

Vacant Property Review Committee
April 14, 2015

VACANT PROPERTY REVIEW COMMITTEE

Room 401, City Hall
Philadelphia, Pennsylvania
Tuesday, April 14, 2015
10:17 a.m.

PRESENT:

SUSIE JARMON, OHCD
MANUELLA COSTA, PHDC
ANDREW FRISHKOFF, LISC
LINDA MEDLEY, LAW DEPARTMENT
GARRETT O'DWYER, PACDC
LISA WALKER, REVENUE DEPARTMENT
DONNA BULLOCK, COUNCIL PRESIDENT'S OFFICE
LYNSIE SOLOMON, PUBLIC PROPERTY
EMILY GIORDANO, COMMERCE
JAMETTA JOHNSON, PLANNING COMMISSION
MELVIS DUNBAR, RDA

ALSO PRESENT:

PAULA ADAMS, COUNCILWOMAN BLACKWELL'S OFFICE

STREHLOW & ASSOCIATES, INC.
(215) 504-4622

Vacant Property Review Committee
April 14, 2015

Page 2

1 - - -

2 MS. JARMON: We are going to get
3 started. Are there any attorneys in the
4 room?

5 (Hand raised.)

6 You're here for what address?

7 MS. ADLER: 1814-16 Germantown Avenue.

8 MS. JARMON: She's here for this which
9 is on page 7. Do you want to come up?

10 Good morning.

11 MS. ADLER: Hi.

12 MS. JARMON: State your name for the
13 record.

14 MS. ADLER: I'm Blair Kalish Adler. And
15 I represent the owner of 1814-1816
16 Germantown Avenue.

17 MS. JARMON: Can you just give us a
18 brief description or proposal of what the
19 owners are going to do with this?

20 MS. ADLER: Sure. By way of brief
21 background, as I mentioned, I represent the
22 individual who has signed an agreement of
23 sale to purchase this property. And upon
24 doing title work, they discovered that the

1 property is subject to an old redevelopment
2 agreement that actually bound two owners
3 ago. So, the property was transferred a few
4 times, obviously, never developed and ended
5 up in the hands of the current owner still
6 undeveloped and still subject to this
7 agreement.

8 My client is looking to put a multi-unit
9 development at the property. He is thinking
10 probably six units -- five residential, one
11 commercial -- but still exploring his
12 options. Either way, he definitely intends
13 to develop it which is what the original RDA
14 agreement had anticipated.

15 MS. JARMON: Any questions from the
16 committee?

17 MS. JOHNSON: Do you plan to develop it
18 soon? Currently, it looks like it's full of
19 junk.

20 MS. ADLER: Yeah. We don't have access
21 to it now. Our initial -- the initial
22 concern was this agreement and having the
23 release of this agreement so that we could
24 complete closing, get clear title. And as

1 soon as we complete closing within the next
2 few months, then they anticipate developing
3 it.

4 MS. BULLOCK: What's the original
5 requirements?

6 MS. JARMON: We talking about 1980,
7 Donna. I'm not really sure what it was at
8 that time.

9 MS. JOHNSON: It is a commercial. It's
10 required variance.

11 MS. ADLER: Correct. It depends what
12 they do. If it's CMX-2, I think they will
13 require commercial on the store front, the
14 first floor and then residential above which
15 is what they intend to do. They are looking
16 to have at least one commercial unit.

17 MS. BULLOCK: Do you know the prior
18 owners, they maintained it mostly, I guess,
19 for junkyard or some sort of commercial use?

20 MS. ADLER: I don't know what the prior
21 owners were doing with it.

22 MS. JARMON: I think it was commercial.

23 MS. ADLER: They let it fall into
24 disrepair.

Vacant Property Review Committee
April 14, 2015

Page 5

1 MR. O'DWYER: Who do you represent? Do
2 you represent Mr. Linn or Lopez?

3 MS. ADLER: I represent Mr. Linn.

4 MR. O'DWYER: Mr. Lopez was the person
5 that got it from the City.

6 MS. ADLER: Right. That's correct. And
7 then they transferred it to the current
8 owners.

9 MS. JOHNSON: You are the third owner.

10 MS. ADLER: We would be the third owner.

11 MR. O'DWYER: This is two parcels?

12 MS. ADLER: I think it's assessed at
13 one.

14 MS. JARMON: It's assessed as one on the
15 deed.

16 MS. BULLOCK: Do you know how soon your
17 clients would be able to clear out this lot?

18 MS. ADLER: When they take title to it,
19 you know, I think relatively shortly after
20 that. I think their closing date we
21 extended it for this -- to go through this
22 process. But I think they intend to close
23 within the next 60 days. And then after
24 that, they would begin clearing out the lot.

1 MS. MEDLEY: Is the current owner unable
2 to clean out the lot?

3 MS. ADLER: I'm sorry?

4 MS. MEDLEY: Is the current owner unable
5 to clean out the lot?

6 MS. ADLER: I don't know if they have
7 the wherewithal to clean out the lot or what
8 they're doing. I think it's -- the pictures
9 that you might have are -- I don't know.
10 Are they dated recently?

11 MS. JARMON: They're current pictures,
12 yes.

13 MS. ADLER: Okay. The owner had said
14 that they were working on clearing out the
15 lot. I don't know what that means, so.

16 MS. JARMON: They are going to have to
17 clean the lot before the release is issued.

18 MS. ADLER: Okay. What I would like to
19 do is make their clearance of the lot a
20 condition of closing. If that's something
21 that can happen --

22 MS. JARMON: No.

23 MS. ADLER: Within the next 30 days, 45
24 days.

1 MS. JARMON: No.

2 MS. MEDLEY: It doesn't have to be -- a
3 condition of getting the release. Either
4 your client will have to do it and charge
5 them back, or they will have to do it.

6 MS. ADLER: Right. Right. I have no
7 problem with making the clearance of the lot
8 a condition of the release. Then we will
9 put it on them.

10 MS. JARMON: Okay.

11 Any further questions?

12 MS. BULLOCK: I make a motion that we
13 approve the release provided under the
14 condition that the lot is cleaned to the
15 satisfaction of the Chair.

16 MR. O'DWYER: Second.

17 MS. JARMON: All in favor?

18 - - -

19 (Chorus of Ayes)

20 - - -

21 MS. JARMON: Thank you.

22 MS. ADLER: Thank you.

23 MS. JARMON: Going to go back to page 2,
24 2542 North Douglas Street. Troy Delancey

Vacant Property Review Committee
April 14, 2015

Page 8

1 Scott and Leslie Williams.

2 (Applicants approach podium.)

3 Good morning.

4 MS. WILLIAMS: Good morning.

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

7 MS. WILLIAMS: Leslie Williams.

8 MR. SCOTT: Troy Scott.

9 MS. JARMON: You are here to purchase
10 the property at 2542 North Douglas Street?

11 MS. WILLIAMS: Yes.

12 MR. SCOTT: Yes.

13 MS. JARMON: Any questions from the
14 Committee?

15 MS. BULLOCK: You plan to occupy the
16 property?

17 MS. WILLIAMS: Yes.

18 MR. SCOTT: Yes.

19 MS. JARMON: Recommendation of the
20 Committee?

21 MR. O'DWYER: You want to buy the
22 property at fair market value?

23 MS. WILLIAMS: I didn't hear you.

24 MR. O'DWYER: Are you willing to

Vacant Property Review Committee
April 14, 2015

Page 9

1 purchase the property from the City at
2 whatever the willing --

3 MS. WILLIAMS: Yes.

4 MR. SCOTT: Yes.

5 MS. DUNBAR: Motion to sell at the
6 established sale price.

7 MS. BULLOCK: Second.

8 MS. JARMON: All in favor?

9 - - -

10 (Chorus of Ayes)

11 - - -

12 MS. JARMON: Thank you. We will be in
13 touch.

14 2700 Federal Street, Germantown D&E.

15 (Applicant approaches podium.)

