

Vacant Property Review Committee  
January 13, 2015

VACANT PROPERTY REVIEW COMMITTEE

Room 401, Caucus Room  
Philadelphia, Pennsylvania  
Tuesday, January 13, 2015  
10:16 a.m.

PRESENT:

SUSIE JARMON, OHCD  
ANDREW FRISHKOFF, LISC  
LOWELL THOMAS, PHDC  
LINDA MEDLEY, LAW DEPARTMENT  
LISA WALKER, REVENUE DEPARTMENT  
DONNA BULLOCK, COUNCIL PRESIDENT'S OFFICE  
AMANDA DAVIS, PIDC  
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

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

Vacant Property Review Committee  
January 13, 2015

Page 2

1 - - -

2 MS. JARMON: Good morning. The Vacant  
3 Property Review Committee is now in session.  
4 My name is Susie Jarmon, the Chairwoman.

5 The first item on the Agenda is 5901  
6 North 13th Street. Would you just come up  
7 to the podium.

8 (Applicants approach podium)

9 MS. JARMON: Good morning. You here to  
10 speak for him? Sure. You can just give his  
11 name for the record.

12 MR. KIM: Dong Il Kim.

13 MS. CHUNG: My name is Katherine Chung.

14 MS. JARMON: Can you just let the  
15 Committee know what it is that you want to  
16 do.

17 MS. CHUNG: It's 5901 North 13th street.  
18 We want to do the renovation on the first  
19 floor and upstairs second floor.

20 MS. BULLOCK: He's going to reside  
21 upstairs?

22 (No response.)

23 MS. DUNBAR: Is he going to live  
24 upstairs?

Strehlow & Associates, Inc.  
(215) 504-4622

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

Vacant Property Review Committee  
January 13, 2015

Page 3

1 MS. CHUNG: Yes.

2 MS. JOHNSON: Is the proposal for a  
3 restaurant.

4 MS. JARMON: Your proposal for a  
5 restaurant?

6 MS. DUNBAR: You plan to have a  
7 breakfast cafe?

8 MS. JOHNSON: You know you will need a  
9 zoning variance. It's zoned residential.

10 MS. CHUNG: Upstairs was residential.

11 MS. JOHNSON: But the whole property,  
12 you will need a variance.

13 MS. DUNBAR: He will need to go to the  
14 Zoning Board to get it correctly zoned for  
15 what he wants to do.

16 MS. CHUNG: Okay.

17 MS. JARMON: Any further questions?

18 The recommendation of the Committee?

19 MS. DUNBAR: I make a motion that we  
20 sell the property at the asking price --

21 MR. FRISHKOFF: Second.

22 MS. JARMON: Not really sure what it's  
23 going to be.

24 MS. DUNBAR: -- which is yet to be  
Strehlow & Associates, Inc.

(215) 504-4622

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

Vacant Property Review Committee  
January 13, 2015

Page 4

1 determined.

2 MS. JARMON: All in favor?

3 - - -

4 (Chorus of Ayes)

5 - - -

6 MS. JARMON: Thank you. We will be in  
7 touch.

8 The next item is 3418-20 Brandywine  
9 Street.

10 (Applicant approaches podium.)

11 MR. JONES: Good morning.

12 MS. JARMON: This is a property that was  
13 two separate addresses. However, whoever  
14 owned the property previously tore a wall  
15 and made the whole property one. The  
16 applicant wants to purchase the property to  
17 rehab and occupy.

18 The individual that's here with him is  
19 going to help him with the financing of the  
20 property. Can you just give your name for  
21 the record.

22 MR. BODECK: Hanley Bodeck.

23 MS. BULLOCK: Are you purchasing the  
24 property as individual, Mr. Jones, or  
Strehlow & Associates, Inc.

(215) 504-4622

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

Vacant Property Review Committee  
January 13, 2015

Page 5

1 purchasing through a corporation?

2 MR. JONES: I am just obtaining a loan  
3 from him. I am using it as my individual.

4 MS. DUNBAR: Are you going to purchase  
5 it in your name, or are you going to form a  
6 corporation?

7 MR. JONES: No. It's in my name.

8 MS. JARMON: Yeah. Any further  
9 questions from the Committee?

10 MS. BULLOCK: Would we have to get  
11 zoning to consolidate those lots?

12 MS. JARMON: This is a house.

13 MS. BULLOCK: But it's been broken  
14 through illegally, I'm assuming.

15 MS. JARMON: Yeah. And I tried to get  
16 L&I to go in there for years just to see if  
17 it was structurally sound. Someone occupied  
18 the property and they finally moved out six  
19 months ago. He had done work in the  
20 property, but he finally moved out because  
21 he didn't want to pay, I think it was,  
22 \$6,000 for both of them.

