

Vacant Property Review Committee  
October 10, 2017

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VACANT PROPERTY REVIEW COMMITTEE

Caucus Room, City Hall  
Philadelphia, Pennsylvania  
Tuesday, October 10, 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  
AMANDA DAVIS, PIDC  
MELISSA LONG, OHCD  
LISA WALKER, Revenue Department  
ANGEL RODRIGUEZ, PHDC  
CAROLYN PLACKE, LISC  
GARRETT O'DWYER, PACDC  
JAMETTA JOHNSON, Planning Commission

- - -

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2 CHAIRWOMAN JARMON: Good  
3 morning, everyone. My name is Susie  
4 Jarmon. We're getting ready to get  
5 started.

6 I want to table one item on the  
7 agenda, which is on Page 2, 454 East  
8 Clearfield Street, the side yard. We  
9 want to table this per Council's office.

10 Are there any attorneys in the  
11 room?

12 (Hands raised.)

13 CHAIRWOMAN JARMON: Do you want  
14 to come up, sir. And the address you're  
15 here for?

16 MR. KUTZLER: These are the  
17 North Philadelphia Health System  
18 properties at 1214 to 1220 North 8th  
19 Street, now part of 801 West Girard  
20 Avenue.

21 CHAIRWOMAN JARMON: Right. You  
22 can go up to the podium. State your name  
23 for the record.

24 (Witness approached podium.)

25 MR. KUTZLER: Good morning.

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2 May it please the Committee, my name is  
3 John Kutzler, K-U-T-Z-L-E-R. I'm an  
4 employed attorney of the North  
5 Philadelphia Health System, and the North  
6 Philadelphia Health System is requesting  
7 certificates of completion for four  
8 properties, formerly residential parcels  
9 along 8th Street between Girard Avenue  
10 and Thompson Street. Many, many years  
11 ago they were merged into what is now 801  
12 West Girard Avenue and were used as the  
13 basis for the land upon which the Girard  
14 Medical Center was constructed in the  
15 very early 1980s.

16 CHAIRWOMAN JARMON: Are there  
17 any questions from the Committee?

18 MS. JOHNSON: You're selling  
19 the properties now?

20 MR. KUTZLER: The North  
21 Philadelphia Health System is a Chapter  
22 11 debtor-in-possession, and in August of  
23 this year the Bankruptcy Court authorized  
24 a sale order permitting the North  
25 Philadelphia Health System to sell both

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2 the land and the businesses to investors  
3 who, as the result of the sale, will  
4 operate the same business from these  
5 premises in the future.

6 CHAIRWOMAN JARMON: Are there  
7 any further questions?

8 (No response.)

9 CHAIRWOMAN JARMON:  
10 Recommendation?

11 MR. GRADWOHL: Move to grant  
12 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 MR. KUTZLER: Thank you very  
22 much.

23 CHAIRWOMAN JARMON: You're  
24 welcome.

25 Are there any other attorneys?

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2 (Witnesses approached podium.)

3 CHAIRWOMAN JARMON: Hi. This  
4 is for 2800 West Sedgley Street.

5 I think it's Avenue.

6 MR. SNYDER: Avenue.

7 CHAIRWOMAN JARMON: Can you  
8 state your name for the record.

9 MR. SNYDER: I'm Mark Snyder.

10 MR. ADEDOKUM: Mudasiru  
11 Adedokum.

12 CHAIRWOMAN JARMON: And can you  
13 let the Committee know what you wanted to  
14 do with this lot.

15 MR. SNYDER: Mr. Adedokum owns  
16 a shopping center right next door at 2815  
17 Ridge Avenue on the corner of Ridge and  
18 Sedgley. We have some pictures of what  
19 it looks like now. It's a small lot,  
20 about 1,600 square feet. It's pretty  
21 overgrown with vegetation. We just want  
22 to clean it up, keep it cleaned up.  
23 That's the main goal, to keep it cleaned  
24 up. We also will probably use it as like  
25 a loading area for the tenants at Sedgley

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2 Plaza Shopping Center there.

3 MS. JOHNSON: So if you use it  
4 for a loading zone, you will need to get  
5 a variance through Zoning.

6 MR. SNYDER: Sure.

7 CHAIRWOMAN JARMON: Any further  
8 questions?

9 (No response.)

10 CHAIRWOMAN JARMON:  
11 Recommendation?

12 (No response.)

13 CHAIRWOMAN JARMON: Can I get a  
14 recommendation?

15 MR. GRADWOHL: I move to  
16 approve the sale.

17 (Duly seconded.)

18 CHAIRWOMAN JARMON: All in  
19 favor?

20 (Aye.)

21 CHAIRWOMAN JARMON: Opposed?

22 (No response.)

23 CHAIRWOMAN JARMON: Thank you.

24 MR. SNYDER: Thank you.

25 CHAIRWOMAN JARMON: We'll be in

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2 touch.

3 Any other attorneys?

4 (No response.)

5 CHAIRWOMAN JARMON: We're going  
6 to get started. On Page 2, 1429 South  
7 49th Street, Mary Cox.

8 (No response.)

9 CHAIRWOMAN JARMON: This was a  
10 property we had on the agenda, adjacent  
11 lot to this one. Well, not really  
12 adjacent. The applicant was approved for  
13 1433 South 49th Street and then after the  
14 meeting, she decided that she wanted to  
15 purchase this one also, which isn't  
16 adjacent to the lot that she has, but  
17 she's going to pursue the 1431 South 49th  
18 Street and she wants to purchase this  
19 lot.

