

Vacant Property Review Committee Review Committee
January 16, 2018

Page 1

VACANT PROPERTY REVIEW COMMITTEE

Caucus Room, City Hall
Philadelphia, Pennsylvania
Tuesday, January 16, 2018
10:10 a.m.

PRESENT:

SUSIE JARMON, OHCD, CHAIRWOMAN
LISA WALKER, Revenue Department
DEB CUNNINGHAM, Public Property
WILLIAM NEWCOMB, PRA
LINDA MEDLEY, Law Department
MICHAEL KOONCE, Council President Clarke's
Office
MEREDITH TREGO, Planning and Development
MARK DODDS, OHCD
ANGEL RODRIGUEZ, PHDC
CAROLYN PLACKE, LISC
ARIELLE HARRIS, L&I
THOMAS DALFO, PIDC
JAMETTA JOHNSON, Planning Commission

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Vacant Property Review Committee Review Committee
January 16, 2018

Page 2

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE

2 CHAIRWOMAN JARMON: Good

3 morning. My name is Susie Jarmon.

4 Are there any attorneys in the

5 room?

6 (Hands raised.)

7 CHAIRWOMAN JARMON: You want to

8 come up to the podium.

9 What address are you here for?

10 (Witness approached podium.)

11 MR. ROTHBERG: 2422 Frankford

12 Avenue.

13 CHAIRWOMAN JARMON: Frankford?

14 Okay. State your name for the record.

15 MR. ROTHBERG: My name is

16 Steven Rothberg.

17 CHAIRWOMAN JARMON: Frankford

18 Avenue is on Page 2.

19 And you're here to represent

20 the owner or the purchaser?

21 MR. ROTHBERG: The owner, 2418

22 Frankford, LLC.

23 CHAIRWOMAN JARMON: And these

24 properties were transferred back in '89

25 and 1990 to the adjacent owners.

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE

2 Are there any questions from
3 the Committee?

4 MR. KOONCE: Is this a second
5 sale? Is the Frankford the original
6 purchasers?

7 CHAIRWOMAN JARMON: No. The
8 original applicants are the Rosemary and
9 Robert Kurz. They're the original owners
10 that we transferred title to.

11 MR. KOONCE: And then Frankford
12 acquired it from them?

13 CHAIRWOMAN JARMON: No. The
14 Frankford group, they currently own it?

15 MR. ROTHBERG: That's correct.

16 CHAIRWOMAN JARMON: They
17 acquired it from these individuals.

18 MR. ROTHBERG: It was
19 actually -- it was acquired by subsequent
20 owners. There's been a number of owners.

21 CHAIRWOMAN JARMON: Several
22 owners on record with this property.

23 MR. KOONCE: And this is
24 representative of what was developed?

25 CHAIRWOMAN JARMON: Well, they

Vacant Property Review Committee Review Committee
January 16, 2018

Page 4

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE
2 were originally transferred as side yards
3 to the first applicants, and I guess when
4 they sold it, the new owners built.

5 MR. KOONCE: Right, but they
6 built?

7 CHAIRWOMAN JARMON: Yes. Yes.

8 MR. KOONCE: I'm good.

9 CHAIRWOMAN JARMON:
10 Recommendation?

11 MR. RODRIGUEZ: So moved.

12 (Duly seconded.)

13 CHAIRWOMAN JARMON: All in
14 favor?

15 (Aye.)

16 CHAIRWOMAN JARMON: Any
17 opposed?

18 (No response.)

19 CHAIRWOMAN JARMON: Thank you.

20 MR. ROTHBERG: Thank you.

21 CHAIRWOMAN JARMON: You're
22 welcome.

23 Go back to Page 2, side yards.

24 (Witness approached podium.)

25 CHAIRWOMAN JARMON: Oh, I'm

Vacant Property Review Committee Review Committee
January 16, 2018

Page 5

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE

2 sorry. And you're here for?

3 MR. SLAVIN: L on the last
4 page. Good morning. Richard Slavin.

5 CHAIRWOMAN JARMON: You're here
6 for Poplar Street?

7 MR. SLAVIN: 1311 North 29th
8 and 1313 North 29th.

9 CHAIRWOMAN JARMON: Okay.

10 MR. SLAVIN: Page 4, No. L.

11 CHAIRWOMAN JARMON: And you're
12 here for a release of the restrictions on
13 these two lots, which were transferred in
14 '88 and '99?

15 MR. SLAVIN: Yes.

16 CHAIRWOMAN JARMON: And they
17 were transferred as side yards to the
18 owners -- I mean to the community group.

19 MR. SLAVIN: They were
20 transferred to a community group of the
21 block for a basketball court that was
22 operated on the property for a number of
23 years. The members of the block moved
24 away, retired, got old, kids grew up.
25 Only one person from that block group was

Vacant Property Review Committee Review Committee
January 16, 2018

Page 6

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE
2 left and decided to close the community
3 group, close the basketball court.

4 CHAIRWOMAN JARMON: Any
5 questions from the Committee?

6 MS. CUNNINGHAM: What are you
7 going to do with it?

8 MR. SLAVIN: My client is a
9 developer. He wants to build two
10 single-family houses in accordance with
11 the Zoning Code.

12 MS. CUNNINGHAM: Did the deed
13 have restrictions for recreational space
14 in it?

15 MR. SLAVIN: It does not. It
16 has a one-year completion and then
17 six-year restriction.

18 MS. CUNNINGHAM: It doesn't
19 have the recreational space?

20 CHAIRWOMAN JARMON: No.

21 MS. CUNNINGHAM: Okay.

22 CHAIRWOMAN JARMON: Any further
23 questions?

24 (No response.)

25 CHAIRWOMAN JARMON:

Vacant Property Review Committee Review Committee
January 16, 2018

Page 7

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE

2 Recommendation?

3 MS. TREGO: I move that we
4 grant 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 Thank you.

14 MR. SLAVIN: Appreciate it.

15 CHAIRWOMAN JARMON: Any other
16 attorneys?

17 (No response.)

18 CHAIRWOMAN JARMON: We'll get
19 started on Page 2, two side yards to the
20 adjacent owners, 3341 North Uber and 2134
21 East Cambria Street. Can I get a
22 recommendation?

23 (No response.)

24 CHAIRWOMAN JARMON:
25 Recommendation?

Vacant Property Review Committee Review Committee
January 16, 2018

Page 8

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE

2 MS. CUNNINGHAM: Move that
3 they're transferred to the adjacent
4 owners.

5 (Duly seconded.)

6 CHAIRWOMAN JARMON: All in
7 favor?

8 (Aye.)

9 CHAIRWOMAN JARMON: Any
10 opposed?

11 (No response.)

12 CHAIRWOMAN JARMON: The two
13 urban garden agreements I can accept.

14 The next item is a request for
15 an additional six-month extension, 2632
16 Federal Street, LLC, David Feldman.

17 (Witness approached podium.)

18 MR. VECCHIARELLI: Chris
19 Vecchiarelli, V-E-C-C-H-I-A-R-E-L-L-I.

20 CHAIRWOMAN JARMON: Mr. Feldman
21 had received the six-month extension on
22 these lots back in May, and the extension
23 has expired.

24 The Committee would like to
25 know what you've done within the six

Vacant Property Review Committee Review Committee
January 16, 2018

Page 9

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE
2 months.

3 MR. VECCHIARELLI: Yeah. So I
4 supplied to Ms. Jarmon and as well as
5 Mr. Harris from --

6 MR. RODRIGUEZ: Pardon me. Can
7 you turn on your microphone.

8 MR. VECCHIARELLI: Okay. I
9 supplied to Ms. Jarmon as well as Joshua
10 Harris from Councilman Johnson's office.
11 So we just received on 11/15 the permit
12 for 1233 South 27th Street. We are
13 starting work as soon as the weather
14 breaks. Everything is lined up. The
15 financing is in place.

16 2646, 2648 Manton Street, we're
17 supposed to hear today from L&I. We
18 should have a permit today from L&I. So
19 that will -- if we are successful with
20 getting the permit today, we're also
21 going to start once the weather breaks.

22 1100, we also own 1102 South
23 27th Street. We did a consolidation plan
24 and we just received the refusal from L&I
25 on January 8th.

Vacant Property Review Committee Review Committee
January 16, 2018

Page 10

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE
2 1121 and 1124 South 26th
3 Street, we are supposed to get the
4 permits on Friday. I just touched base
5 with the architect's office.

6 So all of these properties will
7 be completed this year and all will start
8 as soon as the winter is over and we can
9 break ground. All the financing is in
10 place. Our taxes are current.

11 MR. KOONCE: You just got the
12 refusal on one of them. Why are you so
13 sure you're going to be able to move
14 forward?

15 MR. VECCHIARELLI: That's a
16 good point, and I guess I'll take that
17 back on 1100 and 1102. So 1100 and 1102,
18 the consolidation plan, we got the
19 refusal and we are going for a variance
20 on that lot. That lot is -- I don't know
21 the exact zone, but it is zoned for
22 retail, which we are intending to build,
23 but above the retail we're looking to put
24 some apartments, I think three in total.
25 So that's what we're getting the variance

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE
2 on.

3 So to your point, I guess
4 there's no guarantee on that one, but the
5 others, like I said, we have the permit
6 on 1233. We're supposed to get the
7 permit today on 2646-48 Manton, and on
8 Friday we're supposed to have the other
9 two for 1121 and 1124.

10 MS. JOHNSON: It's zoned I-2
11 industrial.

12 MR. VECCHIARELLI: I-2, yes.

13 MR. KOONCE: And these were two
14 separate -- these five properties were
15 two separate packages?

16 MR. VECCHIARELLI: Were they
17 two -- you mean -- no. They may have
18 been acquired separately. I don't
19 remember the actual settlement dates, if
20 we acquired all of them at one settlement
21 or on two settlements.