23 You probably will just have to have a  
24 contract -- are you a contractor?

Strehlow & Associates, Inc.

(215) 504-4622

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

Vacant Property Review Committee  
January 13, 2015

Page 6

1 MR. BODECK: I'm in the business, yes.

2 MS. BULLOCK: You will have to get lots  
3 consolidated because you are using it as one  
4 property. You will have to do that.

5 MR. BODECK: Right.

6 MS. BULLOCK: To legalize that break  
7 through.

8 MS. JARMON: Any further questions?

9 MS. DUNBAR: The question I have is,  
10 does he need to do that before?

11 MS. JARMON: I don't think so.

12 MS. BULLOCK: You can do it for building  
13 permits. We can give them a letter to start  
14 the zoning process.

15 I make a motion that we -- do two  
16 motions. One, that we provide a letter to  
17 allow him to exercise due diligence in  
18 starting the permitting process. We can  
19 vote on that one first.

20 MS. DUNBAR: I will second that.

21 MS. JARMON: All in favor?

22 - - -

23 (Chorus of Ayes)

24 - - -

Strehlow & Associates, Inc.  
(215) 504-4622

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

Vacant Property Review Committee  
January 13, 2015

Page 7

1 MS. BULLOCK: Second motion to approve  
2 the recommendation for the sale.

3 MS. DUNBAR: Second.

4 MS. JARMON: All in favor?

5 - - -

6 (Chorus of Ayes)

7 - - -

8 MS. JARMON: All right. Thank you.

9 5221 Chester Avenue, Lakeia Williams?

10 (No response.)

11 MS. JARMON: Going to table this until  
12 next month.

13 MS. BULLOCK: Madam Chair, do we have  
14 any attorneys here in the room?

15 MS. JARMON: Do we have any attorneys in  
16 the room? Thanks for reminding me.

17 What property are you here for?

18 MR. STEWART: 1043 South 6th Street.

19 MS. JARMON: Okay. This is a release on  
20 page 5. Can you state your name for the  
21 record, sir?

22 MR. STEWART: I am Paul Stewart. And I  
23 represent the properties.

24 MS. JARMON: You are here to have the  
Strehlow & Associates, Inc.

(215) 504-4622

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

1 restrictions lifted off the deed?

2 MR. STEWART: Yes. In 1979, a reverter  
3 was issued by the City of Philadelphia. My  
4 client redeveloped the property. This month  
5 she has listed the property for sale. We  
6 seek the release of the reverter.

7 MS. JARMON: He's talking about the  
8 restriction that's in the deed.

9 MS. BULLOCK: Was that intended to be a  
10 side yard?

11 MS. JARMON: Yes. Any further  
12 questions?

13 MS. SOLOMON: The property is probably  
14 going to have to be cleaned.

15 MS. JARMON: We just need to let you  
16 know the lot needs to be cleaned before the  
17 release is issued. You need to do that ASAP  
18 or else it will take a while.

19 MR. STEWART: Okay.

20 MS. JARMON: Thank you.

21 MS. BULLOCK: Make a motion that we  
22 approve the release for certificate of  
23 completion subject to cleaning of the lot  
24 and providing proof of so to the Chair.

Strehlow & Associates, Inc.

(215) 504-4622



Vacant Property Review Committee  
January 13, 2015

Page 9

1 MS. DUNBAR: Second.

2 MS. JARMON: All in favor?

3 - - -

4 (Chorus of Ayes)

5 - - -

6 MR. STEWART: Thank you.

7 MS. JARMON: You're welcome.

8 Going back to page 3: 2610 and 2620

9 Annin Street. Steve Shklovsky.

10 Good morning.

11 MR. SHKLOVSKY: Good morning. My name  
12 is Steve Shklovsky. I am a local real  
13 estate developer doing most of my work in  
14 the South Philadelphia area. Here for 2610  
15 and 2620 Annin Street. There are two vacant  
16 lots. They've been vacant for probably 50,  
17 60 years and owned by the City.

18 I propose to build a single family home  
19 on each of the two lots.

20 MS. JOHNSON: Are you acquiring the  
21 other vacant properties? It's a part of a  
22 huge assemblage of vacant land at this  
23 point.

