

Vacant Property Review Committee  
August 14, 2018

VACANT PROPERTY REVIEW COMMITTEE

Room 402, Caucus Room  
Philadelphia, Pennsylvania  
Tuesday, August 14, 2018  
10:04 a.m.

PRESENT:

SUSIE JARMON, OHCD - CHAIRWOMAN  
LARRY PADILLA, PRA  
GARRETT O'DWYER, PACDC  
LINDA MEDLEY, LAW DEPARTMENT  
MICHAEL KOONCE, COUNCIL PRESIDENT CLARKE'S OFFICE  
DEB CUNNINGHAM, PUBLIC PROPERTY  
ANGEL RODRIGUEZ, LAND BANK  
KEVIN HUNTER, PLANNING  
RACHEL BROOKS, LISC  
JAMETTA JOHNSON, PHA  
ARIELLE HARRIS, L&I  
MARK DODDS, OHCD

Vacant Property Review Committee  
August 14, 2018

Page 2

1 - - -

2 CHAIRMAN JARMON: Good morning. My name  
3 is Susie Jarmon. We are going to get started.

4 Are there any attorneys in the room?

5 (Hands raised.)

6 CHAIRMAN JARMON: Come up.

7 (Applicant approached podium.)

8 CHAIRMAN JARMON: What address are you  
9 here for?

10 MR. CAPARRO: 966 North Leithgow.

11 CHAIRMAN JARMON: On page 6.

12 MR. CAPARRO: My name is Michael  
13 Caparro. I'm an attorney. I represent the  
14 owners. They are under agreement to sell the  
15 property. We have closing dates.

16 They purchased the property in 2012. It  
17 was fully developed. And lo and behold, we just  
18 discovered that at prior sale to that, they  
19 failed to get the release that was necessary to  
20 transfer the property. So, we are trying to do  
21 the right thing.

22 CHAIRMAN JARMON: Any questions from the  
23 Committee?

24 MR. RODRIGUEZ: I do have one. Are you

Vacant Property Review Committee  
August 14, 2018

Page 3

1 aware that you are going into settlement  
2 tomorrow?

3 MR. CAPARRO: Yes. I am aware. We  
4 actually just had the title report come back in  
5 early August, which identified the fact this  
6 release had not been gotten. So, I immediately  
7 called Ms. Jarmon and drafted the letter to  
8 request a release. And I am aware it takes more  
9 than up to two weeks.

10 CHAIRMAN JARMON: We will try.

11 MR. CAPARRO: We are just hoping that we  
12 can try to expedite the process.

13 MR. RODRIGUEZ: You are not expecting it  
14 tomorrow?

15 MR. CAPARRO: I was asking for a special  
16 expedition. Anything you can do would be  
17 greatly appreciated.

18 CHAIRMAN JARMON: Okay. We will try to  
19 work on that.

20 Any further questions?

21 Recommendation?

22 MR. RODRIGUEZ: So moved.

23 MR. HUNTER: Second.

24 CHAIRMAN JARMON: All in favor?

Vacant Property Review Committee  
August 14, 2018

Page 4

1 (Ayes)

2 MR. CAPARRO: Thank you.

3 CHAIRMAN JARMON: Thank you.

4 Any other attorneys?

5 (No response.)

6 CHAIRMAN JARMON: Going to get started  
7 on page 1.

8 2865 North Darien Street? Florentino?

9 (No response.)

10 CHAIRMAN JARMON: 5416 Whitby Avenue?

11 I'm tabling 2865 Darien and 5416 Whitby.

12 The next items are side yards to  
13 adjacent owners.

14 Can I get a recommendation?

15 MS. JOHNSON: One comment on the  
16 Leithgow property. Appears there is parking on  
17 the 1908 Leithgow. The parking on it, they need  
18 a variance to do that.

19 CHAIRMAN JARMON: Okay. We will let  
20 them know that they can't park on that.

21 MR. HUNTER: I actually have a question  
22 on that one, as well. Seems like the other  
23 parcels that are sitting in ownership right now  
24 are all not eligible for the side yard program

1 on the block or on the adjacent blocks. Not  
2 sure why this one is.

3 CHAIRMAN JARMON: Because they owned  
4 their property forever. And what happened with  
5 this one, they actually were supposed to go to  
6 settlement in 1992. But the real state  
7 specialist never recorded their deed. So, we  
8 had all the documentation that they were to go,  
9 but the deed wasn't recorded.

10 They have been in their property over 15  
11 years.

12 MR. HUNTER: Okay.

13 MS. CUNNINGHAM: They are using 1908  
14 already?

15 CHAIRMAN JARMON: They've been using it  
16 for years. They were supposed to settle in '92.

17 MS. CUNNINGHAM: There is years of  
18 pictures on Atlas if you keep going back where  
19 they have been parking on it.

20 CHAIRMAN JARMON: Okay. I will let them  
21 know that they have to get a variance.

22 Recommendation for the side yards?

23 MR. KOONCE: Can they get a variance  
24 before they transfer or?

Vacant Property Review Committee  
August 14, 2018

Page 6

1           CHAIRMAN JARMON: I'm not sure if they  
2 have to own it.

3           MR. KOONCE: I guess they are going to  
4 have come in for certificate of completion  
5 anyway, right?

6           CHAIRMAN JARMON: Yeah.

7           MR. KOONCE: So, it'll be inspected?

8           CHAIRMAN JARMON: Yes.

9           MS. CUNNINGHAM: My other quick question  
10 was for Myrtlewood Street. She is also asking  
11 for a garden. Is she going to use the side yard  
12 as part of that garden?

13           CHAIRMAN JARMON: Yes. Actually, we  
14 certified this property for her years ago. And  
15 they finally came up for sheriff sale in 2015.  
16 These lots are in perfect condition. She has  
17 gardens on them. We wanted to transfer both of  
18 them, but right now the policy doesn't allow us  
19 to do that even though we acquired it at sheriff  
20 sale for her. Maybe the policy will change.

21           MR. RODRIGUEZ: She can acquire it for  
22 the mortgage.

23           CHAIRMAN JARMON: The other one?

24           MS. CUNNINGHAM: Yeah.

Vacant Property Review Committee  
August 14, 2018

Page 7

1 CHAIRMAN JARMON: Okay.

2 Any further questions?

3 MR. HUNTER: Motion to approve.

4 MR. RODRIGUEZ: Second.

5 CHAIRMAN JARMON: All in favor?

6 (Ayes.)

7 CHAIRMAN JARMON: Any opposed?

8 (No opposition.)

9 CHAIRMAN JARMON: Thank you.

10 The next items are Urban Garden  
11 Agreements. Are there any questions on these?

12 MR. HUNTER: I got question on two of  
13 them. For 2463 North Opal Street.

14 CHAIRMAN JARMON: For which one.

15 MR. HUNTER: 2463 North Opal.

16 CHAIRMAN JARMON: Opal Street, 2462.

17 MR. HUNTER: There looks like on the lot  
18 when I looked online it's being used for storage  
19 right now. It's pretty unclean, like, there is  
20 old recycling bins and traffic cones and things  
21 like that on the lot. I don't know, does the  
22 agreement cover them having to clean it?

23 CHAIRMAN JARMON: No. They would have  
24 to remove those. This is the first time this

Vacant Property Review Committee  
August 14, 2018

Page 8

1 person has requested Urban Garden Agreement. I  
2 will let them know the lot needs to be cleaned  
3 off.

4 MR. HUNTER: Similar to K, 3051 North  
5 Darien Street. Looks like --

6 CHAIRMAN JARMON: Which one? What's the  
7 address?

8 MR. HUNTER: It's Item K, 3051. Looks  
9 like there is a shipping container on the lot  
10 and some other debris.

11 MR. RODRIGUEZ: They'd have to move  
12 that.

13 CHAIRMAN JARMON: Okay. I will let them  
14 know they need to clean the lot of before they  
15 received the Urban Garden Agreement. However,  
16 they never had permission to use the lot before.

17 MR. RODRIGUEZ: They would have to  
18 removing the shipping container.

19 CHAIRMAN JARMON: I just said that.

20 MR. RODRIGUEZ: Okay.

21 CHAIRMAN JARMON: Any further questions?  
22 Can I get a recommendation?

23 MR. KOONCE: Motion.

24 MS. CUNNINGHAM: Second.



Vacant Property Review Committee  
August 14, 2018

Page 9

1 CHAIRMAN JARMON: All in favor?

2 (Ayes.)

3 CHAIRMAN JARMON: Next item is 4100  
4 Ludlow. I just received the certificate of  
5 occupancy on this 4100 Ludlow.

6 (Applicant approached podium.)

7 MR. SILVERBERG: My name is Adrien  
8 Silverberg. With our two partners, we have  
9 4100/4102 Ludlow in September of 2014 and built  
10 a six-unit apartment building on that piece of  
11 land. The first couple title searches that we  
12 pulled for this property did not reveal an RDA  
13 deed restriction. But this last title search we  
14 did when we were getting financing revealed it.

15 I am here to satisfy that need for deed  
16 restriction for certificate of occupancy.

17 CHAIRMAN JARMON: Any questions?

18 MR. RODRIGUEZ: So moved.

19 MR. KOONCE: Second.

20 CHAIRMAN JARMON: All in favor?

21 (Ayes.)

22 CHAIRMAN JARMON: Any opposed?

23 (No opposition.)

24 MR. SILVERBERG: Thank you.

Vacant Property Review Committee  
August 14, 2018

Page 10

1           CHAIRMAN JARMON: We will be in touch.

2           3708 Haverford Avenue.

3           This property was developed, and I have  
4 the certificate of occupancy attached.

5           Can I get a recommendation?

6           MS. CUNNINGHAM: 3710 is also a City  
7 bought. And during the excavation and  
8 construction, all of the debris from their  
9 construction was placed onto the City lot. The  
10 dumpsters not pursuant to a construction  
11 license, they didn't have any permission to do  
12 that. And it looks like the debris is still  
13 there.

14           So I mean at a minimum, they would need  
15 to clean the debris. I believe the commissioner  
16 would ask that they also supply any  
17 environmental reports that they have. And  
18 pending results of that, may ask for  
19 remediation.

20           CHAIRMAN JARMON: Environmental report  
21 for --

22           MS. CUNNINGHAM: Yeah. They did like a  
23 Phase One or whatever. They total excavated and  
24 built a new foundation. You can see through the

1 timeline on Atlas all the different pictures.  
2 Watch when they were digging the hole and debris  
3 is all on the next lot.

4 MR. KOONCE: If they did any -- a Phase  
5 One/Phase Two for lack of results, does that  
6 indicate what they are dumping on the --

7 CHAIRMAN JARMON: Okay. Got you.  
8 Recommendation?

9 MR. KOONCE: Motion to approve subject  
10 to -- why would you give them certificate of  
11 occupancy?

12 CHAIRMAN JARMON: They finished the  
13 property, but must not have looked at the other  
14 adjacent one.

15 MR. PADILLA: Subject to Phase One?  
16 Cleaned the debris on the lot.

17 MS. CUNNINGHAM: Yes. Motion to approve  
18 contingent upon cleaning the debris and  
19 producing the Phase One results if they have  
20 them.

21 MR. HUNTER: Second.

22 CHAIRMAN JARMON: All in favor?

23 (Ayes.)

24 CHAIRMAN JARMON: Any opposed?

Vacant Property Review Committee  
August 14, 2018

Page 12

1 (No opposition.)

2 CHAIRMAN JARMON: Thank you.

3 2031 Master Street.

4 MS. CUNNINGHAM: Are we doing Delancey?

5 CHAIRMAN JARMON: Oh, I'm sorry.

6 6051 Delancey. This was transferred as  
7 a side yard in 1987. They were told to clean  
8 it.

9 So, can I get an approval contingent  
10 upon -- I don't know if they are using it for --

11 MS. CUNNINGHAM: They are selling this,  
12 right? They also owe money on taxes on 3847  
13 Aspen Street, which they also own. It's over  
14 \$13,000. So, it would be contingent upon paying  
15 those taxes, as well.

16 CHAIRMAN JARMON: Now, who does? Anna  
17 Canty?

18 MS. CUNNINGHAM: Yes. I am assuming  
19 it's her estate now, right?

20 CHAIRMAN JARMON: Can I get a  
21 recommendation?

22 MS. CUNNINGHAM: Motion to approve  
23 contingent upon cleaning the lot and paying all  
24 taxes on any real estate owed to the City.

Vacant Property Review Committee  
August 14, 2018

Page 13

1 MR. DODDS: The lot looks cleaned.

2 CHAIRMAN JARMON: I think she was using  
3 it as a garden. I can't really see. I think  
4 it's --

5 MR. KOONCE: Second.

6 CHAIRMAN JARMON: All in favor?

7 (Ayes.)

8 CHAIRMAN JARMON: Any opposed?

9 (No opposition.)

10 CHAIRMAN JARMON: Thank you.

11 2031 Master Street. This property was  
12 on a couple months ago. This property that we  
13 transferred to the applicant.

14 (Applicant approached podium.)

15 CHAIRMAN JARMON: State your name for  
16 the record.

17 MS. BILYSKY RISTICS: Good morning. My  
18 name is Nina Bilysky Ristics.

19 CHAIRMAN JARMON: In the interim,  
20 Redevelopment Authority condemned the lot. Now  
21 they are willing to pay off the self-amortizing.

22 MS. BILYSKY RISTICS: Correct. We will  
23 pay the balance of the mortgage as stipulated in  
24 a letter that was drafted to the Redevelopment

1 Authority.

2 CHAIRMAN JARMON: Because when they  
3 originally came here, they wanted us to not  
4 charge them for the self-amortizing mortgage  
5 because the Redevelopment Authority had taken  
6 the property. Now they are stating they are  
7 going to pay that mortgage off.

8 MR. KOONCE: Can I ask a question?  
9 Have you been negotiating with the --  
10 you are negotiating settlement now, correct?