16 Good morning.

17 MR. SHLOMO: Edon Shlomo.

18 MS. JARMON: And you are here to
19 purchase this lot at 2700 Federal Street?

20 MR. SHLOMO: Yes.

21 MS. JARMON: Can you let the Committee
22 know what your proposal is.

23 MR. SHLOMO: Construct a three-story
24 townhouse. New construction in the area.

1 MS. DUNBAR: Can you speak up, please?

2 MR. SHLOMO: Sorry. Construct a
3 three-story townhouse.

4 MS. DUNBAR: For occupancy by you or for
5 sale?

6 MR. SHLOMO: For sale.

7 MS. JOHNSON: You know that you will
8 need a variance, a zoning variance, for that
9 area. It's industrially zoned.

10 MR. SHLOMO: Okay.

11 MS. JARMON: Any further questions?

12 MS. DUNBAR: Are you willing to pay the
13 established sale price?

14 MR. SHLOMO: Yeah. Fair market value,
15 yes.

16 MS. BULLOCK: I make a motion that we
17 sell at the stated price.

18 MS. DUNBAR: Second.

19 MS. JARMON: All in favor?

20 - - -

21 (Chorus of Ayes)

22 - - -

23 MS. JARMON: We will be in touch. Thank
24 you.

Vacant Property Review Committee
April 14, 2015

Page 11

1 432 Sigel Street, 412 Sigel LLC.

2 (Applicant approaches podium.)

3 MR. KRAUSS: Good morning.

4 MS. JARMON: Good morning. State your
5 name for the record.

6 MR. KRAUSS: Curtis Krauss.

7 MS. KRAUSS: Graciela Krauss.

8 MS. JARMON: You are here to purchase
9 432 Sigel Street. Can you let the Committee
10 know what your proposal is?

11 MR. KRAUSS: Yes.

12 MS. JARMON: Tell the Committee what
13 your proposal is. Can you let us know what
14 you are going to do with it?

15 MR. KRAUSS: We are going to put a
16 three-story townhome for sale on it.

17 MS. JOHNSON: It's adjacent to another
18 vacant lot. Are you acquiring that lot, as
19 well?

20 MS. KRAUSS: We are trying, but it's
21 privately owned.

22 MS. JOHNSON: Yeah, okay.

23 MS. BULLOCK: I make a motion that we
24 sell at the competitive bid price listed on

Vacant Property Review Committee
April 14, 2015

Page 12

1 the agenda.

2 MS. DUNBAR: Second.

3 MS. JARMON: All in favor?

4 - - -

5 (Chorus of Ayes)

6 - - -

7 MS. JARMON: Thank you.

8 1922 East York and 1924 East York

9 Street, Jeffrey Marshall? No?

10 Going to table this until next month.

11 969 North 45th Street, Roberta Roberson.

12 (Applicant approaches podium.)

13 Good morning.

14 MS. ROBERSON: Good morning. My name is

15 Roberta Roberson.

16 MS. JARMON: You are here to purchase

17 the 969 North 45th Street?

18 MS. ROBERSON: Yes.

19 MS. JARMON: As an extension to the lots

20 that you already own on 45th Street?

21 MS. ROBERSON: Yes.

22 MS. JARMON: Any questions from the

23 Committee?

24 MS. DUNBAR: Who owns 973 North 45th?

Vacant Property Review Committee
April 14, 2015

Page 13

1 This says you are requesting 971 and 975.

2 MS. ROBERSON: I live at 97 --

3 MS. DUNBAR: You received 971 and 975.

4 I'm saying 973. Do you know who owns 973?

5 Is that a vacant lot, as well?

6 MS. ROBERSON: That's a vacant lot
7 across the street -- it's next door to me.

8 MS. JOHNSON: It's another vacant lot.

9 MS. JARMON: Yeah -- you don't own 973.
10 You own 71 and 75, correct?

11 MS. ROBERSON: Yes.

12 MS. DUNBAR: I just meant because she
13 would have the 969, 971.

14 MS. JARMON: I think we certified that
15 one for sheriff's sale also, it's just that
16 this one came up, this 969, if I'm not
17 mistaken.

18 MS. DUNBAR: Okay.

19 MS. JARMON: Any further questions?

20 MS. BULLOCK: Which lot is your house
21 actually sitting on?

22 MS. JARMON: The 971 is her house. She
23 received, I think, 971 from PHDC.

24 MS. BULLOCK: Okay.

Vacant Property Review Committee
April 14, 2015

Page 14

1 MS. JOHNSON: But there is another
2 vacant lot adjacent to you. It's private.

3 MS. ROBERSON: Yes.

4 MS. JARMON: Right. The 973, we
5 certified it for sheriff sale. It just
6 hasn't come up yet.

7 MS. BULLOCK: Okay. This would be a
8 purchase because she received the other
9 lots.

10 MS. JARMON: Right. Exactly.

11 MS. BULLOCK: I make a motion that we
12 sell 969 North 45th Street.

13 MS. DUNBAR: Second.

14 MS. JARMON: All in favor?

15 - - -

16 (Chorus of Ayes)

17 - - -

18 MS. JARMON: Thank you. We will be in
19 touch.

20 2708 Federal Street. Daniel Tartaglioni.

21 (Applicant approaches podium.)

22 Good morning.

23 MR. TARTAGLINI: Morning.

24 MS. JARMON: State your name for the

Vacant Property Review Committee
April 14, 2015

Page 15

1 record.

2 MR. TARTAGLINI: My name is Daniel
3 Tartaglino.

4 MS. JARMON: You are here to purchase
5 2538 South 2nd Street?

6 MR. TARTAGLINI: I'm sorry. I thought
7 you said 2708 Federal Street.

8 MS. JARMON: Oh, I'm sorry. I went down
9 to the next one. Okay. 2708 Federal
10 Street.

11 MR. TARTAGLINI: That's correct. Yes,
12 ma'am.

13 MS. JARMON: You are here to purchase to
14 develop?

15 MR. TARTAGLINI: I own 2712, 14, 16
16 Federal Street which is adjacent to two
17 vacant lots, one of them being 2708 Federal
18 Street. And my goal is to build one large
19 warehouse for my business.

20 MS. BULLOCK: Do you have a plan to
21 acquire 2710?

22 MR. TARTAGLINI: I am right now working
23 with a lawyer to try to find the rightful
24 heir to the property or vacant lot, excuse

Vacant Property Review Committee
April 14, 2015

Page 16

1 me.

2 MS. JOHNSON: And 2706, as well?

3 MR. TARTAGLINI: No. 2706 is actually
4 three-story property. That's a residential.

5 MS. JARMON: Any further questions of
6 the Committee?

7 MS. DUNBAR: Motion to sell at the
8 established sale price.

9 MS. BULLOCK: Second.

10 MS. JARMON: All in favor?

11 - - -

12 (Chorus of Ayes)

13 - - -

14 MS. JARMON: Thank you. We will be in
15 touch.

16 MR. TARTAGLINI: Thank you very much.

17 MS. JARMON: 2538 South 2nd Street.

18 Good morning.

19 (Applicant approaches podium.)

20 MR. SINGH: Good morning.

21 MS. JARMON: State your name for the
22 record.

23 MR. VALENTI: Anthony Valenti.

24 MR. SINGH: Ravinder Singh.

1 MS. JARMON: And you are here to
2 purchase 2538 South 2nd Street?

3 MR. SINGH: Correct.

4 MS. JARMON: I notice that you are also
5 trying to acquire the lot at 2542 South 2nd
6 from PHDC.

7 MR. VALENTI: Correct.

8 MR. SINGH: We already have it under
9 contract.

10 MS. JARMON: And your proposal?

11 MR. VALENTI: We have the lots in the
12 center. 38 is the one we are here today
13 for, 2538 South 2nd Street. I have an
14 agreement with the lot at 2540 and 2542.