24 MR. SHKLOVSKY: I am attempting to. I  
Strehlow & Associates, Inc.  
(215) 504-4622

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

Vacant Property Review Committee  
January 13, 2015

1 wanted to first verify I can purchase City  
2 lots. I do have verification with adjacent  
3 lot owners. I will. I do currently own  
4 some of the lots on the block.

5 MS. JOHNSON: You will develop each  
6 house separately?

7 MR. SHKLOVSKY: Correct.

8 MS. JARMON: Any further questions?  
9 Recommendation of the Committee?

10 MS. DUNBAR: Make a motion that we sell  
11 the property at the asking price.

12 MS. BULLOCK: Second.

13 MS. JARMON: All in favor?

14 - - -

15 (Chorus of Ayes)

16 - - -

17 MR. SHKLOVSKY: Thank you.

18 MS. JARMON: You're welcome.

19 2142 Gould Street. Nicole Joyner?

20 We tabled this last month because she  
21 had a death in her family. I'm not sure  
22 what the situation is this month. Going to  
23 table it for another month, table it until  
24 February.

Strehlow & Associates, Inc.  
(215) 504-4622

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

Vacant Property Review Committee  
January 13, 2015

Page 11

1 302 Master Street, Reinaldo Pastrana.

2 (Applicant approaches podium.)

3 Good morning.

4 MR. PASTRANA: Yes, hi. Good morning.

5 My name is Ray Pastrana. I own 300 Master

6 Street. American and Master.

7 I'd like to purchase this particular

8 blighted lot that's next to my current

9 property. I'd like to clean it up and

10 expand the current business which is a

11 U-Haul. Expand it for the area. And I've

12 been waiting for this opportunity for quite

13 some years now.

14 MS. JARMON: Any questions from the

15 Committee?

16 MS. DUNBAR: Are you willing to pay?

17 MR. PASTRANA: Yes, I'm willing to pay.

18 MS. DUNBAR: Willing to at least make a

19 recommendation to sell it to you at the

20 asking price.

21 MR. PASTRANA: I'm sorry?

22 MS. DUNBAR: We are willing to make a

23 recommendation to sell it to you at the

24 asking price.

Strehlow & Associates, Inc.

(215) 504-4622

STREHLOW & ASSOCIATES, INC.

(215) 504-4622

Vacant Property Review Committee  
January 13, 2015

Page 12

1 MR. PASTRANA: Very good.

2 MS. DUNBAR: I'd like to make that as a  
3 motion to sell at the asking price.

4 MS. BULLOCK: Second.

5 MS. JARMON: All in favor?

6 - - -

7 (Chorus of Ayes)

8 - - -

9 MR. PASTRANA: Thank you so much.

10 MS. JARMON: No problem.

11 1839 North Ringgold Street.

12 (No response.)

13 MS. JARMON: This is the third month  
14 that I have had this item on the agenda. I  
15 have not heard from these individuals. I am  
16 going to delete this from the agenda.

17 1707 Orianna Street, Sara Gearhart and  
18 Maria Mendez. This item was before the  
19 agenda a few months ago. I was asked to  
20 bring this back by the District  
21 Councilwoman's office for the Committee to  
22 make a recommendation on who should receive  
23 this lot as a rear yard. Will not be  
24 subdividing the lot because of the cost to  
Strehlow & Associates, Inc.

(215) 504-4622

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

Vacant Property Review Committee  
January 13, 2015

Page 13

1 have that done.

2 Any questions from the Committee?

3 State your names for the record.

4 MS. MENDEZ: Maria Mendez.

5 MS. GEARHART: I'm Sara Gearhart.

6 MS. DUNBAR: Can we at least get a  
7 summary of what the issue is here today? I  
8 know that this was discussed before, but  
9 just for the record.

10 MS. JARMON: Let me kind of give a  
11 background on it, too.

12 Back in 2006, Sara Gearhart applied for  
13 this lot as a rear yard under the old rear  
14 yard program. It was held up because of the  
15 Administration. And just recently, the  
16 Administration, you know, allowed us to  
17 start processing or grandfather old  
18 applicants who had previously applied.