11 MS. BILYSKY RISTICS: No. We are in the  
12 process of trying to settle. But they said  
13 prior to settlement, that we would have to state  
14 before the Board that we would agree to pay the  
15 balance of the mortgage.

16 MR. KOONCE: You have gone before the  
17 Board of Viewers?

18 MS. BILYSKY RISTICS: I'm sorry?

19 MR. KOONCE: You have gone before the  
20 Board of Viewers?

21 MS. BILYSKY RISTICS: Correct. They  
22 awarded us a certain amount. And then after the  
23 Board of Viewers hearing, which was last summer,  
24 I believe we were informed by the RDA that they

1 would be taking the balance of the mortgage  
2 which we disputed several months ago because the  
3 property was taken against our will for eminent  
4 domain. Our lawyers have been negotiating with  
5 the RDA. They drafted a letter stating that we  
6 would pay the balance of the mortgage.

7 MS. CUNNINGHAM: They agreed to this  
8 yet?

9 CHAIRMAN JARMON: They have.

10 MS. BILYSKY RISTICS: They requested  
11 that I be here today just to inform the Board  
12 here that we would be paying the balance.

13 MR. KOONCE: When will the City's -- how  
14 will that work? Will that be part of the  
15 settlement with --

16 MS. BILYSKY RISTICS: Yeah. This part,  
17 what I understand from all the correspondence,  
18 is with our attorney and RDA, that would be  
19 lumped into the closing. That the date should  
20 be set after this hearing once we inform the  
21 RDA. We agreed to pay the balance.

22 MR. KOONCE: So, you and the RDA or the  
23 RDA representative will sit down with title or  
24 whatever and do a settlement. And as part of

Vacant Property Review Committee  
August 14, 2018

Page 16

1 the proceeds taken from the settlement will be  
2 the remaining balance on the mortgage?

3 MS. BILYSKY RISTICS: Correct. That's  
4 my understanding.

5 CHAIRMAN JARMON: Yeah. Because I  
6 talked to Danielle at RDA regarding this, yes.

7 MR. KOONCE: I'm a little confused when  
8 you say less any other property costs. And I  
9 also understand the \$6,000 was paid in holding  
10 that the amount should be applied to the payment  
11 at closing. That doesn't really having anything  
12 to do with us. That is part of the RDA's.

13 MS. BILYSKY RISTICS: Yeah. That's part  
14 of the whole proceeding that's been going on.  
15 This is from 2015.

16 MR. KOONCE: Got it.

17 MS. BILYSKY RISTICS: It's accumulated  
18 over time.

19 CHAIRMAN JARMON: Right.

20 MR. KOONCE: I'm good.

21 CHAIRMAN JARMON: Recommendation?

22 MR. KOONCE: Motion to approve.

23 MR. RODRIGUEZ: Second.

24 CHAIRMAN JARMON: All in favor?



Vacant Property Review Committee  
August 14, 2018

Page 17

1 (Ayes.)

2 CHAIRMAN JARMON: Thank you.

3 2066, 68 and 70 Rush Street. The  
4 attachments are there. The applicant was told  
5 to clean the lots off. Selling for 76,000. We  
6 transferred back in '91 and '94.

7 MS. CUNNINGHAM: They also owe taxes on  
8 all three lots.

9 CHAIRMAN JARMON: That would be with  
10 your letter that you get with the release. You  
11 will give a letter stating that --

12 MS. CUNNINGHAM: Yes.

13 CHAIRMAN JARMON: Can I get a  
14 recommendation?

15 MR. KOONCE: Recommendation to approve  
16 subject to the lots being cleaned and real  
17 estate taxes being paid.

18 MS. CUNNINGHAM: Second.

19 CHAIRMAN JARMON: All in favor?

20 (Ayes.)

21 CHAIRMAN JARMON: Thank you.

22 1135 South 58th Street also known as  
23 1135-37 Cobbs Creek Parkway. Attached you will  
24 see that they paid off the taxes that was owed

Vacant Property Review Committee  
August 14, 2018

Page 18

1 on this lot. I have the certificate of  
2 occupancy attached.

3 Can I get a recommendation?

4 MR. KOONCE: You said they paid off  
5 the --

6 CHAIRMAN JARMON: The real estate taxes  
7 that was owed when they came here last year.  
8 And the bills are there. They are paid.

9 MS. CUNNINGHAM: Showing the bill and  
10 the check, but revenue doesn't have a record of  
11 it being paid.

12 CHAIRMAN JARMON: He sent me a final  
13 receipt the other day. I will send it to the  
14 Committee. I know he said it was final.

15 MS. CUNNINGHAM: They should  
16 double-check with Revenue, make sure that it's  
17 credited to his account. There is a receipt on  
18 here.

19 MR. PADILLA: Move to approve.

20 MR. KOONCE: Second.

21 CHAIRMAN JARMON: All in favor?

22 (Ayes.)

23 CHAIRMAN JARMON: Any opposed?

24 (No opposition.)

Vacant Property Review Committee  
August 14, 2018

Page 19

1           CHAIRMAN JARMON: Next items 2526 and  
2 2528 Amber Street. These are two properties  
3 that we sold, and they are developed. And both  
4 certificate of occupancies attached.

5           Can I get a recommendation?

6           MR. O'DWYER: Motion.

7           MR. KOONCE: Second.

8           CHAIRMAN JARMON: All in favor?

9           (Ayes.)

10          CHAIRMAN JARMON: Next item is 2050, 52,  
11 54 Susquehanna Avenue, Frozan Ehmedi.

12          (Applicant approached podium.)

13          CHAIRMAN JARMON: I had this on the  
14 Agenda last month. Not sure what else the  
15 Committee is requesting. I see the attached  
16 permits.

17          Any questions from the Committee?

18          MR. HUNTER: I think the issue is the  
19 applicant has building permits that has not  
20 actually developed the lots. So, how are we  
21 issuing certificate of completion on  
22 development?

23          CHAIRMAN JARMON: That's not what he  
24 originally got the lots for. He received the

1 lots for parking adjacent to his building that  
2 he owned. Now that was back in 2006, but now he  
3 wants to develop on those lots. So, he was  
4 asked to go get permits.

5 He hasn't started the development yet  
6 because he wanted to make sure that the  
7 Committee approved him to get the certificate.

8 Any questions from the Committee?

9 MR. KOONCE: You just have permits for  
10 the foundation? You don't have --

11 MR. EHMEDI: I have construction  
12 permits.

13 MS. CUNNINGHAM: The permits are for  
14 foundation only.

15 CHAIRMAN JARMON: She's saying that the  
16 permits are for foundation only.

17 MR. EHMEDI: If I didn't submit it to  
18 you, I will.

19 CHAIRMAN JARMON: Did you have the  
20 others? I have all three here and they all say  
21 foundation.

22 MR. EHMEDI: I am already building a  
23 house right behind it, so I'm finished now.

24 CHAIRMAN JARMON: What is it that he

Vacant Property Review Committee  
August 14, 2018

Page 21

1 needs?

2 MR. KOONCE: Building permits for the  
3 structure.

4 CHAIRMAN JARMON: You need building  
5 permits for the structure. Is it possible we  
6 can approve him? And when I get it, I will  
7 email it to the Committee?

8 MR. KOONCE: Well, motion to approve  
9 subject to receipt of L&I receiving or approved  
10 building permits for the structure.

11 MR. O'DWYER: Second.

12 CHAIRMAN JARMON: All in favor?

13 (Ayes.)

14 CHAIRMAN JARMON: Any opposed?

15 (No opposition.)

16 CHAIRMAN JARMON: Thank you. When you  
17 get them, just email it to me.

18 MR. EHMEDI: Thank you.

19 CHAIRMAN JARMON: You're welcome.

20 Next, 2801 Frankford Avenue. This was  
21 sold in July 2018. The current owner is asking  
22 for the certificate. We transferred this out in  
23 1987.

24 MS. CUNNINGHAM: They owe \$142,000 in

1 back taxes, and they are in the Sequestration  
2 Program. I would like to see the agreement of  
3 sale, make sure it covers the back taxes and any  
4 other monies owed.

5 CHAIRMAN JARMON: I think I forgot to  
6 print out the agreement of sale.

7 MS. CUNNINGHAM: They were actually  
8 slated to be transferred over to sheriff sale.

9 MR. O'DWYER: Who is applying for this  
10 certificate of the completion? Is it the  
11 original owner, or is it the new owner?

12 CHAIRMAN JARMON: The new owners who  
13 purchased in July last month.

14 MR. RODRIGUEZ: Let me understand this.  
15 Slated for sheriff sale, and when they bought  
16 the property, they didn't satisfy the real  
17 estate taxes?

18 MS. CUNNINGHAM: No. Those are just  
19 2017 to 2018. They actually bought it in 2016.

20 MR. KOONCE: They didn't sign the  
21 contract.

22 MR. RODRIGUEZ: So, they have accrued  
23 these taxes. The new owner has accrued these  
24 real estate taxes?

Vacant Property Review Committee  
August 14, 2018

Page 23

1 CHAIRMAN JARMON: For the couple years.

2 MR. RODRIGUEZ: It is slated for sheriff  
3 sale and they are asking for release?

4 MS. CUNNINGHAM: Are they trying to sell  
5 before there is a sheriff sale? Is there a way  
6 they can satisfy that?

7 CHAIRMAN JARMON: Can we just table this  
8 until next month, and I will get all of these  
9 questions.

10 MS. MEDLEY: You saying they sold it in  
11 2018.

12 CHAIRMAN JARMON: It was sold in 2018.  
13 It was just sold.

14 MS. CUNNINGHAM: Like last month?

15 CHAIRMAN JARMON: Yeah.

16 MS. CUNNINGHAM: Maybe they satisfied  
17 the taxes at that sale.

18 MR. RODRIGUEZ: But they wouldn't have  
19 gotten the release at the sale.

20 MS. MEDLEY: We have to check to make  
21 sure that part of the settlement that they paid  
22 the taxes. If not, then the new owner will have  
23 to pay the taxes before they get the release.

24 MR. O'DWYER: We are going to table it?

Vacant Property Review Committee  
August 14, 2018

Page 24

1 MR. RODRIGUEZ: Going to table this.

2 MR. KOONCE: I second that because --

3 CHAIRMAN JARMON: Tabled? I will table  
4 it, and then we will check out this information  
5 and invite them back next month.

6 Next item, 2100 Carpenter. This is a  
7 property that was recently a lot that was built  
8 on. I have certificate of occupancy.

9 Get a recommendation?

10 MR. O'DWYER: Move pending certificate  
11 of completion.

12 MS. CUNNINGHAM: Second.

13 CHAIRMAN JARMON: All in favor?

14 (Ayes.)

15 CHAIRMAN JARMON: Next, 1807 North 26th  
16 Street. Transferred as a single -- actually  
17 wasn't. This was transferred as a single family  
18 dwelling back in 1996.

19 Can I get a recommendation?

20 MR. HUNTER: Just one quick thing on  
21 this. The Revenue Department shows they have  
22 1,500 in back taxes on the property.

23 CHAIRMAN JARMON: How much is it?

24 MS. CUNNINGHAM: \$1,516.25.



Vacant Property Review Committee  
August 14, 2018

Page 25

1 CHAIRMAN JARMON: Okay.

2 MR. RODRIGUEZ: Move that we approve  
3 subject to them satisfying the taxes.

4 MR. HUNTER: Second.

5 CHAIRMAN JARMON: All in favor?

6 (Ayes.)

7 CHAIRMAN JARMON: Any opposed?

8 (No opposition.)

9 CHAIRMAN JARMON: Thank you.

10 2437 Federal Street. This was  
11 transferred as a side yard with the  
12 self-amortizing mortgage. Lisa Wilson-Roberson.

13 (Applicant approached podium.)

14 CHAIRMAN JARMON: Hi. Can you state  
15 your name?

16 MS. WILSON-ROBERSON: Yes. Lisa  
17 Wilson-Roberson.

18 CHAIRMAN JARMON: And you're here  
19 requesting a release on the lot to sell for  
20 160,000?

21 MS. WILSON-ROBERSON: Yes. This is my  
22 husband with me.

23 MR. ROBERSON: Zachary Roberson.

24 MS. CUNNINGHAM: There is no restriction

Vacant Property Review Committee  
August 14, 2018

Page 26

1 on time, right?

2 CHAIRMAN JARMON: There is a  
3 self-amortizing mortgage still against the  
4 title.

5 MR. KOONCE: Even though it was  
6 purchased?

7 CHAIRMAN JARMON: I'm sorry. That was  
8 my mistake. She didn't occupy.

9 MS. WILSON-ROBERSON: There is no  
10 mortgage.

11 MR. ROBERSON: We paid cash.

12 CHAIRMAN JARMON: Right. That's what it  
13 was.

14 MS. WILSON-ROBERSON: Yes.

15 MS. CUNNINGHAM: Paid fair market?

16 CHAIRMAN JARMON: She paid the LIMA  
17 price at the time.

18 MS. JOHNSON: Motion to approve.

19 MR. KOONCE: Second.

20 CHAIRMAN JARMON: All in favor?

21 (Ayes.)

22 CHAIRMAN JARMON: Any opposed?

23 (No opposition.)

24 CHAIRMAN JARMON: Thank you.

Vacant Property Review Committee  
August 14, 2018

Page 27

1 MS. WILSON-ROBERSON: Thank you.

2 CHAIRMAN JARMON: You're welcome.

3 The next item I am going to delete. We  
4 did this last month, 440 South 54 Street.

5 Next item, 1907 East Huntingdon Street.  
6 Douglas and Eleanor Craig. We transferred this  
7 out in 2001. They purchased for a thousand. In  
8 the process of selling their property along with  
9 this lot.