15 What our plan is to build three homes on
16 that particular site.

17 MS. JARMON: I don't think you have an
18 agreement for 42 yet. That's the one you're
19 going to get from PHDC?

20 MR. VALENTI: Correct.

21 MS. JARMON: Okay.

22 MR. VALENTI: We have -- there are four
23 lots in total on that street that have been
24 vacant.

Vacant Property Review Committee
April 14, 2015

Page 18

1 MS. JARMON: Right.

2 MR. VALENTI: It's 38, 40, 42 and 44.

3 We have agreement on 44 and, I believe, 40.

4 So, we wanted to purchase the four lots to
5 put three single family homes there.

6 MS. JARMON: Okay.

7 MR. VALENTI: 20-foot wide because
8 14-foot wide fronts.

9 MS. JARMON: Any questions from the
10 Committee?

11 MS. DUNBAR: Motion to sell.

12 MS. BULLOCK: Second.

13 MS. JARMON: All in favor?

14 - - -

15 (Chorus of Ayes)

16 - - -

17 MS. JARMON: Thank you.

18 Good morning.

19 Mr. Marshall?

20 MR. MARSHALL: Yes.

21 MS. JARMON: Going to go back to page 3,
22 Jeffrey Marshall for 1922 and 1924 East York
23 Street.

24 MR. MARSHALL: Yes. I currently own

1 1918, 1916 East York with a agreement of
2 sale for 1908 through around Jasper as well
3 along with the other lots of 12. I'm
4 applying for aid, as well. It's been
5 approved.

6 This just connects a parcel of 180 feet
7 by 90 feet total that I have some plans for
8 it, but I'd like to work with the NKDC. I'd
9 like to do a little bit of possible
10 commercial there with residential housing
11 and possible affordable housing. Working
12 with the councilwoman.

13 I did not realize that we can go as high
14 as five stories there. There is a lot more
15 potential there than I ever imagined. I
16 will make Philadelphia proud.

17 MS. BULLOCK: You are working with the
18 New Kensington Development --

19 MR. MARSHALL: I called them. To be
20 honest with you, what I didn't want to do is
21 leave my hand open to anybody while I'm
22 trying to acquire this. Didn't want to
23 appear greedy. When I had my lots, I did my
24 portion. The woman had -- suggested that 22

1 and 24 were available. And so, I have
2 applied for them now. And it would be -- it
3 just would be that much better to have 12
4 continuous lots and then wrapping up Jasper
5 around there. Give a nice parcel there for
6 green space.

7 I have some drawings that I can show
8 you. But I'm open for -- with NKDC and any
9 type of grant money that would be available
10 for affordable housing, I would be open for
11 that as well as possibly at the corner of
12 Jasper and York would be commercial.

13 I am just dreaming about now. I don't
14 have any, you know -- it's just exciting.

15 MR. O'DWYER: You want to purchase these
16 lots at fair market value?

17 MR. MARSHALL: I do. I'm contesting --
18 I wrote -- I got a letter from the RDA
19 stating that I had to reply within ten days
20 of receiving this letter to agree. And I
21 went down to the RDA, and I looked at the
22 appraisal.

23 And there was nothing there that is
24 anything comparable to the vacant land that

1 this is. The only closest one was
2 Susquehanna, which is much more developed.
3 This is just vacant land throughout. On
4 both sides of the street, this is probably
5 the largest parcel of open land in
6 Kensington.

7 MS. BULLOCK: So -- I'm sorry to cut you
8 off, Mr. Marshall.

9 At this point, you are still interested
10 in the purchase, but you're not interested
11 in purchasing it at the price you've been
12 offered?

13 MR. MARSHALL: I think they are
14 overvalued by the assessor. So, I was
15 wondering that -- I have an appraiser I
16 could have come out.

17 What I would -- what happened when I
18 purchased -- should I keep talking or no?

19 MS. BULLOCK: No, that's all right.

20 We can't make that decision about the
21 price at this Committee. We would have to
22 refer that back to another interagency
23 committee.

24 MS. JARMON: And I explained that to

1 him.

2 MS. BULLOCK: At this point, you're
3 saying you want to contest the price. We
4 would have to make that referral. We can't
5 make a decision today.

6 MR. MARSHALL: Oh, that's fine. Yes.

7 MS. BULLOCK: I make a motion that
8 unless there's another --

9 MS. DUNBAR: I just wanted to make a
10 correction. I would like the record to show
11 that it was not the PRA with whom he spoke.
12 It was OACD --

13 MS. JARMON: Yeah, it was me.

14 MS. DUNBAR: -- regarding the
15 properties. These properties are owned by
16 the City.

17 MS. JARMON: Thank you.

18 MS. BULLOCK: Could we make a motion
19 to -- do we have to bring him back for the
20 price?

21 MS. JARMON: We can approve it
22 contingent upon --

23 MS. BULLOCK: I make a motion that we
24 approve the sale contingent on the price

Vacant Property Review Committee
April 14, 2015

Page 23

1 offered or agreed upon after review by the
2 Interagency Real Estate Committee.

3 MR. O'DWYER: Second.

4 MS. JARMON: All in favor?

5 - - -

6 (Chorus of Ayes)

7 - - -

8 MR. MARSHALL: Thank you very much.

9 MS. JARMON: Thank you, Mr. Marshall.

10 2113 East Dakota, Bobo Beck.

11 (Applicant approaches podium.)

12 Good morning.

13 MR. BECK: Good morning.

14 MS. JARMON: Mr. Beck is in the process
15 of purchasing 2111 East Dakota Street. And
16 he's expressing interest in the 2113 East
17 Dakota.

18 Can you just let the Committee know what
19 your proposal is?

20 MR. BECK: Sure. Just for the record,
21 we do have ownership of 2111 East Dakota.
22 We settled on that March 31.

23 Proposed is -- the proposal is to build
24 a single family three bedroom house on that

1 block. The entire block is completely
2 vacant, overgrown. There are eleven
3 abandoned vehicles across three of the lots.
4 Five of the lots are tax delinquent
5 currently under the oversight of the
6 Sheriff's Department.

7 Our desire -- really our bigger desire
8 is to kind of develop the entire lot that
9 the adjacent neighbors are in favor of
10 because of just years of blight and kind of
11 disrepair.

12 MS. JARMON: Any questions from the
13 Committee?

14 MS. DUNBAR: Are you proposing to
15 develop this property in accordance with
16 2111 for sale?

17 MR. BECK: Yes, ma'am.

18 MS. DUNBAR: And somebody is going to
19 buy the property and the whole abandoned
20 street?

21 MR. BECK: Well, all the other lots are
22 individual lots starting at 2105, 07, 09.
23 Those are all currently tax delinquent
24 properties that have been vacant, I think,

1 since the late '70s. I just brought that up
2 as, you know, our larger vision is to really
3 kind of develop that entire block that's
4 completely vacant at this point.

5 MS. BULLOCK: Are you pursuing those
6 other properties through sheriff sale or
7 other means to acquire them?

8 MR. BECK: Yes, ma'am. Through GRB and
9 er --

10 MS. JARMON: Okay. Recommendation of
11 the Committee.

12 MS. DUNBAR: I recommend that we sell it
13 at the established price.

14 MS. BULLOCK: Second.

15 MS. JARMON: All in favor?

16 - - -

17 (Chorus of Ayes)

18 - - -

19 MS. JARMON: Thank you.

20 MR. BECK: Thank you.

21 MS. JARMON: 2947 North Orianna Street.

22 Ms. Dalila Mendez.

23 (Applicant approaches podium.)

24 Good morning.

Vacant Property Review Committee
April 14, 2015

Page 26

1 MS. MENDEZ: Good morning.

2 MS. JARMON: State your name for the
3 record.

4 MS. MENDEZ: My name is Delila Mendez.

5 MS. JARMON: Can you let the Committee
6 know what your proposal is for this lot.

7 MS. MENDEZ: I want for garden for my
8 dad and little play area for my grandson.

9 MS. BULLOCK: Where is this lot in
10 relation -- is this next to your home?

11 MS. MENDEZ: There is another home
12 there, then mine. But I spoke to him,
13 Mr. Brown his name is. He's okay with it.

14 MS. JARMON: You're saying that the
15 property next door is owned by another
16 individual?

17 MS. MENDEZ: Yeah. But I spoke to him
18 and he's not interested.

19 MS. JARMON: You are willing to purchase
20 this lot?

21 MS. MENDEZ: Yes.

22 MS. JARMON: Recommendation from the
23 Committee?

24 MS. BULLOCK: Make a motion that we

Vacant Property Review Committee
April 14, 2015

1 sell.