19 Sara -- I mean, Maria Mendez recently  
20 applied for the lot, and that's why we have  
21 two applicants here.

22 MS. DUNBAR: Okay.

23 MS. MENDEZ: May I speak?

24 MS. DUNBAR: Guess so.  
Strehlow & Associates, Inc.  
(215) 504-4622

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

1 MS. MENDEZ: I applied for the lot. I  
2 bought the property adjacent to the lot back  
3 in -- it was 2012. That's when it -- as  
4 soon as I bought that property, I started  
5 cleaning up the lot and I applied for the  
6 lot at that time. Ms. Gearhart was not  
7 living at the premises at that time.

8 Yes, she did apply back in 2006. She  
9 was offered the property, I believe, for  
10 10,000. I don't have my notes since I just  
11 received a letter from the VPRC last night  
12 stating that the meeting was today. So, I  
13 didn't get enough time to go over, review  
14 my notes, prepare for this meeting. But she  
15 did apply for it. It was offered for her to  
16 purchase it and she declined because she  
17 thought it was too much money at that time.

18 I am willing to bid for the property.  
19 I'm not looking to have the City give it to  
20 me. I thought it was a fair option that we  
21 were given at the VPRC, the meeting before,  
22 you know, to bid for it. It's part of --  
23 not that I have more money than she has more  
24 money. But if we both want it, how badly do  
Strehlow & Associates, Inc.

(215) 504-4622

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

1 you want it? Just bid for it.

2 I been cleaning the lot, maintaining the  
3 lot ever since I been there. No one has  
4 touched that lot prior to me being an owner  
5 there. I removed trees. I clean  
6 everything. This hideous fences that I'm  
7 looking at every day, it opens up to my  
8 yard. I have access to it. I've been  
9 maintaining it, keeping it. I just want to  
10 bid for it.

11 MS. BULLOCK: Madam Chair, how does the  
12 lot meet up with these two properties? Is  
13 it dead center in the middle kind of?

14 MS. JARMON: I kind of think it's like  
15 in the middle of both of them.

16 MS. GEARHART: Can I speak?

17 MS. JARMON: We will let you speak in a  
18 minute.

19 But the situation is that Gearhart was  
20 the first applicant. What brought up  
21 Ms. Maria Mendez is because of the new LAMA  
22 system, and then she was told by someone  
23 that she could apply. But we were told to  
24 grandfather the old applicant.

Strehlow & Associates, Inc.

(215) 504-4622

STREHLOW & ASSOCIATES, INC.

(215) 504-4622

1 MS. BULLOCK: Ms. Sara.

2 MS. GEARHART: At the time when I  
3 applied back in 2006, they came back with a  
4 price on the lot as being like \$15,000.  
5 Which, my conversations with the  
6 Councilwoman's office, I was told that was  
7 the common problem at the time, coming back  
8 with very inflated values.

9 I continued to follow up in trying to  
10 acquire the lot, you know, trying to work  
11 with the system in good faith because I just  
12 wanted the vacant lot as a side yard for a  
13 garden. It is adjacent to both of our  
14 properties.

15 The Councilwoman -- just one last thing.  
16 The Councilwoman has said she will not  
17 support the lot going to competitive bid  
18 because she doesn't think that is  
19 appropriate.

20 MS. BULLOCK: What is the cost to  
21 subdivide it?

22 MS. JARMON: I forget what it is now.  
23 And I want to say 3 or 4,000 dollars on the  
24 LAMA.

Strehlow & Associates, Inc.  
(215) 504-4622

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



Vacant Property Review Committee  
January 13, 2015

Page 17

1 MS. DUNBAR: To subdivide it?

2 MS. JARMON: I thought she asked what is  
3 it now.

4 MS. BULLOCK: To subdivide.

5 MS. JARMON: It's going to cost them at  
6 least \$7,000 each.

7 MS. JOHNSON: We want them not only to  
8 subdivide. If they did that, it has to be  
9 consolidated or a lot adjustment  
10 incorporated into the property lines because  
11 we don't want to create illegal size lots or  
12 non-conforming lot sizes.

13 MS. BULLOCK: Now it's too small to  
14 build.

15 MS. JARMON: Right. Recommendation of  
16 the Committee?

17 MS. DUNBAR: It doesn't appear that  
18 there's an amicable solution here primarily  
19 because, as I understand it, it's the City's  
20 policy that we would grandfather to the  
21 original applicant. And I guess just  
22 because I'm hearing something that sounds  
23 different in terms of caring for the lot --  
24 would you speak to the care that you  
Strehlow & Associates, Inc.

(215) 504-4622

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

1 provided for the lot?

