm sorry.  
16 You're here for Dekalb, 747 Dekalb and  
17 2431 Arlington Street. Dekalb is on Page  
18 9.

19 Can you state your name for the  
20 record?

21 MR. DINATALE: Good morning.  
22 Lorenzo Dinatale for the purchaser, G&R  
23 Merger 2, LLC.

24 CHAIRWOMAN JARMON: And both of  
25 these properties that he's asking

Vacant Property Review Committee  
September 12, 2017

Page 9

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE  
2 releases for have been recently acquired  
3 at sheriff's sale, and they have the old  
4 City restriction on the deeds.

5 Are there any questions from  
6 the Committee?

7 (No response.)

8 CHAIRWOMAN JARMON:  
9 Recommendation?

10 (No response.)

11 CHAIRWOMAN JARMON: Can I get a  
12 recommendation?

13 MS. TREGO: Move to grant the  
14 releases.

15 (Duly seconded.)

16 CHAIRWOMAN JARMON: All in  
17 favor?

18 (Aye.)

19 CHAIRWOMAN JARMON: Any  
20 opposed?

21 (No response.)

22 CHAIRWOMAN JARMON: Thank you.

23 MR. DINATALE: Thank you.

24 CHAIRWOMAN JARMON: 2418 Tulip  
25 is on Page 6.

Vacant Property Review Committee  
September 12, 2017

Page 10

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 (Witness approached podium.)

3 CHAIRWOMAN JARMON: Good

4 morning. State your name for the record.

5 MR. MASCIANTONIO: Good

6 morning, Chairwoman and members. Paul

7 Masciantonio, attorney for the owners,

8 Betty Hall, Faith Hall, and Phillip

9 Haggerty.

10 This property was acquired in  
11 2000 from the RDA and it was transferred  
12 in February of 2013 to -- it was acquired  
13 by Betty Hall. It was transferred to  
14 Betty Hall and her son, both are here  
15 today, in 2013. The property has been  
16 maintained and cared for over that time.  
17 We are asking at this time if the deed  
18 restrictions could be removed so that the  
19 party -- so that the property can be  
20 transferred.

21 CHAIRWOMAN JARMON: Any

22 questions from the Committee?

23 (No response.)

24 CHAIRWOMAN JARMON:

25 Recommendation?

Vacant Property Review Committee  
September 12, 2017

Page 11

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

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

4 (Duly seconded.)

5 CHAIRWOMAN JARMON: All in  
6 favor?

7 (Aye.)

8 CHAIRWOMAN JARMON: Opposed?

9 (No response.)

10 CHAIRWOMAN JARMON: Thank you.

11 MR. MASCIANTONIO: Thank you,  
12 ma'am.

13 CHAIRWOMAN JARMON: I want to  
14 take a property out of order. On Page 7,  
15 5935 Ogontz Avenue, Neighborhood  
16 Development Alliance.

17 (Witness approached podium.)

18 CHAIRWOMAN JARMON: Good  
19 morning. Can you state your name for the  
20 record?

21 MR. SARGEANT: Sherwin Gary  
22 Sargeant.

23 CHAIRWOMAN JARMON: And you're  
24 here requesting the restrictions be  
25 lifted on the deed, which was transferred

Vacant Property Review Committee  
September 12, 2017

Page 12

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE  
2 in 1983?

3 MR. SARGEANT: I actually  
4 purchased it in 2011.

5 CHAIRWOMAN JARMON: Okay. And  
6 it has the old City restriction on it.

7 MR. SARGEANT: Yes. It has  
8 been renovated and up to code.

9 CHAIRWOMAN JARMON: Any  
10 questions from the Committee?

11 (No response.)

12 CHAIRWOMAN JARMON:  
13 Recommendation?

14 MR. GRADWOHL: I move to grant  
15 the release.

16 (Duly seconded.)

17 CHAIRWOMAN JARMON: All in  
18 favor?

19 (Aye.)

20 CHAIRWOMAN JARMON: Any  
21 opposed?

22 (No response.)

23 CHAIRWOMAN JARMON: Thank you.  
24 Have a good day.

25 Are there any other attorneys

Vacant Property Review Committee  
September 12, 2017

Page 13

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 before I move forward?

3 (No response.)

4 CHAIRWOMAN JARMON: Thank you.

5 We want to get started on Page 2, 2923

6 North Taylor Street, Lenora Gibson.

7 MS. GIBSON: Yes.

8 (Witness approached podium.)

9 CHAIRWOMAN JARMON: Hi. Can  
10 you state your name for the record?

11 MS. GIBSON: Lenora Gibson.

12 CHAIRWOMAN JARMON: And you're  
13 here to purchase this property?

14 MS. GIBSON: Yes, I am.

15 CHAIRWOMAN JARMON: And what is  
16 your proposal?

17 MS. GIBSON: My proposal is I  
18 have the support from my Councilman,  
19 Curtis Jones, Jr., to rehab the property  
20 for me and my daughter to live in. And  
21 my proposal was to use my own money to  
22 rehab it and also to propose the taxes  
23 and I'll pay the taxes, the back taxes.

24 CHAIRWOMAN JARMON: You'll pay?

25 MS. GIBSON: The back taxes

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 that's owed on the property.

3 CHAIRWOMAN JARMON: There's no  
4 taxes on it. We acquired this at  
5 sheriff's sale, so the property will be  
6 free and clear.

7 MS. GIBSON: Okay. I was going  
8 to rehab it from the roof, the whole  
9 house, for me and my daughter to use as  
10 our primary property.

11 CHAIRWOMAN JARMON: Any  
12 questions from the Committee?

13 MR. O'DWYER: Do you understand  
14 that there will be a one-year timeframe  
15 within which you need to do the rehab?

16 MS. GIBSON: Yes, I am. My dad  
17 is retired and he's going to be doing the  
18 whole remodeling once it's approved.

19 MR. O'DWYER: And you  
20 understand you're buying the property at  
21 the fair market value agreed upon with  
22 the City?

23 MS. GIBSON: Yes. I also heard  
24 of that, and my Councilman -- before I  
25 heard of that, my Councilman supported me

Vacant Property Review Committee  
September 12, 2017

Page 15

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE  
2 with a letter, because I told him all --  
3 you know, everything that I had to do  
4 with the property as far as rehabbing it  
5 and moving in, moving forward with the  
6 property.

7 CHAIRWOMAN JARMON: Any further  
8 questions?

9 (No response.)

10 CHAIRWOMAN JARMON:  
11 Recommendation?

12 MR. O'DWYER: I move that we  
13 sell the property at fair market value.

14 (Duly seconded.)

15 CHAIRWOMAN JARMON: All in  
16 favor?

17 (Aye.)

18 CHAIRWOMAN JARMON: Any  
19 opposed?

20 (No response.)

21 CHAIRWOMAN JARMON: Thank you.

22 MS. GIBSON: You're welcome.

23 CHAIRWOMAN JARMON: The next  
24 item I'm going to table until October.  
25 The applicant asked me to table it, 2800

Vacant Property Review Committee  
September 12, 2017

Page 16

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 West Sedgley Avenue.

3 The next item is 2520 North  
4 19th Street, Darry Blount.

5 MR. BLOUNT: Danny.

6 CHAIRWOMAN JARMON: Danny?

7 MR. BLOUNT: Yes, ma'am.

8 (Witness approached podium.)

9 CHAIRWOMAN JARMON: Good  
10 morning. Can you state your name?

11 MR. BLOUNT: Good morning.

12 Danny Blount, B-L-O-U-N-T.

13 CHAIRWOMAN JARMON: And you're  
14 here to purchase this lot?

15 MR. BLOUNT: Yes, ma'am.

16 CHAIRWOMAN JARMON: And I  
17 understand that you're trying to acquire  
18 the lot that's in between the two, at 22?

19 MR. BLOUNT: Yes, ma'am. I own  
20 the property 2524 North 19th Street, was  
21 trying to purchase both properties. So  
22 I'm here just to purchase the 2520 North  
23 19th Street.

24 MS. JOHNSON: And 2518 is also  
25 a City-owned vacant lot.

Vacant Property Review Committee  
September 12, 2017

Page 17

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 CHAIRWOMAN JARMON: Is 2518 a  
3 lot also?

4 MR. BLOUNT: I believe so. I'm  
5 not sure.

6 MS. JOHNSON: It's part of the  
7 assemblage.

8 CHAIRWOMAN JARMON: The City  
9 owns it?

10 MS. JOHNSON: It shows, yes.  
11 It says City, Department of Public  
12 Property.

13 MR. BLOUNT: I would like the  
14 opportunity to try to purchase that  
15 property if in fact it's for sale.

16 CHAIRWOMAN JARMON: The 2518  
17 also?

18 MR. BLOUNT: Yes, ma'am.

19 CHAIRWOMAN JARMON: Can I get a  
20 motion to add the 2518?

21 MS. CUNNINGHAM: Have you been  
22 in touch with GRB about 2522?

23 MR. BLOUNT: I'm sorry. I  
24 couldn't hear you.

25 MS. CUNNINGHAM: Have you been

Vacant Property Review Committee  
September 12, 2017

Page 18

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 in touch with GRB about 2522?

3 MR. BLOUNT: No, ma'am, I  
4 haven't.

5 MS. CUNNINGHAM: Because they  
6 did their tax petition in 2012. I'm not  
7 sure whether they got permission to sell  
8 at sheriff's sale, about five years ago.

9 So if he takes his and then the  
10 one next to it, I don't know if somebody  
11 else is going to want the one in between.  
12 So I was just curious if he had contacted  
13 GRB.

14 CHAIRWOMAN JARMON: I'll give  
15 you GRB's phone number and you can  
16 contact them and find out what's going on  
17 with the 2522.

18 MS. JOHNSON: 22 would be on  
19 the end, because 2520 and 2518 are the  
20 City.

21 MS. CUNNINGHAM: But he owns  
22 24.

23 MS. JOHNSON: Oh, okay. Yeah.

24 CHAIRWOMAN JARMON: I'll give  
25 it to you later.

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 MR. BLOUNT: Yes, ma'am.

3 MR. O'DWYER: So the proposal  
4 is to use this as a side yard?

5 MR. BLOUNT: It's really not a  
6 side yard, sir. It's the lot next to the  
7 side yard, which the lot -- which is  
8 considered the side lot. From my  
9 understanding, attorneys still have it in  
10 litigation or -- I petitioned the  
11 attorneys to try to purchase that  
12 property as well, but as of late, it's  
13 still up in the air, sir.

14 MR. O'DWYER: Sure, but I just  
15 wanted to ask what you're intending on  
16 doing with the property you're trying to  
17 purchase here.

18 MR. BLOUNT: I plan to put  
19 gates for business purposes through the  
20 City private developers. Chain link  
21 fences, in other words, sir.

22 MS. JOHNSON: For an accessory  
23 use to your house, like a garden area?

24 MR. BLOUNT: Well, I plan to  
25 put a garden as well. I was going to use

Vacant Property Review Committee  
September 12, 2017

Page 20

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 it for --

3 MS. JOHNSON: Because it's a  
4 residential zone. That's what we're  
5 asking, what the use is. It has to be in  
6 compliance with the zoning.

7 MR. BLOUNT: I was just going  
8 to put a chain link fence within that  
9 particular lot. I wasn't going to do no  
10 construction or nothing. I was just  
11 going to put a chain link fence on that  
12 particular lot.

13 MR. O'DWYER: So for the  
14 purposes here, I mean, we would  
15 essentially be putting the same deed  
16 restriction as a side yard on the  
17 property?

18 CHAIRWOMAN JARMON: Yes.

19 Any further questions?

20 (No response.)

21 CHAIRWOMAN JARMON:

22 Recommendation?

23 MR. O'DWYER: I move that we  
24 sell the property at fair market value.

25 (Duly seconded.)

Vacant Property Review Committee  
September 12, 2017

Page 21

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 CHAIRWOMAN JARMON: And did we  
3 add the 2518?

4 MS. JOHNSON: Yes.

5 CHAIRWOMAN JARMON: Can I get a  
6 motion?

7 MS. JOHNSON: I make a motion  
8 that we add the 2518.

9 MR. THOMAS: You can't have two  
10 motions.

11 MS. JOHNSON: You made a  
12 motion. I second it.

13 CHAIRWOMAN JARMON: All in  
14 favor?

15 (Aye.)

16 CHAIRWOMAN JARMON: Opposed?

17 (No response.)

18 CHAIRWOMAN JARMON: Thank you,  
19 sir.

20 MR. BLOUNT: Thank you all. I  
21 appreciate it.

22 CHAIRWOMAN JARMON: Page 3,  
23 other than the two properties that  
24 Council has asked us to table, we have  
25 side yards. Can I get a recommendation?

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 MR. GRADWOHL: I move to  
3 approve the transfer of the listed  
4 properties at no consideration with  
5 self-amortizing mortgages.

6 (Duly seconded.)

7 CHAIRWOMAN JARMON: Well, we're  
8 not putting self-amortizing mortgages in  
9 the offer. The new policy, we'll just  
10 transfer them as side yards without the  
11 self-amortizing mortgage.

12 MR. GRADWOHL: Let me amend my  
13 motion, then.

14 I move to transfer the listed  
15 properties as side yards through the new  
16 disposition policy.

17 (Duly seconded.)

18 CHAIRWOMAN JARMON: All in  
19 favor?

20 (Aye.)

21 CHAIRWOMAN JARMON: Any  
22 opposed?

23 (No response.)

24 CHAIRWOMAN JARMON: Thank you.  
25 Urban Garden Agreements, I can

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 accept these on Page 4.

3 The next item, 3959 North 9th  
4 Street, Hunting Park Community  
5 Revitalization Corp.

6 (Witness approached podium.)

7 MR. LANIER: Good morning.

8 CHAIRWOMAN JARMON: Good  
9 morning. Can you state your name for the  
10 record?

11 MR. LANIER: Charles Lanier.

12 CHAIRWOMAN JARMON: And you're  
13 here to acquire the 3959 North 9th  
14 Street, and your proposal is?

15 MR. LANIER: Yes. We are a  
16 community revitalization corporation.  
17 The proposal is to obtain the property  
18 for inventory to help low-income people  
19 obtain housing.

20 CHAIRWOMAN JARMON: To help  
21 low-income people?

22 MR. LANIER: Yeah. We are a  
23 non-profit organization.

24 CHAIRWOMAN JARMON: I know, but  
25 what are you going to use the property

Vacant Property Review Committee  
September 12, 2017

Page 24

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 for?

3 MR. LANIER: We probably will  
4 rehab the property for residential  
5 purposes.

6 MS. JOHNSON: It's a house.

7 MR. LANIER: Yes, it's a house.

8 CHAIRWOMAN JARMON: Any  
9 questions from the Committee?

10 MR. GRADWOHL: Do you know the  
11 specifics? Is this a fair market value  
12 transaction or is there kind of pricing  
13 involved?

14 CHAIRWOMAN JARMON: You're  
15 asking me?

16 MR. GRADWOHL: Yes.

17 CHAIRWOMAN JARMON: I was  
18 trying to see where you were looking.

19 I know we acquired this at  
20 sheriff's sale for Hunting Park Community  
21 a few years ago. I want to say maybe  
22 2015. They didn't put the date on here.

23 MR. O'DWYER: The City acquired  
24 it for --

25 CHAIRWOMAN JARMON: At

Vacant Property Review Committee  
September 12, 2017

Page 25

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 sheriff's sale, yeah.

3 MR. O'DWYER: -- this purpose?

4 Okay.

5 So will you be renting to  
6 income-restricted folks, like low income,  
7 moderate --

8 MR. LANIER: That is our plan,  
9 yes, to spur community economic  
10 development in our community.

11 MR. O'DWYER: So would that be  
12 in a deed restriction, that it would be  
13 for low-income housing?

14 MS. MEDLEY: If the Committee  
15 wants it to be in there, it can be, yes.

16 CHAIRWOMAN JARMON: If that's  
17 the recommendation of the Committee.

18 MR. O'DWYER: Well, I just want  
19 to make sure that that's what's being  
20 proposed here. I don't want to put in a  
21 restriction that will make the project  
22 infeasible.

23 MS. JOHNSON: Are they  
24 acquiring at a discount rate?

25 MR. O'DWYER: So are they

Vacant Property Review Committee  
September 12, 2017

Page 26

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 acquiring this at nominal value or some  
3 discounted rate or is this --

4 MR. GRADWOHL: Charles.

5 MR. LANIER: There was a  
6 recommendation from Councilwoman  
7 Sanchez's office to transfer the property  
8 back to us, yes. I'm sorry.

9 MS. JOHNSON: At a nominal fee.  
10 So then we want the deed restriction.

11 MR. GRADWOHL: So then there  
12 should be a restriction in there  
13 regarding the income level.

14 MS. CUNNINGHAM: Is this to  
15 rehab it and rent it? Is that the plan,  
16 to rent to low-income people, or is it to  
17 rehab it and sell it to low-income  
18 people?

19 CHAIRWOMAN JARMON: He said to  
20 rent.

21 MS. CUNNINGHAM: To rent it.  
22 Sorry. I couldn't hear.

23 CHAIRWOMAN JARMON: Any further  
24 questions?

25 MR. O'DWYER: I move that we

Vacant Property Review Committee  
September 12, 2017

Page 27

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 transfer the property at nominal value  
3 for use as low-income housing, to be  
4 rehabbed for low-income housing and that  
5 that will be reflected on the deed.

6 (Duly seconded.)

7 CHAIRWOMAN JARMON: All in  
8 favor?

9 (Aye.)

10 CHAIRWOMAN JARMON: Any  
11 opposed?

12 (No response.)

13 CHAIRWOMAN JARMON: Thank you.

14 MR. LANIER: Thank you.

15 CHAIRWOMAN JARMON: The next  
16 property, 5124 Merion Avenue, First Born  
17 Church of God in Christ, Pastor Walker.

18 (Witness approached podium.)

19 CHAIRWOMAN JARMON: Good  
20 morning.

21 PASTOR WALKER: Good morning.

22 CHAIRWOMAN JARMON: State your  
23 name for the record.

24 PASTOR WALKER: Pastor Kenneth  
25 T. Walker, Sr.

Vacant Property Review Committee  
September 12, 2017

Page 28

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 CHAIRWOMAN JARMON: And you're  
3 here to purchase the lot adjacent to your  
4 church?

5 PASTOR WALKER: Yes.

6 CHAIRWOMAN JARMON: For  
7 parking?

8 PASTOR WALKER: For parking.

9 CHAIRWOMAN JARMON: Any  
10 questions from the Committee?

11 (No response.)

12 CHAIRWOMAN JARMON:  
13 Recommendation?

14 MR. GRADWOHL: I move to  
15 transfer the property at fair market  
16 value.

17 (Duly seconded.)

18 CHAIRWOMAN JARMON: All in  
19 favor?

20 (Aye.)

21 CHAIRWOMAN JARMON: Any  
22 opposed?

23 (No response.)

24 CHAIRWOMAN JARMON: Thank you.

25 PASTOR WALKER: Thank you.

Vacant Property Review Committee  
September 12, 2017

Page 29

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 CHAIRWOMAN JARMON: The next  
3 items are extension of time. Westview  
4 Development, 3708 Haverford and 3604 to 8  
5 Haverford Avenue.

6 (No response.)

7 CHAIRWOMAN JARMON: I'm going  
8 to table this until next month.

9 2600 West Girard Avenue, ABA  
10 Real Estate 2 Limited Partnership.

11 (Witness approached podium.)

12 CHAIRWOMAN JARMON: Good  
13 morning.

14 MR. KNECHEL: Good morning.

15 CHAIRWOMAN JARMON: Can you  
16 state your name for the record.

17 MR. KNECHEL: Ernie Knechel.

18 CHAIRWOMAN JARMON: And you're  
19 here asking for a six-month extension on  
20 your development?

21 MR. KNECHEL: Yes.

22 CHAIRWOMAN JARMON: Are there  
23 any questions from the Committee?

24 MR. GRADWOHL: Do you know if  
25 there's a continued date at the ZBA?

Vacant Property Review Committee  
September 12, 2017

Page 30

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 MR. KNECHEL: No. We don't  
3 have a date yet. It was supposed to be  
4 on the October agenda, but we don't have  
5 a confirmation yet.

6 CHAIRWOMAN JARMON: Any further  
7 questions?

8 (No response.)

9 CHAIRWOMAN JARMON:  
10 Recommendation?

11 MS. TREGO: Move to grant the  
12 six-month extension.

13 (Duly seconded.)

14 CHAIRWOMAN JARMON: All in  
15 favor?

16 (Aye.)

17 CHAIRWOMAN JARMON: Any  
18 opposed?

19 (No response.)

20 CHAIRWOMAN JARMON: Thank you.

21 MR. KNECHEL: Thank you.

22 CHAIRWOMAN JARMON: The next  
23 item, 2228 Wilder, 2235, and 2236 Wilder,  
24 Stephanie Green.

25 (Witness approached podium.)

Vacant Property Review Committee  
September 12, 2017

Page 31

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 CHAIRWOMAN JARMON: Good

3 morning.

4 MR. VINEY: Good morning.

5 CHAIRWOMAN JARMON: State your  
6 name for the record.

7 MR. VINEY: Vincent Viney. I'm  
8 here to represent Stephanie today for the  
9 extension.

10 So I'm just here to basically  
11 give an update. We're making great  
12 progress. The homes are fully framed up.  
13 The exteriors are done. The drywall is  
14 just about ready to go in this week, and  
15 we expect the homes to be ready in about  
16 a month and a half, but we'd like to have  
17 just a six-month extension just to be  
18 safe, but I really expect that we'll be  
19 done in two to three months maximum.

20 CHAIRWOMAN JARMON: Okay. We  
21 have the pictures attached. We have  
22 them.

23 MR. VINEY: Great.

24 CHAIRWOMAN JARMON: Any  
25 questions from the Committee?

Vacant Property Review Committee  
September 12, 2017

Page 32

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 (No response.)