2 MS. DUNBAR: Second.

3 MS. JARMON: All in favor?

4 - - -

5 (Chorus of Ayes)

6 - - -

7 MS. JARMON: Thank you.

8 MS. MENDEZ: Thank you.

9 MS. JARMON: Next items are lots for
10 side yards for owners adjacent to them.

11 Can I get a recommendation?

12 MS. DUNBAR: Motion that we transfer as
13 side yards -- side or rear yards.

14 MS. BULLOCK: Second.

15 MS. JARMON: All in favor?

16 - - -

17 (Chorus of Ayes)

18 - - -

19 MS. JARMON: Next are Urban Garden
20 Agreements which I can accept to the bottom
21 of page 5 through to page 6, Kern and
22 Fairhill.

23 2739 to 47 North 5th Street, HACE.

24 Maria Gonzalez.

1 (Applicant approaches podium.)

2 Good morning.

3 MS. GONZALEZ: Good morning. My name is
4 Maria Gonzalez. I'm the President of HACE.
5 We are nonprofit community development
6 corporation serving the Fairhill and
7 communities.

8 MS. JARMON: Your proposal for this
9 building?

10 MS. GONZALEZ: We propose to develop the
11 property into mixed use with about three
12 stores on the first floor and approximately
13 six apartments on the second and third
14 floor. And we would like to do that to
15 preserve other investments that we have done
16 in the corridor and also to eliminate blight
17 and vacancy in the corridor, as well.

18 MS. JARMON: Any questions from the
19 Committee?

20 MS. DUNBAR: Are you asking to acquire
21 these properties for the fair market value
22 or the established market value?

23 MS. GONZALEZ: We would like to request
24 to acquire the properties at nominal fee

1 because we have to get substantial grant
2 funding to do -- to develop the property
3 because it's in such bad shape. And we are
4 not going to be able to get enough finance
5 ourselves through the loan because there is
6 really -- the value of the property is not
7 quite there to be able to borrow everything
8 and then put it in, you know, into the
9 rehab.

10 MS. BULLOCK: Are you -- are the rental
11 units going to be affordable?

12 MS. GONZALEZ: They are going to be
13 affordable for families of 80 percent of
14 median or less. And in our community, more
15 than likely we will serve 50 to 60 percent
16 of median.

17 MS. DUNBAR: Will they be subsidize?
18 Are you getting funds from the City?

19 MS. GONZALEZ: We are applying to
20 Congress to get subsidies for commercial
21 space and also to the Housing Trust Fund to
22 get subsidies for the rental -- to develop
23 the rentals. We estimate that we are going
24 to borrow about maybe \$700,000 to reinvest

1 into the property.

2 MS. BULLOCK: So, you don't have any of
3 those commitments yet?

4 MS. GONZALEZ: No. We had commitments
5 in the past but they expired because this
6 property, we would -- at one point, trying
7 to negotiate with the preexisting owner but
8 that fell through. So, we have to reapply
9 again.

10 MS. BULLOCK: Okay. And did we acquire
11 the properties through --

12 MS. JARMON: We did, yes.

13 MS. BULLOCK: Would you be able to
14 complete the project if you didn't have
15 title?

16 MS. GONZALEZ: No.

17 MS. BULLOCK: I mean, if you didn't have
18 the grants and subsidies?

19 MS. GONZALEZ: No. We need subsidies.

20 MR. O'DWYER: When are you applying for
21 this? When is the next round?

22 MS. GONZALEZ: The next round will be in
23 the fall of this year. And I believe that
24 already went out, so we have to wait till

1 next year to do that. In the meantime, we
2 will go in, clean it out, make sure that we
3 seal it up and do some preliminary work
4 related to architectural and things like
5 that.

6 MS. BULLOCK: Is this a property that we
7 would want to keep in our inventory?

8 We acquired it particularly for their
9 use.

10 MS. JARMON: We did.

11 MS. BULLOCK: I make a motion -- do we
12 have -- need to have the nominal approved by
13 interagency?

14 MS. JARMON: We do, yes.

15 MS. BULLOCK: I make a motion we approve
16 the sale pending approval of the nominal by
17 real estate.

18 MS. DUNBAR: Second.

19 MS. JARMON: All in favor?

20 - - -

21 (Chorus of Ayes)

22 - - -

23 MS. JARMON: We will be in touch.

24 MS. GONZALEZ: Okay. Thank you.

1 MS. JARMON: 4236 Lancaster Avenue. I
2 don't see Mr. Muhammad.

3 This was a property that was -- we had
4 three other lots that were on the agenda a
5 couple months ago. We put it before the
6 Real Estate Committee. We just need further
7 information from them. I just wanted to add
8 this because this one was left out of the
9 agenda.

10 MS. BULLOCK: This was part of that
11 larger project?

12 MS. JARMON: It was. It is.

13 MS. BULLOCK: Did we do that for
14 nominal?

15 MS. JARMON: We approved it contingent
16 upon the Real Estate Committee. We are just
17 waiting for information from them that they
18 have financing to do their project.

19 MS. BULLOCK: I make a motion that we
20 approve this property along with the others
21 previously approved, same purpose contingent
22 on the review of the Real Estate Committee.

23 MS. DUNBAR: Second.

24 MS. JARMON: All in favor?

Vacant Property Review Committee
April 14, 2015

Page 33

1 - - -

2 (Chorus of Ayes)

3 - - -

4 MS. JARMON: Thank you.

5 Certificate of Completion.

6 2207, 09, 11 and 13 North Philip Street,

7 Lorenzo and Carmen Diaz.

8 MR. DIAZ: Good morning. Luis Diaz.

9 MS. JARMON: Good morning.

10 MR. DIAZ: I am here because I guess I

11 need a release.

12 MS. JARMON: Yes. You are in the

13 process of selling these lots.

14 MR. DIAZ: Correct.

15 MS. JARMON: Any questions from the

16 Committee?

17 MS. DUNBAR: Did they do what they were

18 supposed to when they owned it, whatever

19 purpose we gave it originally?

20 MS. JARMON: I think they were just

21 using them. What's the proposal when you

22 received these back in --

23 MR. DIAZ: Just to garden.

24 MS. BULLOCK: He said garden.

1 MR. DIAZ: Gardens.

2 MS. JARMON: Okay.

3 MS. JOHNSON: I just had a comment.

4 They said there is barbed wire on the fence
5 and that that was illegal. They wanted it
6 removed.

7 MR. DIAZ: I didn't hear you.

8 MS. JOHNSON: The barbed wire around the
9 fence, they want it removed. They said it's
10 illegal.

11 MR. DIAZ: Not a problem. Okay.

12 MS. JARMON: Okay. Any further
13 questions?

14 MS. SOLOMON: Also needs to have it
15 cleaned.

16 MS. JARMON: I'm sorry?

17 MS. SOLOMON: The lots have to be
18 cleaned.

19 MS. JARMON: The lots have to be cleaned
20 before the release is issued. Once you have
21 it cleaned, you can give my office a call
22 and I'll have it inspected.

23 MR. DIAZ: Okay. All right.

24 MS. BULLOCK: I will make a motion that

Vacant Property Review Committee
April 14, 2015

1 we approve the release pending the removal
2 of the barbed wire and cleaning of the lot
3 to the satisfaction of the Chair.

4 MS. DUNBAR: Second.

5 MS. JARMON: All in favor?

6 - - -

7 (Chorus of Ayes)

8 - - -

9 MS. JARMON: Thank you.

10 West Allegheny Foundation. Hi, Ron.
11 Mr. Hinton is here to get release on the
12 property so that they can apply for further
13 financing. Is that what it is.

14 MR. HINTON: Yes.

15 MS. SOLOMON: Do you have any pictures?

16 MS. JARMON: All I had was an email
17 here, which I had given to Dianna. And I
18 got an email from Milli Korn. And she said
19 she needed assistance as Allegheny One
20 Housing Limited Partnership is putting
21 additional financing on the list of
22 properties on the attached commitment. And
23 then she said there's a reversionary
24 language in the deed. And they ask that we

1 release the deed -- the restrictions.