10 MR. RODRIGUEZ: What property?

11 CHAIRMAN JARMON: 1907 East Huntingdon.

12 MR. O'DWYER: Is it tabled or deleted,  
13 the one before?

14 CHAIRMAN JARMON: I'm sorry. I just  
15 deleted 440 South 54th Street. It's approved  
16 already. It was on last months' Agenda.

17 MR. O'DWYER: We are at --

18 CHAIRMAN JARMON: 1907 East Huntingdon.

19 MR. O'DWYER: One set of pictures shows  
20 significant amount of debris, the other shows  
21 vacant lot. I'm not sure which --

22 CHAIRMAN JARMON: What happened, they  
23 cleaned it. It was this trash, so we attached  
24 the picture that they cleaned it up.

1 MS. CUNNINGHAM: Okay. Motion to  
2 approve.

3 MR. KOONCE: Second.

4 MR. O'DWYER: Wait, I'm not -- there  
5 seems to be pictures of two different lots.  
6 This seems to be the lot with a shed. And this  
7 one picture appears to be the lot next to the  
8 lot with the shed.

9 MS. CUNNINGHAM: Which is which?

10 MR. O'DWYER: Just so you know what I'm  
11 saying, this one appears to be the lot with the  
12 shed which appears to be filled with debris.  
13 And then the clean lot appears to be the lot  
14 from the other side of the fence from the lot  
15 with the shed. There is no debris.

16 I'm not sure which one is 1907.

17 MR. RODRIGUEZ: We need a new picture.

18 CHAIRMAN JARMON: I will have Bill go  
19 back and reinspect this.

20 MR. O'DWYER: I think for the rest of  
21 it, it all sounds pretty straightforward. I  
22 would just say motion to approve contingent of  
23 receiving proof that the lot has been cleaned.

24 MS. CUNNINGHAM: Second.

1           CHAIRMAN JARMON:  If shed is right --  
2 here is the cleaned lot.  The shed is the right  
3 here.

4           MR. RODRIGUEZ:  He was supposed to take  
5 a picture on the opposite side.

6           MR. KOONCE:  If we didn't have the other  
7 two pictures, the first two --

8           CHAIRMAN JARMON:  I know.  We should  
9 have not attached them.

10          MR. O'DWYER:  Would just say -- I can  
11 amend my motion.  And I would just say, you  
12 know, motion to approve as long as Chair is  
13 satisfied that the lot --

14          CHAIRMAN JARMON:  I will get Bill to go  
15 back out.

16          MR. KOONCE:  Second.

17          CHAIRMAN JARMON:  All in favor?

18                 (Ayes.)

19          CHAIRMAN JARMON:  Any opposed?

20                 (No opposition.)

21          CHAIRMAN JARMON:  Thank you.

22                 2062 East Cambria.  We passed out the  
23 pictures.  They cleaned the lot.  This was a  
24 side yard back in 1998.

Vacant Property Review Committee  
August 14, 2018

Page 30

1 Can I get a recommendation?

2 MR. HUNTER: This is another one on the  
3 Revenue website. There is about \$1,400 in back  
4 taxes.

5 CHAIRMAN JARMON: Okay.

6 Can I get an approval contingent upon  
7 the taxes that are owed?

8 MR. O'DWYER: You said it has been  
9 cleaned out?

10 CHAIRMAN JARMON: Yes.

11 MR. RODRIGUEZ: They are part of the  
12 attachments.

13 CHAIRMAN JARMON: Okay.

14 MR. O'DWYER: I see.

15 CHAIRMAN JARMON: Recommendation.

16 MR. KOONCE: Motion to approve subject  
17 to payment of all taxes due to the City.

18 MS. CUNNINGHAM: Second.

19 CHAIRMAN JARMON: All in favor?

20 (Ayes.)

21 CHAIRMAN JARMON: Any opposed?

22 (No opposition.)

23 CHAIRMAN JARMON: Thank you.

24 2215 Federal Street. This was

Vacant Property Review Committee  
August 14, 2018

Page 31

1 transferred as a single family dwelling back in  
2 1994.

3 Can I get a recommendation?

4 MR. KOONCE: If there are no lapses,  
5 motion to approve.

6 MR. RODRIGUEZ: Second.

7 CHAIRMAN JARMON: All in favor?

8 (Ayes.)

9 CHAIRMAN JARMON: Thank you.

10 Next item, 2120 Ellsworth Street.

11 MR. HUNTER: On this one, there is \$767  
12 in back taxes. They are on installment plan on  
13 the website. They need it covered by the person  
14 selling it.

15 CHAIRMAN JARMON: Okay.

16 MR. RODRIGUEZ: So moved.

17 MR. KOONCE: Second.

18 MR. O'DWYER: Is there a motion?

19 CHAIRMAN JARMON: I didn't hear any.

20 MR. RODRIGUEZ: Motion to approve  
21 subject to paying taxes.

22 MS. MEDLEY: Are they on a payment plan?

23 MS. CUNNINGHAM: They are, but they are  
24 selling it.

Vacant Property Review Committee  
August 14, 2018

Page 32

1 CHAIRMAN JARMON: Yeah. They will have  
2 to pay it at settlement.

3 MR. O'DWYER: Second.

4 CHAIRMAN JARMON: All in favor?  
5 (Ayes.)

6 CHAIRMAN JARMON: Any opposed?  
7 (No opposition.)

8 CHAIRMAN JARMON: Thank you.

9 Next item, 5331 Walnut Street. Which  
10 was transferred as a side yard in 2012.

11 Can I get a recommendation?

12 MR. KOONCE: Motion to approve.

13 MR. RODRIGUEZ: Second.

14 CHAIRMAN JARMON: All in favor?  
15 (Ayes.)

16 CHAIRMAN JARMON: Any opposed?  
17 (No opposition.)

18 CHAIRMAN JARMON: Next item, 1718 Annin  
19 Street. The settlement is 12/2015. This was  
20 one of the auction properties. It's been  
21 developed. There is a certificate of occupancy  
22 attached.

23 Can I get a recommendation?

24 MR. RODRIGUEZ: So moved.



Vacant Property Review Committee  
August 14, 2018

Page 33

1 MR. O'DWYER: Second.

2 CHAIRMAN JARMON: All in favor?

3 (Ayes.)

4 CHAIRMAN JARMON: Any opposed?

5 (No opposition.)

6 CHAIRMAN JARMON: 1847 South Conestoga  
7 Street. This was transferred to PHDC and then  
8 out to the applicant.

9 MR. HUNTER: This one also has a tax  
10 balance of \$2,800.

11 CHAIRMAN JARMON: How much?

12 MR. HUNTER: \$2,826.28.

13 CHAIRMAN JARMON: Can I get a  
14 recommendation?

15 MR. KOONCE: Motion to approve subject  
16 to payment of back taxes.

17 MR. RODRIGUEZ: Second.

18 CHAIRMAN JARMON: All in favor?

19 (Ayes.)

20 CHAIRMAN JARMON: Any opposed?

21 (No opposition.)

22 CHAIRMAN JARMON: Thank you.

23 438 West Bringhurst Street. This was a  
24 single family dwelling in 1987.

Vacant Property Review Committee  
August 14, 2018

Page 34

1 Can I get a recommendation?

2 MR. KOONCE: Motion to approve.

3 MR. RODRIGUEZ: Second.

4 CHAIRMAN JARMON: All in favor?

5 (Ayes.)

6 CHAIRMAN JARMON: Any opposed?

7 (No opposition.)

8 CHAIRMAN JARMON: 1800 North 26th

9 Street. This applicant didn't respond to me  
10 with the documents requested. Going to table  
11 this until next month.

12 2231 North Colorado Street.

13 MR. HUNTER: This has tax balance.

14 (Applicant approached podium.)

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

17 MR. STANCIL: Good morning, Committee.

18 My name is John Stancil. I'm the owner of 2231  
19 North Colorado Street.

20 MS. CUNNINGHAM: This was purchase --  
21 your sales agreement says a purchase price of  
22 \$10,000 and you owe over \$8,400 in real estate  
23 taxes.

24 MR. STANCIL: Pardon me. I didn't hear

1 what you said.

2 MS. CUNNINGHAM: Your purchase agreement  
3 is for \$10,000.

4 MR. STANCIL: That's an old purchase  
5 agreement. The -- we have allocated \$8,200 for  
6 the property taxes; \$3,700 for the water. And I  
7 think for the mortgage, it's about 1,500. We  
8 were about to go to sell on it. I don't know  
9 where that amount came from. That was all  
10 something.

11 But anyway, we were about to go to  
12 settlement in June. And the title company told  
13 me I had to see about getting the restriction  
14 lifted. That came up. I didn't know about  
15 that. It's been so long.

16 I got the property in 1987. We had  
17 moved in the same year. Lived there for ten  
18 years. And right now it's a burden. I'm  
19 retired. I can't afford it. So, I have a buyer  
20 who wants to purchase the property, cover the  
21 taxes, cover the water.

22 I guess the only other consideration  
23 other than asking for the restriction to be  
24 lifted, if we could cap the water and cap the

Vacant Property Review Committee  
August 14, 2018

Page 36

1 taxes at 8,200. But that's just a request.

2 MS. CUNNINGHAM: That's not something  
3 that this Committee is able to do. You would  
4 have to contact Revenue.

5 MR. STANCIL: Contact the Tax  
6 Department?

7 MS. CUNNINGHAM: I doubt it's going to  
8 happen.

9 MR. STANCIL: Okay.

10 MS. CUNNINGHAM: Those departments have  
11 to make those decisions.

12 MR. STANCIL: Because each month it goes  
13 up.

14 MS. CUNNINGHAM: Yeah, every day. Right  
15 now as of this morning, it's \$8,442.77.

16 MR. STANCIL: That's the last number I  
17 got from Ms. Nora Day from over in the --

18 MS. CUNNINGHAM: In revenue in the tax  
19 unit.

20 MR. STANCIL: Yes.

21 MS. CUNNINGHAM: So, what will happen is  
22 this release will be contingent upon the payment  
23 of all of this, will probably give the release  
24 to your title company. They will hold it in

Vacant Property Review Committee  
August 14, 2018

Page 37

1 escrow until all of those amounts are paid and  
2 then they can record it.

3 MR. STANCIL: All right. Well, I will  
4 get that in writing.

5 MS. CUNNINGHAM: Yeah.

6 MR. STANCIL: At this state, can I say  
7 that restrictions is lifted based upon that?

8 MS. CUNNINGHAM: Well, you can say that  
9 the Committee has recommended the restrictions  
10 be lifted. It won't be approved until the  
11 Commissioner of Public Property signs it.

12 MR. STANCIL: Okay. They are about to  
13 go to settlement.

14 MS. CUNNINGHAM: It's going to take two  
15 to three weeks.

16 CHAIRMAN JARMON: To receive the  
17 release.

18 MR. STANCIL: Okay. All right. Thank  
19 you.

20 MS. CUNNINGHAM: Motion to approve  
21 contingent upon payment of all outstanding  
22 debts.

23 MR. O'DWYER: Second.

24 CHAIRMAN JARMON: All in favor?

Vacant Property Review Committee  
August 14, 2018

Page 38

1 (Ayes.)

2 CHAIRMAN JARMON: Thank you.

3 Next item is 2400 West York. I placed  
4 this on here because the applicant is in  
5 compliance so that we can give her a release.  
6 She purchased the property in 2016 or the lot  
7 adjacent to a property.

8 MR. KOONCE: Motion to approve.

9 MR. HUNTER: Quick question. Was she  
10 supposed to do anything with the property?

11 CHAIRMAN JARMON: It's a side yard to  
12 her property.

13 MR. O'DWYER: It's a side yard to the  
14 property?

15 CHAIRMAN JARMON: She owns 2402. I  
16 think she owns two lots there.

17 MS. CUNNINGHAM: I thought she owned  
18 2400/2404.

19 CHAIRMAN JARMON: Yeah.

20 MS. CUNNINGHAM: She paid fair market  
21 value for the lot.

22 MR. KOONCE: It was already done.

23 MS. CUNNINGHAM: Motion to approve.

24 MR. O'DWYER: Second.

Vacant Property Review Committee  
August 14, 2018

Page 39

1 CHAIRMAN JARMON: All in favor?

2 (Ayes.)

3 CHAIRMAN JARMON: Any opposed?

4 (No opposition.)

5 CHAIRMAN JARMON: 2232 Chadwick. This  
6 was transferred back in 1989.

7 MR. HUNTER: At this point, has a tax  
8 balance for \$446.48.

9 MR. O'DWYER: This was transferred as a  
10 single family home?

11 CHAIRMAN JARMON: Yes.

12 MR. KOONCE: Motion to approve subject  
13 to payment of back taxes.

14 MR. RODRIGUEZ: Second.

15 CHAIRMAN JARMON: All in favor?

16 (Ayes.)

17 CHAIRMAN JARMON: I'd like to add the  
18 Addendum to the Agenda.

19 First item is 1521 Capital Street. This  
20 was one that we had on the Agenda. We received  
21 documentation that the owner, the previous owner  
22 was in prison. And he, in fact, did sign the  
23 deed over to his girlfriend. She is in the  
24 process of selling.

Vacant Property Review Committee  
August 14, 2018

Page 40

1 Can I get a recommendation?

2 MR. RODRIGUEZ: Subject to paying the  
3 taxes.

4 MR. O'DWYER: Second.

5 CHAIRMAN JARMON: All in favor?

6 (Ayes.)

7 CHAIRMAN JARMON: Any opposed?

8 (No opposition.)

9 CHAIRMAN JARMON: 1260 South 22nd  
10 Street. This was transferred as a single family  
11 dwelling back in 1991.

12 Can I get a recommendation?

13 MR. KOONCE: Motion to approve.

14 MR. O'DWYER: Second.

15 CHAIRMAN JARMON: All in favor?

16 (Ayes.)

17 CHAIRMAN JARMON: 3938/3940 Haverford  
18 Avenue. The applicant was told to clean this  
19 lot off before the release can be issued. And  
20 they selling this along with some lots on  
21 Lancaster Avenue.