22 CHAIRWOMAN JARMON: Two.

23 MR. VECCHIARELLI: I'd have to
24 get back to you on that.

25 CHAIRWOMAN JARMON: Two.

Vacant Property Review Committee Review Committee
January 16, 2018

Page 12

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE

2 MR. KOONCE: Who were they
3 originally settled to?

4 MR. VECCHIARELLI: Settled to
5 us, 2632 Federal, LLC, yes.

6 MR. KOONCE: And this is the
7 sum total of all the properties that were
8 settled?

9 MR. VECCHIARELLI: Yes.

10 MR. KOONCE: I thought there
11 was one more property that had been
12 acquired that was -- you came back to get
13 approval to sell?

14 MR. VECCHIARELLI: Oh, that's
15 correct. We acquired two others, 26, I
16 think, 29 and 2639 Federal were also
17 included in this package, and those were
18 sold. The two -- we felt -- there was an
19 owner who owned a number of contiguous
20 lots to both those two, and so we sold it
21 to that owner to develop, I guess, the
22 entire consolidation plan that they were
23 putting together.

24 MR. KOONCE: Okay.

25 MR. VECCHIARELLI: That's a

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE
2 different developer.

3 CHAIRWOMAN JARMON: Any further
4 questions?

5 MR. KOONCE: I make a motion to
6 table this.

7 (Duly seconded.)

8 CHAIRWOMAN JARMON: All in
9 favor?

10 (Aye.)

11 CHAIRWOMAN JARMON: What would
12 the reason be? That they need to speak
13 to the --

14 MR. KOONCE: No. Well, for one
15 thing, I'd like to see that all of the
16 properties, if they were being treated as
17 one or ready to go and, secondly, I
18 haven't really seen the -- do you have
19 evidence of financing?

20 CHAIRWOMAN JARMON: No.

21 Is it possible you can get us
22 evidence of financing for these projects?

23 MR. VECCHIARELLI: Sure.
24 Absolutely.

25 MR. KOONCE: And also could you

Vacant Property Review Committee Review Committee
January 16, 2018

Page 14

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE

2 tell us what you're going to do on each
3 property, how much it's going to cost,
4 and where the money is coming from?

5 MR. VECCHIARELLI: Absolutely.
6 Sure.

7 MR. KOONCE: Could we table it
8 until we get that?

9 CHAIRWOMAN JARMON: Yes.

10 I got a second. All in favor?
11 (Aye.)

12 CHAIRWOMAN JARMON: Any
13 opposed?

14 (No response.)

15 CHAIRWOMAN JARMON: So can you
16 get that to me, the evidence of
17 financing?

18 MR. VECCHIARELLI: I'll send it
19 to you later today.

20 CHAIRWOMAN JARMON: Okay.
21 Thank you.

22 MR. VECCHIARELLI: Thank you.

23 MS. MEDLEY: And also the
24 permits.

25 CHAIRWOMAN JARMON: Yeah.

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE

2 Mr. Vecchiarelli, also send me
3 copies of the permits once you receive
4 them?

5 MR. VECCHIARELLI: Yes. I have
6 the one that I sent.

7 CHAIRWOMAN JARMON: Yeah, I
8 have the one.

9 MR. VECCHIARELLI: I can give
10 it to you. I have a copy if you'd like
11 to --

12 CHAIRWOMAN JARMON: I have the
13 one, yeah. So you said you're waiting
14 for others?

15 MR. VECCHIARELLI: If we get
16 the one for you 2646, 2648, I'll get it
17 to you. Friday as well.

18 CHAIRWOMAN JARMON: Okay.
19 Thank you.

20 The next item, 1433 North Dover
21 Street, Anthony and Diane Sanders.

22 (Witnesses approached podium.)

23 MS. HOLMES-SANDERS: Good
24 morning.

25 CHAIRWOMAN JARMON: Good

Vacant Property Review Committee Review Committee
January 16, 2018

Page 16

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE

2 morning.

3 (Good morning.)

4 CHAIRWOMAN JARMON: Can you

5 state your names for the record.

6 MS. HOLMES-SANDERS: Diane

7 Holmes-Sanders.

8 MR. SANDERS: Anthony Sanders.

9 CHAIRWOMAN JARMON: And you're
10 here to sell this property?

11 MS. HOLMES-SANDERS: Yes.

12 CHAIRWOMAN JARMON: Which was
13 transferred to you in 2003?

14 MS. HOLMES-SANDERS: Yes.

15 CHAIRWOMAN JARMON: Any
16 questions from the Committee?

17 (No response.)

18 CHAIRWOMAN JARMON:

19 Recommendation?

20 MR. DALFO: Madam Chair, what
21 was the requirement when the property --

22 CHAIRWOMAN JARMON: They were
23 single-family dwellings, so they were
24 already rehabbed once we transferred
25 title.

Vacant Property Review Committee Review Committee
January 16, 2018

Page 17

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE

2 MR. DALFO: So there's no
3 development obligations?

4 CHAIRWOMAN JARMON: No.

5 MR. DALFO: Okay.

6 CHAIRWOMAN JARMON: Any further
7 questions?

8 (No response.)

9 CHAIRWOMAN JARMON:
10 Recommendation?

11 MS. TREGO: Move to grant the
12 certificate of completion.

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. HOLMES-SANDERS: Thank you.

22 CHAIRWOMAN JARMON: 2141 North
23 Darien Street. This property was
24 recently acquired at Sheriff Sale.

25 (Witness approached podium.)

Vacant Property Review Committee Review Committee
January 16, 2018

Page 18

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE

2 CHAIRWOMAN JARMON: Can you
3 state your name for the record.

4 MS. LITVINOVIC: Yes. Katarina
5 Litvinovic, K-A-T-A-R-I-N-A,
6 L-I-T-V-I-N-O-V-I-C.

7 CHAIRWOMAN JARMON: And you're
8 the one that purchased the property?

9 MS. LITVINOVIC: No. I'm
10 actually the realtor of the sellers, so
11 the current owners. We have an agreement
12 of sale. It was meant to settle actually
13 a couple months ago. I called. I was
14 told to come to this meeting in order for
15 the deed restriction to be released.

16 CHAIRWOMAN JARMON: Okay. Any
17 questions from the Committee?

18 MR. KOONCE: So, again, this is
19 a property that was sold as -- it was an
20 existing residential unit. And were
21 there any requirements on the sale?

22 CHAIRWOMAN JARMON: No. Just a
23 regular single-family dwelling at the
24 time.

25 MS. HARRIS: Do you plan to

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE

2 sell it to be occupied or to be
3 demolished and rebuilt?

4 MS. LITVINOVIC: So it's
5 actually a complete shell. So the person
6 purchasing it, I believe that it's her
7 first sort of investment, and she will
8 try to rebuild it.

9 MR. RODRIGUEZ: Madam Chair,
10 this is what's listed in the packet
11 (indicating).

12 CHAIRWOMAN JARMON: Is it a
13 lot?

14 MS. CUNNINGHAM: Has it been
15 demolished already?

16 MS. LITVINOVIC: Actually, I'm
17 so sorry. This is a lot.

18 CHAIRWOMAN JARMON: Yeah. It
19 was demolished after we --

20 MS. LITVINOVIC: It's a vacant
21 lot. Pardon me.

22 MS. CUNNINGHAM: And your
23 client purchased it at Sheriff Sale?

24 MS. LITVINOVIC: Yes. My
25 client purchased it at Sheriff Sale.

Vacant Property Review Committee Review Committee
January 16, 2018

Page 20

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE

2 MR. RODRIGUEZ: With the intent
3 to develop it?

4 MS. LITVINOVIC: That is her
5 intention, yes.

6 MR. RODRIGUEZ: But now she's
7 selling it?

8 MS. LITVINOVIC: No.

9 CHAIRWOMAN JARMON: No. She
10 just got it at Sheriff Sale June 21st
11 2016, and I guess she was --

12 MS. LITVINOVIC: So I'm a
13 realtor. My clients purchased it at the
14 Sheriff Sale. They were holding it.
15 They are selling it to somebody, a lady,
16 who is planning to purchase it -- I mean,
17 sorry, to develop it.

18 MR. RODRIGUEZ: And when she
19 purchased it at Sheriff Sale, it came
20 with restrictions?

21 MS. LITVINOVIC: I'm sorry. I
22 can't hear you.

23 MS. RODRIGUEZ: And when she
24 purchased it at Sheriff Sale,
25 restrictions were still on the deed?

Vacant Property Review Committee Review Committee
January 16, 2018

Page 21

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE

2 MS. LITVINOVIC: So they
3 purchased it and were trying to sell it
4 to her, yes, and it still has these old
5 restrictions, so we can't go
6 through with -- she can't get title, so
7 we can't go through with the sale.

8 CHAIRWOMAN JARMON: Right.

9 Any further questions?

10 (No response.)

11 CHAIRWOMAN JARMON:

12 Recommendation?

13 MR. RODRIGUEZ: So moved.

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. LITVINOVIC: Do I remain

23 here?

24 CHAIRWOMAN JARMON: No. I'll

25 be in touch with you.

Vacant Property Review Committee Review Committee
January 16, 2018

Page 22

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE

2 MS. LITVINOVIC: Thank you so
3 much.

4 CHAIRWOMAN JARMON: The next
5 item, 1839 South 22nd Street. This was a
6 property that was transferred as a side
7 yard with a self-amortizing mortgage
8 against the title. The owner transferred
9 title to her son and then her son sold it
10 to someone in December 2017. In the
11 meanwhile, they had gotten in contact
12 with the Redevelopment Authority and sent
13 the check for the balance of the
14 mortgage, and we gave the check to Land
15 Bank.