2 MS. BULLOCK: So, it hasn't been
3 developed yet?

4 MR. HINTON: The properties are tax
5 credit projects that were completed in 1992.
6 They are all occupied. And we are at a
7 point in almost year 25 where they need a
8 little tender loving care. We applied to
9 Federal Home Loan Bank of Pittsburgh and the
10 Office of Housing Community Development for
11 preservation primarily to do environmental
12 roofs, heater, envelopes to kind of reduce
13 the utility bills for tenants because we
14 have to have mortgages on it for funds we
15 raised. We need your assistance.

16 MS. BULLOCK: Okay. I'm familiar with
17 this project now.

18 MS. DUNBAR: Are these in addition to
19 the ones that came to the Redevelopment
20 Authority for the other day at the Board?

21 MR. HINTON: That was another project.

22 MS. DUNBAR: Oh, okay. But it's
23 similar?

24 MR. HINTON: Uh-huh -- no, actually that

Vacant Property Review Committee
April 14, 2015

Page 37

1 was the preservation project that we were to
2 you for because we are about to proceed.
3 This is the same project.

4 MS. DUNBAR: Okay.

5 MR. HINTON: Sorry about that. I get
6 confused sometimes.

7 MS. JARMON: Any questions from the
8 Committee?

9 MS. DUNBAR: I make a motion that we
10 release the restrictions as requested for
11 the properties listed in the agenda.

12 MS. BULLOCK: Second.

13 MS. JARMON: All in favor?

14 - - -

15 (Chorus of Ayes)

16 - - -

17 MS. JARMON: Thank you.

18 MR. HINTON: Thank you very much.

19 MS. JARMON: 1231 Hanson Street. This
20 was a property that, again, we had on the
21 agenda a couple months ago. However, the
22 Southwest Philadelphia District Services
23 just added this one to their list. It also
24 has to go before the Real Estate Committee

1 because they are trying to get these lots at
2 nominal so they can proceed with their
3 development.

4 MS. BULLOCK: I make a motion that we
5 approve 1231 Hanson Street along with the
6 other properties previously approved for
7 Southwest Philadelphia District Services
8 pending approval of the Real Estate
9 Committee.

10 MS. DUNBAR: Second.

11 MS. JARMON: All in favor?

12 - - -

13 (Chorus of Ayes)

14 - - -

15 MS. JARMON: And the last one, I got a
16 request from the Redevelopment Authority for
17 us to transfer this title straight to the
18 RDA instead of to Habitat because they are
19 putting this in a package with other
20 properties that are coming from the
21 Redevelopment Authority.

22 MS. BULLOCK: So, I make a motion that
23 we approve the transfer previously approved
24 for Habitat for Humanity for the Affordable

Vacant Property Review Committee
April 14, 2015

Page 39

1 Housing Project at 2018 North 16th Street
2 directly to the PRA.

3 MR. FRISHKOFF: Second.

4 MS. JARMON: All in favor?

5 - - -

6 (Chorus of Ayes)

7 - - -

8 MS. DUNBAR: Do I have to show that I
9 abstain? Do I have to abstain?

10 MS. JARMON: Melvis is abstaining
11 because she works for the Redevelopment
12 Authority.

13 Like to add the March 10 minutes.

14 MS. DUNBAR: Is he here for something?

15 MS. JARMON: Sorry, can I help you? You
16 have something?

17 - - -

18 (At this time, a discussion was held off
19 the record.)

20 - - -

21 MS. JARMON: The meeting is adjourned.

22 (Vacant Property Review Committee
23 adjourned at 10:58 a.m.)

24

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

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

ANGELA M. KING, RPR
Court Reporter - Notary Public

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

Vacant Property Review Committee
April 14, 2015

A	agree 20:20	38:23	23:24	24:19	cmx2 4:12	6:20 7:3,8	23:15,17,21
abandoned	agreed 23:1	approved	believe 18:3		come 2:9 14:6	7:14	dalila 25:22
24:3,19	agreement	19:5 31:12	30:23	C	21:16	confused 37:6	daniel 14:20
able 5:17	2:22 3:2,7	32:15,21	better 20:3	c 40:1,1	coming 38:20	congress	15:2
29:4,7	3:14,22,23	38:6,23	bid 11:24	call 34:21	comment	29:20	date 5:20
30:13	17:14,18	approximat...	bigger 24:7	called 19:19	34:3	connects 19:6	dated 6:10
abstain 39:9	18:3 19:1	28:12	bills 36:13	cant 21:20	commerce	construct	day 36:20
39:9	agreements	april 1:5	bit 19:9	22:4	1:12	9:23 10:2	days 5:23
abstaining	27:20	architectur...	blackwells	care 36:8	commercial	construction	6:23,24
39:10	aid 19:4	31:4	1:16	carmen 33:7	3:11 4:9,13	9:24	20:19
accept 27:20	allegheny	area 9:24	blair 2:14	center 17:12	4:16,19,22	contained	decision
access 3:20	35:10,19	10:9 26:8	blight 24:10	certificate	19:10 20:12	40:5	21:20 22:5
accurately	andrew 1:9	asking 28:20	28:16	33:5	29:20	contest 22:3	deed 5:15
40:5	angela 40:11	assessed 5:12	block 24:1,1	certification	commission	contesting	35:24 36:1
acquire 15:21	anthony	5:14	25:3	40:15	1:12	20:17	definitely
17:5 19:22	16:23	assessor	board 36:20	certified	commitment	contingent	3:12
25:7 28:20	anticipate 4:2	21:14	bobo 23:10	13:14 14:5	35:22	22:22,24	delancey 7:24
28:24 30:10	anticipated	assistance	borrow 29:7	certify 40:3	commitments	32:15,21	delila 26:4
acquired 31:8	3:14	35:19 36:15	29:24	certifying	30:3,4	continuous	delinquent
acquiring	anybody	attached	bottom 27:20	40:19	committee	20:4	24:4,23
11:18	19:21	35:22	bound 3:2	chair 7:15	1:1 3:16	contract 17:9	department
adams 1:16	apartments	attorneys 2:3	brief 2:18,20	35:3	8:14,20	control 40:18	1:9,10 24:6
add 32:7	28:13	authority	bring 22:19	charge 7:4	9:21 11:9	corner 20:11	depends 4:11
39:13	appear 19:23	36:20 38:16	brought 25:1	chorus 7:19	11:12 12:23	corporation	description
added 37:23	applicant	38:21 39:12	brown 26:13	9:10 10:21	16:6 18:10	28:6	2:18
addition	9:15 11:2	available	build 15:18	12:5 14:16	21:21,23	correct 4:11	desire 24:7,7
36:18	12:12 14:21	20:1,9	17:15 23:23	16:12 18:15	23:2,18	5:6 13:10	develop 3:13
additional	16:19 23:11	avenue 2:7,16	building 28:9	23:6 25:17	24:13 25:11	15:11 17:3	3:17 15:14
35:21	25:23 28:1	32:1	bullock 1:11	27:5,17	26:5,23	17:7,20	24:8,15
address 2:6	applicants	ayes 7:19	4:4,17 5:16	31:21 33:2	28:19 32:6	33:14 40:8	25:3 28:10
adjacent	8:2	9:10 10:21	7:12 8:15	35:7 37:15	32:16,22	correction	29:2,22
11:17 14:2	applied 20:2	12:5 14:16	9:7 10:16	38:13 39:6	33:16 37:8	22:10	developed 3:4
15:16 24:9	36:8	16:12 18:15	11:23 13:20	city 1:4 5:5	37:24 38:9	corridor	21:2 36:3
27:10	apply 35:12	23:6 25:17	13:24 14:7	9:1 22:16	39:22	28:16,17	developing
adjourned	40:16	27:5,17	14:11 15:20	29:18	communities	costa 1:8	4:2
39:21,23	applying 19:4	31:21 33:2	16:9 18:12	clean 6:2,5,7	28:7	council 1:11	development
adler 2:7,11	29:19 30:20	35:7 37:15	19:17 21:7	6:17 31:2	community	councilwom...	3:9 19:18
2:14,14,20	appraisal	21:19 22:2	21:19 22:2	cleaned 7:14	28:5 29:14	1:16 19:12	28:5 36:10
3:20 4:11	20:22	22:7,18,23	22:7,18,23	34:15,18,19	36:10	couple 32:5	38:3
4:20,23 5:3	appraiser	25:5,14	25:5,14	34:21	comparable	37:21	dianna 35:17
5:6,10,12	21:15	26:9,24	26:9,24	cleaning 35:2	20:24	court 40:12	diaz 33:7,8,8
5:18 6:3,6	approach 8:2	27:14 29:10	27:14 29:10	clear 3:24	competitive	credit 36:5	33:10,14,23
6:13,18,23	approaches	30:2,10,13	30:2,10,13	5:17	11:24	current 3:5	34:1,7,11
7:6,22	9:15 11:2	30:17 31:6	30:17 31:6	clearance	complete 3:24	5:7 6:1,4,11	34:23
affordable	12:12 14:21	31:11,15	31:11,15	6:19 7:7	4:1 30:14	currently	didnt 8:23
19:11 20:10	16:19 23:11	32:10,13,19	32:10,13,19	clearing 5:24	completed	3:18 18:24	19:20,22
29:11,13	25:23 28:1	33:24 34:24	33:24 34:24	6:14	36:5	24:5,23	30:14,17
38:24	approval	36:2,16	36:2,16	client 3:8 7:4	completely	curtis 11:6	34:7
agenda 12:1	31:16 38:8	37:12 38:4	37:12 38:4	clients 5:17	24:1 25:4	cut 21:7	direct 40:18
32:4,9	approve 7:13	38:22	38:22	close 5:22	completion		directly 39:2
37:11,21	22:21,24	business	business	closest 21:1	33:5	D	discovered
ago 3:3 32:5	31:15 32:20	15:19	15:19	closing 3:24	concern 3:22	d 9:14	2:24
37:21	35:1 38:5	24:17,21	24:17,21	4:1 5:20	condition	dad 26:8	discussion
		25:8,20	25:8,20	6:20		dakota 23:10	
		bedroom					