3 MR. O'DWYER: I move that we  
4 grant the six-month extension.

5 (Duly seconded.)

6 CHAIRWOMAN JARMON: All in  
7 favor?

8 (Aye.)

9 CHAIRWOMAN JARMON: Any  
10 opposed?

11 (No response.)

12 CHAIRWOMAN JARMON: Thank you.  
13 The next item, 2603 North 6th  
14 Street.

15 (Witness approached podium.)

16 CHAIRWOMAN JARMON: Good  
17 morning.

18 MR. JANAITIS: Good morning.

19 CHAIRWOMAN JARMON: State your  
20 name for the record.

21 MR. JANAITIS: Paul Janaitis.

22 CHAIRWOMAN JARMON: And you  
23 recently purchased this property?

24 MR. JANAITIS: Yes.

25 CHAIRWOMAN JARMON: Like August

Vacant Property Review Committee  
September 12, 2017

Page 33

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 17th.

3 Any questions from the  
4 Committee?

5 (No response.)

6 CHAIRWOMAN JARMON:

7 Recommendation?

8 MR. GRADWOHL: Move to grant  
9 the release.

10 (Duly seconded.)

11 MS. CUNNINGHAM: Can we get  
12 that cleaned up a little bit, all the  
13 trash that's in the picture, please.

14 MR. JANAITIS: Absolutely.

15 MR. GRADWOHL: Let me amend my  
16 motion. Move to grant the release  
17 contingent upon proof that the lot is  
18 sufficiently cleaned.

19 (Duly seconded.)

20 CHAIRWOMAN JARMON: All in  
21 favor?

22 (Aye.)

23 CHAIRWOMAN JARMON: Any  
24 opposed?

25 (No response.)

Vacant Property Review Committee  
September 12, 2017

Page 34

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 CHAIRWOMAN JARMON: Thank you.

3 5020 Penatridge. This was a  
4 property that PHDC transferred out and it  
5 has the restriction on the deed.

6 MR. O'DWYER: So this is a  
7 single-family home?

8 CHAIRWOMAN JARMON: Yes.  
9 (Witness approached podium.)

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

12 MS. JOYNES: Sandra Joynes.

13 CHAIRWOMAN JARMON: And you're  
14 here asking for the restrictions to be  
15 lifted on the deed. You're in the  
16 process of selling?

17 MS. JOYNES: Yes, ma'am.

18 CHAIRWOMAN JARMON: Any  
19 questions from the Committee?

20 (No response.)

21 MR. O'DWYER: I move that we  
22 issue the certificate of completion.

23 (Duly seconded.)

24 CHAIRWOMAN JARMON: All in  
25 favor?

Vacant Property Review Committee  
September 12, 2017

Page 35

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 (Aye.)

3 CHAIRWOMAN JARMON: Any

4 opposed?

5 (No response.)

6 CHAIRWOMAN JARMON: Thank you.

7 1333 South Dover Street, Dover

8 Point, LLC, Margy Green.

9 (Witness approached podium.)

10 CHAIRWOMAN JARMON: Good

11 morning.

12 MS. GREEN: Good morning.

13 CHAIRWOMAN JARMON: State your

14 name for the record, please.

15 MS. GREEN: Margy Green. I'm

16 the sole owner of Dover Point, LLC.

17 CHAIRWOMAN JARMON: And

18 Ms. Green is here asking that the

19 restriction be lifted off the deed.

20 However, she doesn't have an agreement of

21 sale.

22 MS. GREEN: I have an agreement

23 of sale for two other properties on Dover

24 Street and I have an interested buyer.

25 Should you release the restrictions for

Vacant Property Review Committee  
September 12, 2017

Page 36

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE  
2 1333, he would like right of first  
3 refusal if it can be a buildable lot. So  
4 I do have an interested buyer.

5 CHAIRWOMAN JARMON: So you have  
6 someone interested in purchasing it?

7 MS. GREEN: I do.

8 MS. JOHNSON: When did you  
9 acquire it?

10 MS. GREEN: When did I acquire  
11 it?

12 CHAIRWOMAN JARMON: 2016,  
13 November.

14 MS. CUNNINGHAM: It hasn't even  
15 been a year.

16 MS. TREGO: This was sold for a  
17 dollar; is that correct?

18 MS. GREEN: It was proposed as  
19 a side yard. I own 1331 South Dover. My  
20 investor and friend just suddenly passed  
21 away a month ago and I can't see this  
22 project come to fruition.

23 MR. O'DWYER: Are the  
24 restrictions that are on this property  
25 side yard restrictions or are they

Vacant Property Review Committee  
September 12, 2017

Page 37

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE  
2 development restrictions? What was the  
3 disposition?

4 CHAIRWOMAN JARMON: Side yard  
5 restriction.

6 MR. O'DWYER: Side yard.

7 MS. GREEN: I'm proposing that  
8 it be allowed to be sold as a buildable  
9 lot. That's what the prospective buyer  
10 would wish.

11 MR. O'DWYER: What were the  
12 side yard restrictions in place?

13 CHAIRWOMAN JARMON: They had  
14 the five-year restriction in it.

15 MR. O'DWYER: The  
16 self-amortizing mortgage?

17 MS. GREEN: No. It was a cash  
18 sale.

19 MS. JOHNSON: She purchased it  
20 for a dollar.

21 MS. CUNNINGHAM: Just a side  
22 yard.

23 So the proceeds of that sale  
24 will come to the City, less 15 percent  
25 and what you put into it, correct?

Vacant Property Review Committee  
September 12, 2017

Page 38

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 Is that right? Am I saying  
3 that right?

4 MR. THOMAS: Wait a minute.  
5 Can I ask a question? Are they missing  
6 something here? It was sold as -- or  
7 transferred as a side yard, but yet the  
8 letter says that it was intended for  
9 development all along. So there was a  
10 misrepresentation made here. We should  
11 be concerned about that.

12 CHAIRWOMAN JARMON: Did you pay  
13 a dollar for this?

14 MS. GREEN: No. It was like  
15 2,200.

16 CHAIRWOMAN JARMON: So it was a  
17 sale to you?

18 MS. GREEN: It was a sale to  
19 me.

20 MS. CUNNINGHAM: It was a sale,  
21 okay.

22 MS. JOHNSON: But it still has  
23 a five-year restriction.

24 CHAIRWOMAN JARMON: No. If it  
25 was a sale, there was no restriction. It

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE  
2 was just the one year that they had to  
3 develop it. That's what they were going  
4 to do, but she received it as a side  
5 yard.

6 MR. O'DWYER: So then what were  
7 the restrictions that -- does the City  
8 have any interest in this property, any  
9 reversionary interest on this?

10 CHAIRWOMAN JARMON: She's been  
11 maintaining it for a year. She got it as  
12 a side yard.

13 MR. O'DWYER: So there's no  
14 resale restrictions or anything?

15 MS. MEDLEY: Probably not if  
16 she paid for it, whatever the value of it  
17 was at the time. There's only two  
18 restrictions, that she could develop it  
19 within a year --

20 MR. O'DWYER: If that was her.

21 MS. MEDLEY: -- and get it  
22 cleaned and whatever the case may be.

23 MS. CUNNINGHAM: Do we still  
24 need to wait until November?

25 MS. JOHNSON: So why is there a

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE  
2 restriction on it?

3 MS. CUNNINGHAM: She bought it  
4 less than a year ago.

5 CHAIRWOMAN JARMON: Well, it's  
6 a year restriction in every deed, that if  
7 they're going to develop or they're going  
8 to maintain it, keep it clean, it's just  
9 a one-year restriction in every deed.

10 MS. CUNNINGHAM: We still need  
11 to wait until November, though, because  
12 it was November 2016. So we still need  
13 to wait the one year to be able to  
14 release the restriction.

15 MS. MEDLEY: Actually, if they  
16 cleaned it and did what she said she  
17 wanted to do with it when she purchased  
18 it, then we can release it.

19 CHAIRWOMAN JARMON: Right.

20 MR. O'DWYER: They're not  
21 claiming that there will be future  
22 development on the lot, that the  
23 Committee has to wait for it to grant  
24 approval.

25 CHAIRWOMAN JARMON: Right.

Vacant Property Review Committee  
September 12, 2017

Page 41

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 MS. MEDLEY: I think it just  
3 needs to be clear that -- Lowell is  
4 saying in the letter it says that she was  
5 going to develop it.

6 So when you purchased the lot,  
7 what was your intent?

8 MS. GREEN: When I purchased  
9 the lot, the intent was for 1333 to be  
10 the side yard.

11 MS. MEDLEY: Okay.

12 MR. GRADWOHL: Was this  
13 purchased through VPRC?

14 CHAIRWOMAN JARMON: Yes.

15 MR. GRADWOHL: Has anyone  
16 looked at the minutes from 2016 when it  
17 was originally on there?

18 CHAIRWOMAN JARMON: It was for  
19 a side yard.

20 MR. GRADWOHL: That was what  
21 was discussed?

22 CHAIRWOMAN JARMON: Because she  
23 owns the adjacent property and she  
24 purchased this for 2,200 at the time.  
25 But she was trying to change -- I think

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 she wanted to develop on it. That was  
3 her plan after she got it.

4 Correct?

5 MS. GREEN: Right now I would  
6 like the restrictions to be released so  
7 it could become a buildable lot. The  
8 prospective buyer that I have would like  
9 to build on that lot.

10 CHAIRWOMAN JARMON: Right.

11 Can I get a recommendation?

12 (No response.)

13 CHAIRWOMAN JARMON:

14 Recommendation?

15 MS. CUNNINGHAM: It was a side  
16 yard. You live in the house next door?  
17 I mean, because your address on here is  
18 Phoenixville. So I'm trying to  
19 understand.

20 CHAIRWOMAN JARMON: At the  
21 time, she lived in the property next door  
22 at 31.

23 MS. GREEN: It's not habitable.  
24 1331 is not habitable. It needs to be  
25 developed.

Vacant Property Review Committee  
September 12, 2017

Page 43

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 MS. CUNNINGHAM: So you've  
3 never lived in the property next door?

4 MS. GREEN: I own it.

5 CHAIRWOMAN JARMON: She owned  
6 it.

7 MR. GRADWOHL: Has anyone  
8 actually looked at the VPRC minutes from,  
9 I guess it was --

10 MS. CUNNINGHAM: No. I tried  
11 to look at November, but it wasn't on  
12 November. It was probably before that,  
13 because it settled then.

14 MR. GRADWOHL: I can only see  
15 the agenda from October 2015. Did anyone  
16 look at that and see what was  
17 specifically stated at that meeting?  
18 Because that would need to be determined  
19 in terms of what the City's expectations  
20 are for her to develop it, whether it was  
21 to build something or whether it was just  
22 simply to clean it.

23 MS. JOHNSON: So do you want to  
24 table it?

25 CHAIRWOMAN JARMON: At the

Vacant Property Review Committee  
September 12, 2017

Page 44

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE  
2 time, it was a side yard. She owned the  
3 adjacent property. So she purchased it  
4 as a side yard to her property that she  
5 owned.

6 MR. GRADWOHL: I understand  
7 that. I'd really like to see the  
8 minutes, if possible. Is there any way  
9 we could do some research in the next few  
10 minutes, see if we can find -- is it  
11 possible in the next 15, 20 minutes  
12 quickly?

13 MS. JOHNSON: Who is going to  
14 research it?

15 MR. GRADWOHL: Well, I'm seeing  
16 it on the agenda for October 2015, is  
17 when I saw it.

18 MS. JOHNSON: So you're saying  
19 stop the meeting to research this item?

20 MR. GRADWOHL: Look it up,  
21 review -- table it until later, is what  
22 I'm saying.

23 MR. O'DWYER: Does the City  
24 post the minutes online?

25 MS. CUNNINGHAM: Yeah. I'm

Vacant Property Review Committee  
September 12, 2017

Page 45

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 looking at them right now.

3 CHAIRWOMAN JARMON: Can we just  
4 hold up for a few minutes and then we'll  
5 come back to you after they do their  
6 research?

7 MS. GREEN: Sure.

8 MS. TREGO: Why don't we table  
9 it?

10 CHAIRWOMAN JARMON: Well, it's  
11 only going to take a minute to look at  
12 the agenda, correct?

13 MS. CUNNINGHAM: I'm looking  
14 for it right now.

15 CHAIRWOMAN JARMON: The next  
16 item -- we're going to hold off and come  
17 back to her in a few minutes -- 2207  
18 North 19th Street, Michael and Terri  
19 Goodman.

20 MR. GOODMAN: Just Michael.

21 CHAIRWOMAN JARMON: Just  
22 Michael.

23 Michael was here -- was it last  
24 month?

25 (Witness approached podium.)

Vacant Property Review Committee  
September 12, 2017

Page 46

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 MR. GOODMAN: July.

3 CHAIRWOMAN JARMON: And we  
4 accidentally didn't add this property to  
5 the agenda. We only put the 2205, which  
6 was the lot.

7 MR. GOODMAN: Yes.

8 CHAIRWOMAN JARMON: And then  
9 you have the house?

10 MR. GOODMAN: Yes.

11 CHAIRWOMAN JARMON: And we just  
12 need to get the restrictions lifted off  
13 of this property. I think they already  
14 settled on the property.

15 MR. GOODMAN: Not yet.

16 CHAIRWOMAN JARMON: You're in  
17 the process?

18 MR. GOODMAN: Yes.

19 CHAIRWOMAN JARMON: Can I get a  
20 recommendation?

21 MS. JOHNSON: Recommend that we  
22 release the restriction.

23 (Duly seconded.)

24 CHAIRWOMAN JARMON: All in  
25 favor?

Vacant Property Review Committee  
September 12, 2017

Page 47

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 (Aye.)

3 CHAIRWOMAN JARMON: Any

4 opposed?

5 (No response.)

6 CHAIRWOMAN JARMON: I apologize

7 for that.

8 MR. GOODMAN: No problem.

9 Thank you.

10 CHAIRWOMAN JARMON: Thank you.

11 So they determined that she

12 acquired it as a side yard to her

13 property.

14 MS. LONG: For nominal or

15 2,200?

16 CHAIRWOMAN JARMON: She

17 purchased it for \$2,200.

18 Can I get a recommendation?

19 MR. O'DWYER: I move that we

20 grant the certificate of completion.

21 (Duly seconded.)

22 MR. THOMAS: Question? Why

23 wouldn't we just transfer it to the

24 purchaser? Because it's still -- the

25 year hasn't expired.

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 MR. GRADWOHL: Because she  
3 completed the development of the land per  
4 the City's expectations. The City's  
5 expectations were that we sold it as a  
6 side yard. So she's created a side yard  
7 and, therefore --

8 MR. THOMAS: Wasn't the  
9 restriction on for a year, though? The  
10 expectation was it would be maintained  
11 for a year.

12 MR. GRADWOHL: It's to be  
13 developed within a year.

14 CHAIRWOMAN JARMON: To do it  
15 within a year, but it was done before the  
16 year.

17 MR. O'DWYER: When they  
18 transfer to a new owner, we wouldn't be  
19 requiring that new owner to build or do  
20 anything more than she's done. So we  
21 just add another step. There's no --  
22 while we could do it, I don't see any  
23 reason to do it.

24 CHAIRWOMAN JARMON:  
25 Recommendation?

Vacant Property Review Committee  
September 12, 2017

Page 49

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 MR. O'DWYER: I made a motion  
3 that we issue the certificate of  
4 completion.

5 (Duly seconded.)

6 CHAIRWOMAN JARMON: All in  
7 favor?

8 (Aye.)

9 CHAIRWOMAN JARMON: Any  
10 opposed?

11 (No response.)

12 CHAIRWOMAN JARMON: Thank you.  
13 2236 Coral Street.

14 (Witness approached podium.)

15 CHAIRWOMAN JARMON: Hi. How  
16 are you? State your name for the record.

17 MS. ERTWINE: Lara Ertwine.

18 CHAIRWOMAN JARMON: And you  
19 acquired this lot from New Kensington?

20 MS. ERTWINE: Correct.

21 CHAIRWOMAN JARMON: And you're  
22 in the process of selling?

23 MS. ERTWINE: No. I'm just  
24 doing a deed transfer to remove my ex off  
25 the deed and I'm going to keep it as my

Vacant Property Review Committee  
September 12, 2017

Page 50

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 yard.

3 CHAIRWOMAN JARMON: Okay.

4 Well, you're refinancing.

5 MS. ERTWINE: I'm refinancing

6 my house right next door.

7 CHAIRWOMAN JARMON: Okay.

8 Any questions from the

9 Committee?

10 MR. O'DWYER: So these

11 properties were purchased at sheriff's

12 sale or they were --

13 CHAIRWOMAN JARMON: No. She

14 acquired this from New Kensington, but

15 they got it from us. So it has the

16 restriction in the deed.

17 MS. JOHNSON: And it's a vacant

18 lot.

19 CHAIRWOMAN JARMON: And it's a

20 vacant lot.

21 MR. O'DWYER: Okay.

22 MS. TREGO: Move to grant the

23 release.

24 (Duly seconded.)

25 CHAIRWOMAN JARMON: All in

Vacant Property Review Committee  
September 12, 2017

Page 51

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 favor?

3 (Aye.)

4 CHAIRWOMAN JARMON: Any

5 opposed?

6 (No response.)

7 CHAIRWOMAN JARMON: Thank you.

8 MS. ERTWINE: Thank you.

9 CHAIRWOMAN JARMON: 1504 South

10 4th Street.

11 (Witness approached podium.)

12 CHAIRWOMAN JARMON: Hi. State

13 your name for the record.

14 MR. FORTUNE: Good morning. My

15 name is Jeffrey Fortune.

16 CHAIRWOMAN JARMON: And Alfonso

17 and Cleoa were your parents?

18 MR. FORTUNE: Yes.

19 CHAIRWOMAN JARMON: And they

20 received the lot as a side yard to their

21 property.

22 MR. FORTUNE: Yes, they did.

23 CHAIRWOMAN JARMON: Any

24 questions from the Committee?

25 (No response.)

Vacant Property Review Committee  
September 12, 2017

Page 52

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 CHAIRWOMAN JARMON:

3 Recommendation?

4 MS. TREGO: I move to grant the  
5 release.

6 (Duly seconded.)

7 CHAIRWOMAN JARMON: All in  
8 favor?

9 (Aye.)

10 CHAIRWOMAN JARMON: Any  
11 opposed?

12 (No response.)

13 CHAIRWOMAN JARMON: Thank you.

14 MR. FORTUNE: Thank you very  
15 much.

16 CHAIRWOMAN JARMON: You're  
17 welcome.

18 1822 Poplar Street.

19 (No response.)

20 CHAIRWOMAN JARMON: 1822  
21 Poplar?

22 (No response.)

23 CHAIRWOMAN JARMON: I'm going  
24 to table this.

25 2909 Ridge Avenue and 2911

Vacant Property Review Committee  
September 12, 2017

Page 53

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 Ridge Avenue.

3 (Witnesses approached podium.)

4 CHAIRWOMAN JARMON: Good

5 morning. Can you state your name for the  
6 record.

7 MR. KO: My name is Christopher  
8 Ko.

9 MS. KO: My name is Helen Ko.

10 CHAIRWOMAN JARMON: And you're  
11 the current owners?

12 MR. KO: Yes.

13 CHAIRWOMAN JARMON: And you're  
14 here asking that the restriction be  
15 lifted off the deed from 1990?

16 MR. KO: Yes.

17 CHAIRWOMAN JARMON: Does anyone  
18 have any questions?

19 MR. O'DWYER: What was this  
20 purchased as?

21 MR. KO: I'm sorry?

22 MR. O'DWYER: I was asking the  
23 Chair a question.

24 CHAIRWOMAN JARMON: They were,  
25 I think, two commercial properties.

Vacant Property Review Committee  
September 12, 2017

Page 54

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 What were you using the Ridge  
3 Avenue?

4 MR. KO: Hardware store.

5 CHAIRWOMAN JARMON: Hardware  
6 store, yes. And these were two lots.

7 MR. KO: Two lots adjacent to  
8 it.

9 CHAIRWOMAN JARMON: Right. Two  
10 lots adjacent to the hardware store.

11 Any further questions?

12 (No response.)

13 MS. TREGO: I move to grant the  
14 release.

15 (Duly seconded.)

16 MS. CUNNINGHAM: Can we get  
17 this cleaned up, though, first?

18 CHAIRWOMAN JARMON: I e-mailed  
19 them and asked them to clean it.

20 MR. KO: Yes.

21 CHAIRWOMAN JARMON: Is it  
22 clean?

23 MR. KO: I have a photo and  
24 it's been maintained.

25 CHAIRWOMAN JARMON: All right.

Vacant Property Review Committee  
September 12, 2017

Page 55

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 (Duly seconded.)

3 CHAIRWOMAN JARMON: All in  
4 favor?

5 (Aye.)

6 CHAIRWOMAN JARMON: Any  
7 opposed?

8 (No response.)

9 CHAIRWOMAN JARMON: Thank you.

10 MR. KO: Thank you very much.

11 CHAIRWOMAN JARMON: You're  
12 welcome.

13 1940 East York Street.

14 (No response.)

15 CHAIRWOMAN JARMON: 1940 York?

16 (No response.)

17 CHAIRWOMAN JARMON: I'm going  
18 to table this.

19 1408 South 17th Street.

20 (Witness approached podium.)

21 CHAIRWOMAN JARMON: Good  
22 morning. Can you state your name for the  
23 record?

24 MR. GIGANTI: Nick Giganti  
25 representing the owner, Christopher

Vacant Property Review Committee  
September 12, 2017

Page 56

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 Fuller.