16 MR. RODRIGUEZ: Thank you.

17 CHAIRWOMAN JARMON: Are there
18 any questions?

19 (No response.)

20 CHAIRWOMAN JARMON:
21 Recommendation?

22 MR. RODRIGUEZ: Recommended.

23 (Duly seconded.)

24 CHAIRWOMAN JARMON: All in
25 favor?

Vacant Property Review Committee Review Committee
January 16, 2018

Page 23

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE

2 (Aye.)

3 CHAIRWOMAN JARMON: The next
4 item we're going to -- we were asked to
5 have tabled by the Councilwoman's office,
6 4320 Lancaster Avenue.

7 The next item, 1912 Kimball
8 Street. This was transferred back in
9 2002. Mr. Mazzola, he has since
10 developed and sold the property. So the
11 current owners are asking that we remove
12 the restriction that was against the deed
13 back in 2002.

14 Can I get a recommendation?

15 MR. KOONCE: So moved.

16 (Duly seconded.)

17 CHAIRWOMAN JARMON: All in
18 favor?

19 (Aye.)

20 CHAIRWOMAN JARMON: Any
21 opposed?

22 (No response.)

23 CHAIRWOMAN JARMON: 2432 North
24 Mascher Street. Come up.

25 (Witnesses approached podium.)

Vacant Property Review Committee Review Committee
January 16, 2018

Page 24

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE

2 MS. HAMER: Hi. My name is
3 Maria Hamer, the owner.

4 CHAIRWOMAN JARMON: And you
5 received this lot back in 2002 as a side
6 yard to your property?

7 MS. HAMER: Yes.

8 CHAIRWOMAN JARMON: Are there
9 any questions from the Committee?

10 MR. DALFO: Just one question.
11 There was no development on the part of
12 the --

13 CHAIRWOMAN JARMON: No. Just a
14 side yard to fence and maintain.

15 MR. DALFO: I move to sell.

16 (Duly seconded.)

17 CHAIRWOMAN JARMON: All in
18 favor?

19 (Aye.)

20 MR. DODDS: Excuse me. There's
21 a truck parked on the yard. There seems
22 to be some debris.

23 CHAIRWOMAN JARMON: There's a
24 truck on the lot?

25 MS. HAMER: It's not on the

Vacant Property Review Committee Review Committee
January 16, 2018

Page 25

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE

2 lot. It's out.

3 CHAIRWOMAN JARMON: It's been
4 removed? Because I think once I got the
5 picture back, that was already sent out.
6 So the truck has been removed.

7 MS. HAMER: Yes.

8 CHAIRWOMAN JARMON: So I'll get
9 an updated picture. Thank you.

10 MS. HAMER: I came to see if
11 you could give me an RDA release.

12 CHAIRWOMAN JARMON: Yes. And I
13 got a recommendation?

14 MR. RODRIGUEZ: Yes.
15 Recommendation and second.

16 CHAIRWOMAN JARMON: All in
17 favor?

18 (Aye.)

19 CHAIRWOMAN JARMON: Any
20 opposed?

21 (No response.)

22 CHAIRWOMAN JARMON: Thank you.
23 We'll be in touch.

24 MS. HAMER: Thank you.

25 CHAIRWOMAN JARMON: No problem.

Vacant Property Review Committee Review Committee
January 16, 2018

Page 26

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE
2 440 South 54th Street, Merel
3 Edmonds.

4 (No response.)

5 CHAIRWOMAN JARMON: This was a
6 property that was transferred as a side
7 yard. I spoke to the applicant last
8 week. She's a senior citizen. She
9 received it, like I said, as a side yard
10 to maintain and keep clean.

11 Can I get a recommendation?

12 MR. RODRIGUEZ: Does she have
13 any wherewithal to clean the lot?

14 CHAIRWOMAN JARMON: I can ask
15 her to have it cleaned.

16 MR. RODRIGUEZ: My question is
17 if she's a senior citizen, does she have
18 any resources to have it cleaned?

19 CHAIRWOMAN JARMON: Probably
20 not.

21 MR. RODRIGUEZ: Can we verify
22 that?

23 CHAIRWOMAN JARMON: Yeah, I
24 can.

25 MR. KOONCE: Also, do we know

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE

2 how high this chain link fence is?

3 CHAIRWOMAN JARMON: I'm sorry?

4 MR. KOONCE: How high is this
5 chain link fence?

6 CHAIRWOMAN JARMON: The chain
7 fence?

8 MR. RODRIGUEZ: It's over five
9 feet.

10 MR. KOONCE: It's over five or
11 about five?

12 MR. RODRIGUEZ: About five.

13 MR. KOONCE: Are there any
14 issues with the chain link fence?

15 MS. HARRIS: I can check. I
16 don't think so, but I can check.

17 MR. KOONCE: I don't know if
18 they were discouraging chain link fences.
19 There would be a height limit on it if it
20 were --

21 MR. RODRIGUEZ: It's high.

22 MR. KOONCE: But it's a chain
23 link, so you can see through it. My only
24 question, is there an issue with the
25 chain link fence. Is L&I discouraging

Vacant Property Review Committee Review Committee
January 16, 2018

Page 28

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE

2 the use of chain link?

3 MS. HARRIS: I don't know that
4 discouraging necessarily means that it's
5 not permissible to use, but I can --

6 MR. KOONCE: That's sort of
7 like what I'm asking. I don't know.

8 MS. HARRIS: I can check and
9 let Susie know.

10 CHAIRWOMAN JARMON: Okay.

11 MR. RODRIGUEZ: How long has
12 she had this yard?

13 CHAIRWOMAN JARMON: Since 2003.

14 Can I get a recommendation?
15 And I'll contact her regarding cleaning
16 or having it cleaned.

17 MR. KOONCE: And she just wants
18 a certificate of completion?

19 CHAIRWOMAN JARMON: Yes.

20 MR. KOONCE: Okay.

21 CHAIRWOMAN JARMON: Can I get a
22 recommendation?

23 MR. KOONCE: So moved.

24 (Duly seconded.)

25 CHAIRWOMAN JARMON: All in

Vacant Property Review Committee Review Committee
January 16, 2018

Page 29

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE

2 favor?

3 (Aye.)

4 CHAIRWOMAN JARMON: Any

5 opposed?

6 (No response.)

7 CHAIRWOMAN JARMON: 2542, 44,

8 and 46 North Orianna.

9 (Witness approached podium.)

10 CHAIRWOMAN JARMON: Good

11 morning. State your name for the record.

12 MR. BURGOS: My name?

13 CHAIRWOMAN JARMON: Yeah, your

14 name.

15 MR. BURGOS: Anibal Burgos,

16 A-N-I-B-A-L.

17 CHAIRWOMAN JARMON: And Melvin

18 Burgos is?

19 MR. BURGOS: That's my brother.

20 CHAIRWOMAN JARMON: Your

21 brother, okay.

22 And these were transferred as

23 side yards back in 2001. Can I get a

24 recommendation?

25 Are you in the process of

Vacant Property Review Committee Review Committee
January 16, 2018

Page 30

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE

2 selling, or he is?

3 MR. BURGOS: Yes.

4 CHAIRWOMAN JARMON: Yes.

5 Recommendation?

6 MR. KOONCE: Can you tell us
7 what the buyer is going to do with the
8 properties?

9 CHAIRWOMAN JARMON: What the
10 buyer is going to do.

11 MR. BURGOS: The buyer is
12 Gabella Investment. He send me here
13 because he interested to buy it.

14 CHAIRWOMAN JARMON: And he's
15 going to -- do you know what he's going
16 to do with the lots?

17 MR. BURGOS: I don't. But he
18 used to buy this, you know, houses and
19 fixing them. That's what he do.

20 CHAIRWOMAN JARMON: He's a
21 developer?

22 MR. BURGOS: Yes.

23 MS. CUNNINGHAM: Is the boat
24 still there?

25 CHAIRWOMAN JARMON: Is the boat

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE
2 still on the lot?

3 MR. BURGOS: Yeah. One of the
4 boat, because I took one. I have two
5 there. Now I got one.

6 MR. RODRIGUEZ: Also a trailer.

7 CHAIRWOMAN JARMON: And a
8 trailer also?

9 MR. BURGOS: One boat with the
10 trailer, yeah.

11 CHAIRWOMAN JARMON: You're
12 going to have to have that removed.

13 MR. BURGOS: I have to take it?
14 I get that from my brother because I had
15 the boat and I have to -- where I put it.
16 And I decide to keep it on the lot,
17 because my brother want to get --

18 MR. RODRIGUEZ: He's saying
19 he's got to work it out with his brother
20 to remove it.

21 CHAIRWOMAN JARMON: So the
22 release, if it's approved, is contingent
23 upon those items being removed off the
24 lot.

25 MR. BURGOS: Right. It is a

Vacant Property Review Committee Review Committee
January 16, 2018

Page 32

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE
2 trailer.

3 CHAIRWOMAN JARMON: A trailer.

4 MR. BURGOS: I think I'm
5 going -- if the guy want to buy the
6 place, he want it, I'll give it to him.

7 CHAIRWOMAN JARMON: So before
8 you get the release, we'll have it
9 inspected to verify that that's off.

10 MR. BURGOS: That's what I
11 want, a release.

12 MR. RODRIGUEZ: I move that we
13 provide -- we approve with the condition
14 that he remove the boat and the trailer
15 prior to the certificate of completion
16 and that it being inspected.

17 (Duly seconded.)

18 CHAIRWOMAN JARMON: All in
19 favor?

20 (Aye.)

21 CHAIRWOMAN JARMON: Any
22 opposed?

23 (No response.)

24 CHAIRWOMAN JARMON: Okay. It's
25 approved, but you must get the trailer

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE

2 and the boat off of the lot.