Vacant Property Review Committee
April 14, 2015

39:18 disrepair 4:24 24:11 district 37:22 38:7 doesnt 7:2 doing 2:24 4:21 6:8 donna 1:11 4:7 dont 3:20 4:20 6:6,9 6:15 13:9 17:17 20:13 30:2 32:2 door 13:7 26:15 douglas 7:24 8:10 drawings 20:7 dreaming 20:13 dunbar 1:13 9:5 10:1,4 10:12,18 12:2,24 13:3,12,18 14:13 16:7 18:11 22:9 22:14 24:14 24:18 25:12 27:2,12 28:20 29:17 31:18 32:23 33:17 35:4 36:18,22 37:4,9 38:10 39:8 39:14	35:18 emily 1:12 ended 3:4 entire 24:1,8 25:3 envelopes 36:12 environmen... 36:11 er 25:9 established 9:6 10:13 16:8 25:13 28:22 estate 23:2 31:17 32:6 32:16,22 37:24 38:8 estimate 29:23 evidence 40:4 exactly 14:10 exciting 20:14 excuse 15:24 expired 30:5 explained 21:24 exploring 3:11 expressing 23:16 extended 5:21 extension 12:19	18:13 23:4 24:9 25:15 27:3,15 31:19 32:24 35:5 37:13 38:11 39:4 federal 9:14 9:19 14:20 15:7,9,16 15:17 36:9 fee 28:24 feet 19:6,7 fell 30:8 fence 34:4,9 finance 29:4 financing 32:18 35:13 35:21 find 15:23 fine 22:6 first 4:14 28:12 five 3:10 19:14 24:4 floor 4:14 28:12,14 foregoing 40:7,15 foundation 35:10 four 17:22 18:4 frishkoff 1:9 39:3 front 4:13 fronts 18:8 full 3:18 fully 40:5 fund 29:21 funding 29:2 funds 29:18 36:14 further 7:11 10:11 13:19 16:5 32:6 34:12 35:12	2:7,16 9:14 getting 7:3 29:18 giordano 1:12 give 2:17 20:5 34:21 given 35:17 go 5:21 7:23 18:21 19:13 31:2 37:24 goal 15:18 going 2:2,19 6:16 7:23 11:14,15 12:10 17:19 18:21 24:18 29:4,11,12 29:23 gonzalez 27:24 28:3 28:4,10,23 29:12,19 30:4,16,19 30:22 31:24 good 2:10 8:3 8:4 9:16 11:3,4 12:13,14 14:22 16:18 16:20 18:18 23:12,13 25:24 26:1 28:2,3 33:8 33:9 graciela 11:7 grandson 26:8 grant 20:9 29:1 grants 30:18 grb 25:8 greedy 19:23 green 20:6 guess 4:18 33:10	19:21 hands 3:5 hanson 37:19 38:5 happen 6:21 happened 21:17 hasnt 14:6 36:2 hear 8:23 34:7 heater 36:12 heir 15:24 held 39:18 help 39:15 hes 23:16 26:13,18 hi 2:11 35:10 high 19:13 hinton 35:11 35:14 36:4 36:21,24 37:5,18 home 26:10 26:11 36:9 homes 17:15 18:5 honest 19:20 house 13:20 13:22 23:24 housing 19:10,11 20:10 29:21 35:20 36:10 39:1 humanity 38:24	industrially 10:9 information 32:7,17 initial 3:21,21 inspected 34:22 intend 4:15 5:22 intends 3:12 interagency 21:22 23:2 31:13 interest 23:16 interested 21:9,10 26:18 inventory 31:7 investments 28:15 issued 6:17 34:20 items 27:9	24:12 25:10 25:15,19,21 26:2,5,14 26:19,22 27:3,7,9,15 27:19 28:8 28:18 30:12 31:10,14,19 31:23 32:1 32:12,15,24 33:4,9,12 33:15,20 34:2,12,16 34:19 35:5 35:9,16 37:7,13,17 37:19 38:11 38:15 39:4 39:10,15,21 jasper 19:2 20:4,12 jeffrey 12:9 18:22 johnson 1:12 3:17 4:9 5:9 10:7 11:17 11:22 13:8 14:1 16:2 34:3,8 junk 3:19 junkyard 4:19	11:15,20 <hr/> L lancaster 32:1 land 20:24 21:3,5 language 35:24 large 15:18 larger 25:2 32:11 largest 21:5 late 25:1 law 1:9 lawyer 15:23 leave 19:21 left 32:8 leslie 8:1,7 letter 20:18 20:20 limited 35:20 linda 1:9 linn 5:2,3 lisa 1:10 lisc 1:9 list 35:21 37:23 listed 11:24 37:11 little 19:9 26:8 36:8 live 13:2 llc 11:1 loan 29:5 36:9 looked 20:21 looking 3:8 4:15 looks 3:18 lopez 5:2,4 lorenzo 33:7 lot 5:17,24 6:2,5,7,15 6:17,19 7:7 7:14 9:19 11:18,18 13:5,6,8,20 14:2 15:24 17:5,14 19:14 24:8 26:6,9,20 35:2 lots 12:19
<hr/> E e 9:14 40:1 east 12:8,8 18:22 19:1 23:10,15,16 23:21 edon 9:17 either 3:12 7:3 eleven 24:2 eliminate 28:16 email 35:16	<hr/> F f 40:1 fair 8:22 10:14 20:16 28:21 fairhill 27:22 28:6 fall 4:23 30:23 familiar 36:16 families 29:13 family 18:5 23:24 favor 7:17 9:8 10:19 12:3 14:14 16:10	<hr/> G garden 26:7 27:19 33:23 33:24 gardens 34:1 garrett 1:10 germantown	<hr/> H habitat 38:18 38:24 hace 27:23 28:4 hall 1:4 hand 2:5	<hr/> I id 19:8,8 ill 34:22 illegal 34:5,10 im 2:14 4:7 6:3 13:4,16 15:6,8 19:3 19:21 20:8 20:17 21:7 28:4 34:16 36:16 imagined 19:15 individual 2:22 24:22 26:16	<hr/> J jametta 1:12 jarmon 1:8 2:2,8,12,17 3:15 4:6,22 5:14 6:11 6:16,22 7:1 7:10,17,21 7:23 8:5,9 8:13,19 9:8 9:12,18,21 10:11,19,23 11:4,8,12 12:3,7,16 12:19,22 13:9,14,19 13:22 14:4 14:10,14,18 14:24 15:4 15:8,13 16:5,10,14 16:17,21 17:1,4,10 17:17,21 18:1,6,9,13 18:17,21 21:24 22:13 22:17,21 23:4,9,14	<hr/> K kalish 2:14 keep 21:18 31:7 kensington 19:18 21:6 kern 27:21 kind 24:8,10 25:3 36:12 king 40:11 know 4:17,20 5:16,19 6:6 6:9,15 9:22 10:7 11:10 11:13 13:4 20:14 23:18 25:2 26:6 29:8 korn 35:18 krauss 11:3,6 11:6,7,7,11	