22 MR. RODRIGUEZ: Is there cars on these  
23 lots?

24 CHAIRMAN JARMON: They were told to



Vacant Property Review Committee  
August 14, 2018

Page 41

1 remove them.

2 MR. O'DWYER: Was this originally  
3 transferred as a side yard?

4 CHAIRMAN JARMON: It was a commercial  
5 property. Lots adjacent to the applicant's  
6 business.

7 MR. O'DWYER: To be used for parking?

8 CHAIRMAN JARMON: I'm not sure what it  
9 was back in 1990. But they were told to remove  
10 these cars off of it.

11 MR. O'DWYER: Motion to grant the  
12 certificate completion subject to the applicant  
13 demonstrating that the lot has been cleaned  
14 out -- the lots have been cleaned out.

15 CHAIRMAN JARMON: Second?

16 MR. PADILLA: Second.

17 CHAIRMAN JARMON: All in favor?

18 (Ayes.)

19 CHAIRMAN JARMON: Any opposed?

20 (No opposition.)

21 CHAIRMAN JARMON: 1812 South Taylor  
22 Street. This was transferred as a side yard in  
23 1994.

24 (Applicant approached podium.)

Vacant Property Review Committee  
August 14, 2018

Page 42

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

3 MS. MARSHALL: Wanda Marshall.

4 CHAIRMAN JARMON: You are?

5 MS. MARSHALL: I'm the power of attorney  
6 for Claudette Brown.

7 CHAIRMAN JARMON: I think I told whoever  
8 emailed me that the lot needs to be cleaned.

9 MS. MARSHALL: Yes. I was here three  
10 years ago. When you look through the yard, it  
11 can use a little equipment. I have pictures.

12 MR. KOONCE: Who is the owner of  
13 property?

14 MS. MARSHALL: Claudette Brown.

15 CHAIRMAN JARMON: You are the power of  
16 attorney?

17 MS. MARSHALL: Yes. Just happen to  
18 be -- at this point, I mean, she moved about  
19 four years ago. Gave the house to her sister  
20 who needed a place to live. We are -- they are  
21 doing what they should with the lot next door.  
22 She would like to sell it because of her health.  
23 She just can't, at this point, continue to go  
24 over.

Vacant Property Review Committee  
August 14, 2018

Page 43

1 MR. KOONCE: The own -- first of all,  
2 before we get to the power of attorney, the  
3 owner isn't requesting --

4 CHAIRMAN JARMON: The owner is  
5 requesting the release.

6 MS. MARSHALL: She's asked me to get  
7 certificate of completion.

8 MR. KOONCE: The owner Claudette Brown.

9 CHAIRMAN JARMON: Yes.

10 MR. O'DWYER: That's who the letter we  
11 have is from. She is also asking restrictions  
12 be released.

13 MR. RODRIGUEZ: Excuse me. Can we get a  
14 formal power of attorney?

15 MS. MARSHALL: Yeah, I have it rod.

16 MR. RODRIGUEZ: This letter doesn't --

17 MS. CUNNINGHAM: Power of attorney  
18 itself doesn't conform toward legal power of  
19 attorney.

20 CHAIRMAN JARMON: I have a copy. I'm  
21 not sure what -- questions from the Committee?

22 MR. KOONCE: Can we also get a request  
23 for the original signature on it?

24 MS. MARSHALL: Here is the --

Vacant Property Review Committee  
August 14, 2018

Page 44

1 CHAIRMAN JARMON: She has the original.

2 MR. RODRIGUEZ: The issue is it's a  
3 typed font for a signature.

4 MS. MARSHALL: Well, there is the  
5 signature of the original letter that she signed  
6 last night asking for the certificate of  
7 completion. I got in late last night from her  
8 house to get it scanned and sent to you by  
9 email.

10 MR. KOONCE: We're good.

11 CHAIRMAN JARMON: Recommendation.

12 MR. O'DWYER: Motion to issue  
13 certificate of completion contingent upon the  
14 Chair being satisfied with the lot.

15 CHAIRMAN JARMON: Second?

16 MR. RODRIGUEZ: Second.

17 CHAIRMAN JARMON: All in favor?

18 (Ayes.)

19 CHAIRMAN JARMON: Thank you.

20 2009 Oakford.

21 Can I get approval contingent upon  
22 receiving certificate of occupancy? They said  
23 they should have it this week.

24 MR. KOONCE: So moved.

Vacant Property Review Committee  
August 14, 2018

Page 45

1 MR. RODRIGUEZ: Second.

2 CHAIRMAN JARMON: All in favor?

3 (Ayes.)

4 CHAIRMAN JARMON: Any opposed?

5 (No opposition.)

6 CHAIRMAN JARMON: 4000-18 Parkside  
7 Avenue. This was transferred in 2003.

8 MR. HUNTER: This property has  
9 \$14,344.00 in back taxes.

10 CHAIRMAN JARMON: Okay.

11 Recommendation contingent upon taxes  
12 that are owed.

13 MR. KOONCE: So moved.

14 MR. O'DWYER: Second.

15 CHAIRMAN JARMON: All in favor?

16 (Ayes.)

17 CHAIRMAN JARMON: Any opposed?

18 (No opposition.)

19 CHAIRMAN JARMON: Thank you.

20 1507 South Taylor Street. This was  
21 transferred as a single family dwelling in 1991.

22 MR. O'DWYER: Motion to issue the  
23 certificate of completion.

24 MR. KOONCE: Second.

Vacant Property Review Committee  
August 14, 2018

Page 46

1 CHAIRMAN JARMON: All in favor?

2 (Ayes.)

3 CHAIRMAN JARMON: Any opposed?

4 (No opposition.)

5 CHAIRMAN JARMON: Last item is 1910 East  
6 Hagert.

7 MR. KOONCE: Motion to sale subject to  
8 receiving certificate of completion.

9 MR. O'DWYER: Second.

10 CHAIRMAN JARMON: All in favor?

11 (Ayes.)

12 MR. KOONCE: Certificate of occupancy.

13 CHAIRMAN JARMON: Right.

14 MR. O'DWYER: Second.

15 CHAIRMAN JARMON: Any opposed?

16 (No opposition.)

17 MR. RODRIGUEZ: Madam Chair, want to add  
18 the Minutes.

19 CHAIRMAN JARMON: I was talking to  
20 Austin. One second, please.

21 Like to add to Minutes to the meeting  
22 July 10.

23 MR. O'DWYER: Motion to add the Minutes.

24 MR. KOONCE: Second.

Vacant Property Review Committee  
August 14, 2018

1           CHAIRMAN JARMON: All in favor?  
2           (Ayes.)  
3           CHAIRMAN JARMON: Meeting is adjourned.  
4           (Vacant Property meeting concluded at  
5 11:02 a.m.)

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

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

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

(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  
August 14, 2018

<b>A</b>	<b>ANGEL</b> 1:12	<b>asked</b> 20:4	45:16 46:2	<b>buyer</b> 35:19	10:20 11:7	45:2,4,6,10	35:12 36:24
<b>a.m</b> 1:5 47:5	<b>ANGELA</b>	43:6	46:11 47:2	<b>C</b>	11:12,22,24	45:15,17,19	<b>completion</b>
<b>able</b> 36:3	48:10	<b>asking</b> 3:15		<b>C 48:1,1</b>	12:2,5,16	46:1,3,5,10	6:4 19:21
<b>account</b>	<b>Anna</b> 12:16	6:10 21:21	<b>B</b>	<b>called</b> 3:7	12:20 13:2	46:13,15,19	22:10 24:11
18:17	<b>Annin</b> 32:18	23:3 35:23	<b>back</b> 3:4 5:18	<b>Cambria</b>	13:6,8,10	47:1,3	41:12 43:7
<b>accrued</b>	<b>anyway</b> 6:5	43:11 44:6	17:6 20:2	29:22	13:15,19	<b>CHAIRW...</b>	44:7,13
22:22,23	35:11	<b>Aspen</b> 12:13	22:1,3 24:5	<b>Canty</b> 12:17	14:2 15:9	1:9	45:23 46:8
<b>accumulated</b>	<b>apartment</b>	<b>assuming</b>	24:18,22	<b>cap</b> 35:24,24	16:5,19,21	<b>change</b> 6:20	<b>compliance</b>
16:17	9:10	12:18	28:19 29:15	<b>Caparro</b> 2:10	16:24 17:2	<b>charge</b> 14:4	38:5
<b>accurately</b>	<b>appears</b> 4:16	<b>Atlas</b> 5:18	29:24 30:3	2:12,13 3:3	17:9,13,19	<b>check</b> 18:10	<b>concluded</b>
48:4	28:7,11,12	11:1	31:1,12	3:11,15 4:2	17:21 18:6	23:20 24:4	47:4
<b>acquire</b> 6:21	28:13	<b>attached</b> 10:4	33:16 39:6	<b>Capital</b> 39:19	18:12,21,23	<b>City</b> 10:6,9	<b>condemned</b>
<b>acquired</b> 6:19	<b>applicant</b> 2:7	17:23 18:2	39:13 40:11	<b>Carpenter</b>	19:1,8,10	12:24 30:17	13:20
<b>add</b> 39:17	9:6 13:13	19:4,15	41:9 45:9	24:6	19:13,23	<b>City's</b> 15:13	<b>condition</b>
46:17,21,23	13:14 17:4	27:23 29:9	<b>balance</b> 13:23	<b>cars</b> 40:22	20:15,19,24	<b>CLARKE'S</b>	6:16
<b>Addendum</b>	19:12,19	32:22	14:15 15:1	41:10	21:4,12,14	1:11	<b>cones</b> 7:20
39:18	25:13 33:8	<b>attachments</b>	15:6,12,21	<b>cash</b> 26:11	21:16,19	<b>Claudette</b>	<b>Conestoga</b>
<b>address</b> 2:8	34:9,14	17:4 30:12	16:2 33:10	<b>Caucus</b> 1:4	22:5,12	42:6,14	33:6
8:7	38:4 40:18	<b>attorney</b> 2:13	34:13 39:8	<b>certain</b> 14:22	23:1,7,12	43:8	<b>conform</b>
<b>adjacent</b> 4:13	41:12,24	15:18 42:5	<b>BANK</b> 1:12	<b>certificate</b> 6:4	23:15 24:3	<b>clean</b> 7:22	43:18
5:1 11:14	<b>applicant's</b>	42:16 43:2	<b>based</b> 37:7	9:4,16 10:4	24:13,15,23	8:14 10:15	<b>confused</b> 16:7
20:1 38:7	41:5	43:14,17,19	<b>behold</b> 2:17	11:10 18:1	25:1,5,7,9	12:7 17:5	<b>consideration</b>
41:5	<b>applied</b> 16:10	<b>attorneys</b> 2:4	<b>believe</b> 10:15	19:4,21	25:14,18	28:13 40:18	35:22
<b>adjourned</b>	<b>apply</b> 48:14	4:4	14:24	20:7 21:22	26:2,7,12	<b>cleaned</b> 8:2	<b>construction</b>
47:3	<b>applying</b> 22:9	<b>auction</b> 32:20	<b>bill</b> 18:9	22:10 24:8	26:16,20,22	11:16 13:1	10:8,9,10
<b>Adrien</b> 9:7	<b>appreciated</b>	<b>August</b> 1:5	28:18 29:14	24:10 32:21	26:24 27:2	17:16 27:23	20:11
<b>afford</b> 35:19	3:17	3:5	<b>bills</b> 18:8	41:12 43:7	27:11,14,18	27:24 28:23	<b>contact</b> 36:4
<b>Agenda</b>	<b>approached</b>	<b>Austin</b> 46:20	<b>Bilysky</b> 13:17	44:6,13,22	27:22 28:18	29:2,23	36:5
19:14 27:16	2:7 9:6	<b>Authority</b>	13:18,22	45:23 46:8	29:1,8,14	30:9 41:13	<b>contained</b>
39:18,20	13:14 19:12	13:20 14:1	14:11,18,21	46:12	29:17,19,21	41:14 42:8	48:4
<b>ago</b> 6:14	25:13 34:14	14:5	15:10,16	<b>certification</b>	30:5,10,13	<b>cleaning</b>	<b>container</b> 8:9
13:12 15:2	41:24	<b>Avenue</b> 4:10	16:3,13,17	48:13	30:15,19,21	11:18 12:23	8:18
42:10,19	<b>approval</b>	10:2 19:11	<b>bins</b> 7:20	<b>certified</b> 6:14	31:9,15,19	<b>closing</b> 2:15	<b>contingent</b>
<b>agree</b> 14:14	12:9 30:6	21:20 40:18	<b>block</b> 5:1	<b>certify</b> 48:3	32:1,4,6,8	15:19 16:11	11:18 12:9
<b>agreed</b> 15:7	44:21	40:21 45:7	<b>blocks</b> 5:1	<b>certifying</b>	32:14,16,18	<b>Cobbs</b> 17:23	12:14,23
15:21	<b>approve</b> 7:3	<b>awarded</b>	<b>Board</b> 14:14	48:18	33:2,4,6,11	<b>Colorado</b>	28:22 30:6
<b>agreement</b>	11:9,17	14:22	14:17,20,23	<b>Chadwick</b>	33:13,18,20	34:12,19	36:22 37:21
2:14 7:22	12:22 16:22	<b>aware</b> 3:1,3,8	15:11	39:5	33:22 34:4	<b>come</b> 2:6 3:4	44:13,21
8:1,15 22:2	17:15 18:19	<b>Ayes</b> 4:1 7:6	<b>bought</b> 10:7	<b>Chair</b> 29:12	33:22 34:4	6:4	45:11
22:6 34:21	21:6,8 25:2	9:2,21	22:15,19	44:14 46:17	34:6,8,15	<b>comment</b>	<b>continue</b>
35:2,5	26:18 28:2	11:23 13:7	<b>Bringhurst</b>	<b>CHAIRMAN</b>	37:16,24	4:15	42:23
<b>Agreements</b>	28:22 29:12	17:1,20	33:23	2:2,6,8,11	38:2,11,15	<b>commercial</b>	<b>contract</b>
7:11	30:16 31:5	18:22 19:9	<b>BROOKS</b>	2:22 3:10	38:19 39:1	41:4	22:21
<b>allocated</b>	31:20 32:12	21:13 24:14	1:13	3:18,24 4:3	39:3,5,11	<b>commissioner</b>	<b>control</b> 48:17
35:5	33:15 34:2	25:6 26:21	<b>Brown</b> 42:6	4:6,10,19	39:15,17	10:15 37:11	<b>copy</b> 43:20
<b>allow</b> 6:18	37:20 38:8	29:18 30:20	42:14 43:8	5:3,15,20	40:5,7,9,15	<b>Committee</b>	<b>correct</b> 13:22
<b>Amber</b> 19:2	38:23 39:12	31:8 32:5	<b>building</b> 9:10	6:1,6,8,13	40:17,24	1:1 2:23	14:10,21
<b>amend</b> 29:11	40:13	32:15 33:3	19:19 20:1	6:23 7:1,5,7	41:4,8,15	18:14 19:15	16:3 48:6
<b>amount</b> 14:22	<b>approved</b>	33:19 34:5	20:22 21:2	7:9,14,16	41:17,19,21	19:17 20:7	<b>correspond...</b>
16:10 27:20	20:7 21:9	38:1 39:2	21:4,10	7:23 8:6,13	42:1,4,7,15	20:8 21:7	15:17
35:9	27:15 37:10	39:16 40:6	<b>built</b> 9:9	8:19,21 9:1	43:4,9,20	34:17 36:3	<b>costs</b> 16:8
<b>amounts</b> 37:1	<b>ARIELLE</b>	40:16 41:18	10:24 24:7	9:3,17,20	44:1,11,15	37:9 43:21	<b>COUNCIL</b>
<b>and/or</b> 48:17	1:14	44:18 45:3	<b>burden</b> 35:18	9:22 10:1	44:17,19	<b>company</b>	1:11
			<b>business</b> 41:6				