2 MS. GEARHART: I have cleaned the lot.

3 MS. MENDEZ: She --

4 MS. GEARHART: She only moved into the  
5 neighborhood in 2012. At the time, she  
6 rebuilt the garage on her property and so  
7 that it has, like, an opening to the lot.  
8 She's been -- it's like she's kind of taken  
9 it over in a way.

10 MS. MENDEZ: If I may speak to that,  
11 please. When I purchased the lot, there was  
12 already an opening to that yard. And the  
13 previous owner was in care and taking care  
14 of that lot. I would like to know what she  
15 did to maintain that lot when that lot --  
16 there were overgrown trees in there.

17 I sent pictures to the VPRC. Pictures  
18 before, shown videos as far as the condition  
19 of the property now. And again, she was  
20 offered the lot a few years ago to purchase  
21 it. I believe it was 10,000 if you look at  
22 your notes. That's what it was offered to  
23 her at. She didn't take it.

24 At the time I had applied, according to  
Strehlow & Associates, Inc.

(215) 504-4622

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

1 the VPRC policy, it says if you are going to  
2 sell someone a lot, they have to actually  
3 physically live there. She was not living  
4 there at the time. And I have sent  
5 documentation as far as that was concerned,  
6 as well.

7 She wasn't living there for two years.  
8 She just recently moved there about a year,  
9 year and a half ago. At the time when I  
10 applied, she was not even owner/occupant.

11 MS. JOHNSON: Do you live in your  
12 property?

13 MS. MENDEZ: I do. I've been there  
14 since 2012.

15 MS. GEARHART: When I applied in 2006,  
16 that's when I initially declined. Then I  
17 reapplied several times. There's a long  
18 record of communications.

19 MS. MENDEZ: She replied back in May of  
20 2012 according to records I have. You can  
21 look at your notes.

22 MS. BULLOCK: I appreciate both of your  
23 sides of the story. My recommendation is  
24 that we honor our sort of grandfathering  
Strehlow & Associates, Inc.

(215) 504-4622

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

1 policy and to move forward with the original  
2 applicant.

3 I understand at the time that a lot of  
4 our prices were inflated and that  
5 Administration at the time did put a lot of  
6 properties on hold, which caused her  
7 application to be kind of lost in that  
8 process. And I think if in any other case,  
9 we would have went with the initial  
10 applicant first and then moved down the  
11 lines if they can't complete the process.

12 My recommendation, and we can vote on  
13 it, would be to approve the sale to Ms. Sara  
14 Gearhart who was the original applicant and  
15 is to grandfather -- to be grandfathered in.

16 MR. LOWELL: Can I ask a question?

17 The allegations that she didn't live  
18 there at the time and therefore wasn't  
19 qualified, is that accurate?

20 MS. BULLOCK: Even when she says that  
21 she didn't live there, it wasn't at the time  
22 she originally applied. In 2006, Sara did  
23 reside at the property, some time between  
24 2006 and 2014.

Strehlow & Associates, Inc.  
(215) 504-4622

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

Vacant Property Review Committee  
January 13, 2015

Page 21

1 MS. JARMON: I have her ID to that  
2 effect.

3 MS. BULLOCK: And she's back in, even as  
4 Ms. Mendez stated, within the last year or  
5 two. She was there now. She was there at  
6 the time of the original application.

7 MS. DUNBAR: I'll second the motion that  
8 you made.

9 MS. MENDEZ: If I may say, please.

10 MS. JARMON: All in favor?

11 MS. DUNBAR: Wait a minute, we have to  
12 go through this action first.

13 MS. JARMON: All in favor?

14 - - -

15 (Chorus of Ayes)

16 - - -

17 MS. BULLOCK: Might want to ask  
18 oppositions.

19 MS. JARMON: Right. Any oppositions?

20 (No opposing responses.)

21 MS. JARMON: Thank you.

22 MS. DUNBAR: She has questions.

23 MS. MENDEZ: If I may, again, she was  
24 offered the lot. And she declined to accept  
Strehlow & Associates, Inc.

(215) 504-4622

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

1 that lot. Can I appeal the decision here  
2 today?

3 At the time she reapplied was in May of  
4 2012. And the VPRC rules state she has to  
5 live in the property. The second  
6 application after she declined the offer to  
7 purchase, she was not living there at the  
8 time. According to your regulation, she has  
9 to live there.