Vacant Property Review Committee
April 14, 2015

17:11,23	mine 26:12	never 3:4	old 3:1	31:16 35:1	28:4	9:22 11:10	16:24
18:4 19:3	minutes	new 9:24	once 34:20	38:8	presidents	11:13 17:10	rda 1:13 3:13
19:23 20:4	39:13	19:18	ones 36:19	pennsylvania	1:11	23:19,23	20:18,21
20:16 24:3	mistaken	nice 20:5	open 19:21	1:4	previously	26:6 28:8	38:18
24:4,21,22	13:17	nkdc 19:8	20:8,10	percent 29:13	32:21 38:6	33:21	real 23:2
27:9 32:4	mixed 28:11	20:8	21:5	29:15	38:23	propose	31:17 32:6
33:13 34:17	money 20:9	nominal	options 3:12	person 5:4	price 9:6	28:10	32:16,22
34:19 38:1	month 12:10	28:24 31:12	orianna	phdc 1:8	10:13,17	proposed	37:24 38:8
loving 36:8	months 4:2	31:16 32:14	25:21	13:23 17:6	11:24 16:8	23:23	realize 19:13
luis 33:8	32:5 37:21	38:2	original 3:13	17:19	21:11,21	proposing	really 4:7
lynsie 1:11	morning 2:10	nonprofit	4:4	philadelphia	22:3,20,24	24:14	24:7 25:2
	8:3,4 9:16	28:5	originally	1:4 19:16	25:13	proud 19:16	29:6
M	11:3,4	north 7:24	33:19	37:22 38:7	primarily	provided	reapply 30:8
m 1:5 39:23	12:13,14	8:10 12:11	overgrown	philip 33:6	36:11	7:13	rear 27:13
40:11	14:22,23	12:17,24	24:2	pictures 6:8	prior 4:17,20	public 1:11	received 13:3
maam 15:12	16:18,20	14:12 25:21	oversight	6:11 35:15	private 14:2	40:12	13:23 14:8
24:17 25:8	18:18 23:12	27:23 33:6	24:5	pittsburgh	privately	purchase	33:22
maintained	23:13 25:24	39:1	overvalued	36:9	11:21	2:23 8:9 9:1	receiving
4:18	26:1 28:2,3	notary 40:12	21:14	plan 3:17	probably	9:19 11:8	20:20
making 7:7	33:8,9	noted 40:4	owned 11:21	8:15 15:20	3:10 21:4	12:16 14:8	recommend
manuella 1:8	mortgages	notes 40:6	22:15 26:15	17:15	problem 7:7	15:4,13	25:12
march 23:22	36:14	notice 17:4	33:18	planning 1:12	34:11	17:2 18:4	recommend...
39:13	motion 7:12		owner 2:15	plans 19:7	proceed 37:2	20:15 21:10	8:19 25:10
maria 27:24	9:5 10:16	O	3:5 5:9,10	play 26:8	38:2	26:19	26:22 27:11
28:4	11:23 14:11	o 40:1	6:1,4,13	please 10:1	proceedings	purchased	record 2:13
market 8:22	16:7 18:11	oacd 22:12	30:7	podium 8:2	40:4	21:18	8:6 11:5
10:14 20:16	22:7,18,23	obviously 3:4	owners 2:19	9:15 11:2	process 5:22	purchasing	15:1 16:22
28:21,22	26:24 27:12	occupancy	3:2 4:18,21	12:12 14:21	23:14 33:13	21:11 23:15	22:10 23:20
marshall 12:9	31:11,15	10:4	5:8 27:10	16:19 23:11	project 30:14	purpose	26:3 39:19
18:19,20,22	32:19 34:24	occupied 36:6	ownership	25:23 28:1	32:11,18	32:21 33:19	redevelopm...
18:24 19:19	37:9 38:4	occupy 8:15	23:21	point 21:9	36:17,21	pursuing	3:1 36:19
20:17 21:8	38:22	odwyer 1:10	owns 12:24	22:2 25:4	37:1,3 39:1	25:5	38:16,21
21:13 22:6	muhammad	5:1,4,11	13:4	30:6 36:7	projects 36:5	put 3:8 7:9	39:11
23:8,9	32:2	7:16 8:21		portion 19:24	properties	11:15 18:5	reduce 36:12
matter 40:7	multiunit 3:8	8:24 20:15	P	possible 19:9	22:15,15	29:8 32:5	refer 21:22
mean 30:17		23:3 30:20	pacdc 1:10	19:11	24:24 25:6	putting 35:20	referral 22:4
means 6:15	N	23:3 30:20	package	possibly	28:21,24	38:19	regarding
25:7 40:17	n 40:1	offered 21:12	38:19	20:11	30:11 35:22		22:14
meant 13:12	name 2:12	23:1	page 2:9 7:23	potential	36:4 37:11	Q	rehab 29:9
median 29:14	8:5 11:5	office 1:11,16	18:21 27:21	19:15	38:6,20	questions	reinvest
29:16	12:14 14:24	34:21 36:10	27:21	pra 22:11	property 1:1	3:15 7:11	29:24
medley 1:9	15:2 16:21	oh 15:8 22:6	parcel 19:6	39:2	1:11 2:23	8:13 10:11	related 31:4
6:1,4 7:2	26:2,4,13	36:22	20:5 21:5	preexisting	3:1,3,9 8:10	12:22 13:19	relation
meeting	28:3	ohcd 1:8	parcels 5:11	30:7	8:16,22 9:1	16:5 18:9	26:10
39:21	need 10:8	okay 6:13,18	part 32:10	preliminary	15:24 16:4	24:12 28:18	relatively
melvis 1:13	30:19 31:12	7:10 10:10	particular	31:3	24:15,19	33:15 34:13	5:19
39:10	32:6 33:11	11:22 13:18	17:16	present 1:7	26:15 28:11	37:7	release 3:23
mendez 25:22	36:7,15	13:24 14:7	particularly	1:15	29:2,6 30:1	quite 29:7	6:17 7:3,8
26:1,4,4,7	needed 35:19	15:9 17:21	31:8	preservation	30:6 31:6		7:13 33:11
26:11,17,21	needs 34:14	18:6 25:10	partnership	36:11 37:1	32:3,20	R	34:20 35:1
27:8	negotiate	26:13 30:10	35:20	preserve	35:12 37:20		35:11 36:1
mentioned	30:7	31:24 34:2	paula 1:16	28:15	39:22	r 40:1	37:10
2:21	neighbors	34:11,12,23	pay 10:12	president	proposal 2:18	36:15	removal 35:1
milli 35:18	24:9	36:16,22	pending			ravinder	
		37:4					