3 MR. BURGOS: So it have to be
4 off?

5 CHAIRWOMAN JARMON: Yes.

6 MR. BURGOS: I don't know where
7 to put it. That's the problem. I want
8 to sell it with the trailer too. Not the
9 boat. The boat I want.

10 CHAIRWOMAN JARMON: You want to
11 sell the trailer too?

12 MR. BURGOS: I think they keep
13 it for whatever he want to pay.

14 CHAIRWOMAN JARMON: Well, the
15 Committee is saying you have to have it
16 removed.

17 MR. BURGOS: If he decide --
18 I'm going to have a talk with him, and if
19 he want to move it, then he move it. He
20 don't want to move it.

21 MR. RODRIGUEZ: If he doesn't
22 want to move it, he doesn't get the
23 certificate.

24 CHAIRWOMAN JARMON: If he
25 doesn't remove those items, then he's not

Vacant Property Review Committee Review Committee
January 16, 2018

Page 34

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE

2 going to get the release.

3 MR. BURGOS: So I have to
4 remove it?

5 MR. RODRIGUEZ: Yes.

6 CHAIRWOMAN JARMON: Yes.

7 MR. RODRIGUEZ: Yes.

8 MR. BURGOS: I see what can I
9 do, because where I'm going to put it.
10 That's the trouble.

11 MR. KOONCE: I don't
12 understand, because if he's going to sell
13 it, you're not going to keep the items on
14 the lot, are you?

15 MS. CUNNINGHAM: I believe he
16 was saying that he was selling the
17 trailer with the lots.

18 You would remove the boat and
19 the trailer is going with the lots?

20 CHAIRWOMAN JARMON: You're
21 selling the trailer and the boat with the
22 lots?

23 MR. BURGOS: No. I'm going to
24 leave it together. Not the boat. The
25 boat I have to take, but the trailer.

Vacant Property Review Committee Review Committee
January 16, 2018

Page 35

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE

2 MR. RODRIGUEZ: Sir, if you
3 said the intended use was for
4 development, he would have to remove the
5 trailer to build houses on the lot. So
6 the issue being you have to --

7 MR. BURGOS: I have to talk to
8 him to see what he --

9 MR. RODRIGUEZ: -- remove it so
10 that he can sell it.

11 MR. BURGOS: Okay.

12 CHAIRWOMAN JARMON: So let me
13 know.

14 MR. BURGOS: All right. How I
15 can get in touch with you?

16 (Chairwoman Jarmon handed Mr.
17 Burgos a business card.)

18 MR. BURGOS: Thank you.

19 CHAIRWOMAN JARMON: All right.
20 Have a good day.

21 The next item, 1309 Markoe.

22 (Witness approached podium.)

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

25 MS. MOSES: Amy Moses.

Vacant Property Review Committee Review Committee
January 16, 2018

Page 36

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE

2 CHAIRWOMAN JARMON: And you're
3 here to represent?

4 MS. MOSES: AET Enterprises.

5 CHAIRWOMAN JARMON: Are they
6 the current owners?

7 MS. MOSES: Yes. That's my
8 LLC.

9 CHAIRWOMAN JARMON: Any
10 questions from the Committee?

11 MR. DODDS: I just want to
12 point out that it's South Markoe instead
13 of North Markoe.

14 CHAIRWOMAN JARMON: Okay.
15 Thank you. Yes. The picture is correct,
16 but the agenda was incorrect.

17 MR. DALFO: Just to be quick,
18 there was no development requirement?

19 CHAIRWOMAN JARMON: No. This
20 is a single-family dwelling.

21 MR. RODRIGUEZ: You're the
22 second owner?

23 MS. MOSES: Am I the second
24 owner?

25 MR. RODRIGUEZ: Yeah. You

Vacant Property Review Committee Review Committee
January 16, 2018

Page 37

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE

2 represent the second owner?

3 MS. MOSES: Oh, no, no. I'm
4 the owner of AET Enterprises.

5 MR. RODRIGUEZ: Okay. So you
6 purchased this from the City?

7 MS. MOSES: No. I purchased it
8 from a prior owner in --

9 MR. RODRIGUEZ: So you're the
10 second owner?

11 MS. MOSES: Yes.

12 CHAIRWOMAN JARMON: Any further
13 questions?

14 (No response.)

15 CHAIRWOMAN JARMON:
16 Recommendation?

17 MR. KOONCE: Motion to approve.

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 Review Committee
January 16, 2018

Page 38

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE

2 MS. MOSES: Thank you.

3 CHAIRWOMAN JARMON: You're
4 welcome.

5 1822 Poplar.

6 (No response.)

7 CHAIRWOMAN JARMON: This is a
8 property that was developed.

9 MS. PLACKE: We already did
10 this one.

11 MS. JOHNSON: No. This is
12 another one.

13 MR. DALFO: The one below it we
14 did, 1311.

15 MS. JOHNSON: This is new
16 construction going on.

17 CHAIRWOMAN JARMON: Yeah, this
18 is new construction, and it's occupied.
19 And Linda had did a letter, but I think
20 they didn't come to the other meeting,
21 but they have already done the work on
22 the property.

23 Can I get a recommendation?

24 MS. TREGO: Move to grant the
25 release.

Vacant Property Review Committee Review Committee
January 16, 2018

Page 39

1 1/16/18 - 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: The next
10 item, 2555 North 11th Street. This was
11 transferred to Village of Arts and then
12 they transferred it to --

13 (Witness approached podium.)

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

16 MS. MARSHALL-PARCHMAN:
17 Patricia Marshall-Parchman.

18 CHAIRWOMAN JARMON: I'm sorry?

19 MS. MARSHALL-PARCHMAN:
20 Patricia Marshall-Parchman.

21 CHAIRWOMAN JARMON: And you're
22 the current owner?

23 MS. MARSHALL-PARCHMAN: Yes.

24 CHAIRWOMAN JARMON: And you
25 received it from Village of Arts?

Vacant Property Review Committee Review Committee
January 16, 2018

Page 40

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE

2 MS. MARSHALL-PARCHMAN: Yes.

3 CHAIRWOMAN JARMON: Any

4 questions from the Committee?

5 (No response.)

6 CHAIRWOMAN JARMON:

7 Recommendation?

8 MR. KOONCE: So moved.

9 (Duly seconded.)

10 CHAIRWOMAN JARMON: All in

11 favor?

12 (Aye.)

13 CHAIRWOMAN JARMON: Any

14 opposed?

15 (No response.)

16 CHAIRWOMAN JARMON: Thank you.

17 MS. MARSHALL-PARCHMAN: You're

18 welcome.

19 CHAIRWOMAN JARMON: The next

20 three properties were sold to Hayman

21 Construction. All three have been

22 developed. And he's only selling, I

23 think, the first one, Ellsworth. The

24 others he just wants the restrictions

25 lifted.

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE

2 Can I get a recommendation?

3 MS. TREGO: Move to grant the
4 release.

5 MR. RODRIGUEZ: I have a
6 question. So he sold 1914 and we're
7 looking at a certificate of occupancy?

8 CHAIRWOMAN JARMON: He's in the
9 process of selling 1914. The agreement
10 is there. And then the other two he said
11 he just wants the restriction lifted.
12 They've both been developed.

13 MR. KOONCE: Does he have
14 certificate of completions for all three?

15 MR. RODRIGUEZ: He has it
16 for --

17 CHAIRWOMAN JARMON: He has a
18 certificate of occupancy.

19 MS. CUNNINGHAM: We don't have
20 one for Ellsworth.

21 CHAIRWOMAN JARMON: I had one
22 for Ellsworth. I can send it to you
23 guys. It wasn't attached, but I have the
24 one for Ellsworth also.

25 MR. KOONCE: Motion to approve.

Vacant Property Review Committee Review Committee
January 16, 2018

Page 42

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE

2 (Duly seconded.)

3 CHAIRWOMAN JARMON: All in
4 favor?

5 (Aye.)

6 CHAIRWOMAN JARMON: The next
7 item, 5351 Irving Street. The applicant
8 lives in Virginia. I attached pictures.
9 He's done the rehab on the property. I
10 just showed some old pictures and then
11 his more recent picture, just attached a
12 couple pictures, and he's asking for a
13 release.

14 MR. RODRIGUEZ: So moved.

15 (Duly seconded.)

16 CHAIRWOMAN JARMON: All in
17 favor?

18 (Aye.)

19 CHAIRWOMAN JARMON: Any
20 opposed?

21 (No response.)

22 CHAIRWOMAN JARMON: The next
23 item, this property was transferred from
24 the City to PHDC, 2734 Latona.

25 (Witnesses approached podium.)

Vacant Property Review Committee Review Committee
January 16, 2018

Page 43

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE

2 CHAIRWOMAN JARMON: Hi. Can
3 you state your name for the record.

4 MS. DOCKERY: Iyesha Dockery.

5 MR. WILSON: Brian Wilson.

6 CHAIRWOMAN JARMON: You're the
7 current owner?

8 MS. DOCKERY: Yes, ma'am.

9 CHAIRWOMAN JARMON: Any
10 questions from the Committee?

11 MR. KOONCE: What's the chain
12 of ownership since it was conveyed to
13 PHDC?

14 CHAIRWOMAN JARMON: I only have
15 that the City transferred to PHDC in
16 1988. I don't have when PHDC transferred
17 to her.

18 Do you remember when you took
19 title to the Latona?

20 MS. DOCKERY: I think in 2009.

21 CHAIRWOMAN JARMON: 2009?

22 MR. KOONCE: Was it a straight
23 sale or was there a purchased money
24 mortgage?

25 MR. WILSON: It was a transfer.

Vacant Property Review Committee Review Committee
January 16, 2018

Page 44

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE

2 It was in her father's name. He passed
3 away and it was transferred to her
4 afterward.

5 MR. KOONCE: So the agency sold
6 it to her father?

7 MR. WILSON: Yes.

8 CHAIRWOMAN JARMON: Any further
9 questions?

10 (No response.)