10 I am just asking that you guys be fair  
11 about it. Again, I'm willing to bid for it,  
12 for the lot. I take a lot of care into  
13 maintaining this lot removing trees, taking  
14 care of it every year during the summer  
15 times. It's been -- she hasn't done  
16 anything to this. For me to be told now,  
17 you know, she applied back in 2006, that's  
18 fine, but she was given the opportunity to  
19 purchase. She declined that opportunity.

20 In May of 2012, she reapplied. That's  
21 when she reapplied for the lot. And she  
22 reapplied that -- she was not living at that  
23 property. According to -- we have policies.

24 It's not my policies, it's your policies. I  
Strehlow & Associates, Inc.

(215) 504-4622

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

Vacant Property Review Committee  
January 13, 2015

Page 23

1 have read them. It says if I should be --  
2 if we do not agree, then the property should  
3 go up for bid.

4 MS. JARMON: Okay. Thank you.

5 MS. MENDEZ: It's not as if she was not  
6 given the opportunity to purchase at that  
7 time. How do you grandfather something when  
8 the opportunity was given and it was  
9 declined?

10 MS. JARMON: Okay. Thank you.

11 MR. LOWELL: Well, the question is can  
12 she appeal? Yes or no.

13 MS. DUNBAR: I think she could contact  
14 the Councilwoman to voice her concerns.

15 I would recommend that you submit a  
16 letter to the Councilwoman voicing your  
17 concerns.

18 MS. MENDEZ: I have.

19 MS. DUNBAR: You asked about an appeal.  
20 I am saying to you if you want to appeal the  
21 process, I think that you should contact  
22 your Councilwoman with a letter voicing your  
23 concern and voicing your appeal or  
24 requesting an appeal. And then the  
Strehlow & Associates, Inc.

(215) 504-4622

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

1 Councilwoman would come back to the VPRC.

2 MS. MENDEZ: Given what I state and  
3 instead of going -- because this has been  
4 prolonged so long. Given what I stated  
5 today, the fact again that she was given the  
6 opportunity to purchase, she did not  
7 purchase. She applied back in May of 2012  
8 for the lot when she was not living in the  
9 property.

10 Given that information, you have your  
11 policy, and I ask for a revote?

12 MS. DUNBAR: This is my understanding  
13 that we have --

14 MS. JARMON: We have made a decision, and  
15 there was no opposing.

16 MS. DUNBAR: -- the evidence that we  
17 received, the documentation that we received  
18 said she did live there.

19 MS. MENDEZ: After the fact when she  
20 decided to move back in. You're not looking  
21 at the dates as far as.

22 MS. MEDLEY: The grandfather was in  
23 2006.

24 MS. JARMON: Right.  
Strehlow & Associates, Inc.  
(215) 504-4622



Vacant Property Review Committee  
January 13, 2015

Page 25

1 MS. MENDEZ: Do you have the paperwork  
2 here?

3 MS. JARMON: No, we don't. But we  
4 can't --

5 MS. MENDEZ: Can I ask for this to be  
6 continued so that I may have an opportunity.

7 MS. JARMON: We already made our  
8 decision. Our recommendation to you is that  
9 you speak to your Councilwoman.

10 MS. MEDLEY: I think the grandfather  
11 applies to what happened in 2006. Had the  
12 situation been different, she would have  
13 gotten the property back in 2006.

14 MS. JARMON: Right.

15 MS. MENDEZ: She was given the  
16 opportunity to purchase.

17 MS. JARMON: But it was held up --

18 MS. MEDLEY: You're talking about  
19 subsequent to 2006.

20 MS. JARMON: Right.

21 MS. MENDEZ: She applied in '06. She  
22 was given the opportunity to purchase the  
23 lot.

24 MS. DUNBAR: This was for something  
Strehlow & Associates, Inc.

(215) 504-4622

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

1 different.

2 MS. MENDEZ: I want to make sure  
3 everything is correct here, that you have  
4 the right information.

5 MS. BULLOCK: Ms. Mendez, this is  
6 probably the second time or third time that  
7 both of you have presented. We have heard  
8 your side. We have heard your --

9 MS. MENDEZ: I feel as though my side  
10 has not been heard. Everyone just sits  
11 there and doesn't have an opinion. This is  
12 the City of Philadelphia. That's why we  
13 have so many issues happening in the City.

14 I'm an owner/occupant. I've been  
15 maintaining the lot.

16 MS. BULLOCK: I understand.

17 MS. MENDEZ: Here again, I repeat it  
18 again, she was given the opportunity to  
19 purchase.

20 MS. BULLOCK: I understand.

21 Ms. Mendez, I understand your concerns.  
22 Number one, at the time that Ms. Gearhart  
23 applied, we acknowledged that a lot of our  
24 asking prices were not accurate or with --  
Strehlow & Associates, Inc.