Vacant Property Review Committee  
August 14, 2018

Page 2

<b>couple</b> 9:11 13:12 23:1	<b>deed</b> 5:7,9 9:13,15 39:23	45:21	16:24 17:19 18:21 19:8 21:12 24:13 25:5 26:20 29:17 30:19 31:7 32:4 32:14 33:2 33:18 34:4 37:24 39:1 39:15 40:5 40:15 41:17 44:17 45:2 45:15 46:1 46:10 47:1	<b>getting</b> 9:14 35:13	<b>HUNTER</b> 1:12 3:23 4:21 5:12 7:3,12,15 7:17 8:4,8 11:21 19:18 24:20 25:4 30:2 31:11 33:9,12 34:13 38:9 39:7 45:8	4:6,10,19 5:3,15,20 6:1,6,8,13 6:23 7:1,5,7 7:9,14,16 7:23 8:6,13 8:19,21 9:1 9:3,17,20 9:22 10:1 10:20 11:7 11:12,22,24 12:2,5,16 12:20 13:2 13:6,8,10 13:15,19 14:2 15:9 16:5,19,21 16:24 17:2 17:9,13,19 17:21 18:6 18:12,21,23 19:1,8,10 19:13,23 20:15,19,24 21:4,12,14 21:16,19 22:5,12 23:1,7,12 23:15 24:3 24:13,15,23 25:1,5,7,9 25:14,18 26:2,7,12 26:16,20,22 26:24 27:2 27:11,14,18 27:22 28:18 29:1,8,14 29:17,19,21 30:5,10,13 30:15,19,21 30:23 31:7 31:9,15,19 32:1,4,6,8 32:14,16,18 33:2,4,6,11 33:13,18,20 33:22 34:4 34:6,8,15 37:16,24 38:2,11,15 38:19 39:1 39:3,5,11	39:15,17 40:5,7,9,15 40:17,24 41:4,8,15 41:17,19,21 42:1,4,7,15 43:4,9,20 44:1,11,15 44:17,19 45:2,4,6,10 45:15,17,19 46:1,3,5,10 46:13,15,19 47:1,3
<b>Court</b> 48:11	<b>Delancey</b> 12:4,6	<b>E</b> E 48:1	32:14 33:2 33:18 34:4 37:24 39:1 39:15 40:5 40:15 41:17 44:17 45:2 45:15 46:1 46:10 47:1	<b>girlfriend</b> 39:23	11:21 19:18 24:20 25:4 33:9,12 34:13 38:9 39:7 45:8	44:17,19 45:2,4,6,10 45:15,17,19 46:1,3,5,10 46:13,15,19 47:1,3	
<b>cover</b> 7:22 35:20,21	<b>delete</b> 27:3	<b>East</b> 27:5,11 27:18 29:22 46:5	39:15 40:5 40:15 41:17 44:17 45:2 45:15 46:1 46:10 47:1	<b>give</b> 11:10 17:11 36:23 38:5	27:5,11,18	46:13,15,19 47:1,3	
<b>covered</b> 31:13	<b>deleted</b> 27:12 27:15	<b>Ehmedi</b> 19:11 20:11 20:17,22 21:18	46:10 47:1	<b>go</b> 5:5,8 20:4 28:18 29:14 35:8,11 37:13 42:23	<b>Huntingdon</b>	47:1,3	
<b>covers</b> 22:3	<b>demonstrat...</b> 41:13	<b>Eleanor</b> 27:6 27:18 29:22 46:5	<b>Federal</b> 25:10 30:24	<b>goes</b> 36:12	<b>husband</b> 25:22	<b>John</b> 34:18	
<b>Craig</b> 27:6	<b>Department</b> 1:10 24:21 36:6	<b>Ellsworth</b> 31:10	<b>fence</b> 28:14	<b>going</b> 2:3 3:1 4:6 5:18 6:3 6:11 14:7 16:14 23:24 24:1 27:3 34:10 36:7 37:14	<b>identified</b> 3:5 <b>immediately</b> 3:6	<b>JOHNSON</b> 1:13 4:15 26:18	
<b>credited</b> 18:17	<b>departments</b> 36:10	<b>eligible</b> 4:24	<b>filled</b> 28:12	<b>good</b> 2:2 13:17 16:20 34:15,17 44:10	<b>inform</b> 15:11 15:20	<b>July</b> 21:21 22:13 46:22	
<b>Creek</b> 17:23	<b>develop</b> 20:3	<b>email</b> 21:7,17 44:9	<b>final</b> 18:12,14	<b>gotten</b> 3:6 23:19	<b>information</b> 24:4	<b>June</b> 35:12	
<b>CUNNING...</b>	<b>developed</b> 2:17 10:3 19:3,20 32:21	<b>email</b> 21:7,17 44:9	<b>finally</b> 6:15	<b>grant</b> 41:11 <b>greatly</b> 3:17 <b>guess</b> 6:3 35:22	<b>informed</b> 14:24	<b>known</b> 4:20 5:21 7:21 8:2,14 12:10 18:14 28:10 29:8 29:12 35:8 35:14	
1:11 5:13	<b>development</b> 19:22 20:5	<b>emailed</b> 42:8	<b>financing</b> 9:14	<b>greatly</b> 3:17	<b>inspected</b> 6:7 <b>installment</b> 31:12	<b>know</b> 4:20 5:21 7:21 8:2,14 12:10 18:14 28:10 29:8 29:12 35:8 35:14	
5:17 6:9,24	<b>different</b> 11:1 28:5	<b>eminent</b> 15:3	<b>finished</b> 11:12 20:23	<b>guess</b> 6:3 35:22	<b>inspected</b> 6:7 <b>installment</b> 31:12	<b>known</b> 17:22	
8:24 10:6	<b>digging</b> 11:2	<b>environmen...</b> 10:17,20	<b>first</b> 7:24 9:11 29:7 39:19 43:1	<b>gotten</b> 3:6 23:19	<b>information</b> 24:4	<b>known</b> 17:22	
10:22 11:17	<b>direct</b> 48:17	<b>equipment</b> 42:11	<b>font</b> 44:3	<b>grant</b> 41:11 <b>greatly</b> 3:17 <b>guess</b> 6:3 35:22	<b>informed</b> 14:24	<b>known</b> 17:22	
12:4,11,18	<b>discovered</b> 2:18	<b>escrow</b> 37:1	<b>foregoing</b> 48:5,13	<b>gotten</b> 3:6 23:19	<b>inspected</b> 6:7 <b>installment</b> 31:12	<b>known</b> 17:22	
12:22 15:7	<b>disputed</b> 15:2	<b>estate</b> 12:19 12:24 17:17 18:6 22:17 22:24 34:22	<b>forever</b> 5:4	<b>grant</b> 41:11 <b>greatly</b> 3:17 <b>guess</b> 6:3 35:22	<b>informed</b> 14:24	<b>known</b> 17:22	
17:7,12,18	<b>documentat...</b> 5:8 39:21	<b>equipment</b> 42:11	<b>forgot</b> 22:5	<b>gotten</b> 3:6 23:19	<b>inspected</b> 6:7 <b>installment</b> 31:12	<b>known</b> 17:22	
18:9,15	<b>documents</b> 34:10	<b>escrow</b> 37:1	<b>formal</b> 43:14	<b>grant</b> 41:11 <b>greatly</b> 3:17 <b>guess</b> 6:3 35:22	<b>informed</b> 14:24	<b>known</b> 17:22	
20:13 21:24	<b>DODDS</b> 1:14 13:1	<b>estate</b> 12:19 12:24 17:17 18:6 22:17 22:24 34:22	<b>foundation</b> 10:24 20:10 20:14,16,21	<b>gotten</b> 3:6 23:19	<b>inspected</b> 6:7 <b>installment</b> 31:12	<b>known</b> 17:22	
22:7,18	<b>doing</b> 12:4 42:21	<b>excavation</b> 10:23	<b>four</b> 42:19	<b>grant</b> 41:11 <b>greatly</b> 3:17 <b>guess</b> 6:3 35:22	<b>informed</b> 14:24	<b>known</b> 17:22	
23:4,14,16	<b>door</b> 42:21	<b>excuse</b> 43:13	<b>Frankford</b> 21:20	<b>gotten</b> 3:6 23:19	<b>inspected</b> 6:7 <b>installment</b> 31:12	<b>known</b> 17:22	
24:12,24	<b>double-check</b> 18:16	<b>expecting</b> 3:13	<b>Frozan</b> 19:11	<b>gotten</b> 3:6 23:19	<b>informed</b> 14:24	<b>known</b> 17:22	
25:24 26:15	<b>doubt</b> 36:7	<b>expedite</b> 3:12	<b>fully</b> 2:17 48:4	<b>gotten</b> 3:6 23:19	<b>inspected</b> 6:7 <b>installment</b> 31:12	<b>known</b> 17:22	
28:1,9,24	<b>Douglas</b> 27:6	<b>expedition</b> 3:16	<b>foundation</b> 10:24 20:10 20:14,16,21	<b>gotten</b> 3:6 23:19	<b>informed</b> 14:24	<b>known</b> 17:22	
30:18 31:23	<b>drafted</b> 3:7 13:24 15:5	<b>excavation</b> 10:23	<b>four</b> 42:19	<b>gotten</b> 3:6 23:19	<b>inspected</b> 6:7 <b>installment</b> 31:12	<b>known</b> 17:22	
34:20 35:2	<b>due</b> 30:17	<b>excuse</b> 43:13	<b>Frankford</b> 21:20	<b>gotten</b> 3:6 23:19	<b>informed</b> 14:24	<b>known</b> 17:22	
36:2,7,10	<b>dumping</b> 11:6	<b>expecting</b> 3:13	<b>Frozan</b> 19:11	<b>gotten</b> 3:6 23:19	<b>inspected</b> 6:7 <b>installment</b> 31:12	<b>known</b> 17:22	
36:14,18,21	<b>dumpsters</b> 10:10	<b>expedite</b> 3:12	<b>fully</b> 2:17 48:4	<b>gotten</b> 3:6 23:19	<b>informed</b> 14:24	<b>known</b> 17:22	
37:5,8,14	<b>dwelling</b> 24:18 31:1 33:24 40:11	<b>expedition</b> 3:16	<b>foundation</b> 10:24 20:10 20:14,16,21	<b>gotten</b> 3:6 23:19	<b>inspected</b> 6:7 <b>installment</b> 31:12	<b>known</b> 17:22	
37:20 38:17		<b>excuse</b> 43:13	<b>four</b> 42:19	<b>gotten</b> 3:6 23:19	<b>informed</b> 14:24	<b>known</b> 17:22	
38:20,23		<b>expecting</b> 3:13	<b>Frankford</b> 21:20	<b>gotten</b> 3:6 23:19	<b>inspected</b> 6:7 <b>installment</b> 31:12	<b>known</b> 17:22	
43:17		<b>expedite</b> 3:12	<b>Frozan</b> 19:11	<b>gotten</b> 3:6 23:19	<b>informed</b> 14:24	<b>known</b> 17:22	
<b>current</b> 21:21		<b>expedition</b> 3:16	<b>fully</b> 2:17 48:4	<b>gotten</b> 3:6 23:19	<b>inspected</b> 6:7 <b>installment</b> 31:12	<b>known</b> 17:22	
		<b>excuse</b> 43:13	<b>foundation</b> 10:24 20:10 20:14,16,21	<b>gotten</b> 3:6 23:19	<b>informed</b> 14:24	<b>known</b> 17:22	
<b>D</b>		<b>expecting</b> 3:13	<b>four</b> 42:19	<b>gotten</b> 3:6 23:19	<b>inspected</b> 6:7 <b>installment</b> 31:12	<b>known</b> 17:22	
<b>Danielle</b> 16:6		<b>expedite</b> 3:12	<b>Frankford</b> 21:20	<b>gotten</b> 3:6 23:19	<b>informed</b> 14:24	<b>known</b> 17:22	
<b>Darien</b> 4:8,11 8:5		<b>expedition</b> 3:16	<b>Frozan</b> 19:11	<b>gotten</b> 3:6 23:19	<b>inspected</b> 6:7 <b>installment</b> 31:12	<b>known</b> 17:22	
<b>date</b> 15:19		<b>excuse</b> 43:13	<b>fully</b> 2:17 48:4	<b>gotten</b> 3:6 23:19	<b>informed</b> 14:24	<b>known</b> 17:22	
<b>dates</b> 2:15		<b>expecting</b> 3:13	<b>foundation</b> 10:24 20:10 20:14,16,21	<b>gotten</b> 3:6 23:19	<b>inspected</b> 6:7 <b>installment</b> 31:12	<b>known</b> 17:22	
<b>day</b> 18:13 36:14,17		<b>expedite</b> 3:12	<b>four</b> 42:19	<b>gotten</b> 3:6 23:19	<b>informed</b> 14:24	<b>known</b> 17:22	
<b>DEB</b> 1:11		<b>expedition</b> 3:16	<b>Frankford</b> 21:20	<b>gotten</b> 3:6 23:19	<b>inspected</b> 6:7 <b>installment</b> 31:12	<b>known</b> 17:22	
<b>debris</b> 8:10 10:8,12,15 11:2,16,18 27:20 28:12 28:15		<b>excuse</b> 43:13	<b>Frozan</b> 19:11	<b>gotten</b> 3:6 23:19	<b>informed</b> 14:24	<b>known</b> 17:22	
<b>debts</b> 37:22		<b>expecting</b> 3:13	<b>fully</b> 2:17 48:4	<b>gotten</b> 3:6 23:19	<b>inspected</b> 6:7 <b>installment</b> 31:12	<b>known</b> 17:22	
<b>decisions</b> 36:11		<b>expedite</b> 3:12	<b>foundation</b> 10:24 20:10 20:14,16,21	<b>gotten</b> 3:6 23:19	<b>informed</b> 14:24	<b>known</b> 17:22	