11 CHAIRWOMAN JARMON:
12 Recommendation?

13 MS. JOHNSON: Recommend that we
14 issue a certificate of completion.

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 2508 East Dauphin Street. The
24 applicant was unable to attend. We have
25 the pictures here. They were using this

Vacant Property Review Committee Review Committee
January 16, 2018

Page 45

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE
2 lot as a garden and they received it as a
3 side yard.

4 Can I get a recommendation?

5 MR. KOONCE: I have a question
6 for L&I. Is there a restriction on how
7 high the wooden fence can be?

8 MS. HARRIS: I will look it up.

9 MR. KOONCE: Because I believe
10 it's limited to five feet, but I haven't
11 been there in so long. But subject to
12 that, I'm fine.

13 CHAIRWOMAN JARMON: Okay.
14 Recommendation?

15 MR. KOONCE: Recommendation to
16 approve, conditional on the fence meeting
17 L&I standards.

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 Review Committee
January 16, 2018

Page 46

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE
2 1334 South Harmony. This is a
3 developed property. This property has
4 been developed.

5 MR. RODRIGUEZ: Do you have a
6 certificate of occupancy?

7 CHAIRWOMAN JARMON: That's what
8 I'm looking for. I know they have it.
9 I'll get them to send it to me again.

10 MR. RODRIGUEZ: I move that we
11 approve, provided that we have a
12 certificate of occupancy.

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 2629 Martha.

22 (Witness approached podium.)

23 CHAIRWOMAN JARMON: Good
24 morning.

25 MR. HARRIS: Robert Harris.

Vacant Property Review Committee Review Committee
January 16, 2018

Page 47

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE

2 CHAIRWOMAN JARMON: And Joan

3 Harris was or is? I'm sorry.

4 MR. HARRIS: She's my mother.

5 CHAIRWOMAN JARMON: And are you
6 in the process of selling?

7 MR. HARRIS: Yes, we are.

8 CHAIRWOMAN JARMON: Yes. I
9 have an agreement.

10 Can I get a recommendation?

11 MR. DALFO: Was this conveyed
12 as a side yard?

13 CHAIRWOMAN JARMON: Yes.

14 MR. DALFO: So moved.

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 Thank you.

24 I would like to add December
25 12th, 2017 minutes to the agenda.

Vacant Property Review Committee Review Committee
January 16, 2018

Page 48

1 1/16/18 - VACANT PROPERTY REVIEW COMMITTEE

2 The meeting is adjourned.

3 (Vacant Property Review

4 Committee adjourned at 10:50 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

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

Vacant Property Review Committee Review Committee
January 16, 2018

A	approached 2:10 4:24 8:17 15:22 17:25 23:25 29:9 35:22 39:13 42:25 46:22	base 10:4 basketball 5:21 6:3 believe 19:6 34:15 45:9 block 5:21,23 5:25	46:12 49:2 certification 49:20 CERTIFY 49:3 certifying 49:24	29:4,7,10 29:13,17,20 30:4,9,14 30:20,25 31:7,11,21 32:3,7,18 32:21,24 33:5,10,14 33:24 34:6 34:20 35:12 35:16,19,23 36:2,5,9,14 36:19 37:12 37:15,19,22 37:25 38:3 38:7,17 39:3,6,9,14 39:18,21,24 40:3,6,10 40:13,16,19 41:8,17,21 42:3,6,16 42:19,22 43:2,6,9,14 43:21 44:8 44:11,16,19 44:22 45:13 45:19,22,25 46:7,14,17 46:20,23 47:2,5,8,13 47:16,19,22	18:14 23:24 38:20 coming 14:4 Commission 1:15 Committee 1:2 2:1 3:1 3:3 4:1 5:1 6:1,5 7:1 8:1,24 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1,16 17:1 18:1 18:17 19:1 20:1 21:1 22:1 23:1 24:1,9 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 33:15 34:1 35:1 36:1 36:10 37:1 38:1 39:1 40:1,4 41:1 42:1 43:1 43:10 44:1 45:1 46:1 47:1 48:1,4	contact 22:11 28:15 contained 49:5 contiguous 12:19 contingent 31:22 control 49:23 conveyed 43:12 47:11 copies 15:3 copy 15:10 correct 3:15 12:15 36:15 49:8 cost 14:3 Council 1:11 Councilman 9:10 Councilwo... 23:5 couple 18:13 42:12 court 5:21 6:3 CUNNING... 1:10 6:6,12 6:18,21 8:2 19:14,22 30:23 34:15 41:19 current 10:10 18:11 23:11 36:6 39:22 43:7 currently 3:14	22:10 47:24 decide 31:16 33:17 decided 6:2 deed 6:12 18:15 20:25 23:12 demolished 19:3,15,19 Department 1:9,11 develop 12:21 20:3,17 developed 3:24 23:10 38:8 40:22 41:12 46:3 46:4 developer 6:9 13:2 30:21 development 1:12 17:3 24:11 35:4 36:18 Diane 15:21 16:6 different 13:2 direct 49:23 discouraging 27:18,25 28:4 Dockery 43:4 43:4,8,20 DODDS 1:13 24:20 36:11 Dover 15:20 Duly 4:12 7:5 8:5 13:7 17:13 21:14 22:23 23:16 24:16 28:24 32:17 37:18 39:2 40:9 42:2,15 44:15 45:18 46:13 47:15 dwelling 18:23 36:20 dwelling 16:23	
A-N-I-B-A-L 29:16 a.m 1:6 48:4 able 10:13 Absolutely 13:24 14:5 accept 8:13 accurately 49:5 acquired 3:12 3:17,19 11:18,20 12:12,15 17:24 actual 11:19 add 47:24 additional 8:15 address 2:9 adjacent 2:25 7:20 8:3 adjourned 48:2,4 AET 36:4 37:4 afterward 44:4 agency 44:5 agenda 36:16 47:25 ago 18:13 agreement 18:11 41:9 47:9 agreements 8:13 Amy 35:25 and/or 49:23 ANGEL 1:13 Anibal 29:15 Anthony 15:21 16:8 apartments 10:24 applicant 26:7 42:7 44:24 applicants 3:8 4:3 apply 49:21 Appreciate 7:14	approval 12:13 approve 32:13 37:17 41:25 45:16 46:11 approved 31:22 32:25 architect's 10:5 ARIELLE 1:14 Arts 39:11,25 asked 23:4 asking 23:11 28:7 42:12 attached 41:23 42:8 42:11 attend 44:24 attorneys 2:4 7:16 Authority 22:12 Avenue 2:12 2:18 23:6 Aye 4:15 7:8 8:8 13:10 14:11 17:16 21:17 23:2 23:19 24:19 25:18 29:3 32:20 37:21 39:5 40:12 42:5,18 44:18 45:21 46:16 47:18	boat 30:23,25 31:4,9,15 32:14 33:2 33:9,9 34:18,21,24 34:25 break 10:9 breaks 9:14 9:21 Brian 43:5 brother 29:19 29:21 31:14 31:17,19 build 6:9 10:22 35:5 built 4:4,6 Burgos 29:12 29:15,15,18 29:19 30:3 30:11,17,22 31:3,9,13 31:25 32:4 32:10 33:3 33:6,12,17 34:3,8,23 35:7,11,14 35:17,18 business 35:17 buy 30:13,18 32:5 buyer 30:7,10 30:11	chain 27:2,5 27:6,14,18 27:22,25 28:2 43:11 Chair 16:20 19:9 Chairwoman 1:9 2:2,7,13 2:17,23 3:7 3:13,16,21 3:25 4:7,9 4:13,16,19 4:21,25 5:5 5:9,11,16 6:4,20,22 6:25 7:6,9 7:12,15,18 7:24 8:6,9 8:12,20 11:22,25 13:3,8,11 13:20 14:9 14:12,15,20 14:25 15:7 15:12 18,25 16:4,9,12 16:15,18,22 17:4,6,9,14 17:17,20,22 18:2,7,16 18:22 19:12 19:18 20:9 21:8,11,15 21:18,21,24 22:4,17,20 22:24 23:3 23:17,20,23 24:4,8,13 24:17,23 25:3,8,12 25:16,19,22 25:25 26:5 26:14,19,23 27:3,6 28:10,13,19 28:21,25	29:4,7,10 29:13,17,20 30:4,9,14 30:20,25 31:7,11,21 32:3,7,18 32:21,24 33:5,10,14 33:24 34:6 34:20 35:12 35:16,19,23 36:2,5,9,14 36:19 37:12 37:15,19,22 37:25 38:3 38:7,17 39:3,6,9,14 39:18,21,24 40:3,6,10 40:13,16,19 41:8,17,21 42:3,6,16 42:19,22 43:2,6,9,14 43:21 44:8 44:11,16,19 44:22 45:13 45:19,22,25 46:7,14,17 46:20,23 47:2,5,8,13 47:16,19,22 check 22:13 22:14 27:15 27:16 28:8 Chris 8:18 citizen 26:8 26:17 City 1:5 37:6 42:24 43:15 Clarke's 1:11 clean 26:10 26:13 cleaned 26:15 26:18 28:16 cleaning 28:15 client 6:8 19:23,25 clients 20:13 close 6:2,3 Code 6:11 come 2:8	1:2 2:1 3:1 3:3 4:1 5:1 6:1,5 7:1 8:1,24 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1,16 17:1 18:1 18:17 19:1 20:1 21:1 22:1 23:1 24:1,9 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 33:15 34:1 35:1 36:1 36:10 37:1 38:1 39:1 40:1,4 41:1 42:1 43:1 43:10 44:1 45:1 46:1 47:1 48:1,4 community 5:18,20 6:2 complete 19:5 completed 10:7 completion 6:16 7:4 17:12 28:18 32:15 44:14 completions 41:14 condition 32:13 conditional 45:16 consolidation 9:23 10:18 12:22 construction 38:16,18 40:21	contact 22:11 28:15 contained 49:5 contiguous 12:19 contingent 31:22 control 49:23 conveyed 43:12 47:11 copies 15:3 copy 15:10 correct 3:15 12:15 36:15 49:8 cost 14:3 Council 1:11 Councilman 9:10 Councilwo... 23:5 couple 18:13 42:12 court 5:21 6:3 CUNNING... 1:10 6:6,12 6:18,21 8:2 19:14,22 30:23 34:15 41:19 current 10:10 18:11 23:11 36:6 39:22 43:7 currently 3:14	D DALFO 1:15 16:20 17:2 17:5 24:10 24:15 36:17 38:13 47:11 47:14 Darien 17:23 dates 11:19 Dauphin 44:23 David 8:16 day 35:20 DEB 1:10 debris 24:22 December	22:10 47:24 decide 31:16 33:17 decided 6:2 deed 6:12 18:15 20:25 23:12 demolished 19:3,15,19 Department 1:9,11 develop 12:21 20:3,17 developed 3:24 23:10 38:8 40:22 41:12 46:3 46:4 developer 6:9 13:2 30:21 development 1:12 17:3 24:11 35:4 36:18 Diane 15:21 16:6 different 13:2 direct 49:23 discouraging 27:18,25 28:4 Dockery 43:4 43:4,8,20 DODDS 1:13 24:20 36:11 Dover 15:20 Duly 4:12 7:5 8:5 13:7 17:13 21:14 22:23 23:16 24:16 28:24 32:17 37:18 39:2 40:9 42:2,15 44:15 45:18 46:13 47:15 dwelling 18:23 36:20 dwelling 16:23
	B back 2:24 4:23 8:22 10:17 11:24 12:12 23:8 23:13 24:5 25:5 29:23 balance 22:13 Bank 22:15	called 18:13 Cambria 7:21 card 35:17 CAROLYN 1:14 Caucus 1:5 certificate 7:4 17:12 28:18 32:15 33:23 41:7,14,18 44:14 46:6	C called 18:13 Cambria 7:21 card 35:17 CAROLYN 1:14 Caucus 1:5 certificate 7:4 17:12 28:18 32:15 33:23 41:7,14,18 44:14 46:6	22:4,17,20 22:24 23:3 23:17,20,23 24:4,8,13 24:17,23 25:3,8,12 25:16,19,22 25:25 26:5 26:14,19,23 27:3,6 28:10,13,19 28:21,25	29:4,7,10 29:13,17,20 30:4,9,14 30:20,25 31:7,11,21 32:3,7,18 32:21,24 33:5,10,14 33:24 34:6 34:20 35:12 35:16,19,23 36:2,5,9,14 36:19 37:12 37:15,19,22 37:25 38:3 38:7,17 39:3,6,9,14 39:18,21,24 40:3,6,10 40:13,16,19 41:8,17,21 42:3,6,16 42:19,22 43:2,6,9,14 43:21 44:8 44:11,16,19 44:22 45:13 45:19,22,25 46:7,14,17 46:20,23 47:2,5,8,13 47:16,19,22 check 22:13 22:14 27:15 27:16 28:8 Chris 8:18 citizen 26:8 26:17 City 1:5 37:6 42:24 43:15 Clarke's 1:11 clean 26:10 26:13 cleaned 26:15 26:18 28:16 cleaning 28:15 client 6:8 19:23,25 clients 20:13 close 6:2,3 Code 6:11 come 2:8	1:2 2:1 3:1 3:3 4:1 5:1 6:1,5 7:1 8:1,24 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1,16 17:1 18:1 18:17 19:1 20:1 21:1 22:1 23:1 24:1,9 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 33:15 34:1 35:1 36:1 36:10 37:1 38:1 39:1 40:1,4 41:1 42:1 43:1 43:10 44:1 45:1 46:1 47:1 48:1,4 community 5:18,20 6:2 complete 19:5 completed 10:7 completion 6:16 7:4 17:12 28:18 32:15 44:14 completions 41:14 condition 32:13 conditional 45:16 consolidation 9:23 10:18 12:22 construction 38:16,18 40:21	D DALFO 1:15 16:20 17:2 17:5 24:10 24:15 36:17 38:13 47:11 47:14 Darien 17:23 dates 11:19 Dauphin 44:23 David 8:16 day 35:20 DEB 1:10 debris 24:22 December	22:10 47:24 decide 31:16 33:17 decided 6:2 deed 6:12 18:15 20:25 23:12 demolished 19:3,15,19 Department 1:9,11 develop 12:21 20:3,17 developed 3:24 23:10 38:8 40:22 41:12 46:3 46:4 developer 6:9 13:2 30:21 development 1:12 17:3 24:11 35:4 36:18 Diane 15:21 16:6 different 13:2 direct 49:23 discouraging 27:18,25 28:4 Dockery 43:4 43:4,8,20 DODDS 1:13 24:20 36:11 Dover 15:20 Duly 4:12 7:5 8:5 13:7 17:13 21:14 22:23 23:16 24:16 28:24 32:17 37:18 39:2 40:9 42:2,15 44:15 45:18 46:13 47:15 dwelling 18:23 36:20 dwelling 16:23
						E East 7:21 44:23		