3 CHAIRWOMAN JARMON: We  
4 transferred this property back in 1999.

5 MR. O'DWYER: Is this a lot or  
6 a home?

7 MR. GIGANTI: It's a lot.

8 MR. O'DWYER: And when it was  
9 transferred in 1999, was it transferred  
10 to be developed or transferred to be  
11 cleaned and maintained?

12 MS. JOHNSON: Who is William  
13 Small?

14 CHAIRWOMAN JARMON: I think it  
15 was a side yard.

16 MS. JOHNSON: Who is William G.  
17 Small?

18 CHAIRWOMAN JARMON: That was  
19 the owner, the person that we transferred  
20 it to, and the current owner is  
21 Christopher Fuller, who sent a letter  
22 giving him permission to speak.

23 MS. CUNNINGHAM: Do we have any  
24 photos of that? I don't have a photo.

25 MR. GIGANTI: I have photos.

Vacant Property Review Committee  
September 12, 2017

Page 57

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 CHAIRWOMAN JARMON: You have a  
3 picture?

4 It was a side yard.

5 Oh, gosh. It needs to be  
6 cleaned.

7 MR. GIGANTI: Okay. He cleaned  
8 it, most of it, but there's just a fence  
9 towards the rear of the yard.

10 CHAIRWOMAN JARMON: So this was  
11 transferred as a side yard back in 1999.

12 MR. O'DWYER: And when was it  
13 sold to the current owner?

14 MR. GIGANTI: I believe it was  
15 2010.

16 CHAIRWOMAN JARMON: 2010 you  
17 think?

18 Any further questions?

19 (No response.)

20 CHAIRWOMAN JARMON:  
21 Recommendation?

22 MR. O'DWYER: I move that we  
23 issue a certificate of completion  
24 contingent upon the applicant sending the  
25 Chair photographic evidence that the lot

Vacant Property Review Committee  
September 12, 2017

Page 58

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 has been cleaned.

3 (Duly seconded.)

4 CHAIRWOMAN JARMON: All in

5 favor?

6 (Aye.)

7 CHAIRWOMAN JARMON: Any

8 opposed?

9 (No response.)

10 CHAIRWOMAN JARMON: Thank you.

11 The next item, 1531 North 7th

12 Street.

13 (Witness approached podium.)

14 CHAIRWOMAN JARMON: You're the

15 current owner?

16 MR. BADUSH: Yes. My name is

17 Isaac Badush.

18 CHAIRWOMAN JARMON: And you're

19 here asking that the restriction be

20 lifted on the deed from 2000?

21 MR. BADUSH: Yeah. I think

22 actually 1997 also.

23 CHAIRWOMAN JARMON: Are there

24 any questions from the Committee? He

25 just purchased this lot for 177,000.

Vacant Property Review Committee  
September 12, 2017

Page 59

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 And you're going to develop?

3 MR. BADUSH: Yeah.

4 CHAIRWOMAN JARMON: Okay.

5 MR. O'DWYER: Am I looking at  
6 the right thing? Is this a playground?

7 CHAIRWOMAN JARMON: Yeah.

8 They're going to get rid of this.

9 MR. BADUSH: Yeah. The church  
10 is not there anymore.

11 CHAIRWOMAN JARMON: That's  
12 really nice, though. Why are you going  
13 to do that?

14 No. I'm only messing.

15 MR. BADUSH: It used to belong  
16 to the church, but there's no church  
17 there anymore.

18 CHAIRWOMAN JARMON: Oh, okay.  
19 All right.

20 MR. O'DWYER: Oh, it used to be  
21 part of the church and the church is now  
22 defunct?

23 MR. BADUSH: Yeah. It's an  
24 adult day care now.

25 CHAIRWOMAN JARMON: Okay. Any

Vacant Property Review Committee  
September 12, 2017

Page 60

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 further questions?

3 (No response.)

4 CHAIRWOMAN JARMON:

5 Recommendation?

6 MR. O'DWYER: I move that we

7 grant the certificate of completion.

8 (Duly seconded.)

9 CHAIRWOMAN JARMON: All in

10 favor?

11 (Aye.)

12 CHAIRWOMAN JARMON: Any

13 opposed?

14 (No response.)

15 CHAIRWOMAN JARMON: Thank you.

16 MR. BADUSH: Thank you very

17 much.

18 CHAIRWOMAN JARMON: You're

19 welcome.

20 5855 Belmar Terrace.

21 (Witness approached podium.)

22 CHAIRWOMAN JARMON: Good

23 morning.

24 MS. CALVANESE: Good morning.

25 CHAIRWOMAN JARMON: State your

Vacant Property Review Committee  
September 12, 2017

Page 61

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 name for the record.

3 MS. CALVANESE: Angela

4 Calvanese.

5 CHAIRWOMAN JARMON: And you

6 are?

7 MS. CALVANESE: Property

8 manager.

9 CHAIRWOMAN JARMON: Manager.

10 Any questions?

11 MR. GRADWOHL: Is 5855 Belmar

12 Terrace currently occupied or is it

13 vacant?

14 MS. CALVANESE: Occupied.

15 MS. TREGO: What was the intent

16 when it was transferred or sold? Just to

17 rehab it?

18 MS. CALVANESE: It was already

19 rehabbed when my client purchased. The

20 reverter, I don't think it was ever

21 removed back from the '80s.

22 CHAIRWOMAN JARMON: From

23 Southwest.

24 MS. CALVANESE: So it's just

25 continued to be sold and never removed.

Vacant Property Review Committee  
September 12, 2017

Page 62

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 MR. O'DWYER: So this on the  
3 agenda says that this was disposed of in  
4 May of 2016. Is that accurate?

5 CHAIRWOMAN JARMON: I think  
6 that's wrong, yeah, because it sure  
7 wasn't last year.

8 MR. O'DWYER: So this is an  
9 older --

10 CHAIRWOMAN JARMON: It's old,  
11 old, because Southwest Coalition was  
12 years ago.

13 MR. O'DWYER: Okay.

14 CHAIRWOMAN JARMON: And they  
15 got it probably as a non-profit at the  
16 time.

17 MR. GRADWOHL: Move to grant  
18 the release.

19 (Duly seconded.)

20 CHAIRWOMAN JARMON: All in  
21 favor?

22 (Aye.)

23 MS. CALVANESE: Thank you.

24 CHAIRWOMAN JARMON: Any  
25 opposed?

Vacant Property Review Committee  
September 12, 2017

Page 63

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 (No response.)

3 CHAIRWOMAN JARMON: 1224 Alter  
4 Street, David Dai.

5 (No response.)

6 CHAIRWOMAN JARMON: Tabled.

7 2042 East Susquehanna, Fozan.

8 Mr. Fozan's attorney was here last month  
9 and we had three other lots on the  
10 agenda. However, he's only interested in  
11 selling the 2042, which he had maintained  
12 and taken care of, along with the lot  
13 adjacent to this, for years. So he's  
14 selling this along with several other  
15 properties that he owned, which are in  
16 the attachment.

17 MS. CUNNINGHAM: This is the  
18 one where they originally were going to  
19 develop it and they didn't develop it?

20 CHAIRWOMAN JARMON: That was  
21 the other ones that were attached. This  
22 one he has as side yards along with  
23 another lot that he owned at 2044. The  
24 ones that were on there were three other  
25 lots that they were going to develop, but

Vacant Property Review Committee  
September 12, 2017

Page 64

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 he's not right now -- he doesn't want the  
3 release for those three right now.

4 MR. O'DWYER: So we're only  
5 considering --

6 CHAIRWOMAN JARMON: The 2042  
7 East Susquehanna, which is included in  
8 these other ones, along with another one  
9 that he owns adjacent to this.

10 MS. JOHNSON: And is this going  
11 to be developed now?

12 MR. FOZAN: Yes.

13 CHAIRWOMAN JARMON: Yes.

14 MS. CUNNINGHAM: And the  
15 proposal is that if we require a portion  
16 of the proceeds to go to the City, you're  
17 proposing \$75,000?

18 CHAIRWOMAN JARMON: No. That  
19 was an incorrect e-mail that the lawyer  
20 sent. He didn't even pay \$75,000 for  
21 this particular lot. So I don't know  
22 what the attorney was talking about,  
23 because I spoke to Mr. Fozan after.

24 MS. CUNNINGHAM: It's like 2.32  
25 percent.

Vacant Property Review Committee  
September 12, 2017

Page 65

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 CHAIRWOMAN JARMON: Yeah. We  
3 settled this back in 2016.

4 MR. FOZAN: He was mixing too  
5 many matters together.

6 CHAIRWOMAN JARMON: Right.  
7 That's why he's here.

8 MS. CUNNINGHAM: Oh, okay.

9 MR. O'DWYER: So 2042 East  
10 Susquehanna was transferred as a side  
11 yard in 2006 and you maintained it as a  
12 side yard for a period of time.

13 MR. FOZAN: That is correct.

14 MR. O'DWYER: It appears that  
15 there's construction debris in the area.  
16 That would need to be cleared out before  
17 we could go to the --

18 CHAIRWOMAN JARMON: He said  
19 it's from the building next door where  
20 they're doing development next door and  
21 that's what all of the debris is coming  
22 from. He's continually cleaning it up.

23 MS. JOHNSON: But they're going  
24 to build on this lot.

25 CHAIRWOMAN JARMON: Yeah,

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE  
2 they're going to build on it, the people  
3 that's purchasing it.

4 MR. O'DWYER: Right. But we  
5 won't have any jurisdiction to make sure  
6 that the lot stays clean after we grant  
7 the certificate of completion. So I  
8 think we should make sure that it's clean  
9 before we do that.

10 CHAIRWOMAN JARMON: Okay.

11 MR. GRADWOHL: Yeah. The  
12 building could just never get built and  
13 that rubble could sit there for any  
14 unknown amount of time.

15 MS. JOHNSON: Are you expecting  
16 to commence construction?

17 MS. FOZAN: The buyer is  
18 willing to build within one year, yes.

19 MR. GRADWOHL: To build within  
20 one year.

21 MR. FOZAN: Yeah. The debris  
22 that's on it right now is from the new  
23 construction that's going on on both  
24 sides, and I already spoke with the  
25 owner. Supposedly he's going to clean

Vacant Property Review Committee  
September 12, 2017

Page 67

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE  
2 it, and if he doesn't, I personally will  
3 clean it myself.

4 MR. GRADWOHL: Okay. Then I  
5 move that we grant the certificate of  
6 completion for 2042 Susquehanna Avenue  
7 contingent upon the lot being  
8 sufficiently cleaned with the debris from  
9 the construction site removed.

10 (Duly seconded.)

11 CHAIRWOMAN JARMON: All in  
12 favor?

13 (Aye.)

14 CHAIRWOMAN JARMON: Any  
15 opposed?

16 (No response.)

17 CHAIRWOMAN JARMON: Thank you.

18 MR. FOZAN: Thank you.

19 CHAIRWOMAN JARMON: 210 to 216  
20 Dauphin Street.

21 (Witness approached podium.)

22 CHAIRWOMAN JARMON: This was  
23 tabled from last month. I think you  
24 found out too late to be able to attend.  
25 And you're here to sell these four lots.

Vacant Property Review Committee  
September 12, 2017

Page 68

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 MR. SHEGDA: They were part of  
3 the parcel. I had owned several of them  
4 in between and I created a parking area  
5 for the commercial building adjacent to  
6 it.

7 COURT REPORTER: Can you state  
8 your name.

9 MR. SHEGDA: John Shegda.

10 CHAIRWOMAN JARMON: Any  
11 questions from the Committee?

12 MS. CUNNINGHAM: The picture  
13 looks like the lot was being cleaned. Is  
14 it clean?

15 CHAIRWOMAN JARMON: It's clean,  
16 yeah, because we've been out after this  
17 was attached.

18 MR. O'DWYER: And this was  
19 originally sold to be a side yard or what  
20 was --

21 MS. JOHNSON: Parking.

22 MR. SHEGDA: Parking.

23 CHAIRWOMAN JARMON: Parking.

24 MS. CUNNINGHAM: This is the  
25 one where you had paved it and put the

Vacant Property Review Committee  
September 12, 2017

Page 69

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE  
2 fence up. You paved it and put the fence  
3 up and all of that back when you got it?  
4 MR. SHEGDA: I did all the  
5 sidewalk. I put retaining walls. I  
6 graded the lots, put up a fence.  
7 MS. CUNNINGHAM: Okay.  
8 MR. SHEGDA: Now I'm quitting.  
9 MR. O'DWYER: I move that we  
10 issue the certificate of completion.  
11 (Duly seconded.)  
12 CHAIRWOMAN JARMON: All in  
13 favor?  
14 (Aye.)  
15 CHAIRWOMAN JARMON: Any  
16 opposed?  
17 (No response.)  
18 CHAIRWOMAN JARMON: Thank you.  
19 MR. SHEGDA: Thank you.  
20 CHAIRWOMAN JARMON: 1702 North  
21 Gratz Street, Women's Alliance.  
22 (Witness approached podium.)  
23 MS. RHODES: Good morning.  
24 CHAIRWOMAN JARMON: Good  
25 morning. State your name for the record.

Vacant Property Review Committee  
September 12, 2017

Page 70

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 MS. RHODES: Lisa Rhodes.

3 CHAIRWOMAN JARMON: And you're  
4 here representing Women's Alliance?

5 MS. RHODES: Yes.

6 CHAIRWOMAN JARMON: Any  
7 questions from the Committee?

8 (No response.)

9 CHAIRWOMAN JARMON:  
10 Recommendation?

11 MS. JOHNSON: I recommend that  
12 we grant the release.

13 (Duly seconded.)

14 CHAIRWOMAN JARMON: All in  
15 favor?

16 (Aye.)

17 CHAIRWOMAN JARMON: Any  
18 opposed?

19 (No response.)

20 CHAIRWOMAN JARMON: Thank you.

21 MS. RHODES: Thank you.

22 CHAIRWOMAN JARMON: You're  
23 welcome.

24 2213 East Firth Street.

25 (Witness approached podium.)

Vacant Property Review Committee  
September 12, 2017

Page 71

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 CHAIRWOMAN JARMON: Good  
3 morning. Can you state your name for the  
4 record?

5 MS. BECHTEL: Barbara Bechtel,  
6 power of attorney for Thomas Ross.

7 CHAIRWOMAN JARMON: And you're  
8 here requesting the restrictions be  
9 lifted on this property on Firth Street?

10 MS. BECHTEL: Correct.

11 CHAIRWOMAN JARMON: Are there  
12 any questions from the Committee?

13 MR. O'DWYER: The home is still  
14 habitable?

15 MS. BECHTEL: Not in my  
16 opinion.

17 CHAIRWOMAN JARMON: What did  
18 you say?

19 MR. O'DWYER: I asked if the  
20 home was habitable.

21 Do people live there?

22 MS. BECHTEL: Pardon me?

23 MR. O'DWYER: Do people live  
24 there?

25 MS. BECHTEL: Mr. Ross lives

Vacant Property Review Committee  
September 12, 2017

Page 72

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 there.

3 MR. O'DWYER: It is occupied?

4 MS. BECHTEL: It is occupied.

5 It's under agreement of sale.

6 CHAIRWOMAN JARMON: Any further  
7 questions?

8 (No response.)

9 CHAIRWOMAN JARMON:  
10 Recommendation?

11 MR. GRADWOHL: I move that we  
12 grant the release.

13 (Duly seconded.)

14 CHAIRWOMAN JARMON: All in  
15 favor?

16 (Aye.)

17 CHAIRWOMAN JARMON: Thank you.

18 MS. BECHTEL: Thank you.

19 CHAIRWOMAN JARMON: You're  
20 welcome.

21 1425 Frankford Avenue.

22 (Witnesses approached podium.)

23 CHAIRWOMAN JARMON: Good  
24 morning.

25 MR. MARKOWICH: Good morning.

Vacant Property Review Committee  
September 12, 2017

Page 73

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 I'm Paul Markowich.

3 CHAIRWOMAN JARMON: Your name?

4 MR. SCHWARTZ: I'm Harris

5 Schwartz.

6 CHAIRWOMAN JARMON: Are you the  
7 current owners?

8 MR. MARKOWICH: I'm the current  
9 owner.

10 CHAIRWOMAN JARMON: Any  
11 questions from the Committee?

12 (No response.)

13 CHAIRWOMAN JARMON: This was  
14 transferred as a side yard to the  
15 previous owners.

16 MR. O'DWYER: Move that we  
17 issue the certificate of completion.

18 (Duly seconded.)

19 CHAIRWOMAN JARMON: All in  
20 favor?

21 (Aye.)

22 CHAIRWOMAN JARMON: Any  
23 opposed?

24 (No response.)

25 CHAIRWOMAN JARMON: Thank you.

Vacant Property Review Committee  
September 12, 2017

Page 74

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 (Thank you.)

3 CHAIRWOMAN JARMON: 2123 and  
4 2125 North 2nd Street.

5 (Witnesses approached podium.)

6 CHAIRWOMAN JARMON: Good  
7 morning. State your name for the record.

8 MR. CHUNG: My name is Eric  
9 Chung.

10 MR. MARKS: My name is Joseph  
11 Marks.

12 CHAIRWOMAN JARMON: Any  
13 questions from the Committee? And they  
14 received these lots as side yards through  
15 their property.

16 MS. CUNNINGHAM: I like the  
17 ivy. I think it's pretty.

18 MR. CHUNG: Thank you. They  
19 take great pride in the work that they  
20 did.

21 MR. MARKS: Thank you.

22 CHAIRWOMAN JARMON: Any  
23 questions?

24 (No response.)

25 CHAIRWOMAN JARMON:

Vacant Property Review Committee  
September 12, 2017

Page 75

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 Recommendation?

3 MR. O'DWYER: I move that we  
4 issue the certificate of completion.

5 (Duly seconded.)

6 CHAIRWOMAN JARMON: All in  
7 favor?

8 (Aye.)

9 CHAIRWOMAN JARMON: Any  
10 opposed?

11 (No response.)

12 CHAIRWOMAN JARMON: Thank you.

13 MR. CHUNG: Thank you all.

14 MR. MARKS: Thank you very  
15 much.

16 CHAIRWOMAN JARMON: Have a good  
17 day.

18 2115 East Norris Street.

19 (Witness approached podium.)

20 MR. GALSTER: Good morning.

21 CHAIRWOMAN JARMON: Good  
22 morning.

23 MR. GALSTER: I'm Joe Galster.

24 I'm the owner of June 11th LLC.

25 CHAIRWOMAN JARMON: And you're

Vacant Property Review Committee  
September 12, 2017

Page 76

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 here asking for the restriction on the  
3 deed from 1983?

4 MR. GALSTER: Yes. I bought it  
5 from the estate of the former owner prior  
6 to 1983.

7 CHAIRWOMAN JARMON: Any  
8 questions from the Committee?

9 (No response.)

10 CHAIRWOMAN JARMON:  
11 Recommendation?

12 MS. JOHNSON: Recommend that we  
13 release the restrictions.

14 (Duly seconded.)

15 CHAIRWOMAN JARMON: All in  
16 favor?

17 (Aye.)

18 CHAIRWOMAN JARMON: Any  
19 opposed?

20 (No response.)

21 MR. GALSTER: Thank you.

22 CHAIRWOMAN JARMON: Thank you.  
23 4511 North 20th Street.

24 (Witness approached podium.)

25 CHAIRWOMAN JARMON:

Vacant Property Review Committee  
September 12, 2017

Page 77

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 Ms. Singleton?

3 MS. SINGLETON: Yes. Good  
4 morning.

5 CHAIRWOMAN JARMON: Hi.

6 Just a note for the record, Ms.  
7 Singleton, she has settlement scheduled  
8 for Friday.

9 MS. SINGLETON: Friday, yes.

10 CHAIRWOMAN JARMON: Okay. And  
11 you're here to ask for the restriction --

12 MS. SINGLETON: Be taken off.  
13 I got the property in '96. I was to live  
14 there for five years, and I did.

15 CHAIRWOMAN JARMON: Any  
16 questions from the Committee?

17 (No response.)

18 MR. O'DWYER: I move that we  
19 issue the certificate of completion.

20 (Duly seconded.)

21 CHAIRWOMAN JARMON: All in  
22 favor?

23 (Aye.)

24 CHAIRWOMAN JARMON: Any  
25 opposed?

Vacant Property Review Committee  
September 12, 2017

Page 78

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 (No response.)

3 CHAIRWOMAN JARMON: Thank you.

4 MS. SINGLETON: Thank you.

5 CHAIRWOMAN JARMON: 725 and 729

6 Mercy Street, United Communities.

7 (Witnesses approached podium.)

8 MR. CARNEY: Francis Carney,

9 Executive Director, United Communities,

10 Southeast Philadelphia.

11 CHAIRWOMAN JARMON: And you're

12 here asking that the restriction be

13 lifted and you be able to sell?

14 MR. CARNEY: Yes. We're under

15 agreement of sale on these two

16 properties.

17 CHAIRWOMAN JARMON: Any

18 questions from the Committee?

19 MS. CUNNINGHAM: So the

20 original proposal was to be a park and

21 tree farm?

22 CHAIRWOMAN JARMON: Yes.

23 MR. CARNEY: It was indeed

24 until the property 727 was developed,

25 eliminating our ability to garden on that

Vacant Property Review Committee  
September 12, 2017

Page 79

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE  
2 lot.

3 CHAIRWOMAN JARMON: I think it  
4 needs to be cleaned.

5 MR. CARNEY: It's an ongoing  
6 problem, but yeah. An ongoing problem,  
7 but I understand, and we would certainly  
8 clean it.

9 CHAIRWOMAN JARMON: I think I  
10 e-mailed you guys.

11 Any further questions?

12 MR. O'DWYER: I move that we  
13 issue the certificate of completion  
14 contingent upon the applicant sending  
15 photos to the Chair demonstrating that  
16 the lot has been cleaned.

17 (Duly seconded.)

18 CHAIRWOMAN JARMON: All in  
19 favor?

20 (Aye.)