Vacant Property Review Committee  
August 14, 2018

38:22 39:12	13:1,20	<b>money</b> 12:12	<b>necessary</b>	11:11 18:2	41:2	15:6,21	<b>power</b> 42:5
40:13 42:12	18:1 24:7	<b>monies</b> 22:4	2:19	24:8 32:21	<b>outstanding</b>	23:23 32:2	42:15 43:2
43:1,8,22	25:19 27:9	<b>month</b> 19:14	<b>need</b> 4:17	44:22 46:12	37:21	<b>paying</b> 12:14	43:14,17,18
44:10,24	27:21 28:6	22:13 23:8	8:14 9:15	<b>occupy</b> 26:8	<b>owe</b> 12:12	12:23 15:12	<b>PRA</b> 1:9
45:13,24	28:7,8,11	23:14 24:5	10:14 21:4	<b>OFFICE</b> 1:11	17:7 21:24	31:21 40:2	<b>PRESENT</b>
46:7,12,24	28:13,13,14	27:4 34:11	28:17 31:13	<b>Oh</b> 12:5	34:22	<b>payment</b>	1:8
	28:23 29:2	36:12	<b>needed</b> 42:20	<b>OHCD</b> 1:9,14	<b>owed</b> 12:24	16:10 30:17	<b>PRESIDENT</b>
<b>L</b>	29:13,23	<b>months</b> 13:12	<b>needs</b> 8:2	<b>Okay</b> 3:18	17:24 18:7	31:22 33:16	1:11
<b>L&amp;I</b> 1:14	38:6,21	15:2	21:1 42:8	4:19 5:12	22:4 30:7	36:22 37:21	<b>pretty</b> 7:19
21:9	40:19 41:13	<b>months'</b>	<b>negotiating</b>	5:20 7:1	45:12	39:13	28:21
<b>lack</b> 11:5	42:8,21	27:16	14:9,10	8:13,20	<b>owned</b> 5:3	<b>pending</b>	<b>previous</b>
<b>Lancaster</b>	44:14	<b>morning</b> 2:2	15:4	11:7 25:1	20:2 38:17	10:18 24:10	39:21
40:21	<b>lots</b> 6:16 17:5	13:17 34:15	<b>never</b> 5:7	28:1 30:5	<b>owner</b> 21:21	<b>Pennsylvania</b>	<b>price</b> 26:17
<b>land</b> 1:12	17:8,16	34:17 36:15	8:16	30:13 31:15	22:11,11,23	1:4	34:21
9:11	19:20,24	<b>mortgage</b>	<b>new</b> 10:24	36:9 37:12	23:22 34:18	<b>perfect</b> 6:16	<b>print</b> 22:6
<b>lapses</b> 31:4	20:1,3 28:5	6:22 13:23	22:11,12,23	37:18 45:10	39:21,21	<b>permission</b>	<b>prior</b> 2:18
<b>LARRY</b> 1:9	38:16 40:20	14:4,7,15	23:22 28:17	<b>old</b> 7:20 35:4	42:12 43:3	8:16 10:11	14:13
<b>late</b> 44:7	40:23 41:5	15:1,6 16:2	<b>night</b> 44:6,7	<b>once</b> 15:20	43:4,8	<b>permits</b> 19:16	<b>prison</b> 39:22
<b>LAW</b> 1:10	41:14	25:12 26:3	<b>Nina</b> 13:18	<b>One/Phase</b>	<b>owners</b> 2:14	19:19 20:4	<b>probably</b>
<b>lawyers</b> 15:4	<b>Ludlow</b> 9:4,5	26:10 35:7	<b>Nora</b> 36:17	11:5	4:13 22:12	20:9,12,13	36:23
<b>legal</b> 43:18	9:9	<b>motion</b> 7:3	<b>North</b> 2:10	<b>online</b> 7:18	<b>ownership</b>	20:16 21:2	<b>proceeding</b>
<b>Leithgow</b>	<b>lumped</b> 15:19	8:23 11:9	4:8 7:13,15	<b>Opal</b> 7:13,15	4:23	21:5,10	16:14
2:10 4:16		11:17 12:22	8:4 24:15	7:16	<b>owns</b> 38:15	<b>person</b> 8:1	<b>proceedings</b>
4:17	<b>M</b>	16:22 19:6	34:8,12,19	<b>opposed</b> 7:7	38:16	31:13	48:3
<b>letter</b> 3:7	<b>M</b> 48:10	21:8 26:18	<b>Notary</b> 48:11	9:22 11:24		<b>PHA</b> 1:13	<b>proceeds</b> 16:1
13:24 15:5	<b>Madam</b>	28:1,22	<b>noted</b> 48:4	13:8 18:23	<b>P</b>	<b>Phase</b> 10:23	<b>process</b> 3:12
17:10,11	46:17	29:11,12	<b>notes</b> 48:5	21:14 25:7	<b>PACDC</b> 1:10	11:4,15,19	14:12 27:8
43:10,16	<b>MARK</b> 1:14	30:16 31:5	<b>number</b>	26:22 29:19	<b>PADILLA</b>	<b>PHDC</b> 33:7	39:24
44:5	<b>market</b> 26:15	31:18,20	36:16	30:21 32:6	1:9 11:15	<b>Philadelphia</b>	<b>producing</b>
<b>license</b> 10:11	38:20	32:12 33:15		32:16 33:4	18:19 41:16	1:4	11:19
<b>lifted</b> 35:14	<b>Marshall</b>	34:2 37:20	<b>O</b>	33:20 34:6	<b>page</b> 2:11 4:7	<b>picture</b> 27:24	<b>program</b> 4:24
35:24 37:7	42:3,3,5,9	38:8,23	<b>O'DWYER</b>	39:3 40:7	<b>paid</b> 16:9	28:7,17	22:2
37:10	42:14,17	39:12 40:13	1:10 19:6	41:19 45:4	17:17,24	29:5	<b>proof</b> 28:23
<b>LIMA</b> 26:16	43:6,15,24	41:11 44:12	21:11 22:9	45:17 46:3	18:4,8,11	<b>pictures</b> 5:18	<b>properties</b>
<b>LINDA</b> 1:10	44:4	45:22 46:7	23:24 24:10	46:15	23:21 26:11	11:1 27:19	19:2 32:20
<b>Lisa</b> 25:12,16	<b>Master</b> 12:3	46:23	27:12,17,19	<b>opposite</b> 29:5	26:15,16	28:5 29:7	<b>property</b> 1:1
<b>LISC</b> 1:13	13:11	<b>move</b> 8:11	28:4,10,20	<b>opposition</b>	37:1 38:20	29:23 42:11	1:11 2:15
<b>little</b> 16:7	<b>matter</b> 48:6	18:19 24:10	29:10 30:8	7:8 9:23	<b>parcels</b> 4:23	<b>piece</b> 9:10	2:16,20
42:11	<b>mean</b> 10:14	25:2	30:14 31:18	12:1 13:9	<b>Pardon</b> 34:24	<b>place</b> 42:20	4:16 5:4,10
<b>live</b> 42:20	42:18	<b>moved</b> 3:22	32:3 33:1	18:24 21:15	<b>park</b> 4:20	<b>placed</b> 10:9	6:14 9:12
<b>Lived</b> 35:17	<b>means</b> 48:16	9:18 31:16	37:23 38:13	25:8 26:23	<b>parking</b> 4:16	38:3	10:3 11:13
<b>lo</b> 2:17	<b>MEDLEY</b>	32:24 35:17	38:24 39:9	29:20 30:22	4:17 5:19	<b>plan</b> 31:12,22	13:11,12
<b>long</b> 29:12	1:10 23:10	42:18 44:24	40:4,14	32:7,17	20:1 41:7	<b>PLANNING</b>	14:6 15:3
35:15	23:20 31:22	45:13	41:2,7,11	33:5,21	<b>Parkside</b> 45:6	1:12	16:8 22:16
<b>look</b> 42:10	<b>meeting</b>	<b>Myrtlewood</b>	43:10 44:12	34:7 39:4	<b>Parkway</b>	<b>please</b> 46:20	24:7,22
<b>looked</b> 7:18	46:21 47:3	6:10	45:14,22	40:8 41:20	17:23	<b>podium</b> 2:7	27:8,10
11:13	47:4		46:9,14,23	45:5,18	<b>part</b> 6:12	9:6 13:14	35:6,16,20
<b>looks</b> 7:17 8:5	<b>Michael</b> 1:11	<b>N</b>	<b>Oakford</b>	46:4,16	15:14,16,24	19:12 25:13	37:11 38:6
8:8 10:12	2:12	N 48:1	44:20	<b>original</b>	16:12,13	34:14 41:24	38:7,10,12
13:1	<b>minimum</b>	<b>name</b> 2:2,12	<b>occupancies</b>	22:11 43:23	23:21 30:11	<b>point</b> 39:7	38:14 41:5
<b>lot</b> 7:17,21	10:14	9:7 13:15	19:4	44:1,5	<b>partners</b> 9:8	42:18,23	42:13 45:8
8:2,9,14,16	<b>Minutes</b>	13:18 25:15	<b>occupancy</b>	<b>originally</b>	<b>passed</b> 29:22	<b>policy</b> 6:18,20	47:4
10:9 11:3	46:18,21,23	34:16,18	9:5,16 10:4	14:3 19:24	<b>pay</b> 13:21,23	<b>possible</b> 21:5	<b>Public</b> 1:11
11:16 12:23	<b>mistake</b> 26:8	42:1			14:7,14		