Vacant Property Review Committee Review Committee
January 16, 2018

37:3,7,11 38:2 mother 47:4 motion 13:5 37:17 41:25 move 7:3 8:2 10:13 17:11 24:15 32:12 33:19,19,20 33:22 38:24 41:3 46:10 moved 4:11 5:23 21:13 23:15 28:23 40:8 42:14 47:14 MURPHY 49:14	9:10 10:5 23:5 Oh 4:25 12:14 37:3 OHCD 1:9,13 okay 2:14 5:9 6:21 9:8 12:24 14:20 15:18 17:5 18:16 28:10 28:20 29:21 32:24 35:11 36:14 37:5 45:13 old 5:24 21:4 42:10 once 9:21 15:3 16:24 25:4 one-year 6:16 operated 5:22 opposed 4:17 7:10 8:10 14:13 17:18 21:19 23:21 25:20 29:5 32:22 37:23 39:7 40:14 42:20 44:20 45:23 46:18 47:20 order 18:14 Orianna 29:8 original 3:5,8 3:9 originally 4:2 12:3 owned 12:19 owner 2:20 2:21 12:19 12:21 22:8 24:3 36:22 36:24 37:2 37:4,8,10 39:22 43:7 owners 2:25 3:9,20,20 3:22 4:4 5:18 7:20 8:4 18:11 23:11 36:6 ownership 43:12	P package 12:17 packages 11:15 packet 19:10 page 2:18 4:23 5:4,10 7:19 Pardon 9:6 19:21 parked 24:21 part 24:11 passed 44:2 Patricia 39:17,20 pay 33:13 Pennsylvania 1:5 permissible 28:5 permit 9:11 9:18,20 11:5,7 permits 10:4 14:24 15:3 person 5:25 19:5 PHDC 1:13 42:24 43:13 43:15,16 Philadelphia 1:5 picture 25:5,9 36:15 42:11 pictures 42:8 42:10,12 44:25 PIDC 1:15 place 9:15 10:10 32:6 PLACKE 1:14 38:9 plan 9:23 10:18 12:22 18:25 planning 1:12 1:15 20:16 podium 2:8 2:10 4:24 8:17 15:22 17:25 23:25 29:9 35:22	39:13 42:25 46:22 point 10:16 11:3 36:12 Poplar 5:6 38:5 possible 13:21 PRA 1:10 PRESENT 1:8 President 1:11 prior 32:15 37:8 Probably 26:19 problem 25:25 33:7 proceedings 49:4 process 29:25 41:9 47:6 projects 13:22 properties 2:24 10:6 11:14 12:7 13:16 30:8 40:20 property 1:2 1:10 2:1 3:1 3:22 4:1 5:1 5:22 6:1 7:1 8:1 9:1 10:1 11:1 12:1 12:11 13:1 14:1,3 15:1 16:1,10,21 17:1,23 18:1,8,19 19:1 20:1 21:1 22:1,6 23:1,10 24:1,6 25:1 26:1,6 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1,8,22 39:1 40:1	41:1 42:1,9 42:23 43:1 44:1 45:1 46:1,3,3 47:1 48:1,3 provide 32:13 provided 46:11 Public 1:10 49:15 purchase 20:16 purchased 18:8 19:23 19:25 20:13 20:19,24 21:3 37:6,7 43:23 purchaser 2:20 purchasers 3:6 purchasing 19:6 put 10:23 31:15 33:7 34:9 putting 12:23	receive 15:3 received 8:21 9:11,24 24:5 26:9 39:25 45:2 Recommend 44:13 recommend... 4:10 7:2,22 7:25 16:19 17:10 21:12 22:21 23:14 25:13,15 26:11 28:14 28:22 29:24 30:5 37:16 38:23 40:7 41:2 44:12 45:4,14,15 47:10 Recommen... 22:22 record 2:14 3:22 16:5 18:3 29:11 35:24 39:15 43:3 recreational 6:13,19 Redevelop... 22:12 refusal 9:24 10:12,19 regarding 28:15 regular 18:23 rehab 42:9 rehabbed 16:24 release 5:12 25:11 31:22 32:8,11 34:2 38:25 41:4 42:13 released 18:15 remain 21:22 remember 11:19 43:18 remove 23:11 31:20 32:14 33:25 34:4 34:18 35:4	35:9 removed 25:4 25:6 31:12 31:23 33:16 reporter 49:24 represent 2:19 36:3 37:2 representat... 3:24 reproduction 49:21 request 8:14 requirement 16:21 36:18 requirements 18:21 residential 18:20 resources 26:18 response 4:18 6:24 7:11 7:17,23 8:11 14:14 16:17 17:8 17:19 21:10 21:20 22:19 23:22 25:21 26:4 29:6 32:23 37:14 37:24 38:6 39:8 40:5 40:15 42:21 44:10,21 45:24 46:19 47:21 restriction 6:17 18:15 23:12 41:11 45:6 restrictions 5:12 6:13 20:20,25 21:5 40:24 retail 10:22 10:23 retired 5:24 Revenue 1:9 Review 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 45:1 46:1 47:1 48:1,3 Richard 5:4 right 4:5 21:8 31:25 35:14 35:19 Robert 3:9 46:25 RODRIGU... 1:13 4:11 9:6 19:9 20:2,6,18 20:23 21:13 22:16,22 25:14 26:12 26:16,21 27:8,12,21 28:11 31:6 31:18 32:12 33:21 34:5 34:7 35:2,9 36:21,25 37:5,9 41:5 41:15 42:14 46:5,10 room 1:5 2:5 Rosemary 3:8 Rothberg 2:11,15,16 2:21 3:15 3:18 4:20 RPR-Notary 49:15	
N name 2:3,14 2:15 18:3 24:2 29:11 29:12,14 35:24 39:15 43:3 44:2 names 16:5 necessarily 28:4 need 13:12 new 4:4 38:15 38:18 NEWCOMB 1:10 North 5:7,8 7:20 15:20 17:22 23:23 29:8 36:13 39:10 notes 49:6 number 3:20 5:22 12:19								
O objections 49:4 obligations 17:3 occupancy 41:7,18 46:6,12 occupied 19:2 38:18 office 1:12								
				Q question 24:10 26:16 27:24 41:6 45:5 questions 3:2 6:5,23 13:4 16:16 17:7 18:17 21:9 22:18 24:9 36:10 37:13 40:4 43:10 44:9 quick 36:17				
				R raised 2:6 RDA 25:11 ready 13:17 really 13:18 realtor 18:10 20:13 reason 13:12 rebuild 19:8 rebuilt 19:3				
							S	