(215) 504-4622

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

1 that was a concern for our Committee and for  
2 Council at large.

3 Since then, there has been some changes  
4 in how we appraise those properties so that  
5 we can get more accurate price mark for  
6 those properties. This is something that  
7 has been ongoing and corrected since 2006.  
8 In addition, there has been a stay on these  
9 requests per the Administration when the new  
10 Mayoral Administration came in that put a  
11 lot of the requests on hold.

12 Your commitment to the community is  
13 applauded, and I thank you for that. But in  
14 the -- you know, that -- you were on City  
15 property without authority to make -- to do  
16 those cleanups, number one.

17 MS. MENDEZ: I wish everyone would take  
18 my attitude that lives in the City as far as  
19 the lots next door to them.

20 MS. BULLOCK: I understand that. We  
21 have also made a decision based on her  
22 initial application. We have heard your  
23 position more than once. And I ask that  
24 respect the Committee's decision in that  
Strehlow & Associates, Inc.

(215) 504-4622

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

1 process. Should you want to speak to your  
2 Councilperson --

3 MS. MENDEZ: I have several times about  
4 this.

5 MS. BULLOCK: Then I ask that you  
6 respect our decision.

7 MS. JARMON: Thank you.

8 MS. MENDEZ: I will be speaking to the  
9 Councilperson again.

10 MS. BULLOCK: Thank you.

11 MS. MENDEZ: I think it's a real issue.

12 May I just make a quick statement. It's  
13 a real issue. You guys are responsible in  
14 the City of Philadelphia as far as doing  
15 what's the right thing. It's common sense  
16 kind of thing. It's like you go and create  
17 rules, and then you just don't really look  
18 at them and really look at the situation in  
19 someone like myself taking care of the  
20 property, maintaining a property, applying  
21 for it. And then you just ignore whatever  
22 it is that I had to say here today.

23 It's a shame because that will cause me  
24 to move out, and then everything around me  
Strehlow & Associates, Inc.

(215) 504-4622

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

1 in the area -- who is going to call the  
2 City? Who is going to do what I've done?  
3 All I was requesting is for me to bid for  
4 that lot, for Sara to have the same  
5 opportunity. Let's bid for it. That's what  
6 your rules state.

7 MS. DUNBAR: This is going to be the  
8 final response.

9 What I suggested to you was not to just  
10 speak with your Councilperson, but to submit  
11 a letter voicing the concerns that you  
12 raised here and let the Councilperson come  
13 back and say to the VPRC Committee whatever  
14 it is. And then whatever it is, you know,  
15 the steps will take place. But I recommend  
16 that you submit it in writing.

17 MS. MENDEZ: Submit it in writing.

18 MS. DUNBAR: Respectfully appealing the  
19 decision that was made here today. All  
20 right.

21 MS. MENDEZ: Thank you.

22 MS. DUNBAR: Okay. Thank you.

23 MS. JARMON: Thank you.

24 The next item is 4234, 4236, 4238, 4240  
Strehlow & Associates, Inc.

(215) 504-4622

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

Vacant Property Review Committee  
January 13, 2015

Page 30

1 Lancaster Avenue, Abdul Muhammad.

2 (Applicant approaches podium with Ms. Adams.)

3 MS. JARMON: Good morning.

4 MR. MUHAMMAD: Good morning.

5 MS. JARMON: Can you state your name for  
6 the record?

7 MR. MUHAMMAD: My name is Abdul-Rahim  
8 Muhammad. I'm the Director of the New  
9 Africa Center. We are here asking that this  
10 Review Committee allow the New Africa Center  
11 to acquire the properties at 4234, 4236,  
12 4238 and 4240 Lancaster Avenue to be part of  
13 our long range goal of transforming the 4200  
14 block of Lancaster Avenue.

15 We plan to build a five-story  
16 multipurpose facility over at 4243, 4241,  
17 4239 and 37. And as part of that project,  
18 we want to make the properties that we are  
19 requesting today to be part of New Africa  
20 vendors mall. I was trying to share with  
21 you some ideas of what we have planned to  
22 develop there.