20 MS. CUNNINGHAM: Is this the  
21 woman with the seeds?

22 CHAIRWOMAN JARMON: Yeah.

23 MS. JOHNSON: So 1433 she  
24 already has and then this is 29.

25 CHAIRWOMAN JARMON: And she's

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2 going to pursue the 1431.

3 MS. JOHNSON: And 25 is also  
4 City-owned. I don't know if she wants  
5 it.

6 CHAIRWOMAN JARMON: She didn't  
7 want that one.

8 MS. JOHNSON: Okay. Because  
9 the entire block front is vacant.

10 CHAIRWOMAN JARMON: Can I get a  
11 recommendation?

12 MS. JOHNSON: Do we know what  
13 she's going to do with it?

14 CHAIRWOMAN JARMON: She was  
15 using them as gardens. She was going to  
16 take care of those two lots. She'll  
17 probably use the other one too that's  
18 private.

19 Can I get a recommendation?

20 MS. PLACKE: Motion to approve.

21 (Duly seconded.)

22 CHAIRWOMAN JARMON: All in  
23 favor?

24 (Aye.)

25 CHAIRWOMAN JARMON: Any



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2 opposed?

3 (No response.)

4 CHAIRWOMAN JARMON: The next

5 items are side yards for individuals.

6 Two of them, the size of the lots were

7 bigger than what the policy recommended

8 and I was told to place them on the

9 agenda to get an approval or see if the

10 Committee wants to approve them getting

11 the additional 400 feet or whatever the

12 addition is to what the lots were.

13 I think the policy states 1,400

14 square feet. These are a little over

15 1,400 square feet. Both applicants have

16 been using these lots for several years,

17 and we have no other applicants on our

18 system for these lots.

19 MS. CUNNINGHAM: But both

20 applicants have active rental licenses

21 for these properties.

22 CHAIRWOMAN JARMON: For their

23 properties?

24 MS. CUNNINGHAM: Yes. And they

25 both instituted landlord-tenant actions

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2 in the last two years.

3 CHAIRWOMAN JARMON: Okay.

4 MS. CUNNINGHAM: So I doubt  
5 they're owner-occupied.

6 MS. JOHNSON: Which properties  
7 are we referring to now?

8 MS. CUNNINGHAM: 3106 North 8th  
9 Street and 8 East Silver Street.

10 MS. JOHNSON: Did we do the two  
11 before that?

12 MR. GRADWOHL: Yeah, if you  
13 want to just get those out of the way.

14 MS. JOHNSON: You're taking  
15 them out of order, right?

16 CHAIRWOMAN JARMON: Well, I was  
17 just stating that those two were not with  
18 the policy, because they were over 1,400  
19 square feet. They're a little more than  
20 1,400, and Deborah is stating --

21 MS. CUNNINGHAM: They're not  
22 owner-occupied.

23 CHAIRWOMAN JARMON: Well, I  
24 have their IDs with their licenses with  
25 those addresses, so I'm not sure what

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2 else --

3 MR. GRADWOHL: Is the  
4 representative from L&I here?

5 CHAIRWOMAN JARMON: No.

6 Can I get a recommendation, or  
7 what do you guys suggest?

8 MR. GRADWOHL: It may make  
9 sense to take extra time to get the facts  
10 regarding 3102, 3104 North 8th Street and  
11 the 4 and 6 East Silver Street if indeed  
12 there are rental licenses for the  
13 properties and the applicants are not  
14 eligible. So I move that we table those.

15 (Duly seconded.)

16 MS. LONG: And we approve the  
17 other two?

18 MR. GRADWOHL: That's right.  
19 So I move that we -- we have to finish  
20 that.

21 Let me amend. I move that we  
22 table 3102 North 8th Street, 3104 North  
23 8th Street, and 4 East Silver Street and  
24 6 East Silver Street in order to find out  
25 more information about the applicant.

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2 (Duly seconded.)

3 CHAIRWOMAN JARMON: All in  
4 favor?

5 (Aye.)

6 CHAIRWOMAN JARMON: Any  
7 opposed?

8 (No response.)

9 CHAIRWOMAN JARMON: And the  
10 other two are lots that are in this  
11 category as side yards, 1820 North  
12 Natrona and 6125 Lensen Street. Can I  
13 get a recommendation?

14 MS. JOHNSON: I recommend that  
15 we approve.

16 (Duly seconded.)

17 CHAIRWOMAN JARMON: All in  
18 favor?

19 (Aye.)

20 CHAIRWOMAN JARMON: Any  
21 opposed?

22 (No response.)

23 CHAIRWOMAN JARMON: The next  
24 items are Urban Garden Agreements, which  
25 I can accept.

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2                   The next item is 522 Mercy  
3 Street. I was asked to present this  
4 before the Committee. This is a property  
5 that is in City ownership. It's a  
6 property at 538 Mercy Street which a  
7 developer had purchased at Sheriff Sale  
8 who wants to transfer the 538 to NGT, the  
9 Neighborhood Gardens Association, in  
10 exchange for the City to transfer this  
11 property to PRA and then them transfer it  
12 to the developer.

13                   We need to get more  
14 clarification from the Administration on  
15 this particular transfer. I know  
16 Neighborhood Gardens is here, but we  
17 really didn't make a decision on how  
18 they're going to dispose of this lot to  
19 the developer. We didn't get anything in  
20 writing from the Redevelopment Authority  
21 regarding this.