21 CHAIRWOMAN JARMON: Any  
22 opposed?

23 (No response.)

24 CHAIRWOMAN JARMON: Thank you.

25 MR. CARNEY: Thank you.

Vacant Property Review Committee  
September 12, 2017

Page 80

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 CHAIRWOMAN JARMON: 2648 Janney

3 and I think you're here for the other

4 Janney too, right?

5 MR. YOUNG: That's right.

6 CHAIRWOMAN JARMON: 2638 Janney

7 on the next page, and that's the rear

8 of -- because they didn't put that in

9 here, but it's the rear of something on

10 Sepviva.

11 MR. YOUNG: 2637 Sepviva.

12 COURT REPORTER: Can you state

13 your name?

14 MR. YOUNG: Kylie Austin Young.

15 CHAIRWOMAN JARMON: And you're

16 here asking for the --

17 MR. YOUNG: I'm representing

18 the Metz family.

19 MR. O'DWYER: In what capacity?

20 Are you trying to purchase this lot?

21 MR. YOUNG: Yeah. I'm under

22 agreement to buy the property from Steven

23 Metz, who is the heir to the estate.

24 MS. JOHNSON: So both

25 properties you're under agreement?

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 MR. YOUNG: Yes. Or Sepviva is  
3 not part of the agreement. It's been  
4 sold.

5 MS. JOHNSON: But both the  
6 Janney Street?

7 MR. YOUNG: The Janney Street.

8 MR. O'DWYER: Are we  
9 considering both properties at once or  
10 are we handling them separately?

11 CHAIRWOMAN JARMON: We can do  
12 them separate. So the one we're looking  
13 at now is 2648 Janney, which is the rear  
14 of 2647 Sepviva.

15 MR. O'DWYER: So with respect  
16 to 2648 Janney, it does appear that  
17 there's some weeds and some wood piled up  
18 there.

19 MR. YOUNG: Right. So the  
20 owner of 2647 Sepviva mistakenly believed  
21 that that plot was hers as a backyard and  
22 she rented the property on Sepviva to  
23 tenants who were also told that it was  
24 their backyard. So I've talked to them,  
25 and they're going to move their

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE  
2 possessions, but I gave them a little bit  
3 of time.

4 MR. O'DWYER: Sure. So we will  
5 just need to see photographic evidence  
6 that the lot has been cleared before we  
7 can grant the certificate of completion.

8 MR. YOUNG: Okay. Do I need to  
9 come back for that?

10 MR. O'DWYER: No.

11 CHAIRWOMAN JARMON: No. You  
12 can send it to me or I'll have my  
13 inspector go out.

14 MR. O'DWYER: So I move that we  
15 grant the certificate of completion  
16 contingent upon the applicant sending the  
17 Chair photographic evidence demonstrating  
18 that the lot has been cleaned up.

19 (Duly seconded.)

20 MS. LONG: All in favor? Aye.

21 MR. O'DWYER: Did we do a vote  
22 on that?

23 CHAIRWOMAN JARMON: 2638 --

24 MS. LONG: Do you want to  
25 officially just say all in favor?

Vacant Property Review Committee  
September 12, 2017

Page 83

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 CHAIRWOMAN JARMON: I'm sorry?

3 MR. O'DWYER: We didn't vote.

4 MS. LONG: I spoke for you, but  
5 you should officially do it.

6 CHAIRWOMAN JARMON: All in  
7 favor?

8 (Aye.)

9 CHAIRWOMAN JARMON: Any  
10 opposed?

11 (No response.)

12 CHAIRWOMAN JARMON: Thank you.

13 MR. O'DWYER: So what's the  
14 next?

15 CHAIRWOMAN JARMON: So I was  
16 going to do this other one, 2638.

17 So you're here for 2638 also?

18 MR. YOUNG: That's correct.

19 CHAIRWOMAN JARMON: And you're  
20 here asking for the release. Same thing?

21 MR. YOUNG: Same thing.

22 MS. CUNNINGHAM: Does this have  
23 the same issue where the people on the  
24 other side, it's their backyard and this  
25 is their stuff?

Vacant Property Review Committee  
September 12, 2017

Page 84

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 MR. YOUNG: It's sort of --  
3 it's pretty clean. I have a picture of  
4 it. The only --

5 CHAIRWOMAN JARMON: We have it.

6 MS. CUNNINGHAM: No. I'm  
7 asking like is this all -- are you having  
8 the same issue with the people on  
9 Sepviva? Is this their swing set and all  
10 of that?

11 MR. YOUNG: It's what they had  
12 hoped was their space, and we're working  
13 with them -- yeah, same situation.

14 MS. CUNNINGHAM: Same  
15 situation, okay.

16 MR. O'DWYER: Nice backyard.

17 CHAIRWOMAN JARMON:  
18 Recommendation?

19 MR. O'DWYER: I move that we  
20 issue the certificate of completion.

21 (Duly seconded.)

22 CHAIRWOMAN JARMON: All in  
23 favor?

24 (Aye.)

25 CHAIRWOMAN JARMON: Thank you.

Vacant Property Review Committee  
September 12, 2017

Page 85

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 MR. YOUNG: Thank you.

3 CHAIRWOMAN JARMON: 1820

4 Ingersoll.

5 (Witness approached podium.)

6 CHAIRWOMAN JARMON: Hi. State  
7 your name for the record.

8 MR. COOKE: Chajmere (ph)  
9 Cooke, with an E.

10 CHAIRWOMAN JARMON: Are you  
11 with Property Infrastructure?

12 MR. COOKE: Owner.

13 CHAIRWOMAN JARMON: Did you  
14 recently purchased this?

15 MR. COOKE: Yes. I purchased  
16 it in January. I wanted the restrictions  
17 lifted from 2006.

18 CHAIRWOMAN JARMON: I know.  
19 You're with the Property Infrastructure?

20 MR. COOKE: Yes, I am.

21 CHAIRWOMAN JARMON: Any  
22 questions from the Committee?

23 MR. GRADWOHL: So this was on  
24 our June 2017 agenda in which we all  
25 voted to deny the certificate of

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE  
2 completion as there had been no  
3 development done and that way the deed  
4 restriction would be transferred to the  
5 owner, you. Has there been any change  
6 since June?

7 MR. COOKE: On the deed, on the  
8 previous deed, I didn't see any -- was it  
9 developed for a house, or what type of  
10 development did you want done?

11 MR. GRADWOHL: Well, see, the  
12 City's deed has that it be developed  
13 within the comprehensive land use within  
14 one year. I think there was some debate,  
15 but ultimately the applicant, her first  
16 name was Chimah, conceded that she did  
17 intend to develop in 2006 some kind of  
18 residential structure. I believe that's  
19 what she said. But it's clear from the  
20 photo that right now it's a vacant lot  
21 with some kind of asphalt/tarmac on it.

22 MR. COOKE: There's a gate and  
23 a play set behind it.

24 MR. GRADWOHL: Right. So what  
25 we did in June was, we decided that we

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE  
2 wanted the restriction to be carried over  
3 to you so that you would have one year to  
4 develop it, and then at the end of that  
5 one year upon which you received title to  
6 the property given that year, you'd be  
7 able to request six-month extensions from  
8 this Committee so long as you can show  
9 good faith efforts that you're trying to  
10 have it developed.

11 MR. COOKE: Right. When my  
12 attorney spoke for me, I was under the  
13 impression that they wanted to buy it.  
14 Because around that time, I was trying to  
15 have a buyer buy it off of me, and you  
16 said could the buyer take the  
17 restrictions, not me.

18 MS. JOHNSON: So you have an  
19 agreement of sale with someone else?

20 MR. COOKE: I did, but the  
21 buyer backed out of the deal, and the  
22 zoning has changed from the RM-1. Now  
23 it's an RSA-5. So right now I'm just  
24 holding onto the property right now.

25 MR. GRADWOHL: So you have no

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 development plans?

3 MR. COOKE: No development  
4 plans right now.

5 MR. GRADWOHL: Because the  
6 zoning hasn't changed since June.

7 MR. COOKE: When I purchased  
8 it, it was RM-1. Then it changed to  
9 RSA-5. So the volume went down. So as  
10 of right now, I'm just holding onto the  
11 property. I'm not selling it right now.  
12 The buyer just backed off.

13 MR. GRADWOHL: Okay. So what  
14 are you asking of the Committee? You're  
15 asking for release from this?

16 MR. COOKE: For release for the  
17 title.

18 MR. GRADWOHL: But there's no  
19 difference from what you're presenting  
20 now versus what was presented from the  
21 owner in June.

22 MR. COOKE: Right. But the  
23 thing is that the restrictions are 11  
24 years old. To my knowledge, that she did  
25 comply with all the rules, but as far as

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 the development, I don't know nothing  
3 about the development that she signed on.

4 MS. CUNNINGHAM: That was the  
5 restriction. The restriction was to  
6 develop the property. So if the property  
7 wasn't developed, then she didn't  
8 complete what she needed to do with the  
9 property.

10 MR. O'DWYER: As we saw it with  
11 the earlier case, there's some generic  
12 language about one-year development  
13 that's inserted in every deed.

14 Was this property disposed of  
15 as to be developed or was it disposed of  
16 just as a vacant lot to be maintained?

17 CHAIRWOMAN JARMON: No. I  
18 think that was supposed to have been a  
19 development. This wasn't a side yard.

20 MR. O'DWYER: It wasn't a side  
21 yard.

22 MR. GRADWOHL: The only reason  
23 that one was different, because we had  
24 minutes from two years ago versus 2006.

25 MR. O'DWYER: I just wanted to

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 make sure that we were sure that it was a  
3 development.

4 MS. JOHNSON: But it was sold  
5 back in '06 with the restrictions and  
6 that person never developed it.

7 So now you purchased it when?

8 MR. COOKE: This year, January  
9 27th, 2017.

10 MS. MEDLEY: So when it was  
11 purchased, was it paid to open the fence  
12 and they were to develop it into a  
13 structure or did the person who purchased  
14 it believe that they were purchasing it  
15 to own?

16 CHAIRWOMAN JARMON: I don't  
17 know.

18 MR. COOKE: If I might add, I  
19 checked on the deed, and I spoke with  
20 her. She's completely clueless on  
21 developing. Maybe she read something  
22 wrong, but on the deed it said the  
23 restriction said to maintain using  
24 development.

25 MR. O'DWYER: So the reason you

Vacant Property Review Committee  
September 12, 2017

Page 91

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE  
2 would like these restrictions removed is  
3 just to make it easier for you to sell  
4 it?

5 MR. COOKE: As of right now,  
6 I'm not selling it right now. I just  
7 want to have a good clear standing on my  
8 own property. I didn't know that the  
9 restrictions were transferred over to me  
10 at the time when I purchased it. Because  
11 it said it was a five-year term and I was  
12 guessing that the five years was up. She  
13 didn't warn me of it, and it was a  
14 private settlement.

15 CHAIRWOMAN JARMON: Right.

16 MS. JOHNSON: I make a motion  
17 we release the restriction.

18 (Duly seconded.)

19 CHAIRWOMAN JARMON: All in  
20 favor?

21 (Aye.)

22 CHAIRWOMAN JARMON: Any  
23 opposed?

24 (No response.)

25 CHAIRWOMAN JARMON: Thank you.

Vacant Property Review Committee  
September 12, 2017

Page 92

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 MR. COOKE: Thank you.

3 CHAIRWOMAN JARMON: 2941 Cecil  
4 B. Moore.

5 MS. CUNNINGHAM: Did anybody  
6 say anything for that vote?

7 MS. TREGO: I said second.

8 CHAIRWOMAN JARMON: She  
9 recommended -- she said second. I said  
10 all in favor.

11 MS. MEDLEY: I think that was  
12 an audible --

13 MR. O'DWYER: Can we redo the  
14 vote?

15 CHAIRWOMAN JARMON: Do it over?  
16 Okay.

17 MS. JOHNSON: I make a motion  
18 that we release the restrictions.

19 MS. TREGO: And I second.

20 CHAIRWOMAN JARMON: All in  
21 favor?

22 (Aye.)

23 CHAIRWOMAN JARMON: Any  
24 opposed?

25 MR. GRADWOHL: I oppose it.

Vacant Property Review Committee  
September 12, 2017

Page 93

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 CHAIRWOMAN JARMON: Okay.

3 Noted.

4 (Witness approached podium.)

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

7 MS. STONEY: Donna Stoney.

8 CHAIRWOMAN JARMON: And you're  
9 in the process of selling your property?

10 MS. STONEY: Yes.

11 CHAIRWOMAN JARMON: Did you  
12 ever do anything with the property? Did  
13 you ever live in there?

14 MS. STONEY: Never lived there.  
15 Did a lot of work. Rebuilt the back  
16 wall, the front, sturdied up the front  
17 after the houses next door were torn down  
18 and disturbed the top and water was  
19 coming in and pushed my bricks out. Had  
20 that repaired. All the floors are  
21 straight. All work was recorded down  
22 with L&I and they inspected after every  
23 day. Architects came out.

24 MS. JOHNSON: But it was never  
25 occupied?

Vacant Property Review Committee  
September 12, 2017

Page 94

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 MS. STONEY: Correct.

3 CHAIRWOMAN JARMON: Any  
4 questions from the Committee?

5 MR. O'DWYER: Are the windows  
6 broken?

7 CHAIRWOMAN JARMON: I'm sorry?

8 MR. O'DWYER: Are the windows  
9 broken?

10 MS. JOHNSON: It looks like it  
11 doesn't have windows.

12 CHAIRWOMAN JARMON: You said  
13 who broke the windows?

14 MS. STONEY: That was a  
15 recurring thing. You could put windows  
16 in one day, they could be removed the  
17 next and/or broken the same day we put in  
18 new windows.

19 MS. JOHNSON: But you have an  
20 agreement of sale, so the house is going  
21 to be purchased by someone?

22 MS. STONEY: Correct.

23 CHAIRWOMAN JARMON: And this is  
24 back in 1993.

25 What is the recommendation?

Vacant Property Review Committee  
September 12, 2017

Page 95

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 MS. LONG: I recommend that we  
3 grant it.

4 (Duly seconded.)

5 CHAIRWOMAN JARMON: All in  
6 favor?

7 (Aye.)

8 CHAIRWOMAN JARMON: Thank you,  
9 Ms. Stoney.

10 MS. STONEY: Thank you.

11 CHAIRWOMAN JARMON: 1330 North  
12 28th Street.

13 (Witness approached podium.)

14 CHAIRWOMAN JARMON: Hi. Can  
15 you state your name for the record.

16 MR. STAMM: Michael Stamm,  
17 S-T-A-M-M.

18 CHAIRWOMAN JARMON: And you are  
19 the current owner?

20 MR. STAMM: We just recently  
21 sold the property last month.

22 CHAIRWOMAN JARMON: To Logan?

23 MR. STAMM: Logan King.

24 CHAIRWOMAN JARMON: So you're  
25 just asking for the restriction.

Vacant Property Review Committee  
September 12, 2017

Page 96

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 Any questions from the  
3 Committee? He's just asking that the  
4 restrictions be lifted on the deed from  
5 1990.

6 MR. O'DWYER: And the property  
7 is occupied?

8 MR. STAMM: Yeah. We built a  
9 new construction, single family, and the  
10 Kings purchased it last month.

11 MR. O'DWYER: Okay. And you  
12 have a certificate of occupancy?

13 MR. STAMM: Correct.

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

16 (Duly seconded.)

17 CHAIRWOMAN JARMON: All in  
18 favor?

19 (Aye.)

20 CHAIRWOMAN JARMON: Any  
21 opposed?

22 (No response.)

23 CHAIRWOMAN JARMON: Thank you.

24 MR. STAMM: Thank you.

25 CHAIRWOMAN JARMON: 1123 East

Vacant Property Review Committee  
September 12, 2017

Page 97

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 Susquehanna.

3 (No response.)

4 CHAIRWOMAN JARMON: 1123 East

5 Susquehanna.

6 (No response.)

7 CHAIRWOMAN JARMON: Tabled.

8 6330 McCallum.

9 MR. O'DWYER: What about 1130

10 Susquehanna?

11 CHAIRWOMAN JARMON: I tabled  
12 that. No one is here. And I think the  
13 McCallum, that's in process of being  
14 sold. They're not here, but can I get a  
15 recommendation? The property is totally  
16 rehabbed.

17 MS. JOHNSON: For which one?

18 CHAIRWOMAN JARMON: The 6330  
19 McCallum on Page 10. That was  
20 transferred back in 1985.

21 MS. JOHNSON: What did we do  
22 with Dekalb?

23 CHAIRWOMAN JARMON: We did  
24 that. The lady came in. I mean, that  
25 was the attorney. I'm sorry.

Vacant Property Review Committee  
September 12, 2017

Page 98

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 MS. CUNNINGHAM: This one is  
3 6330?

4 CHAIRWOMAN JARMON: McCallum.  
5 They have that up for sale. The property  
6 is totally rehabbed. We transferred it  
7 years ago as a single-family dwelling.

8 MR. GRADWOHL: Move to grant  
9 the release.

10 (Duly seconded.)

11 CHAIRWOMAN JARMON: All in  
12 favor?

13 (Aye.)

14 CHAIRWOMAN JARMON: Any  
15 opposed?

16 (No response.)

17 CHAIRWOMAN JARMON: Thank you.  
18 1724 South 22nd Street.

19 (No response.)

20 CHAIRWOMAN JARMON: Tabled.  
21 1901 Wharton, 19th Street  
22 Baptist.

23 (Witness approached podium.)

24 MR. COOK: Good morning. My  
25 name is Phillip Cook.

Vacant Property Review Committee  
September 12, 2017

Page 99

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 CHAIRWOMAN JARMON: Phillip

3 Cook.

4 And he's a trustee with the

5 church.

6 MR. COOK: That's correct.

7 CHAIRWOMAN JARMON: And you're

8 in the process of selling?

9 MR. COOK: Yes. That's

10 correct.

11 CHAIRWOMAN JARMON: Was this a

12 lot or a house?

13 MR. COOK: It's a lot.

14 CHAIRWOMAN JARMON: A lot.

15 Any questions from the

16 Committee?

17 MR. O'DWYER: So this is a lot

18 that was adjacent to the church?

19 MR. COOK: No, it's not. It's

20 across.

21 MR. O'DWYER: When it was sold,

22 was it sold to be developed or for some

23 sort of community --

24 MR. COOK: Yeah. So for

25 community use, but that was before my

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE  
2 time. That was our previous pastor. He  
3 has since passed.

4 CHAIRWOMAN JARMON: I think it  
5 was just used to be maintained and kept  
6 clean. I don't think it was a  
7 development.

8 MR. O'DWYER: Since there are  
9 no pictures that we have, we need you to  
10 take some photographs to show that the  
11 lot has been cleaned out.

12 MR. COOK: Okay.

13 CHAIRWOMAN JARMON: We probably  
14 have it. I'll send it to you guys. It's  
15 just not attached here, which I don't  
16 know why.

17 MR. FRISHKOFF: Do you want a  
18 contingent motion?

19 MR. O'DWYER: Yes. So I move  
20 that we grant the certificate of  
21 completion contingent upon photographic  
22 evidence the lot is sufficiently cleaned.

23 (Duly seconded.)

24 CHAIRWOMAN JARMON: All in  
25 favor?

Vacant Property Review Committee  
September 12, 2017

Page 101

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 (Aye.)

3 CHAIRWOMAN JARMON: Any

4 opposed?

5 (No response.)

6 MR. COOK: So who do I send the

7 pictures to?

8 CHAIRWOMAN JARMON: To me,  
9 Susie Jarmon. You should have my e-mail.

10 MR. COOK: Yes, I do. Thank  
11 you very much.

12 CHAIRWOMAN JARMON: You're  
13 welcome.

14 I just want to add last month's  
15 minutes to the meeting, August.

16 MR. O'DWYER: Do you need a  
17 motion for that?

18 CHAIRWOMAN JARMON: Yes.

19 MR. O'DWYER: I move that we  
20 add August's meeting to the minutes.

21 (Duly seconded.)

22 CHAIRWOMAN JARMON: All in  
23 favor?

24 (Aye.)

25 CHAIRWOMAN JARMON: Thank you.

Vacant Property Review Committee  
September 12, 2017

Page 102

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 The meeting has been adjourned.

3 MR. PACK: Excuse me. I'm  
4 sorry. I was on the agenda I thought for  
5 3708 Haverford Avenue.

6 CHAIRWOMAN JARMON: You were  
7 late? You were in the beginning. You  
8 asked for an extension?

9 MR. PACK: Yes.

10 CHAIRWOMAN JARMON: You want to  
11 come up?

12 MR. PACK: Thank you.

13 CHAIRWOMAN JARMON: The  
14 Westview Development. Okay.

15 (Witness approached podium.)

16 MR. PACK: I'm John Pack.  
17 There's two different properties. The  
18 first was 3708 Haverford, requesting a  
19 six-month extension. The zoning changed  
20 during the development from CMX-2 to  
21 RM-1. So we had to go back through the  
22 zoning process there.

23 CHAIRWOMAN JARMON: Okay.

24 MR. PACK: And then the other  
25 aspect that I'm up here for is for both

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE  
2 3604 Haverford and 3708 Haverford on  
3 Westview Development throughout. So the  
4 sole member of Westview Development, Rick  
5 Young, approached us as the contractor  
6 originally. As we approached the lending  
7 process, lending restrictions got a  
8 little bit tighter and they're requesting  
9 personal guarantees. Because of that,  
10 Rick asked us to partner with him so that  
11 we can then guarantee those loans. And  
12 that's why I'm here now, to see if we can  
13 then become partners in Westview.

14 CHAIRWOMAN JARMON: Right.

15 MR. O'DWYER: So you're asking  
16 the Committee to allow the property with  
17 restrictions to pass through a new  
18 partnership?