Vacant Property Review Committee
April 14, 2015

removed 34:6 34:9	sale 2:23 9:6 10:5,6,13	signed 2:22	15:5,7,10	27:7,8	transferred	want 2:9 8:21	20:12
rental 29:10 29:22	11:16 13:15 14:5 16:8	similar 36:23	15:16,18	31:24 33:4	3:3 5:7	19:20,22	youre 2:6
rentals 29:23	19:2 22:24	singh 16:20 16:24,24	16:17 17:2	35:9 37:17	troy 7:24 8:8	20:15 22:3	17:18 21:10
reply 20:19	24:16 25:6	17:3,8	17:13,23	37:18	trust 29:21	26:7 31:7	22:2 26:14
reporter	31:16	single 18:5	18:23 21:4	thats 5:6 6:20	try 15:23	34:9	youve 21:11
40:12,19	satisfaction	23:24	23:15 24:20	13:6 15:11	trying 11:20	wanted 18:4	
represent	7:15 35:3	site 17:16	25:21 27:23	16:4 17:18	17:5 19:22	22:9 32:7	<hr/> Z <hr/>
2:15,21 5:1	saying 13:4	sitting 13:21	33:6 37:19	21:19 22:6	30:6 38:1	34:5	zoned 10:9
5:2,3	22:3 26:14	six 3:10 28:13	38:5 39:1	25:3	tuesday 1:5	warehouse	zoning 10:8
reproduction	says 13:1	solomon 1:11	subject 3:1,6	theres 22:8	two 3:2 5:11	15:19	
40:17	scott 8:1,8,8	34:14,17	subsidies	35:23	15:16	way 2:20 3:12	<hr/> 0 <hr/>
request 28:23	8:12,18 9:4	35:15	subsidize	theyre 6:8,11	type 20:9	went 15:8	000 29:24
38:16	seal 31:3	somebody	29:17	things 31:4	<hr/> U <hr/>	20:21 30:24	07 24:22
requested	second 7:16	24:18	substantial	think 4:12,22	uhhuh 36:24	west 35:10	09 24:22 33:6
37:10	9:7 10:18	soon 3:18 4:1	29:1	5:12,19,20	unable 6:1,4	whats 4:4	
requesting	12:2 14:13	5:16	suggested	5:22 6:8	undeveloped	33:21	<hr/> 1 <hr/>
13:1	16:9 18:12	sorry 6:3 10:2	19:24	13:14,23	3:6	wherewithal	10 1:5 39:13
require 4:13	23:3 25:14	15:6,8 21:7	supervision	17:17 21:13	unit 4:16	6:7	39:23
required 4:10	27:2,14	34:16 37:5	40:19	24:24 33:20	units 3:10	wide 18:7,8	11 33:6
requirements	28:13 31:18	39:15	supposed	thinking 3:9	29:11	williams 8:1,4	12 19:3 20:3
4:5	32:23 35:4	sort 4:19	33:18	third 5:9,10	urban 27:19	8:7,7,11,17	1231 37:19
residential	37:12 38:10	south 15:5	sure 2:20 4:7	28:13	use 4:19	8:23 9:3	38:5
3:10 4:14	39:3	16:17 17:2	23:20 31:2	thought 15:6	28:11 31:9	willing 8:24	13 33:6
16:4 19:10	see 32:2	17:5,13	susie 1:8	three 17:15	utility 36:13	9:2 10:12	14 1:5 15:15
restrictions	sell 9:5 10:17	southwest	susquehanna	18:5 23:24	<hr/> V <hr/>	26:19	14foot 18:8
36:1 37:10	11:24 14:12	37:22 38:7	21:2	24:3 28:11	vacancy	wire 34:4,8	16 15:15
revenue 1:10	16:7 18:11	space 20:6		32:4	28:17	35:2	16th 39:1
reversionary	25:12 27:1	29:21	<hr/> T <hr/>	threestory	vacant 1:1	woman 19:24	17 1:5
35:23	selling 33:13	speak 10:1	t 40:1,1	9:23 10:3	11:18 13:5	wondering	180 19:6
review 1:1	serve 29:15	26:12,17	table 12:10	11:16 16:4	13:6,8 14:2	21:15	181416 2:7
23:1 32:22	services	started 2:3	take 5:18	till 30:24	15:17,24	work 2:24	18141816
39:22	37:22 38:7	24:22	taken 40:6	4:8	17:24 20:24	19:8 31:3	2:15
right 5:6 7:6	serving 28:6	state 2:12 8:5	talking 4:6	39:18	21:3 24:2	working 6:14	1908 19:2
7:6 14:4,10	settled 23:22	11:4 14:24	21:18	times 3:4	24:24 25:4	15:22 19:11	1916 19:1
15:22 18:1	shape 29:3	16:21 26:2	tartaglioni	title 2:24 3:24	39:22	19:17	1918 19:1
21:19 34:23	sheriff 14:5	stated 10:17	14:20,23	5:18 30:15	today 17:12	works 39:11	1922 12:8
rightful 15:23	25:6	15:2,3,6,11	15:15,22	38:17	22:5	wrapping	18:22
roberson	sheriffs 13:15	16:3,16	16:3,16	total 17:23	valenti 16:23	20:4	1924 12:8
12:11,14,15	24:6	tax 24:4,23	ten 20:19	19:7	16:23 17:7	wrote 20:18	18:22
12:18,21	shes 2:8	36:4	tenants 36:13	touch 9:13	17:11,20,22	<hr/> X <hr/>	1980 4:6
13:2,6,11	shlomo 9:17	tell 11:12	15:15,22	10:23 14:19	18:2,7	<hr/> Y <hr/>	1992 36:5
14:3	9:17,20,23	ten 20:19	16:3,16	16:15 31:23	value 8:22	yards 27:10	<hr/> 2 <hr/>
roberta 12:11	10:2,6,10	tenants 36:13	tax 24:4,23	townhome	10:14 20:16	27:13,13	2 7:23
12:15	10:14	tender 36:8	36:4	11:16	28:21,22	yeah 3:20	2015 1:5
ron 35:10	shortly 5:19	thank 7:21,22	tax 24:4,23	townhouse	29:6	10:14 11:22	2018 39:1
roofs 36:12	show 20:7	9:12 10:23	36:4	9:24 10:3	variance 4:10	13:9 22:13	20foot 18:7
room 1:4 2:4	side 27:10,13	12:7 14:18	tell 11:12	transcript	vehicles 24:3	26:17	2105 24:22
round 30:21	27:13	16:14,16	ten 20:19	40:8,16	vision 25:2	year 30:23	2111 23:15
30:22	sides 21:4	18:17 22:17	tenants 36:13	transfer	<hr/> W <hr/>	31:1 36:7	23:21 24:16
rpr 40:11	sigel 11:1,1,9	23:8,9	tender 36:8	27:12 38:17	wait 30:24	years 24:10	2113 23:10
		25:19,20	thank 7:21,22	38:23	waiting 32:17	york 12:8,8	23:16
<hr/> S <hr/>					walker 1:10	18:22 19:1	22 19:24
							2207 33:6

Vacant Property Review Committee
 April 14, 2015

24 20:1 25 36:7 2538 15:5 16:17 17:2 17:13 2540 17:14 2542 7:24 8:10 17:5 17:14 2700 9:14,19 2706 16:2,3 2708 14:20 15:7,9,17 2710 15:21 2712 15:15 2739 27:23 2947 25:21 2nd 15:5 16:17 17:2 17:5,13 <hr/> 3 <hr/> 3 18:21 30 6:23 31 23:22 38 17:12 18:2 <hr/> 4 <hr/> 40 18:2,3 401 1:4 412 11:1 42 17:18 18:2 4236 32:1 432 11:1,9 44 18:2,3 45 6:23 45th 12:11,17 12:20,24 14:12 47 27:23 <hr/> 5 <hr/> 5 27:21 50 29:15 58 39:23 5th 27:23 <hr/> 6 <hr/> 6 27:21 60 5:23 29:15 <hr/> 7 <hr/> 7 2:9 700 29:24	70s 25:1 71 13:10 75 13:10 <hr/> 8 <hr/> 80 29:13 <hr/> 9 <hr/> 90 19:7 969 12:11,17 13:13,16 14:12 97 13:2 971 13:1,3,13 13:22,23 973 12:24 13:4,4,9 14:4 975 13:1,3						
--	---	--	--	--	--	--	--