22                   UNIDENTIFIED SPEAKER: Can I  
23 make a call, table it temporarily?

24                   CHAIRWOMAN JARMON: Let me  
25 table it until he makes a phone call.

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2 The next item is on Page 4,  
3 properties to be transferred to  
4 Philadelphia Land Bank as side yards.  
5 No. I'm sorry. They're already in Land  
6 Bank's ownership. They want to transfer  
7 out to the adjacent owners as side yards.  
8 2860 North Leithgow, 641 East Clearfield,  
9 and 1441 North Dover Street.

10 Can I get a recommendation?

11 MS. PLACKE: Motion to approve.

12 (Duly seconded.)

13 CHAIRWOMAN JARMON: All in  
14 favor?

15 (Aye.)

16 CHAIRWOMAN JARMON: Any  
17 opposed?

18 (No response.)

19 CHAIRWOMAN JARMON: The next  
20 item is certificate of completions. The  
21 first is 1943 and 1945 Watkins Street.

22 (Witness approached podium.)

23 CHAIRWOMAN JARMON: Both lots  
24 were transferred to the applicant as side  
25 yards to his property.

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2 MS. PLACKE: Are we missing  
3 photos and the associated agreement of  
4 sale? I think I see --

5 MS. JOHNSON: Is there a  
6 five-year limit for the side yard?

7 MS. PLACKE: 41 and 45, right?

8 CHAIRWOMAN JARMON: 43 and 45  
9 are both lots adjacent to his property.  
10 Is that the question?

11 MS. JOHNSON: And 45 he  
12 acquired in '14. So is there a time  
13 limit before it can be transferred?

14 MR. GRADWOHL: I believe what I  
15 saw in the record system is that these  
16 were fair market value transactions.

17 MS. MEDLEY: I don't know. Did  
18 they receive it as a side yard?

19 MS. CUNNINGHAM: This says they  
20 were approved as side yards.

21 MR. GRADWOHL: I know, but I  
22 remember specifically researching it  
23 further. Does anyone have access to  
24 check to see if it was fair market value?  
25 I'm saying I don't know that they were

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2 actually side yards. I believe that when  
3 I looked into it further, that there  
4 was --

5 MS. JOHNSON: He just paid --

6 MR. GRADWOHL: --  
7 consideration.

8 MS. JOHNSON: I see that he  
9 paid 6,000.

10 CHAIRWOMAN JARMON: Yeah. He  
11 paid for them. Yes, he did.

12 MS. MEDLEY: Then it's only the  
13 one-year restriction.

14 CHAIRWOMAN JARMON: Yes.  
15 Right. Sorry about that. And he owns  
16 1941 Watkins Street.

17 MR. TRASATTI: That's correct.

18 CHAIRWOMAN JARMON: So you're  
19 here requesting that there be --

20 MR. TRASATTI: I'm here to  
21 request the ability to make a sale for  
22 all three of the properties.

23 CHAIRWOMAN JARMON: Can you  
24 state your name for the record.

25 MR. TRASATTI: Yes. My name is



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2 Vincent Trasatti in reference to 1941  
3 Watkins, 1943, 1945. Selling the  
4 property with the extensive repairs,  
5 decided to sell the two lots with it. I  
6 did pay fair market value for both of  
7 them. I have the letters from, I guess,  
8 Verna, whoever was Council at the time.

9 CHAIRWOMAN JARMON: Any  
10 questions from the Committee?

11 MR. GRADWOHL: Can I assume the  
12 lawn furniture has been removed?

13 MR. TRASATTI: Excuse me?

14 MR. GRADWOHL: I see in the  
15 photo that was taken September 13th that  
16 there's lawn furniture on the property.  
17 I assume that will be removed?

18 MR. TRASATTI: Yeah. We'll  
19 have all that. That's what we're using  
20 it for, the barbecues back there. The  
21 fence actually will be gone. The buyer  
22 doesn't have a problem with the fence,  
23 but we'll take everything else out of  
24 there.

25 CHAIRWOMAN JARMON: Any further

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2 questions?

3 MR. TRASATTI: We have a  
4 cleaner in the family.

5 MR. GRADWOHL: I move to grant  
6 the release.

7 (Duly seconded.)

8 CHAIRWOMAN JARMON: All in  
9 favor?

10 (Aye.)

11 CHAIRWOMAN JARMON: Any  
12 opposed?

13 (No response.)

14 CHAIRWOMAN JARMON: Thank you.

15 MR. TRASATTI: Thank you for  
16 your time. Appreciate it.

17 CHAIRWOMAN JARMON: You're  
18 welcome.

19 1224 Alter Street, David.

20 (No response.)

21 CHAIRWOMAN JARMON: Table until  
22 next month.

23 1822 Poplar Street.

24 (No response.)

25 CHAIRWOMAN JARMON: This was on

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2 last month also. This is a developed  
3 property, and they received a letter  
4 approving them to sell it contingent upon  
5 the VPRC recommending their release. I  
6 don't know if they thought the letter was  
7 it, but they need a release.

8 MR. O'DWYER: Does the property  
9 have a certificate of completion?

10 MS. CUNNINGHAM: Certificate of  
11 occupancy?

12 MR. O'DWYER: Sorry;  
13 certificate of occupancy.

14 CHAIRWOMAN JARMON: We can  
15 approve it contingent upon them getting a  
16 release.

17 MR. O'DWYER: So I move that we  
18 issue the certificate of completion  
19 contingent upon providing the Chair with  
20 a certificate of occupancy.