Vacant Property Review Committee  
August 14, 2018

Page 4

37:11 48:11 <b>pulled</b> 9:12 <b>purchase</b> 34:20,21 35:2,4,20 <b>purchased</b> 2:16 22:13 26:6 27:7 38:6 <b>pursuant</b> 10:10	12:21 16:21 17:14,15 18:3 19:5 24:9,19 30:1,15 31:3 32:11 32:23 33:14 34:1 40:1 40:12 44:11 45:11 <b>recommend...</b> 37:9 <b>record</b> 13:16 18:10 34:16 37:2 42:2 <b>recorded</b> 5:7 5:9 <b>recycling</b> 7:20 <b>Redevelop...</b> 13:20,24 14:5 <b>regarding</b> 16:6 <b>reinspect</b> 28:19 <b>release</b> 2:19 3:6,8 17:10 23:3,19,23 25:19 36:22 36:23 37:17 38:5 40:19 43:5 <b>released</b> 43:12 <b>remaining</b> 16:2 <b>remediation</b> 10:19 <b>remove</b> 7:24 41:1,9 <b>removing</b> 8:18 <b>report</b> 3:4 10:20 <b>reporter</b> 48:11,19 <b>reports</b> 10:17 <b>represent</b> 2:13 <b>representat...</b> 15:23 <b>reproduction</b>	48:15 <b>request</b> 3:8 36:1 43:22 <b>requested</b> 8:1 15:10 34:10 <b>requesting</b> 19:15 25:19 43:3,5 <b>respond</b> 34:9 <b>response</b> 4:5 4:9 <b>rest</b> 28:20 <b>restriction</b> 9:13,16 25:24 35:13 35:23 <b>restrictions</b> 37:7,9 43:11 <b>results</b> 10:18 11:5,19 <b>retired</b> 35:19 <b>reveal</b> 9:12 <b>revealed</b> 9:14 <b>revenue</b> 18:10,16 24:21 30:3 36:4,18 <b>REVIEW</b> 1:1 <b>right</b> 2:21 4:23 6:5,18 7:19 12:12 12:19 16:19 20:23 26:1 26:12 29:1 29:2 35:18 36:14 37:3 37:18 46:13 <b>Ristics</b> 13:17 13:18,22 14:11,18,21 15:10,16 16:3,13,17 <b>Roberson</b> 25:23,23 26:11 <b>rod</b> 43:15 <b>RODRIGU...</b> 1:12 2:24 3:13,22 6:21 7:4 8:11,17,20 9:18 16:23	22:14,22 23:2,18 24:1 25:2 27:10 28:17 29:4 30:11 31:6,16,20 32:13,24 33:17 34:3 39:14 40:2 40:22 43:13 43:16 44:2 44:16 45:1 46:17 <b>room</b> 1:4,4 2:4 <b>RPR</b> 48:10 <b>Rush</b> 17:3	<b>S</b> <b>sale</b> 2:18 6:15 6:20 22:3,6 22:8,15 23:3,5,17 23:19 46:7 <b>sales</b> 34:21 <b>satisfied</b> 23:16 29:13 44:14 <b>satisfy</b> 9:15 22:16 23:6 <b>satisfying</b> 25:3 <b>saying</b> 20:15 23:10 28:11 <b>says</b> 34:21 <b>scanned</b> 44:8 <b>search</b> 9:13 <b>searches</b> 9:11 <b>second</b> 3:23 7:4 8:24 9:19 11:21 13:5 16:23 17:18 18:20 19:7 21:11 24:2,12 25:4 26:19 28:3,24 29:16 30:18 31:6,17 32:3,13 33:1,17 34:3 37:23 38:24 39:14 40:4,14	41:15,16 44:15,16 45:1,14,24 46:9,14,20 46:24 <b>see</b> 10:24 13:3 17:24 19:15 22:2 30:14 35:13 <b>self-amortiz...</b> 13:21 14:4 25:12 26:3 <b>sell</b> 2:14 23:4 25:19 35:8 42:22 <b>selling</b> 12:11 17:5 27:8 31:14,24 39:24 40:20 <b>send</b> 18:13 <b>sent</b> 18:12 44:8 <b>September</b> 9:9 <b>Sequestrati...</b> 22:1 <b>set</b> 15:20 27:19 <b>settle</b> 5:16 14:12 <b>settlement</b> 3:1 5:6 14:10,13 15:15,24 16:1 23:21 32:2,19 35:12 37:13 <b>shed</b> 28:6,8 28:12,15 29:1,2 <b>sheriff</b> 6:15 6:19 22:8 22:15 23:2 23:5 <b>shipping</b> 8:9 8:18 <b>Showing</b> 18:9 <b>shows</b> 24:21 27:19,20 <b>side</b> 4:12,24 5:22 6:11 12:7 25:11 28:14 29:5	29:24 32:10 38:11,13 41:3,22 <b>sign</b> 22:20 39:22 <b>signature</b> 43:23 44:3 44:5 <b>signed</b> 44:5 <b>significant</b> 27:20 <b>signs</b> 37:11 <b>Silverberg</b> 9:7,8,24 <b>Similar</b> 8:4 <b>single</b> 24:16 24:17 31:1 33:24 39:10 40:10 45:21 <b>sister</b> 42:19 <b>sit</b> 15:23 <b>sitting</b> 4:23 <b>six-unit</b> 9:10 <b>slated</b> 22:8,15 23:2 <b>sold</b> 19:3 21:21 23:10 23:12,13 <b>sorry</b> 12:5 14:18 26:7 27:14 <b>sounds</b> 28:21 <b>South</b> 17:22 27:4,15 33:6 40:9 41:21 45:20 <b>special</b> 3:15 <b>specialist</b> 5:7 <b>Stancil</b> 34:17 34:18,24 35:4 36:5,9 36:12,16,20 37:3,6,12 37:18 <b>started</b> 2:3 4:6 20:5 <b>state</b> 5:6 13:15 14:13 25:14 34:15 37:6 42:1 <b>stating</b> 14:6 15:5 17:11 <b>stenographic</b>	48:5 <b>stipulated</b> 13:23 <b>storage</b> 7:18 <b>straightfor...</b> 28:21 <b>Street</b> 4:8 6:10 7:13 7:16 8:5 12:3,13 13:11 17:3 17:22 19:2 24:16 25:10 27:4,5,15 30:24 31:10 32:9,19 33:7,23 34:9,12,19 39:19 40:10 41:22 45:20 <b>structure</b> 21:3,5,10 <b>subject</b> 11:9 11:15 17:16 21:9 25:3 30:16 31:21 33:15 39:12 40:2 41:12 46:7 <b>submit</b> 20:17 <b>summer</b> 14:23 <b>supervision</b> 48:18 <b>supply</b> 10:16 <b>supposed</b> 5:5 5:16 29:4 38:10 <b>sure</b> 5:2 6:1 18:16 19:14 20:6 22:3 23:21 27:21 28:16 41:8 43:21 <b>Susie</b> 1:9 2:3 <b>Susquehanna</b> 19:11	27:12 <b>tabling</b> 4:11 <b>take</b> 29:4 37:14 <b>taken</b> 14:5 15:3 16:1 48:5 <b>takes</b> 3:8 <b>talked</b> 16:6 <b>talking</b> 46:19 <b>tax</b> 33:9 34:13 36:5 36:18 39:7 <b>taxes</b> 12:12 12:15,24 17:7,17,24 18:6 22:1,3 22:17,23,24 23:17,22,23 24:22 25:3 30:4,7,17 31:12,21 33:16 34:23 35:6,21 36:1 39:13 40:3 45:9 45:11 <b>Taylor</b> 41:21 45:20 <b>ten</b> 35:17 <b>Thank</b> 4:2,3 7:9 9:24 12:2 13:10 17:2,21 21:16,18 25:9 26:24 27:1 29:21 30:23 31:9 32:8 33:22 37:18 38:2 44:19 45:19 <b>They'd</b> 8:11 <b>thing</b> 2:21 24:20 <b>things</b> 7:20 <b>think</b> 13:2,3 19:18 22:5 28:20 35:7 38:16 42:7 <b>thought</b> 38:17 <b>thousand</b> 27:7
<b>Q</b> <b>question</b> 4:21 6:9 7:12 14:8 38:9 <b>questions</b> 2:22 3:20 7:2,11 8:21 9:17 19:17 20:8 23:9 43:21 <b>quick</b> 6:9 24:20 38:9	<b>reinspect</b> 28:19 <b>release</b> 2:19 3:6,8 17:10 23:3,19,23 25:19 36:22 36:23 37:17 38:5 40:19 43:5 <b>released</b> 43:12 <b>remaining</b> 16:2 <b>remediation</b> 10:19 <b>remove</b> 7:24 41:1,9 <b>removing</b> 8:18 <b>report</b> 3:4 10:20 <b>reporter</b> 48:11,19 <b>reports</b> 10:17 <b>represent</b> 2:13 <b>representat...</b> 15:23 <b>reproduction</b>	<b>request</b> 3:8 36:1 43:22 <b>requested</b> 8:1 15:10 34:10 <b>requesting</b> 19:15 25:19 43:3,5 <b>respond</b> 34:9 <b>response</b> 4:5 4:9 <b>rest</b> 28:20 <b>restriction</b> 9:13,16 25:24 35:13 35:23 <b>restrictions</b> 37:7,9 43:11 <b>results</b> 10:18 11:5,19 <b>retired</b> 35:19 <b>reveal</b> 9:12 <b>revealed</b> 9:14 <b>revenue</b> 18:10,16 24:21 30:3 36:4,18 <b>REVIEW</b> 1:1 <b>right</b> 2:21 4:23 6:5,18 7:19 12:12 12:19 16:19 20:23 26:1 26:12 29:1 29:2 35:18 36:14 37:3 37:18 46:13 <b>Ristics</b> 13:17 13:18,22 14:11,18,21 15:10,16 16:3,13,17 <b>Roberson</b> 25:23,23 26:11 <b>rod</b> 43:15 <b>RODRIGU...</b> 1:12 2:24 3:13,22 6:21 7:4 8:11,17,20 9:18 16:23	<b>S</b> <b>sale</b> 2:18 6:15 6:20 22:3,6 22:8,15 23:3,5,17 23:19 46:7 <b>sales</b> 34:21 <b>satisfied</b> 23:16 29:13 44:14 <b>satisfy</b> 9:15 22:16 23:6 <b>satisfying</b> 25:3 <b>saying</b> 20:15 23:10 28:11 <b>says</b> 34:21 <b>scanned</b> 44:8 <b>search</b> 9:13 <b>searches</b> 9:11 <b>second</b> 3:23 7:4 8:24 9:19 11:21 13:5 16:23 17:18 18:20 19:7 21:11 24:2,12 25:4 26:19 28:3,24 29:16 30:18 31:6,17 32:3,13 33:1,17 34:3 37:23 38:24 39:14 40:4,14	<b>S</b> <b>sale</b> 2:18 6:15 6:20 22:3,6 22:8,15 23:3,5,17 23:19 46:7 <b>sales</b> 34:21 <b>satisfied</b> 23:16 29:13 44:14 <b>satisfy</b> 9:15 22:16 23:6 <b>satisfying</b> 25:3 <b>saying</b> 20:15 23:10 28:11 <b>says</b> 34:21 <b>scanned</b> 44:8 <b>search</b> 9:13 <b>searches</b> 9:11 <b>second</b> 3:23 7:4 8:24 9:19 11:21 13:5 16:23 17:18 18:20 19:7 21:11 24:2,12 25:4 26:19 28:3,24 29:16 30:18 31:6,17 32:3,13 33:1,17 34:3 37:23 38:24 39:14 40:4,14	41:15,16 44:15,16 45:1,14,24 46:9,14,20 46:24 <b>see</b> 10:24 13:3 17:24 19:15 22:2 30:14 35:13 <b>self-amortiz...</b> 13:21 14:4 25:12 26:3 <b>sell</b> 2:14 23:4 25:19 35:8 42:22 <b>selling</b> 12:11 17:5 27:8 31:14,24 39:24 40:20 <b>send</b> 18:13 <b>sent</b> 18:12 44:8 <b>September</b> 9:9 <b>Sequestrati...</b> 22:1 <b>set</b> 15:20 27:19 <b>settle</b> 5:16 14:12 <b>settlement</b> 3:1 5:6 14:10,13 15:15,24 16:1 23:21 32:2,19 35:12 37:13 <b>shed</b> 28:6,8 28:12,15 29:1,2 <b>sheriff</b> 6:15 6:19 22:8 22:15 23:2 23:5 <b>shipping</b> 8:9 8:18 <b>Showing</b> 18:9 <b>shows</b> 24:21 27:19,20 <b>side</b> 4:12,24 5:22 6:11 12:7 25:11 28:14 29:5	29:24 32:10 38:11,13 41:3,22 <b>sign</b> 22:20 39:22 <b>signature</b> 43:23 44:3 44:5 <b>signed</b> 44:5 <b>significant</b> 27:20 <b>signs</b> 37:11 <b>Silverberg</b> 9:7,8,24 <b>Similar</b> 8:4 <b>single</b> 24:16 24:17 31:1 33:24 39:10 40:10 45:21 <b>sister</b> 42:19 <b>sit</b> 15:23 <b>sitting</b> 4:23 <b>six-unit</b> 9:10 <b>slated</b> 22:8,15 23:2 <b>sold</b> 19:3 21:21 23:10 23:12,13 <b>sorry</b> 12:5 14:18 26:7 27:14 <b>sounds</b> 28:21 <b>South</b> 17:22 27:4,15 33:6 40:9 41:21 45:20 <b>special</b> 3:15 <b>specialist</b> 5:7 <b>Stancil</b> 34:17 34:18,24 35:4 36:5,9 36:12,16,20 37:3,6,12 37:18 <b>started</b> 2:3 4:6 20:5 <b>state</b> 5:6 13:15 14:13 25:14 34:15 37:6 42:1 <b>stating</b> 14:6 15:5 17:11 <b>stenographic</b>	48:5 <b>stipulated</b> 13:23 <b>storage</b> 7:18 <b>straightfor...</b> 28:21 <b>Street</b> 4:8 6:10 7:13 7:16 8:5 12:3,13 13:11 17:3 17:22 19:2 24:16 25:10 27:4,5,15 30:24 31:10 32:9,19 33:7,23 34:9,12,19 39:19 40:10 41:22 45:20 <b>structure</b> 21:3,5,10 <b>subject</b> 11:9 11:15 17:16 21:9 25:3 30:16 31:21 33:15 39:12 40:2 41:12 46:7 <b>submit</b> 20:17 <b>summer</b> 14:23 <b>supervision</b> 48:18 <b>supply</b> 10:16 <b>supposed</b> 5:5 5:16 29:4 38:10 <b>sure</b> 5:2 6:1 18:16 19:14 20:6 22:3 23:21 27:21 28:16 41:8 43:21 <b>Susie</b> 1:9 2:3 <b>Susquehanna</b> 19:11	27:12 <b>tabling</b> 4:11 <b>take</b> 29:4 37:14 <b>taken</b> 14:5 15:3 16:1 48:5 <b>takes</b> 3:8 <b>talked</b> 16:6 <b>talking</b> 46:19 <b>tax</b> 33:9 34:13 36:5 36:18 39:7 <b>taxes</b> 12:12 12:15,24 17:7,17,24 18:6 22:1,3 22:17,23,24 23:17,22,23 24:22 25:3 30:4,7,17 31:12,21 33:16 34:23 35:6,21 36:1 39:13 40:3 45:9 45:11 <b>Taylor</b> 41:21 45:20 <b>ten</b> 35:17 <b>Thank</b> 4:2,3 7:9 9:24 12:2 13:10 17:2,21 21:16,18 25:9 26:24 27:1 29:21 30:23 31:9 32:8 33:22 37:18 38:2 44:19 45:19 <b>They'd</b> 8:11 <b>thing</b> 2:21 24:20 <b>things</b> 7:20 <b>think</b> 13:2,3 19:18 22:5 28:20 35:7 38:16 42:7 <b>thought</b> 38:17 <b>thousand</b> 27:7
<b>R</b> <b>R</b> 48:1 <b>RACHEL</b> 1:13 <b>raised</b> 2:5 <b>RDA</b> 9:12 14:24 15:5 15:18,21,22 15:23 16:6 <b>RDA's</b> 16:12 <b>real</b> 5:6 12:24 17:16 18:6 22:16,24 34:22 <b>really</b> 13:3 16:11 <b>receipt</b> 18:13 18:17 21:9 <b>receive</b> 37:16 <b>received</b> 8:15 9:4 19:24 39:20 <b>receiving</b> 21:9 28:23 44:22 46:8 <b>recommend...</b> 3:21 4:14 5:22 8:22 10:5 11:8	<b>reinspect</b> 28:19 <b>release</b> 2:19 3:6,8 17:10 23:3,19,23 25:19 36:22 36:23 37:17 38:5 40:19 43:5 <b>released</b> 43:12 <b>remaining</b> 16:2 <b>remediation</b> 10:19 <b>remove</b> 7:24 41:1,9 <b>removing</b> 8:18 <b>report</b> 3:4 10:20 <b>reporter</b> 48:11,19 <b>reports</b> 10:17 <b>represent</b> 2:13 <b>representat...</b> 15:23 <b>reproduction</b>	<b>request</b> 3:8 36:1 43:22 <b>requested</b> 8:1 15:10 34:10 <b>requesting</b> 19:15 25:19 43:3,5 <b>respond</b> 34:9 <b>response</b> 4:5 4:9 <b>rest</b> 28:20 <b>restriction</b> 9:13,16 25:24 35:13 35:23 <b>restrictions</b> 37:7,9 43:11 <b>results</b> 10:18 11:5,19 <b>retired</b> 35:19 <b>reveal</b> 9:12 <b>revealed</b> 9:14 <b>revenue</b> 18:10,16 24:21 30:3 36:4,18 <b>REVIEW</b> 1:1 <b>right</b> 2:21 4:23 6:5,18 7:19 12:12 12:19 16:19 20:23 26:1 26:12 29:1 29:2 35:18 36:14 37:3 37:18 46:13 <b>Ristics</b> 13:17 13:18,22 14:11,18,21 15:10,16 16:3,13,17 <b>Roberson</b> 25:23,23 26:11 <b>rod</b> 43:15 <b>RODRIGU...</b> 1:12 2:24 3:13,22 6:21 7:4 8:11,17,20 9:18 16:23	<b>S</b> <b>sale</b> 2:18 6:15 6:20 22:3,6 22:8,15 23:3,5,17 23:19 46:7 <b>sales</b> 34:21 <b>satisfied</b> 23:16 29:13 44:14 <b>satisfy</b> 9:15 22:16 23:6 <b>satisfying</b> 25:3 <b>saying</b> 20:15 23:10 28:11 <b>says</b> 34:21 <b>scanned</b> 44:8 <b>search</b> 9:13 <b>searches</b> 9:11 <b>second</b> 3:23 7:4 8:24 9:19 11:21 13:5 16:23 17:18 18:20 19:7 21:11 24:2,12 25:4 26:19 28:3,24 29:16 30:18 31:6,17 32:3,13 33:1,17 34:3 37:23 38:24 39:14 40:4,14	41:15,16 44:15,16 45:1,14,24 46:9,14,20 46:24 <b>see</b> 10:24 13:3 17:24 19:15 22:2 30:14 35:13 <b>self-amortiz...</b> 13:21 14:4 25:12 26:3 <b>sell</b> 2:14 23:4 25:19 35:8 42:22 <b>selling</b> 12:11 17:5 27:8 31:14,24 39:24 40:20 <b>send</b> 18:13 <b>sent</b> 18:12 44:8 <b>September</b> 9:9 <b>Sequestrati...</b> 22:1 <b>set</b> 15:20 27:19 <b>settle</b> 5:16 14:12 <b>settlement</b> 3:1 5:6 14:10,13 15:15,24 16:1 23:21 32:2,19 35:12 37:13 <b>shed</b> 28:6,8 28:12,15 29:1,2 <b>sheriff</b> 6:15 6:19 22:8 22:15 23:2 23:5 <b>shipping</b> 8:9 8:18 <b>Showing</b> 18:9 <b>shows</b> 24:21 27:19,20 <b>side</b> 4:12,24 5:22 6:11 12:7 25:11 28:14 29:5	29:24 32:10 38:11,13 41:3,22 <b>sign</b> 22:20 39:22 <b>signature</b> 43:23 44:3 44:5 <b>signed</b> 44:5 <b>significant</b> 27:20 <b>signs</b> 37:11 <b>Silverberg</b> 9:7,8,24 <b>Similar</b> 8:4 <b>single</b> 24:16 24:17 31:1 33:24 39:10 40:10 45:21 <b>sister</b> 42:19 <b>sit</b> 15:23 <b>sitting</b> 4:23 <b>six-unit</b> 9:10 <b>slated</b> 22:8,15 23:2 <b>sold</b> 19:3 21:21 23:10 23:12,13 <b>sorry</b> 12:5 14:18 26:7 27:14 <b>sounds</b> 28:21 <b>South</b> 17:22 27:4,15 33:6 40:9 41:21 45:20 <b>special</b> 3:15 <b>specialist</b> 5:7 <b>Stancil</b> 34:17 34:18,24 35:4 36:5,9 36:12,16,20 37:3,6,12 37:18 <b>started</b> 2:3 4:6 20:5 <b>state</b> 5:6 13:15 14:13 25:14 34:15 37:6 42:1 <b>stating</b> 14:6 15:5 17:11 <b>stenographic</b>	48:5 <b>stipulated</b> 13:23 <b>storage</b> 7:18 <b>straightfor...</b> 28:21 <b>Street</b> 4:8 6:10 7:13 7:16 8:5 12:3,13 13:11 17:3 17:22 19:2 24:16 25:10 27:4,5,15 30:24 31:10 32:9,19 33:7,23 34:9,12,19 39:19 40:10 41:22 45:20 <b>structure</b> 21:3,5,10 <b>subject</b> 11:9 11:15 17:16 21:9 25:3 30:16 31:21 33:15 39:12 40:2 41:12 46:7 <b>submit</b> 20:17 <b>summer</b> 14:23 <b>supervision</b> 48:18 <b>supply</b> 10:16 <b>supposed</b> 5:5 5:16 29:4 38:10 <b>sure</b> 5:2 6:1 18:16 19:14 20:6 22:3 23:21 27:21 28:16 41:8 43:21 <b>Susie</b> 1:9 2:3 <b>Susquehanna</b> 19:11	27:12 <b>tabling</b> 4:11 <b>take</b> 29:4 37:14 <b>taken</b> 14:5 15:3 16:1 48:5 <b>takes</b> 3:8 <b>talked</b> 16:6 <b>talking</b> 46:19 <b>tax</b> 33:9 34:13 36:5 36:18 39:7 <b>taxes</b> 12:12 12:15,24 17:7,17,24 18:6 22:1,3 22:17,23,24 23:17,22,23 24:22 25:3 30:4,7,17 31:12,21 33:16 34:23 35:6,21 36:1 39:13 40:3 45:9 45:11 <b>Taylor</b> 41:21 45:20 <b>ten</b> 35:17 <b>Thank</b> 4:2,3 7:9 9:24 12:2 13:10 17:2,21 21:16,18 25:9 26:24 27:1 29:21 30:23 31:9 32:8 33:22 37:18 38:2 44:19 45:19 <b>They'd</b> 8:11 <b>thing</b> 2:21 24:20 <b>things</b> 7:20 <b>think</b> 13:2,3 19:18 22:5 28:20 35:7 38:16 42:7 <b>thought</b> 38:17 <b>thousand</b> 27:7	
<b>T</b> <b>T</b> 48:1,1 <b>table</b> 23:7								