19 MR. PACK: So it would be the  
20 same owner. We're going to buy into  
21 Westview. So it would be the same owner,  
22 but we'll then be 50/50 partners rather  
23 than Rick being the sole owner.

24 MS. CUNNINGHAM: So you're  
25 adding a second entity to the title?

Vacant Property Review Committee  
September 12, 2017

Page 104

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 CHAIRWOMAN JARMON: To the  
3 deed.

4 MR. PACK: Correct.

5 MS. JOHNSON: And you're  
6 requesting an extension of time to  
7 complete the development?

8 MR. PACK: On 3708. I believe  
9 3604 already has the extension, and we'll  
10 probably be back later for another  
11 six-month.

12 MR. GRADWOHL: 3708 Haverford,  
13 are you aware that L&I was on site in  
14 August to determine the property was  
15 imminently dangerous?

16 MR. PACK: Correct. We have a  
17 demo permit in place right now. We're  
18 just waiting for financing to actually  
19 knock that building down and then build  
20 new.

21 MR. GRADWOHL: Okay. How long  
22 is your demo permit active through?

23 MR. PACK: I don't know the  
24 exact date off the top of my head. I'm  
25 expecting financing, if this gets

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE  
2 approved, in three days and then we'll be  
3 doing demo within another week or two.

4 MR. GRADWOHL: Okay. Because  
5 every day an imminently dangerous  
6 building sits there, it can fall down.

7 MR. PACK: I'm aware. That's  
8 why we want to get this moving as quickly  
9 as possible, but without the financing in  
10 place, we don't have the funds to knock  
11 that down. That's why Rick approached us  
12 to personally guarantee this so we can  
13 close. So it's currently scheduled for  
14 closing of the loan on the 15th, so this  
15 Friday.

16 MS. CUNNINGHAM: On Friday,  
17 okay.

18 CHAIRWOMAN JARMON: Can I get a  
19 recommendation?

20 MS. TREGO: Move to grant the  
21 extension and allow the request to add a  
22 second entity to the title.

23 (Duly seconded.)

24 CHAIRWOMAN JARMON: All in  
25 favor?

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 MR. THOMAS: Question. Should  
3 it be contingent on consummation of the  
4 funding? Because if he doesn't get it...

5 MS. TREGO: Sure.

6 MR. O'DWYER: Could that affect  
7 his ability to get the financing or no?

8 MR. THOMAS: Ask him.

9 MR. O'DWYER: We are discussing  
10 making the extension contingent upon your  
11 getting the financing to make sure that  
12 you're able to knock down the building.

13 MR. PACK: Sure. As long as we  
14 have approval here, we're already  
15 approved for a loan. It's just a matter  
16 of closing. We just cannot close without  
17 approval.

18 MR. O'DWYER: Okay.

19 MS. TREGO: So I make a motion  
20 to grant the extension and allow the  
21 request to add a second entity to the  
22 title contingent upon them getting  
23 financing for the property.

24 MR. PACK: When we do get that,  
25 who do I need to notify that the

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 financing was --

3 CHAIRWOMAN JARMON: Me.

4 MR. PACK: Just send you an

5 e-mail?

6 CHAIRWOMAN JARMON: That's

7 fine.

8 MR. FRISHKOFF: I have a

9 question. Do we want to see evidence of

10 demolition and elimination of the

11 imminently dangerous conditions?

12 MR. GRADWOHL: Are you saying

13 make that part of an amended motion?

14 MR. FRISHKOFF: Or simply that

15 we want that provided, not make it

16 contingent upon that, but --

17 MS. TREGO: I mean, that's

18 going to have to happen anyway, otherwise

19 L&I will just take it down. If it's

20 imminently dangerous, if they don't act

21 in a certain timeframe, L&I will take it

22 down.

23 MS. CUNNINGHAM: I don't think

24 that's really our place.

25 MR. GRADWOHL: I second the

Vacant Property Review Committee  
September 12, 2017

Page 108

1 9/12/17 - VACANT PROPERTY REVIEW COMMITTEE

2 motion.

3 CHAIRWOMAN JARMON: All in

4 favor?

5 (Aye.)

6 CHAIRWOMAN JARMON: Any

7 opposed?

8 (No response.)

9 CHAIRWOMAN JARMON: Thank you.

10 MR. PACK: Thank you.

11 CHAIRWOMAN JARMON: The meeting

12 has been adjourned.

13 (Vacant Property Review  
14 Committee adjourned at 11:35 a.m.)

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CERTIFICATE

I HEREBY CERTIFY that the proceedings, evidence and objections are contained fully and accurately in the stenographic notes taken by me upon the foregoing matter, and that this is a true and correct transcript of same.

-----  
MICHELE L. MURPHY  
RPR-Notary Public

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Vacant Property Review Committee  
September 12, 2017

<b>A</b>	102:2	<b>appeared</b>	34:14 35:18	33:22 35:2	<b>believed</b>	88:12	6:5,10,18
<b>a.m</b> 1:6	108:12,14	5:16	53:14,22	47:2 49:8	81:20	<b>buying</b> 14:20	7:2,6,12,15
108:14	<b>adult</b> 59:24	<b>appears</b>	58:19 76:2	51:3 52:9	<b>Belmar</b> 60:20		7:20,23 8:2
<b>ABA</b> 29:9	<b>affect</b> 106:6	65:14	78:12 80:16	55:5 58:6	61:11	<b>C</b>	8:4,7,15,24
<b>ability</b> 78:25	<b>affiliate</b> 4:4	<b>applicant</b>	83:20 84:7	60:11 62:22	<b>belong</b> 59:15	<b>Calvanese</b>	9:8,11,16
106:7	<b>agenda</b> 30:4	15:25 57:24	88:14,15	67:13 69:14	<b>benefit</b> 5:13	60:24 61:3	9:19,22,24
<b>able</b> 40:13	43:15 44:16	79:14 82:16	95:25 96:3	70:16 72:16	<b>BERTIL</b> 1:12	61:4,7,14	10:3,6,21
67:24 78:13	45:12 46:5	86:15	103:15	73:21 75:8	<b>Betty</b> 10:8,13	61:18,24	10:24 11:5
87:7 106:12	62:3 63:10	<b>apply</b> 109:21	<b>aspect</b> 102:25	76:17 77:23	10:14	62:23	11:8,10,13
<b>Absolutely</b>	85:24 102:4	<b>appreciate</b>	<b>asphalt/tar...</b>	79:20 82:20	<b>Bhutanese</b>	<b>capacity</b>	11:18,23
33:14	<b>ago</b> 5:12 18:8	21:21	86:21	83:8 84:24	5:14	80:19	12:5,9,12
<b>accept</b> 23:2	24:21 36:21	<b>approached</b>	<b>assemblage</b>	91:21 92:22	<b>bit</b> 33:12 82:2	<b>care</b> 59:24	12:17,20,23
<b>accessory</b>	40:4 62:12	3:2 8:14	17:7	95:7 96:19	103:8	63:12	13:4,9,12
19:22	89:24 98:7	10:2 11:17	<b>attached</b>	98:13 101:2	<b>Blount</b> 16:4,5	<b>cared</b> 10:16	13:15,24
<b>accidentally</b>	<b>agreed</b> 14:21	13:8 16:8	31:21 63:21	101:24	16:7,11,12	<b>Carney</b> 78:8	14:3,11
46:4	<b>agreement</b>	23:6 27:18	68:17	108:5	16:15,19	78:8,14,23	15:7,10,15
<b>accurate</b> 62:4	35:20,22	29:11 30:25	100:15	<b>B</b>	17:4,13,18	79:5,25	15:18,21,23
<b>accurately</b>	72:5 78:15	32:15 34:9	<b>attachment</b>	92:4	17:23 18:3	<b>carried</b> 87:2	16:6,9,13
109:5	80:22,25	35:9 45:25	63:16	<b>B-L-O-U-N...</b>	19:2,5,18	<b>case</b> 39:22	16:16 17:2
<b>acquire</b> 4:10	81:3 87:19	49:14 51:11	<b>attend</b> 67:24	16:12	19:24 20:7	89:11	17:8,16,19
4:15 16:17	94:20	53:3 55:20	<b>attendance</b>	13:25 26:8	21:20	<b>cash</b> 37:17	18:14,24
23:13 36:9	<b>Agreements</b>	58:13 60:21	5:24	<b>back</b> 13:23	<b>Born</b> 27:16	<b>Caucus</b> 1:5	20:18,21
36:10	2:25 3:12	67:21 69:22	<b>attention</b>	45:5,17	<b>bought</b> 40:3	<b>Cecil</b> 92:3	21:2,5,13
<b>acquired</b> 6:23	22:25	70:25 72:22	5:16	56:4 57:11	76:4	<b>Center</b> 5:13	21:16,18,22
7:5 9:2	<b>air</b> 19:13	74:5 75:19	<b>attorney</b> 10:7	61:21 65:3	<b>bricks</b> 93:19	<b>certain</b>	22:7,18,21
10:10,12	<b>Alfonso</b> 51:16	76:24 78:7	63:8 64:22	69:3 82:9	<b>Broad</b> 5:5,7	107:21	22:24 23:8
14:4 24:19	<b>Alliance</b>	85:5 93:4	71:6 87:12	90:5 93:15	<b>broke</b> 94:13	<b>certainly</b> 79:7	23:12,20,24
24:23 47:12	11:16 69:21	95:13 98:23	97:25	94:24 97:20	<b>broken</b> 94:6,9	<b>certificate</b>	24:8,14,17
49:19 50:14	70:4	102:15	<b>attorneys</b>	102:21	94:17	11:3 34:22	24:25 25:16
<b>acquiring</b>	<b>allow</b> 103:16	103:5,6	2:21 8:9	104:10	<b>build</b> 42:9	47:20 49:3	26:19,23
25:24 26:2	105:21	105:11	12:25 19:9	<b>backed</b> 87:21	43:21 48:19	57:23 60:7	27:7,10,13
<b>act</b> 107:20	106:20	<b>approval</b>	19:11	88:12	65:24 66:2	66:7 67:5	27:15,19,22
<b>active</b> 104:22	<b>allowed</b> 37:8	40:24	<b>audible</b> 92:12	<b>backyard</b>	66:18,19	69:10 73:17	28:2,6,9,12
<b>add</b> 2:14	<b>Alter</b> 63:3	106:14,17	<b>August</b> 32:25	81:21,24	104:19	75:4 77:19	28:18,21,24
17:20 21:3	<b>amend</b> 22:12	<b>approve</b> 6:8	101:15	83:24 84:16	<b>buildable</b>	79:13 82:7	29:2,7,12
21:8 46:4	33:15	22:3	104:14	<b>Badush</b> 58:16	36:3 37:8	82:15 84:20	29:15,18,22
48:21 90:18	<b>amended</b>	<b>approved</b>	<b>August's</b>	58:17,21	42:7	85:25 96:12	30:6,9,14
101:14,20	107:13	14:18 105:2	101:20	59:3,9,15	<b>building</b>	96:15	30:17,20,22
105:21	<b>American</b> 2:8	106:15	<b>Austin</b> 80:14	59:23 60:16	65:19 66:12	100:20	31:2,5,20
106:21	<b>amount</b> 66:14	<b>Architects</b>	<b>Avenue</b> 11:15	<b>Bank</b> 6:15,24	68:5 104:19	109:2	31:24 32:6
<b>adding</b>	<b>and/or</b> 94:17	93:23	16:2 27:16	<b>Baptist</b> 98:22	105:6	<b>certification</b>	32:9,12,16
103:25	109:23	<b>area</b> 19:23	29:5,9	<b>Barbara</b> 71:5	106:12	109:20	32:19,22,25
<b>additional</b>	<b>ANDREW</b>	65:15 68:4	52:25 53:2	<b>basically</b>	<b>built</b> 66:12	<b>certify</b> 7:8	33:6,20,23
4:12 7:10	1:14	<b>Arlington</b>	54:3 67:6	31:10	96:8	109:3	34:2,8,10
<b>address</b> 42:17	<b>Angela</b> 61:3	8:10,13,17	72:21 102:5	<b>Bechtel</b> 71:5	<b>business</b>	19:19	34:13,18,24
<b>addresses</b>	<b>anybody</b> 92:5	<b>asked</b> 15:25	<b>aware</b> 104:13	71:5,10,15	<b>buy</b> 80:22	<b>chain</b> 19:20	35:3,6,10
3:16	<b>anymore</b>	21:24 54:19	<b>Aye</b> 6:12 7:25	71:22,25	87:13,15	20:8,11	36:5,12
<b>adjacent</b> 28:3	59:10,17	71:19 102:8	9:18 11:7	72:4,18	103:20	<b>Chair</b> 53:23	37:4,13
41:23 44:3	<b>anyway</b>	103:10	12:19 15:17	<b>beginning</b>	<b>buyer</b> 35:24	57:25 79:15	38:12,16,24
54:7,10	107:18	<b>asking</b> 4:10	21:15 22:20	102:7	36:4 37:9	82:17	39:10 40:5
63:13 64:9	<b>apologize</b>	6:24 8:25	27:9 28:20	<b>believe</b> 17:4	42:8 66:17	<b>Chairwoman</b>	40:19,25
68:5 99:18	47:6	10:17 20:5	30:16 32:8	57:14 86:18	87:15,16,21	1:9 2:2,19	41:14,18,22
<b>adjourned</b>	<b>appear</b> 81:16	24:15 29:19		90:14 104:8		3:3,11 5:25	

Vacant Property Review Committee  
September 12, 2017

42:10,13,20	73:13,19,22	85:8	57:7 58:2	22:1 23:1	108:1,14	<b>contacted</b>	2:6,9,11
43:5,25	73:25 74:3	<b>change</b> 41:25	67:8 68:13	24:1,9 25:1	<b>Communities</b>	18:12	3:20 26:6
45:3,10,15	74:6,12,22	86:5	79:4,16	25:14,17	78:6,9	<b>contained</b>	<b>counsel</b> 3:6
45:21 46:3	74:25 75:6	<b>changed</b>	82:18	26:1 27:1	<b>community</b>	109:5	<b>couple</b> 2:5
46:8,11,16	75:9,12,16	87:22 88:6	100:11,22	28:1,10	4:6,8,24	<b>contingent</b>	<b>COURT</b> 68:7
46:19,24	75:21,25	88:8 102:19	<b>cleaning</b>	29:1,23	5:14,19,23	33:17 57:24	80:12
47:3,6,10	76:7,10,15	<b>Charles</b>	65:22	30:1 31:1	23:4,16	67:7 79:14	<b>created</b> 48:6
47:16 48:14	76:18,22,25	23:11 26:4	<b>clear</b> 14:6	31:25 32:1	24:20 25:9	82:16	68:4
48:24 49:6	77:5,10,15	<b>checked</b>	41:3 86:19	33:1,4 34:1	25:10 99:23	100:18,21	<b>crops</b> 5:8
49:9,12,15	77:21,24	90:19	91:7	34:19 35:1	99:25	106:3,10,22	<b>CUNNING...</b>
49:18,21	78:3,5,11	<b>Chimah</b>	<b>cleared</b> 65:16	36:1 37:1	<b>complete</b> 89:8	107:16	1:11 2:18
50:3,7,13	78:17,22	86:16	82:6	38:1 39:1	104:7	<b>continually</b>	17:21,25
50:19,25	79:3,9,18	<b>Christ</b> 27:17	<b>Clementine</b>	40:1,23	<b>completed</b>	65:22	18:5,21
51:4,7,9,12	79:21,24	<b>Christopher</b>	2:10	41:1 42:1	48:3	<b>continued</b>	26:14,21
51:16,19,23	80:2,6,15	53:7 55:25	<b>Cleoa</b> 51:17	43:1 44:1	<b>completely</b>	29:25 61:25	33:11 36:14
52:2,7,10	81:11 82:11	56:21	<b>client</b> 61:19	45:1 46:1	90:20	<b>contractor</b>	37:21 38:20
52:13,16,20	82:23 83:2	<b>Chung</b> 74:8,9	<b>close</b> 105:13	47:1 48:1	<b>completion</b>	103:5	39:23 40:3
52:23 53:4	83:6,9,12	74:18 75:13	106:16	49:1 50:1,9	11:3 34:22	<b>control</b>	40:10 42:15
53:10,13,17	83:15,19	<b>church</b> 27:17	<b>closing</b>	51:1,24	47:20 49:4	109:23	43:2,10
53:24 54:5	84:5,17,22	28:4 59:9	105:14	52:1 53:1	57:23 60:7	<b>Cook</b> 98:24	44:25 45:13
54:9,18,21	84:25 85:3	59:16,16,21	106:16	54:1 55:1	66:7 67:6	98:25 99:3	54:16 56:23
54:25 55:3	85:6,10,13	59:21 99:5	<b>clueless</b> 90:20	56:1 57:1	69:10 73:17	99:6,9,13	63:17 64:14
55:6,9,11	85:18,21	99:18	<b>CMX-2</b>	58:1,24	75:4 77:19	99:19,24	64:24 65:8
55:15,17,21	89:17 90:16	<b>citizens</b> 4:13	102:20	59:1 60:1	79:13 82:7	100:12	68:12,24
56:3,14,18	91:15,19,22	<b>City</b> 1:5 4:7,9	<b>Coalition</b>	61:1 62:1	82:15 84:20	101:6,10	69:7 74:16
57:2,10,16	91:25 92:3	4:13 5:9,15	62:11	63:1 64:1	86:2 96:15	<b>Cooke</b> 85:8,9	78:19 83:22
57:20 58:4	92:8,15,20	9:4 12:6	<b>code</b> 12:8	65:1 66:1	100:21	85:12,15,20	84:6,14
58:7,10,14	92:23 93:2	14:22 17:8	<b>come</b> 2:23	67:1 68:1	<b>compliance</b>	86:7,22	89:4 92:5
58:18,23	93:5,8,11	17:11 18:20	36:22 37:24	68:11 69:1	20:6	87:11,20	98:2 103:24
59:4,7,11	94:3,7,12	19:20 24:23	45:5,16	70:1,7 71:1	<b>comply</b> 88:25	88:3,7,16	105:16
59:18,25	94:23 95:5	37:24 39:7	82:9 102:11	71:12 72:1	<b>comprehen...</b>	88:22 90:8	107:23
60:4,9,12	95:8,11,14	44:23 64:16	<b>coming</b> 65:21	73:1,11	86:13	90:18 91:5	<b>curious</b> 18:12
60:15,18,22	95:18,22,24	<b>City's</b> 43:19	93:19	74:1,13	<b>conceded</b>	92:2	<b>current</b> 53:11
60:25 61:5	96:17,20,23	48:4,4	<b>commence</b>	75:1 76:1,8	86:16	<b>Coral</b> 49:13	56:20 57:13
61:9,22	96:25 97:4	86:12	66:16	77:1,16	<b>concerned</b>	<b>Corp</b> 23:5	58:15 73:7
62:5,10,14	97:7,11,18	<b>City-owned</b>	<b>Commerce</b>	78:1,18	38:11	<b>corporation</b>	73:8 95:19
62:20,24	97:23 98:4	16:25	1:13	79:1 80:1	<b>conditions</b>	23:16	<b>currently</b>
63:3,6,20	98:11,14,17	<b>claiming</b>	<b>commercial</b>	81:1 82:1	107:11	<b>correct</b> 36:17	4:21 61:12
64:6,13,18	98:20 99:2	40:21	53:25 68:5	83:1 84:1	<b>confirmation</b>	37:25 42:4	105:13
65:2,6,18	99:7,11,14	<b>clarification</b>	<b>Commission</b>	85:1,22	30:5	45:12 49:20	<b>Curtis</b> 13:19
65:25 66:10	100:4,13,24	6:14	1:15	86:1 87:1,8	<b>consideration</b>	65:13 71:10	
67:11,14,17	101:3,8,12	<b>Clarke's</b> 1:10	<b>Committee</b>	88:1,14	22:4	83:18 94:2	<b>D</b>
67:19,22	101:18,22	<b>clean</b> 40:8	1:2 2:1 3:1	89:1 90:1	<b>considered</b>	94:22 96:13	<b>dad</b> 14:16
68:10,15,23	101:25	43:22 54:19	4:1 5:1 6:1	91:1 92:1	19:8	99:6,10	<b>Dai</b> 63:4
69:12,15,18	102:6,10,13	54:22 66:6	6:3 7:1 8:1	93:1 94:1,4	<b>considering</b>	104:4,16	<b>dangerous</b>
69:20,24	102:23	66:8,25	9:1,6 10:1	95:1 96:1,3	64:5 81:9	109:8	104:15
70:3,6,9,14	103:14	67:3 68:14	10:22 11:1	97:1 98:1	<b>construction</b>	<b>Council</b> 1:9	105:5
70:17,20,22	104:2	68:15 79:8	12:1,10	99:1,16	20:10 65:15	2:13 21:24	107:11,20
71:2,7,11	105:18,24	84:3 100:6	13:1 14:1	100:1 101:1	66:16,23	<b>Councilman</b>	<b>Danny</b> 16:5,6
71:17 72:6	107:3,6	<b>cleaned</b> 33:12	14:12 15:1	102:1 103:1	67:9 96:9	3:20,24 5:3	16:12
72:9,14,17	108:3,6,9	33:18 39:22	16:1 17:1	103:16	<b>consummat...</b>	13:18 14:24	<b>Darien</b> 2:12
72:19,23	108:11	40:16 54:17	18:1 19:1	104:1 105:1	106:3	14:25	<b>Darry</b> 16:4
73:3,6,10	<b>Chajmere</b>	56:11 57:6	20:1 21:1	106:1 107:1	<b>contact</b> 18:16	<b>Councilwo...</b>	<b>date</b> 4:7
							24:22 29:25