21 (Duly seconded.)

22 CHAIRWOMAN JARMON: All in  
23 favor?

24 (Aye.)

25 CHAIRWOMAN JARMON: Any

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2 opposed?

3 (No response.)

4 CHAIRWOMAN JARMON: 1940 York  
5 Street. This was on last month also, and  
6 this needs to be tabled.

7 1940 York?

8 (No response.)

9 CHAIRWOMAN JARMON: We're going  
10 to table this.

11 1123 East Susquehanna.

12 (No response.)

13 CHAIRWOMAN JARMON: Richard  
14 Maple?

15 (No response.)

16 CHAIRWOMAN JARMON: I'm going  
17 to table this item also.

18 1724 South 22nd Street.

19 (Witness approached podium.)

20 CHAIRWOMAN JARMON: Robert A.  
21 Bodek.

22 Good morning. Can you state  
23 your name for the record.

24 MR. MUSILLI: Good morning.

25 Fred Musilli.

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2 CHAIRWOMAN JARMON: And you're  
3 here requesting a release?

4 MR. MUSILLI: Yes; a release  
5 and certificate of completion for 1724  
6 South 22nd.

7 CHAIRWOMAN JARMON: And you  
8 purchased this from the previous owner?

9 MR. MUSILLI: That is correct.

10 CHAIRWOMAN JARMON: Any  
11 questions from the Committee?

12 (No response.)

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

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. MUSILLI: Thank you.

24 CHAIRWOMAN JARMON: 2647  
25 Latona.

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2 (No response.)

3 CHAIRWOMAN JARMON: I'm going  
4 to table this item.

5 2507 and 2509 North 6th Street,  
6 Virginia Melendez.

7 (No response.)

8 CHAIRWOMAN JARMON: Nobody  
9 wanted to come out today.

10 We're going to table.

11 1305 West Allegheny and 1307  
12 West Allegheny, M. Billy Hill Apartments.

13 (Witness approached podium.)

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

16 MS. HILL: Judy Hill.

17 CHAIRWOMAN JARMON: Good  
18 morning. And you're here requesting a  
19 release because you're in the process of  
20 selling your properties?

21 MS. HILL: Yes.

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

24 MS. HILL: No.

25 CHAIRWOMAN JARMON: No. I'm

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2 asking the Committee. Thank you.

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 CHAIRWOMAN JARMON: All in  
12 favor?

13 (Aye.)

14 CHAIRWOMAN JARMON: Any  
15 opposed?

16 (No response.)

17 CHAIRWOMAN JARMON: Thank you.

18 MS. HILL: Thank you.

19 CHAIRWOMAN JARMON: The next  
20 item, 1411 North Myrtlewood Street.

21 (Witness approached podium.)

22 MR. GRASS: Good morning. My  
23 name is Nicholas Grass.

24 CHAIRWOMAN JARMON: Good  
25 morning. This is 1411 Myrtlewood.

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2 MR. GRASS: Yes. I'm here to  
3 ask permission to sell the lot.

4 MR. O'DWYER: This was sold in  
5 2009 as a side yard?

6 CHAIRWOMAN JARMON: He  
7 purchased it, if I'm not mistaken, and he  
8 owns 1413.

9 Do you own 1413?

10 MR. GRASS: I live in 1413.

11 CHAIRWOMAN JARMON: And he got  
12 this, but he purchased it as a side yard  
13 to his property.

14 MR. GRASS: Right.

15 CHAIRWOMAN JARMON: Any  
16 questions from the Committee?

17 MR. O'DWYER: It appears in the  
18 photograph that we have that there's some  
19 wood and other possibly  
20 construction-related --

21 MR. GRASS: I have current  
22 pictures.

23 CHAIRWOMAN JARMON: You have it  
24 removed?

25 MR. GRASS: I do, yes.



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2 CHAIRWOMAN JARMON: Okay.

3 MR. GRASS: It's totally clean.

4 CHAIRWOMAN JARMON: All right.

5 Well, you can get that to me later. You  
6 can send that to me later.

7 MR. GRASS: Certainly.

8 MR. O'DWYER: So I move that we  
9 issue the certificate of completion  
10 contingent upon the applicant sending  
11 those pictures showing that the lot has  
12 been cleaned to the Chair.

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. GRASS: I couldn't hear.

22 CHAIRWOMAN JARMON: You're  
23 okay. We approved it.

24 MR. GRASS: If you would like  
25 to see the picture, it's totally clean.

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2 CHAIRWOMAN JARMON: Oh, wow.

3 Yes. You can send it to me e-mail.

4 MR. GRASS: Thank you. I've  
5 been granted permission?

6 CHAIRWOMAN JARMON: Yes.

7 MR. GRASS: Thank you.

8 CHAIRWOMAN JARMON: Have a good  
9 day.

10 MR. GRASS: Yes. You too.

11 CHAIRWOMAN JARMON: 3807 Brown,  
12 3809 Brown, and 3811 Brown, Jimmy Davis.

13 (No response.)

14 CHAIRWOMAN JARMON: Jimmy  
15 Davis?

16 (No response.)

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

19 2220 Sears Street. This was a  
20 property that was transferred from the  
21 City RDA to PHDC and the applicant wants  
22 to now sell.