Vacant Property Review Committee Review Committee
January 16, 2018

Page 4

sale 3:5 17:24 18:12,21 19:23,25 20:10,14,19 20:24 21:7 43:23	11:14,15 separately 11:18 settle 18:12 settled 12:3,4 12:8	speak 13:12 spoke 26:7 standards 45:17 start 9:21 10:7	Thank 4:19 4:20 7:12 7:13 14:21 14:22 15:19 17:20,21 21:21 22:2 22:16 25:9 25:22,24 35:18 36:15 37:25 38:2 40:16 44:22 45:25 46:20 47:22,23	5:20 8:3 16:13,24 22:6,8 23:8 26:6 29:22 39:11,12 42:23 43:15 43:16 44:3 treated 13:16 TREGO 1:12 7:3 17:11 38:24 41:3 trouble 34:10 truck 24:21 24:24 25:6 true 49:7 try 19:8 trying 21:3 Tuesday 1:6 turn 9:7	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 45:1 46:1 47:1 48:1,3 variance 10:19,25 Vecchiarelli 8:18,19 9:3 9:8 10:15 11:12,16,23 12:4,9,14 12:25 13:23 14:5,18,22 15:2,5,9,15 verify 26:21 32:9 Village 39:11 39:25 Virginia 42:8	WILLIAM 1:10 Wilson 43:5,5 43:25 44:7 winter 10:8 Witness 2:10 4:24 8:17 17:25 29:9 35:22 39:13 46:22 Witnesses 15:22 23:25 42:25 wooden 45:7 work 9:13 31:19 38:21	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 45:1 46:1 47:1 48:1		
Sanders 15:21 16:8 16:8	settlement 11:19,20 settlements 11:21 shell 19:5 Sheriff 17:24 19:23,25 20:10,14,19 20:24	started 7:19 starting 9:13 state 2:14 16:5 18:3 29:11 35:24 39:15 43:3 stenographic 49:6 Steven 2:16 straight 43:22 Street 5:6 7:21 8:16 9:12,16,23 10:3 15:21 17:23 22:5 23:8,24 26:2 39:10 42:7 44:23	thing 13:15 think 10:24 12:16 25:4 27:16 32:4 33:12 38:19 40:23 43:20 THOMAS 1:15 thought 12:10 three 10:24 40:20,21 41:14	two 5:13 6:9 7:19 8:12 11:9,13,15 11:17,21,22 11:25 12:15 12:18,20 31:4 41:10	8:18,19 9:3 9:8 10:15 11:12,16,23 12:4,9,14 12:25 13:23 14:5,18,22 15:2,5,9,15 verify 26:21 32:9 Village 39:11 39:25 Virginia 42:8	yard 22:7 24:6,14,21 26:7,9 28:12 45:3 47:12 yards 4:2,23 5:17 7:19 29:23 yeah 9:3 14:25 15:7 15:13 19:18 26:23 29:13 31:3,10 36:25 38:17 year 10:7 years 5:23	10:10 1:6 10:50 48:4 11/15 9:11 1100 9:22 10:17,17 1102 9:22 10:17,17 1121 10:2 11:9 1124 10:2 11:9 11th 39:10 1233 9:12 11:6 12th 47:25 1309 35:21 1311 5:7 38:14 1313 5:8 1334 46:2 1433 15:20 16 1:6 1822 38:5 1839 22:5 1912 23:7 1914 41:6,9 1988 43:16 1990 2:25		
second 3:4 14:10 25:15 36:22,23 37:2,10	showed 42:10 side 4:2,23 5:17 7:19 22:6 24:5 24:14 26:6 26:9 29:23 45:3 47:12 single-family 6:10 16:23 18:23 36:20	subject 45:11 subsequent 3:19 successful 9:19 sum 12:7 supervision 49:23 supplied 9:4 9:9 supposed 9:17 10:3 11:6,8 sure 10:13 13:23 14:6 Susie 1:9 2:3 28:9	time 18:24 title 3:10 16:25 21:6 22:8,9 43:19 today 9:17,18 9:20 11:7 14:19 told 18:14 total 10:24 12:7 touch 21:25 25:23 35:15 touched 10:4 trailer 31:6,8 31:10 32:2 32:3,14,25 33:8,11 34:17,19,21 34:25 35:5	Uber 7:20 unable 44:24 understand 34:12 unit 18:20 updated 25:9 urban 8:13 use 28:2,5 35:3	U Uber 7:20 unable 44:24 understand 34:12 unit 18:20 updated 25:9 urban 8:13 use 28:2,5 35:3	waiting 15:13 WALKER 1:9 want 2:7 31:17 32:5 32:6,11 33:7,9,10 33:13,19,20 33:22 36:11 wants 6:9 28:17 40:24 41:11 wasn't 41:23 we'll 7:18 25:23 32:8 we're 9:16,20 10:23,25 11:6,8 23:4 41:6 weather 9:13 9:21 week 26:8 welcome 4:22 38:4 40:18 wherewithal 26:13	W waiting 15:13 WALKER 1:9 want 2:7 31:17 32:5 32:6,11 33:7,9,10 33:13,19,20 33:22 36:11 wants 6:9 28:17 40:24 41:11 wasn't 41:23 we'll 7:18 25:23 32:8 we're 9:16,20 10:23,25 11:6,8 23:4 41:6 weather 9:13 9:21 week 26:8 welcome 4:22 38:4 40:18 wherewithal 26:13	Y yard 22:7 24:6,14,21 26:7,9 28:12 45:3 47:12 yards 4:2,23 5:17 7:19 29:23 yeah 9:3 14:25 15:7 15:13 19:18 26:23 29:13 31:3,10 36:25 38:17 year 10:7 years 5:23	1110 9:22 10:17,17 1102 9:22 10:17,17 1121 10:2 11:9 1124 10:2 11:9 11th 39:10 1233 9:12 11:6 12th 47:25 1309 35:21 1311 5:7 38:14 1313 5:8 1334 46:2 1433 15:20 16 1:6 1822 38:5 1839 22:5 1912 23:7 1914 41:6,9 1988 43:16 1990 2:25
secondly 13:17	six 8:25 six-month 8:15,21 six-year 6:17 Slavin 5:3,4,7 5:10,15,19 6:8,15 7:14	subject 45:11 subsequent 3:19 successful 9:19 sum 12:7 supervision 49:23 supplied 9:4 9:9 supposed 9:17 10:3 11:6,8 sure 10:13 13:23 14:6 Susie 1:9 2:3 28:9	time 18:24 title 3:10 16:25 21:6 22:8,9 43:19 today 9:17,18 9:20 11:7 14:19 told 18:14 total 10:24 12:7 touch 21:25 25:23 35:15 touched 10:4 trailer 31:6,8 31:10 32:2 32:3,14,25 33:8,11 34:17,19,21 34:25 35:5	two 5:13 6:9 7:19 8:12 11:9,13,15 11:17,21,22 11:25 12:15 12:18,20 31:4 41:10	U Uber 7:20 unable 44:24 understand 34:12 unit 18:20 updated 25:9 urban 8:13 use 28:2,5 35:3	W waiting 15:13 WALKER 1:9 want 2:7 31:17 32:5 32:6,11 33:7,9,10 33:13,19,20 33:22 36:11 wants 6:9 28:17 40:24 41:11 wasn't 41:23 we'll 7:18 25:23 32:8 we're 9:16,20 10:23,25 11:6,8 23:4 41:6 weather 9:13 9:21 week 26:8 welcome 4:22 38:4 40:18 wherewithal 26:13	Y yard 22:7 24:6,14,21 26:7,9 28:12 45:3 47:12 yards 4:2,23 5:17 7:19 29:23 yeah 9:3 14:25 15:7 15:13 19:18 26:23 29:13 31:3,10 36:25 38:17 year 10:7 years 5:23	1110 9:22 10:17,17 1102 9:22 10:17,17 1121 10:2 11:9 1124 10:2 11:9 11th 39:10 1233 9:12 11:6 12th 47:25 1309 35:21 1311 5:7 38:14 1313 5:8 1334 46:2 1433 15:20 16 1:6 1822 38:5 1839 22:5 1912 23:7 1914 41:6,9 1988 43:16 1990 2:25	