Vacant Property Review Committee  
August 14, 2018

<b>three</b> 17:8 20:20 37:15 42:9 <b>time</b> 7:24 16:18 26:1 26:17 <b>timeline</b> 11:1 <b>title</b> 3:4 9:11 9:13 15:23 26:4 35:12 36:24 <b>today</b> 15:11 <b>told</b> 12:7 17:4 35:12 40:18 40:24 41:9 42:7 <b>tomorrow</b> 3:2 3:14 <b>total</b> 10:23 <b>touch</b> 10:1 <b>traffic</b> 7:20 <b>transcript</b> 48:6,14 <b>transfer</b> 2:20 5:24 6:17 <b>transferred</b> 12:6 13:13 17:6 21:22 22:8 24:16 24:17 25:11 27:6 31:1 32:10 33:7 39:6,9 40:10 41:3 41:22 45:7 45:21 <b>trash</b> 27:23 <b>try</b> 3:10,12 3:18 <b>trying</b> 2:20 14:12 23:4 <b>Tuesday</b> 1:5 <b>two</b> 3:9 7:12 9:8 11:5 19:2 28:5 29:7,7 37:14 38:16 <b>typed</b> 44:3	<b>understand...</b> 16:4 <b>unit</b> 36:19 <b>Urban</b> 7:10 8:1,15 <b>use</b> 6:11 8:16 42:11 <hr/> <b>V</b> <b>vacant</b> 1:1 27:21 47:4 <b>value</b> 38:21 <b>variance</b> 4:18 5:21,23 <b>Viewers</b> 14:17,20,23 <hr/> <b>W</b> <b>Wait</b> 28:4 <b>Walnut</b> 32:9 <b>Wanda</b> 42:3 <b>want</b> 46:17 <b>wanted</b> 6:17 14:3 20:6 <b>wants</b> 20:3 35:20 <b>wasn't</b> 5:9 24:17 <b>Watch</b> 11:2 <b>water</b> 35:6,21 35:24 <b>way</b> 23:5 <b>We're</b> 44:10 <b>website</b> 30:3 31:13 <b>week</b> 44:23 <b>weeks</b> 3:9 37:15 <b>welcome</b> 21:19 27:2 <b>West</b> 33:23 38:3 <b>Whitby</b> 4:10 4:11 <b>willing</b> 13:21 <b>Wilson-Rob...</b> 25:12,16,17 25:21 26:9 26:14 27:1 <b>work</b> 3:19 15:14 <b>wouldn't</b> 23:18 <b>writing</b> 37:4	<hr/> <b>X</b> <hr/> <b>Y</b> <b>yard</b> 4:24 6:11 12:7 25:11 29:24 32:10 38:11 38:13 41:3 41:22 42:10 <b>yards</b> 4:12 5:22 <b>Yeah</b> 6:6,24 10:22 15:16 16:5,13 23:15 32:1 36:14 37:5 38:19 43:15 <b>year</b> 18:7 35:17 <b>years</b> 5:11,16 5:17 6:14 23:1 35:18 42:10,19 <b>York</b> 38:3 <hr/> <b>Z</b> <b>Zachary</b> 25:23 <hr/> <b>0</b> <hr/> <b>1</b> 1 4:7 <b>1,400</b> 30:3 <b>1,500</b> 24:22 35:7 <b>1,516.25</b> 24:24 <b>10</b> 46:22 <b>10,000</b> 34:22 35:3 <b>10:04</b> 1:5 <b>11:02</b> 47:5 <b>1135</b> 17:22 <b>1135-37</b> 17:23 <b>12/2015</b> 32:19 <b>1260</b> 40:9 <b>13,000</b> 12:14 <b>14</b> 1:5 <b>14,344.00</b> 45:9	<b>142,000</b> 21:24 <b>15</b> 5:10 <b>1507</b> 45:20 <b>1521</b> 39:19 <b>160,000</b> 25:20 <b>1718</b> 32:18 <b>1800</b> 34:8 <b>1807</b> 24:15 <b>1812</b> 41:21 <b>1847</b> 33:6 <b>1907</b> 27:5,11 27:18 28:16 <b>1908</b> 4:17 5:13 <b>1910</b> 46:5 <b>1987</b> 12:7 21:23 33:24 35:16 <b>1989</b> 39:6 <b>1990</b> 41:9 <b>1991</b> 40:11 45:21 <b>1992</b> 5:6 <b>1994</b> 31:2 41:23 <b>1996</b> 24:18 <b>1998</b> 29:24	<b>2100</b> 24:6 <b>2120</b> 31:10 <b>2215</b> 30:24 <b>2231</b> 34:12 34:18 <b>2232</b> 39:5 <b>22nd</b> 40:9 <b>2400</b> 38:3 <b>2400/2404</b> 38:18 <b>2402</b> 38:15 <b>2437</b> 25:10 <b>2462</b> 7:16 <b>2463</b> 7:13,15 <b>2526</b> 19:1 <b>2528</b> 19:2 <b>26th</b> 24:15 34:8 <b>2801</b> 21:20 <b>2865</b> 4:8,11 <hr/> <b>3</b> <b>3,700</b> 35:6 <b>3051</b> 8:4,8 <b>3708</b> 10:2 <b>3710</b> 10:6 <b>3847</b> 12:12 <b>3938/3940</b> 40:17 <hr/> <b>4</b> <b>4000-18</b> 45:6 <b>402</b> 1:4 <b>4100</b> 9:3,5 <b>4100/4102</b> 9:9 <b>438</b> 33:23 <b>440</b> 27:4,15 <b>446.48</b> 39:8 <hr/> <b>5</b> <b>52</b> 19:10 <b>5331</b> 32:9 <b>54</b> 19:11 27:4 <b>5416</b> 4:10,11 <b>54th</b> 27:15 <b>58th</b> 17:22 <hr/> <b>6</b> <b>6</b> 2:11 <b>6,000</b> 16:9 <b>6051</b> 12:6 <b>68</b> 17:3	<hr/> <b>7</b> <b>70</b> 17:3 <b>76,000</b> 17:5 <b>767</b> 31:11 <hr/> <b>8</b> <b>8,200</b> 35:5 36:1 <b>8,400</b> 34:22 <b>8,442.77</b> 36:15 <hr/> <b>9</b> <b>91</b> 17:6 <b>92</b> 5:16 <b>94</b> 17:6 <b>966</b> 2:10
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