23 MR. O'DWYER: Can you repeat  
24 that? It was transferred to PHDC or from  
25 PHDC?

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2 CHAIRWOMAN JARMON: No. It's  
3 transferred from PHDC to the applicant,  
4 but because it came through the City,  
5 that's why we have to get the restriction  
6 lifted.

7 MS. JOHNSON: Were there any  
8 requirements to do anything?

9 CHAIRWOMAN JARMON: No.  
10 (Witness approached podium.)

11 CHAIRWOMAN JARMON: Good  
12 morning. Can you state your name for the  
13 record.

14 MR. KHASSANOV: Yeah. My name  
15 is Bakhtier Khassanov. I'm representing  
16 DM Mason Construction.

17 MS. PLACKE: Is this Sears or  
18 Brown?

19 CHAIRWOMAN JARMON: 2220 Sears  
20 Street.

21 MR. KHASSANOV: That's right.

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

24 MR. KHASSANOV: I'm a  
25 representative for the corporation,

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2 because the land has been purchased for  
3 the corporation name, but...

4 CHAIRWOMAN JARMON: Okay.

5 MR. KHASSANOV: I'm a  
6 representative.

7 CHAIRWOMAN JARMON: You're  
8 representing DM Mason Construction?

9 MR. KHASSANOV: That's right.

10 CHAIRWOMAN JARMON: Any  
11 questions from the Committee?

12 (No response.)

13 CHAIRWOMAN JARMON:  
14 Recommendation?

15 MR. O'DWYER: Is this just one  
16 lot? In the picture it looks like it's  
17 very wide.

18 CHAIRWOMAN JARMON: Do you know  
19 is it two lots or just the one there?

20 MR. KHASSANOV: No. I own just  
21 one lot only.

22 CHAIRWOMAN JARMON: Just the  
23 one?

24 MR. KHASSANOV: Yeah, because  
25 there's -- I don't remember on the right

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2 or the left. It doesn't belong to us.

3 CHAIRWOMAN JARMON: So this is  
4 like two lots right here.

5 MR. KHASSANOV: I guess so.

6 CHAIRWOMAN JARMON: All right.  
7 So it's two lots, but we're only  
8 concerned about the one.

9 MR. KHASSANOV: Right.

10 CHAIRWOMAN JARMON: Okay.

11 MR. GRADWOHL: Move to grant  
12 the 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 2228 Frankford Avenue, March  
22 Development.

23 (No response.)

24 CHAIRWOMAN JARMON: Their  
25 request is they are trying to refinance

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2 their property. We have a picture of the  
3 property, and this restriction is on  
4 there since 1991.

5 MR. GRADWOHL: Did they provide  
6 a certificate of occupancy?

7 MS. JOHNSON: It looks like it  
8 may be commercial ground floor.

9 CHAIRWOMAN JARMON: No, I don't  
10 have a certificate of occupancy. And I  
11 think they've been in this property for  
12 some years now. They just want to  
13 refinance.

14 MR. O'DWYER: So is the  
15 property completed?

16 CHAIRWOMAN JARMON: Yes, it's  
17 completed.

18 MS. CUNNINGHAM: It was quite a  
19 while ago.

20 CHAIRWOMAN JARMON: Yes, quite  
21 a while ago.

22 Can I get a recommendation?

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

25 (Duly seconded.)

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2 CHAIRWOMAN JARMON: All in

3 favor?

4 (Aye.)

5 CHAIRWOMAN JARMON: Any

6 opposed?

7 (No response.)

8 CHAIRWOMAN JARMON: Thank you.

9 2030 North Hope Street, William

10 Galarza.

11 (Witness approached podium.)

12 MR. PHAGOO: Good morning. My

13 name is Dan Phagoo.

14 CHAIRWOMAN JARMON: And you're

15 the realtor for --

16 MR. PHAGOO: Yes, agent for

17 William Galarza. And I have photos here

18 showing that the lot has been cleared of

19 the car that was previously on it.

20 CHAIRWOMAN JARMON: Are there

21 any questions from the Committee? He's

22 selling this along with two other

23 properties or lots.

24 MR. PHAGOO: Yes, ma'am. 2031

25 and 2032.

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2 MR. O'DWYER: This was sold in  
3 1991 as a side yard?

4 CHAIRWOMAN JARMON: Yes.

5 Any further questions?

6 MR. O'DWYER: I move that we  
7 issue 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. PHAGOO: Thank you.

17 CHAIRWOMAN JARMON: 1256 South  
18 Peach Street, Tawanda.

19 (Witness approached podium.)

20 MS. TAWANDA JOHNSON: Good  
21 morning. My name is Tawanda Johnson.  
22 I'm here requesting a release for the  
23 property located at 1256 South Peach  
24 Street.

25 CHAIRWOMAN JARMON: And it's a



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2 property that we transferred to your  
3 mother and then you received it?

4 MS. TAWANDA JOHNSON: Yes.  
5 When she passed, I received the property.

6 MS. JOHNSON: It's a house?

7 MS. TAWANDA JOHNSON: It's a  
8 house, yes, that I currently reside in.

9 MR. O'DWYER: That you  
10 currently reside in?

11 MS. TAWANDA JOHNSON: Yes.

12 CHAIRWOMAN JARMON: Are there  
13 any further questions?

14 MS. CUNNINGHAM: Are you going  
15 to deed it, put the deed in your name?

16 MS. TAWANDA JOHNSON: Yes,  
17 ma'am.

18 MS. CUNNINGHAM: And you're the  
19 administrator of her estate?

20 MS. TAWANDA JOHNSON: Yes, I  
21 am.

22 MS. CUNNINGHAM: Okay.

23 CHAIRWOMAN JARMON: Any further  
24 questions?

25 (No response.)