Vacant Property Review Committee  
September 12, 2017

30:3 104:24 <b>daughter</b> 13:20 14:9 <b>Dauphin</b> 67:20 <b>David</b> 63:4 <b>day</b> 12:24 59:24 75:17 93:23 94:16 94:17 105:5 <b>days</b> 105:2 <b>deal</b> 87:21 <b>DEB</b> 1:11 <b>debate</b> 86:14 <b>debris</b> 65:15 65:21 66:21 67:8 <b>decided</b> 86:25 <b>deed</b> 7:14 10:17 11:25 20:15 25:12 26:10 27:5 34:5,15 35:19 40:6 40:9 49:24 49:25 50:16 53:15 58:20 76:3 86:3,7 86:8,12 89:13 90:19 90:22 96:4 104:3 <b>deeds</b> 9:4 <b>defunct</b> 59:22 <b>Dekalb</b> 8:13 8:16,16,17 97:22 <b>delinquent</b> 6:22 7:7 <b>demo</b> 104:17 104:22 105:3 <b>demolition</b> 107:10 <b>demonstrat...</b> 79:15 82:17 <b>deny</b> 85:25 <b>Department</b> 1:11,12,12 1:13 17:11 <b>determine</b> 104:14 <b>determined</b>	43:18 47:11 <b>develop</b> 39:3 39:18 40:7 41:5 42:2 43:20 59:2 63:19,19,25 86:17 87:4 89:6 90:12 <b>developed</b> 42:25 48:13 56:10 64:11 78:24 86:9 86:12 87:10 89:7,15 90:6 99:22 <b>developers</b> 19:20 <b>developing</b> 90:21 <b>development</b> 11:16 25:10 29:4,20 37:2 38:9 40:22 48:3 65:20 86:3 86:10 88:2 88:3 89:2,3 89:12,19 90:3,24 100:7 102:14,20 103:3,4 104:7 <b>difference</b> 88:19 <b>different</b> 89:23 102:17 <b>Dinatale</b> 8:12 8:21,22 9:23 <b>direct</b> 109:23 <b>Director</b> 3:9 78:9 <b>discount</b> 25:24 <b>discounted</b> 26:3 <b>discussed</b> 41:21 <b>discussing</b> 106:9 <b>disposed</b> 62:3	89:14,15 <b>disposition</b> 22:16 37:3 <b>district</b> 3:24 5:3 <b>disturbed</b> 93:18 <b>doing</b> 14:17 19:16 49:24 65:20 105:3 <b>dollar</b> 36:17 37:20 38:13 <b>Donna</b> 93:7 <b>door</b> 42:16,21 43:3 50:6 65:19,20 93:17 <b>Dover</b> 35:7,7 35:16,23 36:19 <b>drywall</b> 31:13 <b>Duane</b> 3:8 <b>Duffy</b> 3:5,6 3:14 7:17 8:3 <b>Duly</b> 6:9 9:15 11:4 12:16 15:14 20:25 22:6,17 27:6 28:17 30:13 32:5 33:10,19 34:23 46:23 47:21 49:5 50:24 52:6 54:15 55:2 58:3 60:8 62:19 67:10 69:11 70:13 72:13 73:18 75:5 76:14 77:20 79:17 82:19 84:21 91:18 95:4 96:16 98:10 100:23 101:21 105:23 <b>dwelling</b> 98:7	<b>e-mailed</b> 54:18 79:10 <b>earlier</b> 89:11 <b>easier</b> 91:3 <b>East</b> 2:10 55:13 63:7 64:7 65:9 70:24 75:18 96:25 97:4 <b>economic</b> 25:9 <b>Edible</b> 4:25 <b>efforts</b> 87:9 <b>eliminating</b> 78:25 <b>elimination</b> 107:10 <b>entity</b> 103:25 105:22 106:21 <b>Eric</b> 74:8 <b>Ernie</b> 29:17 <b>Ertwine</b> 49:17,17,20 49:23 50:5 51:8 <b>essentially</b> 20:15 <b>established</b> 4:3 5:11 <b>estate</b> 29:10 76:5 80:23 <b>Evans</b> 5:6 <b>evidence</b> 57:25 82:5 82:17 100:22 107:9 109:4 <b>ex</b> 49:24 <b>exact</b> 104:24 <b>Excuse</b> 102:3 <b>Executive</b> 3:9 78:9 <b>expect</b> 31:15 31:18 <b>expectation</b> 48:10 <b>expectations</b> 43:19 48:4 48:5 <b>expecting</b> 66:15 104:25	<b>expired</b> 47:25 <b>extension</b> 29:3,19 30:12 31:9 31:17 32:4 102:8,19 104:6,9 105:21 106:10,20 <b>extensions</b> 87:7 <b>exteriors</b> 31:13 <hr/> <b>F</b> <hr/> <b>fact</b> 17:15 <b>fair</b> 14:21 15:13 20:24 24:11 28:15 <b>faith</b> 10:8 87:9 <b>fall</b> 105:6 <b>families</b> 4:22 <b>family</b> 80:18 96:9 <b>far</b> 15:4 88:25 <b>farm</b> 78:21 <b>favor</b> 6:11 7:24 9:17 11:6 12:18 15:16 21:14 22:19 27:8 28:19 30:15 32:7 33:21 34:25 46:25 49:7 51:2 52:8 55:4 58:5 60:10 62:21 67:12 69:13 70:15 72:15 73:20 75:7 76:16 77:22 79:19 82:20,25 83:7 84:23 91:20 92:10 92:21 95:6 96:18 98:12 100:25 101:23 105:25 108:4 <b>February</b>	10:12 <b>fee</b> 26:9 <b>fence</b> 20:8,11 57:8 69:2,2 69:6 90:11 <b>fences</b> 19:21 <b>financing</b> 104:18,25 105:9 106:7 106:11,23 107:2 <b>find</b> 18:16 44:10 <b>fine</b> 107:7 <b>firm</b> 3:8 <b>first</b> 2:7 4:15 27:16 36:2 54:17 86:15 102:18 <b>Firth</b> 70:24 71:9 <b>Fish</b> 3:18 4:17,18 5:19,22 <b>five</b> 3:18 4:17 4:18 5:18 5:21 18:8 77:14 91:12 <b>five-year</b> 37:14 38:23 91:11 <b>floors</b> 93:20 <b>folks</b> 25:6 <b>food</b> 5:8 <b>foregoing</b> 109:7,20 <b>former</b> 76:5 <b>Fortune</b> 51:14,15,18 51:22 52:14 <b>forward</b> 13:2 15:5 <b>found</b> 67:24 <b>four</b> 67:25 <b>Fozan</b> 63:7 64:12,23 65:4,13 66:17,21 67:18 <b>Fozan's</b> 63:8 <b>framed</b> 31:12 <b>Francis</b> 78:8 <b>Frankford</b>	72:21 <b>free</b> 14:6 <b>Friday</b> 77:8,9 105:15,16 <b>friend</b> 36:20 <b>FRISHKO...</b> 1:14 100:17 107:8,14 <b>front</b> 93:16 93:16 <b>fruition</b> 36:22 <b>Fuller</b> 56:2 56:21 <b>fully</b> 31:12 109:5 <b>funding</b> 106:4 <b>funds</b> 105:10 <b>further</b> 7:20 15:7 20:19 26:23 30:6 54:11 57:18 60:2 72:6 79:11 <b>future</b> 40:21 <hr/> <b>G</b> <hr/> <b>G</b> 56:16 <b>G&amp;R</b> 8:22 <b>Galster</b> 75:20 75:23,23 76:4,21 <b>garden</b> 2:15 2:17,22,25 3:12,15,19 4:9,11,12 4:17,18,25 5:11,15,24 7:16 19:23 19:25 22:25 78:25 <b>gardens</b> 3:7 3:10,25 4:6 4:8,14 5:10 5:19,22 <b>GARRETT</b> 1:13 <b>Gary</b> 11:21 <b>gate</b> 86:22 <b>gates</b> 19:19 <b>generic</b> 89:11 <b>Geographic</b> 5:17 <b>getting</b>	106:11,22 <b>Gibson</b> 13:6,7 13:11,11,14 13:17,25 14:7,16,23 15:22 <b>Giganti</b> 55:24 55:24 56:7 56:25 57:7 57:14 <b>Girard</b> 29:9 <b>give</b> 18:14,24 31:11 <b>giving</b> 87:6 <b>giving</b> 56:22 <b>go</b> 6:14,19 31:14 64:16 65:17 82:13 102:21 <b>God</b> 27:17 <b>going</b> 2:4,8 7:13 14:7 14:17 15:24 18:11,16 19:25 20:7 20:9,11 23:25 29:7 39:3 40:7,7 41:5 44:13 45:11,16 49:25 52:23 55:17 59:2 59:8,12 63:18,25 64:10 65:23 66:2,23,25 81:25 83:16 94:20 103:20 107:18 <b>good</b> 2:2 8:21 10:3,5 11:18 12:24 16:9,11 23:7,8 27:19,21 29:12,14 31:2,4 32:16,18 35:10,12 51:14 53:4 55:21 60:22 60:24 69:23
--	--	---	---	---	---	--	--

Vacant Property Review Committee  
September 12, 2017

69:24 71:2 72:23,25 74:6 75:16 75:20,21 77:3 87:9 91:7 93:5 98:24 <b>Goodman</b> 45:19,20 46:2,7,10 46:15,18 47:8 <b>gosh</b> 57:5 <b>governing</b> 7:14 <b>graded</b> 69:6 <b>GRADWO...</b> 1:9 6:7 12:14 22:2 22:12 24:10 24:16 26:4 26:11 28:14 29:24 33:8 33:15 41:12 41:15,20 43:7,14 44:6,15,20 48:2,12 61:11 62:17 66:11,19 67:4 72:11 85:23 86:11 86:24 87:25 88:5,13,18 89:22 92:25 98:8 104:12 104:21 105:4 107:12,25 <b>grant</b> 9:13 12:14 30:11 32:4 33:8 33:16 40:23 47:20 50:22 52:4 54:13 60:7 62:17 66:6 67:5 70:12 72:12 82:7,15 95:3 98:8 100:20 105:20 106:20	<b>Gratz</b> 69:21 <b>GRB</b> 17:22 18:2,13 <b>GRB's</b> 18:15 <b>great</b> 7:19 31:11,23 74:19 <b>green</b> 7:16 30:24 35:8 35:12,15,15 35:18,22 36:7,10,18 37:7,17 38:14,18 41:8 42:5 42:23 43:4 45:7 <b>Greenberg</b> 3:10 <b>Gregory</b> 3:6 <b>Growing</b> 5:10 <b>guarantee</b> 103:11 105:12 <b>guarantees</b> 103:9 <b>guess</b> 43:9 <b>guessing</b> 91:12 <b>guys</b> 79:10 100:14 <hr/> <b>H</b> <b>habitable</b> 42:23,24 71:14,20 <b>Haggerty</b> 10:9 <b>half</b> 31:16 <b>Hall</b> 1:5 10:8 10:8,13,14 <b>handling</b> 81:10 <b>happen</b> 107:18 <b>hardware</b> 54:4,5,10 <b>Harris</b> 73:4 <b>Haverford</b> 29:4,5 102:5,18 103:2,2 104:12 <b>head</b> 5:23	104:24 <b>hear</b> 2:9 17:24 26:22 <b>heard</b> 14:23 14:25 <b>heir</b> 80:23 <b>Helen</b> 53:9 <b>help</b> 23:18,20 <b>Hestonville</b> 3:19 4:19 <b>Hi</b> 3:5 13:9 49:15 51:12 77:5 85:6 93:5 95:14 <b>hold</b> 45:4,16 <b>holding</b> 87:24 88:10 <b>home</b> 5:10 34:7 56:6 71:13,20 <b>homeless</b> 5:9 <b>homes</b> 31:12 31:15 <b>hoped</b> 84:12 <b>Horticultural</b> 4:4 <b>house</b> 14:9 19:23 24:6 24:7 42:16 46:9 50:6 86:9 94:20 99:12 <b>houses</b> 93:17 <b>housing</b> 23:19 25:13 27:3,4 <b>Hunting</b> 23:4 24:20 <hr/> <b>I</b> <b>imminently</b> 104:15 105:5 107:11,20 <b>impression</b> 87:13 <b>include</b> 6:25 <b>included</b> 64:7 <b>income</b> 25:6 26:13 <b>income-rest...</b> 25:6 <b>incorrect</b> 64:19	<b>infeasible</b> 25:22 <b>Infrastruct...</b> 85:11,19 <b>Ingersoll</b> 85:4 <b>inserted</b> 89:13 <b>inspected</b> 93:22 <b>inspector</b> 82:13 <b>intend</b> 86:17 <b>intended</b> 38:8 <b>intending</b> 19:15 <b>intent</b> 41:7,9 61:15 <b>interest</b> 39:8 39:9 <b>interested</b> 35:24 36:4 36:6 63:10 <b>inventory</b> 23:18 <b>investor</b> 36:20 <b>involved</b> 24:13 <b>Isaac</b> 58:17 <b>issue</b> 11:3 34:22 49:3 57:23 69:10 73:17 75:4 77:19 79:13 83:23 84:8 84:20 96:15 <b>item</b> 2:7,14 15:24 16:3 23:3 30:23 32:13 44:19 45:16 58:11 <b>items</b> 2:5 29:3 <b>ivy</b> 74:17 <hr/> <b>J</b> <b>JAMETTA</b> 1:15 <b>Janaitis</b> 32:18,21,21 32:24 33:14 <b>Janney</b> 80:2 80:4,6 81:6 81:7,13,16 <b>January</b>	85:16 90:8 <b>Jarmon</b> 1:9 2:2,3,19 3:3 3:11 5:25 6:5,10,18 7:2,6,12,15 7:20,23 8:2 8:4,7,15,24 9:8,11,16 9:19,22,24 10:3,21,24 11:5,8,10 11:13,18,23 12:5,9,12 12:17,20,23 13:4,9,12 13:15,24 14:3,11 15:7,10,15 15:18,21,23 16:6,9,13 16:16 17:2 17:8,16,19 18:14,24 20:18,21 21:2,5,13 21:16,18,22 22:7,18,21 22:24 23:8 23:12,20,24 24:8,14,17 24:25 25:16 26:19,23 27:7,10,13 27:15,19,22 28:2,6,9,12 28:18,21,24 29:2,7,12 29:15,18,22 30:6,9,14 30:17,20,22 31:2,5,20 31:24 32:6 32:9,12,16 32:19,22,25 33:6,20,23 34:2,8,10 34:13,18,24 35:3,6,10 35:13,17 36:5,12 37:4,13 38:12,16,24	39:10 40:5 40:19,25 41:14,18,22 42:10,13,20 43:5,25 45:3,10,15 45:21 46:3 46:8,11,16 46:19,24 47:3,6,10 47:16 48:14 48:24 49:6 49:9,12,15 49:18,21 50:3,7,13 50:19,25 51:4,7,9,12 51:16,19,23 52:2,7,10 52:13,16,20 52:23 53:4 53:10,13,17 54:9,18,21 54:25 55:3 55:6,9,11 55:15,17,21 56:3,14,18 57:2,10,16 57:20 58:4 58:7,10,14 58:18,23 59:4,7,11 59:18,25 60:4,9,12 60:15,18,22 60:25 61:5 61:9,22 62:5,10,14 62:20,24 63:3,6,20 64:6,13,18 65:2,6,18 65:25 66:10 67:11,14,17 67:19,22 68:10,15,23 69:12,15,18 69:20,24 70:3,6,9,14 70:17,20,22 71:2,7,11 71:17 72:6	72:9,14,17 72:19,23 73:3,6,10 73:13,19,22 73:25 74:3 74:6,12,22 74:25 75:6 75:9,12,16 75:21,25 76:7,10,15 76:18,22,25 77:5,10,15 77:21,24 78:3,5,11 78:17,22 79:3,9,18 79:21,24 80:2,6,15 81:11 82:11 82:23 83:2 83:6,9,12 83:15,19 84:5,17,22 84:25 85:3 85:6,10,13 85:18,21 89:17 90:16 91:15,19,22 91:25 92:3 92:8,15,20 92:23 93:2 93:5,8,11 94:3,7,12 94:23 95:5 95:8,11,14 95:18,22,24 96:17,20,23 96:25 97:4 97:7,11,18 97:23 98:4 98:11,14,17 98:20 99:2 99:7,11,14 100:4,13,24 101:3,8,9 101:12,18 101:22,25 102:6,10,13 102:23 103:14 104:2 105:18,24 107:3,6	108:3,6,9 108:11 <b>Jeffrey</b> 51:15 <b>Jenny</b> 3:10 <b>JEREMY</b> 1:9 <b>Joe</b> 75:23 <b>John</b> 68:9 102:16 <b>JOHNSON</b> 1:15 16:24 17:6,10 18:18,23 19:22 20:3 21:4,7,11 24:6 25:23 26:9 36:8 37:19 38:22 39:25 43:23 44:13,18 46:21 50:17 56:12,16 64:10 65:23 66:15 68:21 70:11 76:12 80:24 81:5 87:18 90:4 91:16 92:17 93:24 94:10 94:19 97:17 97:21 104:5 <b>Jones</b> 13:19 <b>Jones'</b> 3:20 3:21 <b>Joseph</b> 74:10 <b>Joynes</b> 34:12 34:12,17 <b>Jr</b> 13:19 <b>July</b> 46:2 <b>June</b> 75:24 85:24 86:6 86:25 88:6 88:21 <b>jurisdiction</b> 66:5 <hr/> <b>K</b> <b>keep</b> 40:8 49:25 <b>Kenneth</b> 27:24 <b>Kensington</b> 49:19 50:14 <b>kept</b> 100:5 <b>kind</b> 24:12
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Vacant Property Review Committee  
September 12, 2017