see 13:15 25:10 27:23 34:8 35:8	seen 13:18 self-amortiz... 22:7	subject 45:11 subsequent 3:19 successful 9:19 sum 12:7 supervision 49:23 supplied 9:4 9:9 supposed 9:17 10:3 11:6,8 sure 10:13 13:23 14:6 Susie 1:9 2:3 28:9	today 9:17,18 9:20 11:7 14:19 told 18:14 total 10:24 12:7 touch 21:25 25:23 35:15 touched 10:4 trailer 31:6,8 31:10 32:2 32:3,14,25 33:8,11 34:17,19,21 34:25 35:5	two 5:13 6:9 7:19 8:12 11:9,13,15 11:17,21,22 11:25 12:15 12:18,20 31:4 41:10	U Uber 7:20 unable 44:24 understand 34:12 unit 18:20 updated 25:9 urban 8:13 use 28:2,5 35:3	W waiting 15:13 WALKER 1:9 want 2:7 31:17 32:5 32:6,11 33:7,9,10 33:13,19,20 33:22 36:11 wants 6:9 28:17 40:24 41:11 wasn't 41:23 we'll 7:18 25:23 32:8 we're 9:16,20 10:23,25 11:6,8 23:4 41:6 weather 9:13 9:21 week 26:8 welcome 4:22 38:4 40:18 wherewithal 26:13	1110 9:22 10:17,17 1102 9:22 10:17,17 1121 10:2 11:9 1124 10:2 11:9 11th 39:10 1233 9:12 11:6 12th 47:25 1309 35:21 1311 5:7 38:14 1313 5:8 1334 46:2 1433 15:20 16 1:6 1822 38:5 1839 22:5 1912 23:7 1914 41:6,9 1988 43:16 1990 2:25		
sell 12:13 16:10 19:2 21:3 24:15 33:8,11 34:12 35:10	somebody 20:15 son 22:9,9 soon 9:13 10:8 sorry 5:2 19:17 20:17 20:21 27:3 39:18 47:3 sort 19:7 28:6 South 9:12,22 10:2 22:5 26:2 36:12 46:2 space 6:13,19	subject 45:11 subsequent 3:19 successful 9:19 sum 12:7 supervision 49:23 supplied 9:4 9:9 supposed 9:17 10:3 11:6,8 sure 10:13 13:23 14:6 Susie 1:9 2:3 28:9	today 9:17,18 9:20 11:7 14:19 told 18:14 total 10:24 12:7 touch 21:25 25:23 35:15 touched 10:4 trailer 31:6,8 31:10 32:2 32:3,14,25 33:8,11 34:17,19,21 34:25 35:5	two 5:13 6:9 7:19 8:12 11:9,13,15 11:17,21,22 11:25 12:15 12:18,20 31:4 41:10	U Uber 7:20 unable 44:24 understand 34:12 unit 18:20 updated 25:9 urban 8:13 use 28:2,5 35:3	W waiting 15:13 WALKER 1:9 want 2:7 31:17 32:5 32:6,11 33:7,9,10 33:13,19,20 33:22 36:11 wants 6:9 28:17 40:24 41:11 wasn't 41:23 we'll 7:18 25:23 32:8 we're 9:16,20 10:23,25 11:6,8 23:4 41:6 weather 9:13 9:21 week 26:8 welcome 4:22 38:4 40:18 wherewithal 26:13	1110 9:22 10:17,17 1102 9:22 10:17,17 1121 10:2 11:9 1124 10:2 11:9 11th 39:10 1233 9:12 11:6 12th 47:25 1309 35:21 1311 5:7 38:14 1313 5:8 1334 46:2 1433 15:20 16 1:6 1822 38:5 1839 22:5 1912 23:7 1914 41:6,9 1988 43:16 1990 2:25		
selling 20:7 20:15 30:2 34:16,21 40:22 41:9 47:6	son 22:9,9 soon 9:13 10:8 sorry 5:2 19:17 20:17 20:21 27:3 39:18 47:3 sort 19:7 28:6 South 9:12,22 10:2 22:5 26:2 36:12 46:2 space 6:13,19	subject 45:11 subsequent 3:19 successful 9:19 sum 12:7 supervision 49:23 supplied 9:4 9:9 supposed 9:17 10:3 11:6,8 sure 10:13 13:23 14:6 Susie 1:9 2:3 28:9	today 9:17,18 9:20 11:7 14:19 told 18:14 total 10:24 12:7 touch 21:25 25:23 35:15 touched 10:4 trailer 31:6,8 31:10 32:2 32:3,14,25 33:8,11 34:17,19,21 34:25 35:5	two 5:13 6:9 7:19 8:12 11:9,13,15 11:17,21,22 11:25 12:15 12:18,20 31:4 41:10	U Uber 7:20 unable 44:24 understand 34:12 unit 18:20 updated 25:9 urban 8:13 use 28:2,5 35:3	W waiting 15:13 WALKER 1:9 want 2:7 31:17 32:5 32:6,11 33:7,9,10 33:13,19,20 33:22 36:11 wants 6:9 28:17 40:24 41:11 wasn't 41:23 we'll 7:18 25:23 32:8 we're 9:16,20 10:23,25 11:6,8 23:4 41:6 weather 9:13 9:21 week 26:8 welcome 4:22 38:4 40:18 wherewithal 26:13	1110 9:22 10:17,17 1102 9:22 10:17,17 1121 10:2 11:9 1124 10:2 11:9 11th 39:10 1233 9:12 11:6 12th 47:25 1309 35:21 1311 5:7 38:14 1313 5:8 1334 46:2 1433 15:20 16 1:6 1822 38:5 1839 22:5 1912 23:7 1914 41:6,9 1988 43:16 1990 2:25		
send 14:18 15:2 30:12 41:22 46:9	sort 19:7 28:6 South 9:12,22 10:2 22:5 26:2 36:12 46:2 space 6:13,19	subject 45:11 subsequent 3:19 successful 9:19 sum 12:7 supervision 49:23 supplied 9:4 9:9 supposed 9:17 10:3 11:6,8 sure 10:13 13:23 14:6 Susie 1:9 2:3 28:9	today 9:17,18 9:20 11:7 14:19 told 18:14 total 10:24 12:7 touch 21:25 25:23 35:15 touched 10:4 trailer 31:6,8 31:10 32:2 32:3,14,25 33:8,11 34:17,19,21 34:25 35:5	two 5:13 6:9 7:19 8:12 11:9,13,15 11:17,21,22 11:25 12:15 12:18,20 31:4 41:10	U Uber 7:20 unable 44:24 understand 34:12 unit 18:20 updated 25:9 urban 8:13 use 28:2,5 35:3	W waiting 15:13 WALKER 1:9 want 2:7 31:17 32:5 32:6,11 33:7,9,10 33:13,19,20 33:22 36:11 wants 6:9 28:17 40:24 41:11 wasn't 41:23 we'll 7:18 25:23 32:8 we're 9:16,20 10:23,25 11:6,8 23:4 41:6 weather 9:13 9:21 week 26:8 welcome 4:22 38:4 40:18 wherewithal 26:13	1110 9:22 10:17,17 1102 9:22 10:17,17 1121 10:2 11:9 1124 10:2 11:9 11th 39:10 1233 9:12 11:6 12th 47:25 1309 35:21 1311 5:7 38:14 1313 5:8 1334 46:2 1433 15:20 16 1:6 1822 38:5 1839 22:5 1912 23:7 1914 41:6,9 1988 43:16 1990 2:25		
senior 26:8 26:17	South 9:12,22 10:2 22:5 26:2 36:12 46:2 space 6:13,19	subject 45:11 subsequent 3:19 successful 9:19 sum 12:7 supervision 49:23 supplied 9:4 9:9 supposed 9:17 10:3 11:6,8 sure 10:13 13:23 14:6 Susie 1:9 2:3 28:9	today 9:17,18 9:20 11:7 14:19 told 18:14 total 10:24 12:7 touch 21:25 25:23 35:15 touched 10:4 trailer 31:6,8 31:10 32:2 32:3,14,25 33:8,11 34:17,19,21 34:25 35:5	two 5:13 6:9 7:19 8:12 11:9,13,15 11:17,21,22 11:25 12:15 					

Vacant Property Review Committee Review Committee
January 16, 2018

2016 20:11	99 5:14					
2017 22:10						
47:25						
2018 1:6						
2134 7:20						
2141 17:22						
21st 20:10						
22nd 22:5						
2418 2:21						
2422 2:11						
2432 23:23						
2508 44:23						
2542 29:7						
2555 39:10						
26 12:15						
2629 46:21						
2632 8:15						
12:5						
2639 12:16						
2646 9:16						
15:16						
2646-48 11:7						
2648 9:16						
15:16						
26th 10:2						
2734 42:24						
27th 9:12,23						
29 12:16						
29th 5:7,8						
<hr/>						
3						
<hr/>						
3341 7:20						
<hr/>						
4						
<hr/>						
4 5:10						
4320 23:6						
44 29:7						
440 26:2						
46 29:8						
<hr/>						
5						
<hr/>						
5351 42:7						
54th 26:2						
<hr/>						
6						
<hr/>						
7						
<hr/>						
8						
<hr/>						
88 5:14						
89 2:24						
8th 9:25						
<hr/>						
9						
<hr/>						