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2 CHAIRWOMAN JARMON:

3 Recommendation?

4 MS. PLACKE: Motion to approve.

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 MS. TAWANDA JOHNSON: Thank you

15 very much.

16 CHAIRWOMAN JARMON: You're

17 welcome.

18 2208 North 29th Street.

19 (Witness approached podium.)

20 CHAIRWOMAN JARMON: Good

21 morning.

22 MR. JACKSON: Good morning.

23 CHAIRWOMAN JARMON: Can you

24 state your name for the record.

25 MR. JACKSON: My name is

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2 William Jackson. I represent the Garden  
3 of Prayer Prayer Center.

4 CHAIRWOMAN JARMON: And you're  
5 here asking that the restriction be  
6 lifted off the deed from 1986?

7 MR. JACKSON: Yes.

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

10 (No response.)

11 CHAIRWOMAN JARMON:  
12 Recommendation?

13 MR. O'DWYER: Sorry. Does  
14 anybody live in this house? Is it  
15 habitable?

16 MR. JACKSON: No.

17 MR. O'DWYER: It's not  
18 habitable?

19 MR. JACKSON: No.

20 CHAIRWOMAN JARMON: Any further  
21 questions?

22 (No response.)

23 CHAIRWOMAN JARMON:  
24 Recommendation?

25 MS. JOHNSON: I recommend that

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2 we issue a certificate of completion.

3 (Duly seconded.)

4 CHAIRWOMAN JARMON: All in

5 favor?

6 (Aye.)

7 CHAIRWOMAN JARMON: Thank you.

8 1341 South Hicks Street.

9 (Witness approached podium.)

10 CHAIRWOMAN JARMON: Kenneth

11 Duane Michem.

12 MR. MICHEM: Yes, ma'am.

13 Kenneth Duane Michem.

14 CHAIRWOMAN JARMON: And you're

15 here asking that you be able to pay off

16 the self-amortizing mortgage which is

17 against the lot?

18 MR. MICHEM: Yes, ma'am.

19 CHAIRWOMAN JARMON: Can I get a

20 recommendation from the Committee?

21 MR. O'DWYER: You're aware of

22 the value of the self-amortizing

23 mortgages right now, what you'd have to

24 pay?

25 MR. MICHEM: Yes.

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2 MR. O'DWYER: My motion is that  
3 we grant a certificate of completion  
4 contingent upon the payment of the  
5 self-amortizing mortgage, remainder of  
6 the balance of the self-amortizing  
7 mortgage.

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. MICHEM: Thank you.

17 CHAIRWOMAN JARMON: You're  
18 welcome.

19 132 Pierce Street.

20 (No response.)

21 CHAIRWOMAN JARMON: 132 Pierce?

22 (No response.)

23 CHAIRWOMAN JARMON: This is a  
24 property that was transferred and then  
25 the estate which is the applicant's --

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2 the previous applicant's son who now owns  
3 the property, and he's just asking for  
4 the City to release the restriction on  
5 the deed. This was transferred back in  
6 1989.

7 MS. JOHNSON: And it's a house?

8 CHAIRWOMAN JARMON: And it's a  
9 house.

10 Can I get a 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.  
20 927, 929 French Street.

21 (Witness approached podium.)

22 MR. CHABUR: Good morning. My  
23 name is Andres Chabur, C-H-A-B-U-R.

24 CHAIRWOMAN JARMON: And you are  
25 the --

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2 MR. CHABUR: I'm the new owner.

3 CHAIRWOMAN JARMON: You're the  
4 new owner?

5 MR. CHABUR: Yes.

6 CHAIRWOMAN JARMON: Did you  
7 just recently acquire it?

8 MR. CHABUR: Yeah, September  
9 29th.

10 CHAIRWOMAN JARMON: Okay. So  
11 are you aware that this lot is full of --

12 MR. CHABUR: I cleaned it up.  
13 Well, five days ago I cleaned it up.

14 CHAIRWOMAN JARMON: You cleaned  
15 it up five days ago?

16 MR. CHABUR: I can e-mail you  
17 the pictures. Is it Susie Jarmon?

18 CHAIRWOMAN JARMON: That's me.

19 MR. CHABUR: Yeah. I'll send  
20 it over.

21 CHAIRWOMAN JARMON: Thank you.

22 MR. JOHNSON: Do you have plans  
23 to develop the lot?

24 MR. CHABUR: I want to sell  
25 them, the two lots and the house next to

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2 it. So I'm fixing up the house, and for  
3 now I'm just going to make it a side  
4 yard, because I don't have the kind of  
5 money to develop the property. So  
6 whoever rents it will just be able to use  
7 it as a side yard, two lots. The third  
8 lot is not mine, but I cleaned it up  
9 anyway.

10 MR. O'DWYER: And these lots  
11 were sold as side yards?

12 CHAIRWOMAN JARMON: They were  
13 side yards in 1993.

14 Can I get a recommendation?

15 MR. O'DWYER: I move that we  
16 issue the certificate of completion  
17 contingent upon recent photographs  
18 submitted to the Chair showing that the  
19 lots have been cleaned.