86:17,21 <b>King</b> 95:23 <b>Kings</b> 96:10 <b>Knechel</b> 29:14,17,17 29:21 30:2 30:21 <b>knock</b> 104:19 105:10 106:12 <b>know</b> 2:22 4:2 8:10 15:3 18:10 23:24 24:10 24:19 29:24 64:21 85:18 89:2 90:17 91:8 100:16 104:23 <b>knowledge</b> 88:24 <b>known</b> 3:22 <b>Ko</b> 53:7,8,9,9 53:12,16,21 54:4,7,20 54:23 55:10 <b>Kylie</b> 80:14	<b>Lenora</b> 13:6 13:11 <b>letter</b> 6:21 15:2 38:8 41:4 56:21 <b>level</b> 26:13 <b>lifted</b> 11:25 34:15 35:19 46:12 53:15 58:20 71:9 78:13 85:17 96:4 <b>Limited</b> 29:10 <b>LINDA</b> 1:11 <b>link</b> 19:20 20:8,11 <b>Lisa</b> 1:12 70:2 <b>LISC</b> 1:14 <b>list</b> 2:16 4:23 <b>listed</b> 22:3,14 <b>litigation</b> 19:10 <b>little</b> 33:12 82:2 103:8 <b>live</b> 13:20 42:16 71:21 71:23 77:13 93:13 <b>lived</b> 42:21 43:3 93:14 <b>lives</b> 71:25 <b>LLC</b> 8:23 35:8,16 75:24 <b>loan</b> 105:14 106:15 <b>loans</b> 103:11 <b>Loaves</b> 3:18 4:17,18 5:18,22 <b>located</b> 5:3 <b>Logan</b> 95:22 95:23 <b>long</b> 1:14 4:23 47:14 82:20,24 83:4 87:8 95:2 104:21 106:13 <b>look</b> 43:11,16 44:20 45:11	<b>looked</b> 41:16 43:8 <b>looking</b> 4:15 24:18 45:2 45:13 59:5 81:12 <b>looks</b> 68:13 94:10 <b>Lorenzo</b> 8:22 <b>lot</b> 16:14,18 16:25 17:3 19:6,7,8 20:9,12 28:3 33:17 36:3 37:9 40:22 41:6 41:9 42:7,9 46:6 49:19 50:18,20 51:20 56:5 56:7 57:25 58:25 63:12 63:23 64:21 65:24 66:6 67:7 68:13 79:2,16 80:20 82:6 82:18 86:20 89:16 93:15 99:12,13,14 99:17 100:11,22 <b>lots</b> 3:13 54:6 54:7,10 63:9,25 67:25 69:6 74:14 <b>low</b> 25:6 <b>low-income</b> 23:18,21 25:13 26:16 26:17 27:3 27:4 <b>Lowell</b> 1:15 41:3	10:16 48:10 54:24 56:11 63:11 65:11 89:16 100:5 <b>maintaining</b> 39:11 <b>making</b> 31:11 106:10 <b>manager</b> 61:8 61:9 <b>Margy</b> 35:8 35:15 <b>market</b> 14:21 15:13 20:24 24:11 28:15 <b>Markowich</b> 72:25 73:2 73:8 <b>Marks</b> 74:10 74:11,21 75:14 <b>Masciantonio</b> 10:5,7 11:11 <b>matter</b> 5:20 106:15 109:7 <b>matters</b> 65:5 <b>maximum</b> 31:19 <b>McCallum</b> 97:8,13,19 98:4 <b>mean</b> 20:14 42:17 97:24 107:17 <b>means</b> 109:22 <b>MEDLEY</b> 1:11 25:14 39:15,21 40:15 41:2 41:11 90:10 92:11 <b>meeting</b> 43:17 44:19 101:15,20 102:2 108:11 <b>MELISSA</b> 1:14 <b>member</b> 103:4 <b>members</b>	10:6 <b>Mercy</b> 2:15 2:19 3:23 4:25 5:2 78:6 <b>MEREDITH</b> 1:13 <b>Merger</b> 8:23 <b>Merion</b> 27:16 <b>messaging</b> 59:14 <b>Metz</b> 80:18 80:23 <b>Michael</b> 45:18,20,22 45:23 95:16 <b>MICHELE</b> 109:14 <b>Ministry</b> 5:5 5:8 <b>minute</b> 38:4 45:11 <b>minutes</b> 41:16 43:8 44:8,10,11 44:24 45:4 45:17 89:24 101:15,20 <b>misreprese...</b> 38:10 <b>missing</b> 38:5 <b>mission</b> 4:5 <b>mistakenly</b> 81:20 <b>mixing</b> 65:4 <b>moderate</b> 25:7 <b>money</b> 13:21 <b>month</b> 29:8 31:16 36:21 45:24 63:8 67:23 95:21 96:10 <b>month's</b> 101:14 <b>months</b> 31:19 <b>Moore</b> 92:4 <b>morning</b> 2:3 8:21 10:4,6 11:19 16:10 16:11 23:7 23:9 27:20 27:21 29:13	29:14 31:3 31:4 32:17 32:18 35:11 35:12 51:14 53:5 55:22 60:23,24 69:23,25 71:3 72:24 72:25 74:7 75:20,22 77:4 93:6 98:24 <b>Morris</b> 3:8 <b>mortgage</b> 22:11 37:16 <b>mortgages</b> 22:5,8 <b>motion</b> 6:16 6:24 17:20 21:6,7,12 22:13 33:16 49:2 91:16 92:17 100:18 101:17 106:19 107:13 108:2 <b>motions</b> 21:10 <b>move</b> 6:7 9:13 11:2 12:14 13:2 15:12 20:23 22:2 22:14 26:25 28:14 30:11 32:3 33:8 33:16 34:21 47:19 50:22 52:4 54:13 57:22 60:6 62:17 67:5 69:9 72:11 73:16 75:3 77:18 79:12 81:25 82:14 84:19 96:14 98:8 100:19 101:19 105:20 <b>moving</b> 15:5 15:5 105:8 <b>MURPHY</b>	109:14 <hr/> <b>N</b> <b>name</b> 2:3 3:4 3:5 8:19 10:4 11:19 13:10 16:10 23:9 27:23 29:16 31:6 32:20 34:11 35:14 49:16 51:13,15 53:5,7,9 55:22 58:16 61:2 68:8 69:25 71:3 73:3 74:7,8 74:10 80:13 85:7 86:16 93:6 95:15 98:25 <b>national</b> 5:16 5:17,20 <b>Nationalities</b> 5:12 <b>need</b> 6:15 14:15 39:24 40:10,12 43:18 46:12 65:16 82:5 82:8 100:9 101:16 106:25 <b>needed</b> 89:8 <b>needs</b> 41:3 42:24 57:5 79:4 <b>neighborho...</b> 2:15,22 3:7 3:9,25 4:14 4:19,22 11:15 <b>never</b> 43:3 61:25 66:12 90:6 93:14 93:24 <b>new</b> 22:9,15 48:18,19 49:19 50:14 66:22 94:18 96:9 103:17 104:20 <b>NEWCOMB</b> 1:10	<b>NGT</b> 4:8 7:17 <b>nice</b> 59:12 84:16 <b>Nick</b> 55:24 <b>nominal</b> 7:11 26:2,9 27:2 47:14 <b>non-profit</b> 23:23 62:15 <b>Norris</b> 75:18 <b>North</b> 2:7,12 3:17 4:16 13:6 16:3 16:20,22 23:3,13 32:13 45:18 58:11 69:20 74:4 76:23 95:11 <b>note</b> 77:6 <b>Noted</b> 93:3 <b>notes</b> 109:6 <b>notify</b> 106:25 <b>November</b> 36:13 39:24 40:11,12 43:11,12 <b>number</b> 18:15
<hr/> <b>L</b> <b>L</b> 109:14 <b>L&amp;I</b> 93:22 104:13 107:19,21 <b>lady</b> 97:24 <b>Lancaster</b> 4:20 <b>land</b> 6:15,23 48:3 86:13 <b>language</b> 89:12 <b>Lanier</b> 23:7 23:11,11,15 23:22 24:3 24:7 25:8 26:5 27:14 <b>Lara</b> 49:17 <b>late</b> 19:12 67:24 102:7 <b>Law</b> 1:11,12 <b>lawyer</b> 64:19 <b>leader</b> 5:23 <b>left</b> 2:16 <b>lending</b> 103:6 103:7	<hr/> <b>M</b> <b>ma'am</b> 11:12 16:7,15,19 17:18 18:3 19:2 34:17 <b>maintain</b> 40:8 90:23 <b>maintained</b>	<hr/> <b>O</b> <b>O'DWYER</b> 1:13 7:4,9 7:13,19 11:2 14:13 14:19 15:12 19:3,14 20:13,23 24:23 25:3 25:11,18,25 26:25 32:3 34:6,21 36:23 37:6 37:11,15 39:6,13,20 40:20 44:23 47:19 48:17 49:2 50:10 50:21 53:19 53:22 56:5 56:8 57:12 57:22 59:5 59:20 60:6 62:2,8,13					

Vacant Property Review Committee  
September 12, 2017

64:4 65:9	59:18,25	<b>organization</b>	24:20 78:20	67:2 105:12	10:2 11:17	24:3 39:15	31:1 32:1
65:14 66:4	62:13 65:8	23:23	<b>parking</b> 28:7	<b>petition</b> 18:6	13:8 16:8	43:12 62:15	32:23 33:1
68:18 69:9	66:10 67:4	<b>original</b>	28:8 68:4	<b>petitioned</b>	23:6 27:18	100:13	34:1,4 35:1
71:13,19,23	69:7 77:10	78:20	68:21,22,23	19:10	29:11 30:25	104:10	36:1,24
72:3 73:16	82:8 84:15	<b>originally</b>	<b>part</b> 17:6	<b>ph</b> 85:8	32:15 34:9	<b>problem</b> 47:8	37:1 38:1
75:3 77:18	88:13 92:16	41:17 63:18	59:21 68:2	<b>PHDC</b> 1:15	35:9 45:25	79:6,6	39:1,8 40:1
79:12 80:19	93:2 96:11	68:19 103:6	81:3 107:13	34:4	49:14 51:11	<b>proceedings</b>	41:1,23
81:8,15	100:12	<b>owed</b> 14:2	<b>particular</b>	<b>Philadelphia</b>	53:3 55:20	109:4	42:1,21
82:4,10,14	102:14,23	<b>owned</b> 43:5	5:15 20:9	1:5 4:7	58:13 60:21	<b>proceeds</b>	43:1,3 44:1
82:21 83:3	104:21	44:2,5	20:12 64:21	78:10	67:21 69:22	37:23 64:16	44:3,4 45:1
83:13 84:16	105:4,17	63:15,23	<b>partner</b>	<b>Phillip</b> 10:8	70:25 72:22	<b>process</b> 34:16	46:1,4,13
84:19 89:10	106:18	68:3	103:10	98:25 99:2	74:5 75:19	46:17 49:22	46:14 47:1
89:20,25	<b>old</b> 9:3 12:6	<b>owner</b> 35:16	<b>partners</b>	<b>Phoenixville</b>	76:24 78:7	93:9 97:13	47:13 48:1
90:25 92:13	62:10,11	48:18,19	103:13,22	42:18	85:5 93:4	99:8 102:22	49:1 50:1
94:5,8 96:6	88:24	55:25 56:19	<b>partnership</b>	<b>phone</b> 18:15	95:13 98:23	103:7	51:1,21
96:11,14	<b>older</b> 62:9	56:20 57:13	29:10	<b>photo</b> 54:23	102:15	<b>progress</b>	52:1 53:1
97:9 99:17	<b>once</b> 14:18	58:15 66:25	103:18	56:24 86:20	<b>point</b> 5:21	31:12	54:1 55:1
99:21 100:8	81:9	73:9 75:24	<b>party</b> 10:19	<b>photographic</b>	35:8,16	<b>project</b> 25:21	56:1,4 57:1
100:19	<b>one-year</b>	76:5 81:20	<b>pass</b> 103:17	57:25 82:5	<b>policy</b> 22:9,16	36:22	58:1 59:1
101:16,19	14:14 40:9	85:12 86:5	<b>passed</b> 36:20	82:17	<b>Poplar</b> 52:18	<b>proof</b> 33:17	60:1 61:1,7
103:15	89:12	88:21 95:19	100:3	100:21	52:21	<b>properties</b>	62:1 63:1
106:6,9,18	<b>ones</b> 63:21,24	103:20,21	<b>pastor</b> 5:6	<b>photographs</b>	<b>portion</b> 64:15	3:16,22 4:9	64:1 65:1
<b>objections</b>	64:8	103:23	27:17,21,24	100:10	<b>possessions</b>	5:2 8:25	66:1 67:1
109:4	<b>ongoing</b> 79:5	<b>owners</b> 10:7	27:24 28:5	<b>photos</b> 56:24	82:2	16:21 21:23	68:1 69:1
<b>obtain</b> 23:17	79:6	53:11 73:7	28:8,25	56:25 79:15	<b>possible</b> 44:8	22:4,15	70:1 71:1,9
23:19	<b>online</b> 44:24	73:15	100:2	<b>picture</b> 33:13	44:11 105:9	35:23 50:11	72:1 73:1
<b>occupancy</b>	<b>open</b> 4:6	<b>owns</b> 17:9	<b>Paul</b> 10:6	57:3 68:12	<b>post</b> 44:24	53:25 63:15	74:1,15
96:12	90:11	18:21 41:23	32:21 73:2	84:3	<b>power</b> 71:6	78:16 80:25	75:1 76:1
<b>occupied</b>	<b>opinion</b> 71:16	64:9	<b>paved</b> 68:25	<b>pictures</b>	<b>PRA</b> 1:10	81:9 102:17	77:1,13
61:12,14	<b>opportunity</b>		69:2	31:21 100:9	<b>PRESENT</b>	<b>property</b> 1:2	78:1,24
72:3,4	17:14	<b>P</b>	<b>pay</b> 13:23,24	101:7	1:8	1:11 2:1 3:1	79:1 80:1
93:25 96:7	<b>oppose</b> 92:25	<b>PACDC</b> 1:13	38:12 64:20	<b>piled</b> 81:17	<b>presented</b>	3:16 4:1 5:1	80:22 81:1
<b>October</b>	<b>opposed</b> 8:5	<b>Pack</b> 102:3,9	<b>Penatridge</b>	<b>place</b> 4:15	88:20	6:1 7:1 8:1	81:22 82:1
15:24 30:4	9:20 11:8	102:12,16	34:3	37:12	<b>presenting</b>	9:1 10:1,10	83:1 84:1
43:15 44:16	12:21 15:19	102:16,24	<b>Pennsylvania</b>	104:17	88:19	10:15,19	85:1,11,19
<b>offer</b> 22:9	21:16 22:22	103:19	1:5 4:4	105:10	<b>preserve</b> 4:6	11:1,14	86:1 87:1,6
<b>office</b> 1:10	27:11 28:22	104:4,8,16	<b>people</b> 23:18	107:24	4:12	12:1 13:1	87:24 88:1
3:20,21	30:18 32:10	104:23	23:21 26:16	<b>plan</b> 19:18,24	<b>preserves</b> 4:8	13:13,19	88:11 89:1
26:7	33:24 35:4	105:7	26:18 66:2	25:8 26:15	<b>President</b> 1:9	14:1,2,5,10	89:6,6,9,14
<b>officially</b>	47:4 49:10	106:13,24	71:21,23	42:3	<b>pretty</b> 74:17	14:20 15:1	90:1 91:1,8
82:25 83:5	51:5 52:11	107:4	83:23 84:8	<b>planned</b> 4:2	84:3	15:4,6,13	92:1 93:1,9
<b>Ogontz</b> 11:15	55:7 58:8	108:10	<b>percent</b> 37:24	<b>Planning</b>	<b>previous</b>	16:1,20	93:12 94:1
<b>Oh</b> 18:23	60:13 62:25	<b>page</b> 2:7,10	64:25	1:15	73:15 86:8	17:1,12,15	95:1,21
57:5 59:18	67:15 69:16	2:24 8:17	<b>period</b> 65:12	<b>plans</b> 88:2,4	100:2	18:1 19:1	96:1,6 97:1
59:20 65:8	70:18 73:23	9:25 11:14	<b>permission</b>	<b>play</b> 86:23	<b>pricing</b> 24:12	19:12,16	97:15 98:1
<b>OHCD</b> 1:9,14	75:10 76:19	13:5 21:22	18:7 56:22	<b>playground</b>	<b>pride</b> 4:24	20:1,17,24	98:5 99:1
<b>okay</b> 7:3,17	77:25 79:22	23:2 80:7	<b>permit</b>	59:6	5:20 74:19	21:1 22:1	100:1 101:1
12:5 14:7	83:10 91:23	97:19	104:17,22	<b>please</b> 33:13	<b>primary</b>	23:1,17,25	102:1 103:1
18:23 25:4	92:24 96:21	<b>paid</b> 39:16	<b>person</b> 56:19	35:14	14:10	24:1,4 25:1	103:16
31:20 38:21	98:15 101:4	90:11	90:6,13	<b>plot</b> 81:21	<b>prior</b> 76:5	26:1,7 27:1	104:1,14
41:11 50:3	108:7	<b>parcel</b> 68:3	<b>personal</b>	<b>plots</b> 4:21	<b>private</b> 19:20	27:2,16	105:1 106:1
50:7,21	<b>order</b> 4:12	<b>Pardon</b> 71:22	103:9	<b>podium</b> 2:23	91:14	28:1,15	106:23
57:7 59:4	11:14	<b>parents</b> 51:17	<b>personally</b>	3:2 8:14	<b>probably</b>	29:1 30:1	107:1 108:1
		<b>park</b> 23:4					

Vacant Property Review Committee  
September 12, 2017

108:13 <b>proposal</b> 13:16,17,21 19:3 23:14 23:17 64:15 78:20 <b>propose</b> 13:22 <b>proposed</b> 25:20 36:18 <b>proposing</b> 37:7 64:17 <b>prospective</b> 37:9 42:8 <b>protect</b> 4:5 <b>provided</b> 107:15 <b>providing</b> 5:8 <b>Public</b> 1:11 17:11 109:15 <b>purchase</b> 13:13 16:14 16:21,22 17:14 19:11 19:17 28:3 80:20 <b>purchased</b> 12:4 32:23 37:19 40:17 41:6,8,13 41:24 44:3 47:17 50:11 53:20 58:25 61:19 85:14 85:15 88:7 90:7,11,13 91:10 94:21 96:10 <b>purchaser</b> 8:22 47:24 <b>purchasing</b> 36:6 66:3 90:14 <b>purpose</b> 25:3 <b>purposes</b> 19:19 20:14 24:5 <b>pushed</b> 93:19 <b>put</b> 19:18,25 20:8,11 24:22 25:20 37:25 46:5	68:25 69:2 69:5,6 80:8 94:15,17 <b>putting</b> 20:15 22:8 <hr/> <b>Q</b> <b>question</b> 6:13 7:10 38:5 47:22 53:23 106:2 107:9 <b>questions</b> 6:2 7:21 9:5 10:22 12:10 14:12 15:8 20:19 24:9 26:24 28:10 29:23 30:7 31:25 33:3 34:19 50:8 51:24 53:18 54:11 57:18 58:24 60:2 61:10 68:11 70:7 71:12 72:7 73:11 74:13,23 76:8 77:16 78:18 79:11 85:22 94:4 96:2 99:15 <b>quickly</b> 44:12 105:8 <b>quitting</b> 69:8 <hr/> <b>R</b> <b>rate</b> 25:24 26:3 <b>RDA</b> 10:11 <b>read</b> 90:21 <b>ready</b> 31:14 31:15 <b>Real</b> 29:10 <b>really</b> 19:5 31:18 44:7 59:12 107:24 <b>rear</b> 57:9 80:7,9 81:13 <b>reason</b> 48:23 89:22 90:25 <b>Rebuilt</b> 93:15 <b>receive</b> 3:12	<b>received</b> 5:16 39:4 51:20 74:14 87:5 <b>recommend</b> 46:21 70:11 76:12 95:2 <b>recommend...</b> 6:6 9:9,12 10:25 12:13 15:11 20:22 21:25 25:17 26:6 28:13 30:10 33:7 42:11,14 46:20 47:18 48:25 52:3 57:21 60:5 70:10 72:10 75:2 76:11 84:18 94:25 97:15 105:19 <b>recommend...</b> 92:9 <b>record</b> 3:4 8:20 10:4 11:20 13:10 23:10 27:23 29:16 31:6 32:20 34:11 35:14 49:16 51:13 53:6 55:23 61:2 69:25 71:4 74:7 77:6 85:7 93:6 95:15 <b>recorded</b> 93:21 <b>recurring</b> 94:15 <b>redo</b> 92:13 <b>refinancing</b> 50:4,5 <b>reflected</b> 27:5 <b>refugees</b> 5:14 <b>refusal</b> 36:3 <b>regarding</b> 26:13 <b>rehab</b> 13:19 13:22 14:8 14:15 24:4 26:15,17	61:17 <b>rehabbed</b> 27:4 61:19 97:16 98:6 <b>rehabbing</b> 15:4 <b>release</b> 12:15 33:9,16 35:25 40:14 40:18 46:22 50:23 52:5 54:14 62:18 64:3 70:12 72:12 76:13 83:20 88:15 88:16 91:17 92:18 98:9 <b>released</b> 42:6 <b>releases</b> 9:2 9:14 <b>remodeling</b> 14:18 <b>remove</b> 49:24 <b>removed</b> 10:18 61:21 61:25 67:9 91:2 94:16 <b>renovated</b> 12:8 <b>rent</b> 26:15,16 26:20,21 <b>rented</b> 81:22 <b>renting</b> 25:5 <b>repaired</b> 93:20 <b>reporter</b> 68:7 80:12 109:24 <b>represent</b> 31:8 <b>representing</b> 5:7 55:25 70:4 80:17 <b>represents</b> 3:18 <b>reproduction</b> 109:21 <b>request</b> 87:7 105:21 106:21 <b>requesting</b> 11:24 71:8 102:18	103:8 104:6 <b>require</b> 64:15 <b>requiring</b> 48:19 <b>resale</b> 39:14 <b>research</b> 44:9 44:14,19 45:6 <b>residential</b> 20:4 24:4 86:18 <b>respect</b> 81:15 <b>response</b> 6:4 7:22 8:6 9:7 9:10,21 10:23 11:9 12:11,22 13:3 15:9 15:20 20:20 21:17 22:23 27:12 28:11 28:23 29:6 30:8,19 32:2,11 33:5,25 34:20 35:5 42:12 47:5 49:11 51:6 51:25 52:12 52:19,22 54:12 55:8 55:14,16 57:19 58:9 60:3,14 63:2,5 67:16 69:17 70:8,19 72:8 73:12 73:24 74:24 75:11 76:9 76:20 77:17 78:2 79:23 83:11 91:24 96:22 97:3 97:6 98:16 98:19 101:5 108:8 <b>restriction</b> 7:14 9:4 12:6 20:16 25:12,21 26:10,12 34:5 35:19	37:5,14 38:23,25 40:2,6,9,14 46:22 48:9 50:16 53:14 58:19 76:2 77:11 78:12 86:4 87:2 89:5,5 90:23 91:17 95:25 <b>restrictions</b> 10:18 11:24 34:14 35:25 36:24,25 37:2,12 39:7,14,18 42:6 46:12 71:8 76:13 85:16 87:17 88:23 90:5 91:2,9 92:18 96:4 103:7,17 69:5 <b>retired</b> 14:17 <b>Revenue</b> 1:12 <b>reversionary</b> 39:9 <b>reverter</b> 61:20 <b>review</b> 1:2 2:1 3:1 4:1 5:1 6:1 7:1 8:1 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1 40:1 41:1 42:1 43:1 44:1	44:21 45:1 46:1 47:1 48:1 49:1 50:1 51:1 52:1 53:1 54:1 55:1 56:1 57:1 58:1 59:1 60:1 61:1 62:1 63:1 64:1 65:1 66:1 67:1 68:1 69:1 70:1 71:1 72:1 73:1 74:1 75:1 76:1 77:1 78:1 79:1 80:1 81:1 82:1 83:1 84:1 85:1 86:1 87:1 88:1 89:1 90:1 91:1 92:1 93:1 94:1 95:1 96:1 97:1 98:1 99:1 100:1 101:1 102:1 103:1 104:1 105:1 106:1 107:1 108:1,13 <b>revitalization</b> 23:5,16 <b>Rhodes</b> 69:23 70:2,2,5,21 <b>Rick</b> 103:4,10 103:23 105:11 <b>rid</b> 59:8 <b>Ridge</b> 52:25 53:2 54:2 <b>right</b> 36:2 38:2,3 40:19,25 42:5,10 45:2,14 50:6 54:9 54:25 59:6 59:19 64:2 64:3 65:6 66:4,22	80:4,5 81:19 86:20 86:24 87:11 87:23,24 88:4,10,11 88:22 91:5 91:6,15 103:14 104:17 <b>RM-1</b> 87:22 88:8 102:21 <b>roof</b> 14:8 <b>Room</b> 1:5 <b>Ross</b> 71:6,25 <b>RPR-Notary</b> 109:15 <b>RSA-5</b> 87:23 88:9 <b>rubble</b> 66:13 <b>rules</b> 88:25 <hr/> <b>S</b> <b>S-T-A-M-M</b> 95:17 <b>safe</b> 31:18 <b>sale</b> 9:3 14:5 17:15 18:8 24:20 25:2 35:21,23 37:18,23 38:17,18,20 38:25 50:12 72:5 78:15 87:19 94:20 98:5 <b>Sammy</b> 5:6 <b>Sanchez</b> 2:6 2:11 <b>Sanchez's</b> 26:7 <b>Sandra</b> 34:12 <b>Sargeant</b> 11:21,22 12:3,7 <b>saw</b> 44:17 89:10 <b>saying</b> 38:2 41:4 44:18 44:22 107:12 <b>says</b> 6:20 17:11 38:8 41:4 62:3 <b>scheduled</b>
---	--	--	---	---	--	---	---