20 (Duly seconded.)

21 CHAIRWOMAN JARMON: All in  
22 favor?

23 (Aye.)

24 CHAIRWOMAN JARMON: Any  
25 opposed?



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2 (No response.)

3 CHAIRWOMAN JARMON: Thank you.

4 MR. CHABUR: Thank you.

5 CHAIRWOMAN JARMON: The next  
6 item -- there's a lot of people still in  
7 here -- 1257 South 27th Street.

8 (Witness approached podium.)

9 CHAIRWOMAN JARMON: Good  
10 morning.

11 MR. NUTTER: Lemuel C. Nutter,  
12 request for certificate of completion.

13 CHAIRWOMAN JARMON: And you  
14 received this as a side yard? You got it  
15 as a side yard adjacent to your property?

16 MR. NUTTER: Yes. That's  
17 correct.

18 CHAIRWOMAN JARMON: Can I get a  
19 recommendation?

20 MR. RODRIGUEZ: So moved.

21 (Duly seconded.)

22 CHAIRWOMAN JARMON: All in  
23 favor?

24 (Aye.)

25 CHAIRWOMAN JARMON: Thank you.

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2 We want to go back to Page 3,  
3 522 Mercy Street.

4 (Witnesses approached podium.)

5 CHAIRWOMAN JARMON: I'm not  
6 sure who is going to speak regarding this  
7 matter.

8 State your name for the record.

9 MR. HELLER: Greg Heller. I'm  
10 the Director of the Redevelopment  
11 Authority.

12 This is a request to transfer  
13 the property from the public -- from the  
14 City to the Redevelopment Authority. It  
15 was at the request of the Councilman, and  
16 the purpose is to facilitate a land  
17 transaction that will result in a  
18 community garden.

19 Any questions?

20 MR. O'DWYER: Is this going to  
21 a non-profit? Will it be a non-profit  
22 running the community garden?

23 MR. HELLER: Yeah. We'll be  
24 conveying it to NGT.

25 CHAIRWOMAN JARMON: Conveying

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2 the 522 to NGT?

3 MS. JOHNSON: You're swapping  
4 this for the -- the developer wants to  
5 give 538 to the Neighborhood Garden and  
6 this is going to be developed?

7 MS. CUNNINGHAM: 522 is going  
8 to --

9 MS. MEDLEY: I think it needs  
10 to be a little more clear.

11 MR. VINEY: I'm Vince Viney.  
12 I'm the developer. I'm the one who is  
13 working with Councilman Squilla. Do you  
14 mind?

15 MR. HELLER: Sure.

16 MR. RODRIGUEZ: What's germane  
17 to the discussion is that it's a City  
18 agency transferring property to another  
19 City agency, and they will benefit that  
20 the swap or whatever is pursuant to  
21 the --

22 MS. MEDLEY: But I think that  
23 it just needs to be clear, the entire --  
24 I mean, it's fine, but just the entire  
25 transaction just needs to be clear.

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2 MR. HELLER: Thanks for your  
3 patience. So we got on the same page.  
4 So what's going to happen is, we're  
5 requesting VPRC to transfer the property  
6 to the Redevelopment Authority. We're  
7 going to convey it to Neighborhood  
8 Gardens Trust, and then they're going to  
9 facilitate their own swap with the  
10 private entity so that eventually they  
11 can reserve 538 as a garden. However, we  
12 do not believe that the City's  
13 disposition policy allows for the  
14 conveyance of a publicly owned parcel for  
15 nominal to an individual or business. So  
16 we're asking you guys to give us 522 and  
17 then we'll convey it to NGT.

18 MR. O'DWYER: Linda, do the  
19 restrictions that are mandated under the  
20 code, do they apply for transfers, the  
21 VPRC approved transfers to the PRA with  
22 the one-year development requirement, et  
23 cetera, and how would that result?

24 MS. MEDLEY: It's not a problem  
25 transferring -- for the Committee to

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2 approve that the land be transferred to  
3 PRA for the purposes -- it's a land swap.  
4 It's easier. The process is kind of  
5 worked out. It's just easier to do it  
6 that way than have -- it's just a process  
7 issue than having the NGT -- I'm sorry.  
8 I just can't remember exactly what it  
9 was, but it makes it better for land that  
10 NGT already has. I think this property  
11 is -- the one that they're giving the  
12 developer is adjacent to what they  
13 already have. So they're just doing a  
14 swap. So it's easier to do it that way.  
15 Actually the land that NGT is getting or  
16 the City is getting, I guess, from the  
17 developer is actually valued at more than  
18 what the City is swapping out.

19 So I just wanted it to be clear  
20 on the record like what was happening.

21 MR. O'DWYER: But my question  
22 is, will there be deed restrictions that  
23 go to PRA and then go to NGT and will  
24 that complicate things or will there be  
25 no deed restrictions that will transfer

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2 between --

3 MS. MEDLEY: Well, the standard  
4 deed restrictions will always go. I  
5 think that because of the way the swap is  
6 being done, they won't get -- one of them  
7 won't get -- what NGT would usually get  
8 won't have it on there. So they'll have  
9 to work that out on the back end through  
10 the process, because the developer can't  
11 get the restrictions on the land that NGT  
12 would usually get because having to  
13 always use it as green space.