Vacant Property Review Committee  
September 12, 2017

77:7 105:13 <b>Schwartz</b> 73:4,5 <b>second</b> 21:12 92:7,9,19 103:25 105:22 106:21 107:25 <b>seconded</b> 6:9 9:15 11:4 12:16 15:14 20:25 22:6 22:17 27:6 28:17 30:13 32:5 33:10 33:19 34:23 46:23 47:21 49:5 50:24 52:6 54:15 55:2 58:3 60:8 62:19 67:10 69:11 70:13 72:13 73:18 75:5 76:14 77:20 79:17 82:19 84:21 91:18 95:4 96:16 98:10 100:23 101:21 105:23 <b>Sedgley</b> 16:2 <b>see</b> 24:18 36:21 43:14 43:16 44:7 44:10 48:22 82:5 86:8 86:11 103:12 107:9 <b>seeing</b> 44:15 <b>self-amortiz...</b> 22:5,8,11 37:16 <b>sell</b> 15:13 18:7 20:24 26:17 67:25 78:13 91:3 <b>selling</b> 34:16 49:22 63:11 63:14 88:11	91:6 93:9 99:8 <b>send</b> 82:12 100:14 101:6 107:4 <b>sending</b> 57:24 79:14 82:16 <b>sent</b> 56:21 64:20 <b>separate</b> 3:15 4:11 81:12 <b>separately</b> 81:10 <b>September</b> 1:6 <b>Sepviva</b> 80:10,11 81:2,14,20 81:22 84:9 <b>serve</b> 4:13 5:4 5:5 <b>serves</b> 4:18 <b>Service</b> 5:12 <b>servicing</b> 4:22 5:9 <b>set</b> 84:9 86:23 <b>settled</b> 43:13 46:14 65:3 <b>settlement</b> 77:7 91:14 <b>Shегда</b> 68:2 68:9,9,22 69:4,8,19 <b>sheriff's</b> 9:3 14:5 18:8 24:20 25:2 50:11 <b>Sherwin</b> 11:21 <b>show</b> 87:8 100:10 <b>shows</b> 17:10 <b>side</b> 19:4,6,7 19:8 20:16 21:25 22:10 22:15 36:19 36:25 37:4 37:6,12,21 38:7 39:4 39:12 41:10 41:19 42:15 44:2,4 47:12 48:6	48:6 51:20 56:15 57:4 57:11 63:22 65:10,12 68:19 73:14 74:14 83:24 89:19,20 <b>sides</b> 66:24 <b>sidewalk</b> 69:5 <b>signed</b> 89:3 <b>simply</b> 43:22 107:14 <b>single</b> 96:9 <b>single-family</b> 34:7 98:7 <b>Singleton</b> 77:2,3,7,9 77:12 78:4 <b>sir</b> 19:6,13,21 21:19 <b>sit</b> 66:13 <b>site</b> 67:9 104:13 <b>sits</b> 105:6 <b>situation</b> 84:13,15 <b>six-month</b> 29:19 30:12 31:17 32:4 87:7 102:19 104:11 <b>Small</b> 56:13 56:17 <b>Society</b> 4:5 <b>sold</b> 36:16 37:8 38:6 48:5 57:13 61:16,25 68:19 81:4 90:4 95:21 97:14 99:21 99:22 <b>sole</b> 35:16 103:4,23 <b>somebody</b> 18:10 <b>son</b> 10:14 <b>sorry</b> 5:4 8:15 17:23 26:8 26:22 53:21 83:2 94:7 97:25 102:4 <b>sort</b> 84:2	99:23 <b>source</b> 4:24 5:19 <b>south</b> 5:4 35:7 36:19 51:9 55:19 98:18 <b>Southeast</b> 78:10 <b>Southwest</b> 61:23 62:11 <b>space</b> 4:6,12 7:16 84:12 <b>speak</b> 56:22 <b>specifically</b> 43:17 <b>specifics</b> 24:11 <b>spoke</b> 64:23 66:24 83:4 87:12 90:19 <b>spread</b> 5:17 <b>spur</b> 25:9 <b>Squilla's</b> 3:24 5:3 <b>Sr</b> 27:25 <b>Stamm</b> 95:16 95:16,20,23 96:8,13,24 <b>standing</b> 91:7 <b>started</b> 2:4 8:8 13:5 <b>state</b> 3:3 8:19 10:4 11:19 13:10 16:10 23:9 27:22 29:16 31:5 32:19 34:11 35:13 49:16 51:12 53:5 55:22 60:25 68:7 69:25 71:3 74:7 80:12 85:6 93:6 95:15 <b>stated</b> 43:17 <b>stays</b> 66:6 <b>stenographic</b> 109:6 <b>step</b> 48:21 <b>Stephanie</b> 30:24 31:8 <b>STEVE</b> 1:12	<b>Steven</b> 80:22 <b>Stoney</b> 93:7,7 93:10,14 94:2,14,22 95:9,10 <b>stop</b> 44:19 <b>store</b> 54:4,6 54:10 <b>straight</b> 93:21 <b>Street</b> 2:8,12 2:16,20 3:17,23 4:17,20 5:2 5:5,7 8:10 8:17 13:6 16:4,20,23 23:4,14 32:14 35:7 35:24 45:18 49:13 51:10 52:18 55:13 55:19 58:12 63:4 67:20 69:21 70:24 71:9 74:4 75:18 76:23 78:6 81:6,7 95:12 98:18 98:21 <b>structure</b> 86:18 90:13 <b>stuff</b> 83:25 <b>sturdied</b> 93:16 <b>suddenly</b> 36:20 <b>sufficient</b> 6:17 <b>sufficiently</b> 33:18 67:8 100:22 <b>supervision</b> 109:23 <b>support</b> 13:18 <b>supported</b> 14:25 <b>supposed</b> 30:3 89:18 <b>Supposedly</b> 66:25 <b>sure</b> 17:5	18:7 19:14 25:19 45:7 62:6 66:5,8 82:4 90:2,2 106:5,11,13 <b>Susie</b> 1:9 2:3 101:9 <b>Susquehanna</b> 63:7 64:7 65:10 67:6 97:2,5,10 <b>swing</b> 84:9 <hr/> <b>T</b> <b>T</b> 27:25 <b>table</b> 2:6,8 15:24,25 21:24 29:8 43:24 44:21 45:8 52:24 55:18 <b>tabled</b> 2:11 2:13 63:6 67:23 97:7 97:11 98:20 <b>take</b> 11:14 45:11 74:19 87:16 100:10 107:19,21 <b>taken</b> 63:12 77:12 109:6 <b>takes</b> 18:9 <b>talked</b> 81:24 <b>talking</b> 64:22 <b>tax</b> 6:21 18:6 <b>taxes</b> 13:22 13:23,23,25 14:4 <b>Taylor</b> 13:6 <b>tenants</b> 81:23 <b>term</b> 91:11 <b>terms</b> 43:19 <b>Terrace</b> 60:20 61:12 <b>Terri</b> 45:18 <b>Thank</b> 5:25 8:2,3 9:22 9:23 11:10 11:11 12:23 13:4 15:21 21:18,20 22:24 27:13 27:14 28:24	28:25 30:20 30:21 32:12 34:2 35:6 47:9,10 49:12 51:7 51:8 52:13 52:14 55:9 55:10 58:10 60:15,16 62:23 67:17 67:18 69:18 69:19 70:20 70:21 72:17 72:18 73:25 74:2,18,21 75:12,13,14 76:21,22 78:3,4 79:24,25 83:12 84:25 85:2 91:25 92:2 95:8 95:10 96:23 96:24 98:17 101:10,25 102:12 108:9,10 <b>Thanks</b> 8:4 <b>thing</b> 59:6 83:20,21 88:23 94:15 <b>think</b> 41:2,25 46:13 53:25 56:14 57:17 58:21 61:20 62:5 66:8 67:23 74:17 79:3,9 80:3 86:14 89:18 92:11 97:12 100:4,6 107:23 <b>Thomas</b> 1:15 6:13,20 7:3 21:9 38:4 47:22 48:8 71:6 106:2 106:8 <b>thought</b> 102:4 <b>three</b> 31:19 63:9,24 64:3 105:2	<b>tighter</b> 103:8 <b>time</b> 10:16,17 29:3 39:17 41:24 42:21 44:2 62:16 65:12 66:14 82:3 87:14 91:10 100:2 104:6 <b>timeframe</b> 14:14 107:21 <b>title</b> 3:13,15 4:10 87:5 88:17 103:25 105:22 106:22 <b>today</b> 4:10 10:15 31:8 <b>told</b> 15:2 81:23 <b>top</b> 93:18 104:24 <b>torn</b> 93:17 <b>totally</b> 97:15 98:6 <b>touch</b> 17:22 18:2 <b>tracts</b> 4:11 <b>transaction</b> 24:12 <b>transcript</b> 109:8,21 <b>transfer</b> 3:13 7:11 22:3 22:10,14 26:7 27:2 28:15 47:23 48:18 49:24 <b>transferred</b> 6:23 10:11 10:13,20 11:25 34:4 38:7 56:4,9 56:9,10,19 57:11 61:16 65:10 73:14 86:4 91:9 97:20 98:6 <b>transfers</b> 3:15 6:8 <b>trash</b> 33:13
--	--	--	---	--	---	---	--

Vacant Property Review Committee  
September 12, 2017

<b>TREGO</b> 1:13	14:9 19:4	92:1 93:1	85:16 87:2	23:6 27:18	62:6 65:2	<b>1331</b> 36:19	85:17 86:17
9:13 30:11	19:23,25	94:1 95:1	87:13 89:25	29:11 30:25	65:25 66:11	42:24	89:24
36:16 45:8	20:5 23:25	96:1 97:1	<b>wants</b> 25:15	32:15 34:9	66:21 68:16	<b>1333</b> 35:7	<b>2010</b> 57:15
50:22 52:4	27:3 86:13	98:1 99:1	<b>warn</b> 91:13	35:9 45:25	79:6 80:21	36:2 41:9	57:16
54:13 61:15	99:25	100:1 101:1	<b>wasn't</b> 20:9	49:14 51:11	84:13 96:8	<b>1408</b> 55:19	<b>2011</b> 12:4
92:7,19		102:1 103:1	43:11 48:8	55:20 58:13	99:24	<b>1425</b> 72:21	<b>2012</b> 18:6
105:20	<b>V</b>	104:1 105:1	62:7 89:7	60:21 67:21	<b>year</b> 36:15	<b>15</b> 37:24	<b>2013</b> 10:12
106:5,19	<b>vacant</b> 1:2	106:1 107:1	89:19,20	69:22 70:25	39:2,11,19	44:11	10:15
107:17	2:1 3:1 4:1	108:1,13	<b>water</b> 93:18	75:19 76:24	40:4,6,13	<b>1504</b> 51:9	<b>2015</b> 24:22
<b>tried</b> 43:10	5:1 6:1 7:1	<b>value</b> 7:11	<b>way</b> 44:8 86:3	85:5 93:4	47:25 48:9	<b>1531</b> 58:11	43:15 44:16
<b>true</b> 109:7	8:1 9:1 10:1	14:21 15:13	<b>we'll</b> 22:9	95:13 98:23	48:11,13,15	<b>15th</b> 105:14	<b>2016</b> 36:12
<b>trust</b> 2:15,22	11:1 12:1	20:24 24:11	31:18 45:4	102:15	48:16 62:7	<b>1701</b> 3:17	40:12 41:16
3:7,10,25	13:1 14:1	26:2 27:2	103:22	<b>Witnesses</b> 3:2	66:18,20	4:16 6:21	62:4 65:3
4:2,14	15:1 16:1	28:16 39:16	104:9 105:2	53:3 72:22	86:14 87:3	<b>1702</b> 69:20	<b>2017</b> 1:6
<b>trustee</b> 99:4	16:25 17:1	<b>versus</b> 88:20	<b>we're</b> 2:3,8	74:5 78:7	87:5,6 90:8	<b>1703</b> 6:21	85:24 90:9
<b>try</b> 17:14	18:1 19:1	89:24	4:10 20:4	<b>Women's</b>	<b>years</b> 5:12	<b>1705</b> 3:17	<b>2033</b> 2:7
19:11	20:1 21:1	<b>Victor</b> 5:22	22:7 31:11	69:21 70:4	18:8 24:21	4:16	<b>2042</b> 63:7,11
<b>trying</b> 16:17	22:1 23:1	<b>Vincent</b> 31:7	45:16 64:4	<b>wood</b> 81:17	62:12 63:13	<b>1707</b> 6:21	64:6 65:9
16:21 19:16	24:1 25:1	<b>Viney</b> 31:4,7	78:14 81:12	<b>words</b> 19:21	77:14 88:24	<b>1724</b> 98:18	67:6
24:18 41:25	26:1 27:1	31:7,23	84:12	<b>work</b> 74:19	89:24 91:12	<b>177,000</b>	<b>2044</b> 63:23
42:18 80:20	28:1 29:1	<b>volume</b> 88:9	103:20	93:15,21	98:7	58:25	<b>20th</b> 76:23
87:9,14	30:1 31:1	<b>vote</b> 82:21	104:17	<b>working</b>	<b>York</b> 55:13	<b>17th</b> 33:2	<b>210</b> 67:19
<b>Tuesday</b> 1:6	32:1 33:1	83:3 92:6	106:14	84:12	55:15	55:19	<b>2115</b> 75:18
<b>Tulip</b> 8:11	34:1 35:1	92:14	<b>we've</b> 68:16	<b>wouldn't</b>	<b>Young</b> 5:23	<b>1820</b> 85:3	<b>2123</b> 74:3
9:24	36:1 37:1	<b>voted</b> 85:25	<b>weeds</b> 81:17	47:23 48:18	80:5,11,14	<b>1822</b> 52:18	<b>2125</b> 74:4
<b>two</b> 3:15,18	38:1 39:1	<b>VPRC</b> 41:13	<b>week</b> 31:14	<b>write</b> 8:8	80:14,17,21	52:20	<b>216</b> 67:19
4:11,17,18	40:1 41:1	43:8	105:3	<b>wrong</b> 62:6	81:2,7,19	<b>1901</b> 98:21	<b>22</b> 16:18
5:18,22 8:9	42:1 43:1	<b>W</b>	<b>welcome</b>	90:22	82:8 83:18	<b>1940</b> 55:13	18:18
16:18 21:9	44:1 45:1	<b>wait</b> 38:4	15:22 52:17	<b>X</b>	83:21 84:2	55:15	<b>2205</b> 46:5
21:23 31:19	46:1 47:1	39:24 40:11	55:12 60:19	<b>Y</b>	84:11 85:2	<b>1983</b> 12:2	<b>2207</b> 45:17
35:23 39:17	48:1 49:1	40:13,23	70:23 72:20	<b>Y</b>	103:5	76:3,6	<b>2213</b> 70:24
53:25 54:6	50:1,17,20	<b>waiting</b> 4:23	101:13	<b>yard</b> 19:4,6,7	<b>Z</b>	<b>1984</b> 4:3	<b>2228</b> 30:23
54:7,9	51:1 52:1	104:18	<b>went</b> 88:9	20:16 36:19	<b>ZBA</b> 29:25	<b>1985</b> 97:20	<b>2235</b> 30:23
78:15 89:24	53:1 54:1	<b>Walker</b> 1:12	<b>West</b> 16:2	36:25 37:4	<b>zone</b> 20:4	96:5	<b>2236</b> 30:23
102:17	55:1 56:1	27:17,21,24	29:9	37:6,12,22	<b>zoning</b> 20:6	<b>1993</b> 94:24	49:13
105:3	57:1 58:1	27:25 28:5	<b>Westview</b>	38:7 39:5	87:22 88:6	<b>1997</b> 58:22	<b>22nd</b> 98:18
<b>type</b> 86:9	59:1 60:1	28:8,25	29:3 102:14	39:12 41:10	102:19,22	<b>1999</b> 56:4,9	<b>24</b> 18:22
<b>U</b>	61:1,13	<b>wall</b> 93:16	103:3,4,13	41:19 42:16	<b>0</b>	57:11	<b>2418</b> 8:11
<b>ultimately</b>	62:1 63:1	<b>walls</b> 69:5	103:21	44:2,4	<b>06</b> 90:5	<b>19th</b> 16:4,20	9:24
86:15	64:1 65:1	<b>want</b> 2:5,14	<b>Wharton</b>	47:12 48:6	<b>1</b>	16:23 45:18	<b>2431</b> 8:10,17
<b>understand</b>	66:1 67:1	2:23 11:13	98:21	48:6 50:2	<b>10</b> 97:19	98:21	<b>2518</b> 16:24
14:13,20	68:1 69:1	13:5 18:11	<b>Wilder</b> 30:23	51:20 56:15	<b>10:10</b> 1:6	<b>2</b>	17:2,16,20
16:17 42:19	70:1 71:1	24:21 25:18	30:23	57:4,9,11	<b>11</b> 88:23		18:19 21:3
44:6 79:7	72:1 73:1	25:20 26:10	<b>William</b> 1:10	65:11,12	<b>11:35</b> 108:14	<b>2,200</b> 38:15	21:8
<b>understand...</b>	74:1 75:1	43:23 64:2	56:12,16	68:19 73:14	<b>1123</b> 96:25	41:24 47:15	<b>2520</b> 16:3,22
19:9	76:1 77:1	82:24 86:10	<b>willing</b> 66:18	89:19,21	97:4	47:17	18:19
<b>United</b> 78:6,9	78:1 79:1	91:7 100:17	<b>windows</b> 94:5	<b>yards</b> 21:25	<b>1130</b> 97:9	<b>2,32</b> 64:24	<b>2522</b> 17:22
<b>unknown</b>	80:1 81:1	101:14	94:8,11,13	22:10,15	<b>11th</b> 75:24	<b>20</b> 44:11	18:2,17
66:14	82:1 83:1	102:10	94:15,18	63:22 74:14	<b>12</b> 1:6	58:20	<b>2524</b> 16:20
<b>update</b> 31:11	84:1 85:1	105:8 107:9	<b>wish</b> 37:10	<b>yeah</b> 18:23	<b>1224</b> 63:3	<b>2000</b> 10:11	<b>2600</b> 29:9
<b>Urban</b> 2:24	86:1,20	107:15	<b>Witness</b> 8:14	23:22 25:2	<b>1330</b> 95:11	<b>2006</b> 65:11	<b>2603</b> 32:13
3:12 22:25	87:1 88:1	107:15	10:2 11:17	44:25 58:21			<b>2637</b> 80:11
<b>use</b> 13:21	89:1,16	<b>wanted</b> 19:15	13:8 16:8	59:3,7,9,23			<b>2638</b> 80:6
	90:1 91:1	40:17 42:2					

Vacant Property Review Committee  
September 12, 2017

82:23 83:16	<b>6</b>	63:1 64:1				
83:17	<b>6</b> 9:25	65:1 66:1				
<b>2647</b> 81:14	<b>628</b> 2:10	67:1 68:1				
81:20	<b>6330</b> 97:8,18	69:1 70:1				
<b>2648</b> 80:2	98:3	71:1 72:1				
81:13,16	<b>6th</b> 32:13	73:1 74:1				
<b>27th</b> 90:9		75:1 76:1				
<b>2800</b> 15:25	<b>7</b>	77:1 78:1				
<b>28th</b> 95:12	<b>7</b> 11:14	79:1 80:1				
<b>2909</b> 52:25	<b>725</b> 78:5	81:1 82:1				
<b>2911</b> 52:25	<b>727</b> 78:24	83:1 84:1				
<b>2923</b> 13:5	<b>729</b> 78:5	85:1 86:1				
<b>2941</b> 92:3	<b>747</b> 8:16	87:1 88:1				
<b>2nd</b> 74:4	<b>75,000</b> 64:17	89:1 90:1				
	64:20	91:1 92:1				
<b>3</b>	<b>7th</b> 58:11	93:1 94:1				
<b>3</b> 2:10 21:22		95:1 96:1				
<b>30</b> 4:21	<b>8</b>	97:1 98:1				
<b>3048</b> 2:11	<b>8</b> 29:4	99:1 100:1				
<b>3050</b> 2:12	<b>80s</b> 61:21	101:1 102:1				
<b>31</b> 42:22		103:1 104:1				
<b>35</b> 4:8	<b>9</b>	105:1 106:1				
<b>3604</b> 29:4	<b>9</b> 8:18	107:1 108:1				
103:2 104:9	<b>9/12/17</b> 2:1	<b>96</b> 77:13				
<b>3708</b> 29:4	3:1 4:1 5:1	<b>9th</b> 23:3,13				
102:5,18	6:1 7:1 8:1					
103:2 104:8	9:1 10:1					
104:12	11:1 12:1					
<b>3959</b> 23:3,13	13:1 14:1					
	15:1 16:1					
<b>4</b>	17:1 18:1					
<b>4</b> 23:2	19:1 20:1					
<b>4511</b> 76:23	21:1 22:1					
<b>4th</b> 51:10	23:1 24:1					
	25:1 26:1					
<b>5</b>	27:1 28:1					
<b>5</b> 2:24	29:1 30:1					
<b>50/50</b> 103:22	31:1 32:1					
<b>5020</b> 34:3	33:1 34:1					
<b>5124</b> 27:16	35:1 36:1					
<b>521</b> 3:22	37:1 38:1					
<b>525</b> 3:23	39:1 40:1					
<b>528</b> 3:22	41:1 42:1					
<b>529</b> 3:23	43:1 44:1					
<b>531</b> 3:23	45:1 46:1					
<b>534</b> 3:22	47:1 48:1					
<b>536</b> 2:15,18	49:1 50:1					
2:19 3:22	51:1 52:1					
<b>55th</b> 3:17	53:1 54:1					
4:16,20	55:1 56:1					
<b>5855</b> 60:20	57:1 58:1					
61:11	59:1 60:1					
<b>5935</b> 11:15	61:1 62:1					