14 MR. O'DWYER: So will that  
15 transfer -- I'm sorry.

16 MR. HELLER: So the way this  
17 typically works for us is that when we  
18 convey a property, it has in our case a  
19 redevelopment agreement, which has  
20 certain redevelopment requirements. So  
21 in this case, we could say that the land  
22 has to be used or has to be developed as  
23 a community garden, and then they would  
24 get a certificate of completion. The  
25 redevelopment agreement would roll off,

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2 and then they would be able to do other  
3 things with the property.

4 MR. O'DWYER: So then once that  
5 was done and the property was disposed at  
6 NGT, at the point of the swap those  
7 redevelopment requirements or deed  
8 restrictions would then go onto the  
9 swapped property? Is that how that would  
10 work?

11 MR. HELLER: So we would have  
12 to do the side agreement, which we would  
13 certainly require in this case, that the  
14 swapped property that NGT eventually ends  
15 up with has to be preserved as a  
16 community garden.

17 MR. GRADWOHL: I'm sorry,  
18 Garrett. I'm having a hard time  
19 understanding what your specific concerns  
20 are.

21 MR. O'DWYER: My concerns are  
22 how the requirements are going to  
23 transfer from the property we're  
24 disposing to the swapped property that  
25 NGT will have at the end.

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2 MR. HELLER: Right. We would  
3 do that with a side agreement with NGT.  
4 That's something we would require. I  
5 think everybody understands that the  
6 purpose of this is eventually for NGT to  
7 be operating a garden in perpetuity. I  
8 think everybody is on the same page,  
9 everybody is in agreement. We just have  
10 to have this side agreement that  
11 memorializes that fact.

12 MR. O'DWYER: Okay.

13 MR. GRADWOHL: Right now we're  
14 just considering the transfer from VPRC  
15 to PRA, and then considering NGT operates  
16 gardens in good faith in perpetuity until  
17 this point. I move that we transfer 522  
18 Mercy Street to PRA.

19 (Duly seconded.)

20 CHAIRWOMAN JARMON: All in  
21 favor?

22 (Aye.)

23 CHAIRWOMAN JARMON: Any  
24 opposed?

25 (No response.)



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2 MR. HELLER: Thanks, everybody.

3 CHAIRWOMAN JARMON: Are you  
4 waiting to be seen?

5 MR. DAVIS: Yes.

6 CHAIRWOMAN JARMON: For what  
7 address?

8 MR. DAVIS: 3807, 3809 --

9 CHAIRWOMAN JARMON: Brown  
10 Street? You want to come up.

11 Brown Street is on Page 6.

12 Were you late?

13 MR. DAVIS: Yeah. I had a  
14 problem getting to the room.

15 CHAIRWOMAN JARMON: Okay.  
16 Because I had called you previous.  
17 That's fine.

18 3807, 3809, and 3811 Brown  
19 Street, Jimmy Davis.

20 And you're here requesting a  
21 release on these three lots, which were  
22 transferred to you as side yards under  
23 the program?

24 MR. DAVIS: Correct.

25 CHAIRWOMAN JARMON: Are there

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2 any questions from the Committee?

3 (No response.)

4 CHAIRWOMAN JARMON:

5 Recommendation?

6 MR. RODRIGUEZ: So moved.

7 (Duly seconded.)

8 CHAIRWOMAN JARMON: All in

9 favor?

10 (Aye.)

11 CHAIRWOMAN JARMON: Any

12 opposed?

13 (No response.)

14 CHAIRWOMAN JARMON: Thank you,

15 Mr. Davis.

16 MR. DAVIS: Thank you.

17 CHAIRWOMAN JARMON: I would

18 like to add last month's minutes to the

19 meeting, September 12th, 2017. Can I get

20 a recommendation?

21 MR. O'DWYER: I move that we

22 add last month's minutes.

23 (Duly seconded.)

24 CHAIRWOMAN JARMON: All in

25 favor?

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2 (Aye.)

3 CHAIRWOMAN JARMON: The meeting  
4 is --

5 MR. O'DWYER: Actually, before  
6 we adjourn, I just wanted to update the  
7 Committee. A few months ago I proposed a  
8 working group or some committee to  
9 discuss some sort of standardized way of  
10 dealing with properties that were  
11 non-compliant, and Linda and I have  
12 talked about this. What we decided is  
13 that now that Angel has joined the Land  
14 Bank, give some time to at least put the  
15 staff in place and then roll that into  
16 the broader conversation of changes to  
17 take place.

18 So just update the Committee  
19 that's just on hold for the moment.

20 CHAIRWOMAN JARMON: Thank you.

21 The meeting is adjourned.

22 Thank you. Have a good day.

23 (Vacant Property Review  
24 Committee adjourned at 11:00 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.)

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<b>A</b>	<b>Alter</b> 18:19	15:3	<b>bigger</b> 9:7	52:24	29:14,17,20	<b>clear</b> 43:10	21:5 25:9
<b>a.m</b> 1:6 51:24	<b>AMANDA</b>	<b>Association</b>	<b>Billy</b> 22:12	<b>cetera</b> 44:23	29:24 30:9	43:23,25	29:12 32:7
<b>ability</b> 16:21	1:12	13:9	<b>block</b> 8:9	<b>Chabur</b>	30:16,20	45:19	36:2 37:3
<b>able</b> 36:15	<b>amend</b> 11:21	<b>assume</b> 17:11	<b>Bodek</b> 20:21	38:22,23	31:2,5,8,14	<b>cleared</b> 31:18	40:16 41:12
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