23 And we are nonprofit organization. And  
24 we've been working in the community for  
Strehlow & Associates, Inc.

(215) 504-4622

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

1 years. And we've been using this facility  
2 or these properties to do community concerts  
3 and block parties and things like that. And  
4 we are a small nonprofit organization that  
5 is very, very limited with funds. And we  
6 are requesting that you would donate these  
7 properties to us as a nonprofit.

8 And if that's not acceptable, then  
9 whatever nominal fees that you would  
10 request, we asking that you consider that.

11 MS. BULLOCK: So my understanding is  
12 that the properties of which you are  
13 requesting from the City will be these open  
14 air space that you are discussing?

15 MR. MUHAMMAD: Yeah. The property that  
16 we are asking for is the open air space.  
17 The picture that I'm showing you with the  
18 mural, that's where the mural is on this  
19 space.

20 And we believe that these, this mural  
21 really itself is a significant part of that  
22 Belmont District's history because it  
23 highlights non-outstanding community  
24 residents and business people from that  
Strehlow & Associates, Inc.

(215) 504-4622

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

1 area. One of our plans is to actually  
2 asking Historical Commission to redesignate  
3 the Belmont District as the New Freedom  
4 District.

5 And as part of our overall plan is to  
6 have tourists come in with -- on buses to  
7 visit the museum and also come to this  
8 vendor's mall. And we looking to also  
9 design and develop walking tours of the  
10 history of the Belmont Avenue -- I mean,  
11 Belmont District. All this is part of our  
12 overall plan for helping to transform that  
13 area.

14 MS. BULLOCK: Have you identified any  
15 funding for whatever, I guess, development  
16 would need to happen on this site?

17 MR. MUHAMMAD: We haven't actually  
18 sought out funding for this mall as of yet.  
19 We -- because one of the key things that we  
20 would have to have control of the property  
21 to try to get funding from foundations and  
22 other groups like that.

23 MS. ADAMS: They do have support from  
24 the Philadelphia group there that is further  
Strehlow & Associates, Inc.

(215) 504-4622

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



1 up on Lancaster Avenue. They actually own  
2 the other properties that they are talking  
3 about. They actually own the properties  
4 right across the street on Lancaster Avenue.

5 MS. BULLOCK: Is this a matter we have  
6 to forward to the Interagency Committee  
7 because they are asking for it for nominal?

8 MS. JARMON: I think so, yes. We could  
9 recommend that.

10 MS. DUNBAR: I would make a motion that  
11 we take this matter before the Interagency  
12 Real Estate Committee and then bring it back  
13 in terms of whatever the findings were.

14 MS. BULLOCK: Second.

15 MS. JARMON: We are going to put it  
16 before Real Estate Committee, who is the  
17 committee of individuals from different  
18 agencies, and see what their recommendation  
19 is to try to transfer it to him at nominal  
20 because they are a nonprofit corporation.

21 MR. MUHAMMAD: Okay.

22 MS. JARMON: All in favor?

23 - - -

24 (Chorus of Ayes)  
Strehlow & Associates, Inc.  
(215) 504-4622

Vacant Property Review Committee  
January 13, 2015

1 - - -

2 MS. JARMON: Thank you.

3 MR. MUHAMMAD: Thank you very much.

4 MS. DUNBAR: You're welcome. Have a  
5 great date.

6 MS. JARMON: Next item, 1910, 14 and 20  
7 East York Street, Jeffery Marshall.

8 (Applicant approaches podium.)

9 MS. JARMON: Good morning.

10 MR. MARSHALL: Hello everyone. My name  
11 is Jeff Marshall. I've been investing over  
12 the last 15 years in the Fishtown area.

13 The first property I bought, I came down  
14 to the property and saw my screen door in a  
15 shopping cart, in a crackhead shopping cart  
16 chasing it down Frankford Avenue to get my  
17 shopping cart back. I have invested in the  
18 neighborhood. I believe in the  
19 neighborhood.

20 I am looking to acquire -- I own 1916  
21 and 1918 East York. I bought through my  
22 neighbor across the street. In order to buy  
23 land, the bank does not finance land. You  
24 have to have cash to buy land. My neighbor  
Strehlow & Associates, Inc.

(215) 504-4622

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

1 was able to work out something with me where  
2 I gave her \$6,000 down. I paid her \$300 a  
3 month for seven years with a balloon looking  
4 at trash strewn lots thinking, you know,  
5 it's been my dream to build. And so, she  
6 gave me the opportunity.

7 So, I paid \$300 a month at 6 percent  
8 interest to her for seven years. After  
9 about the third year, it felt like I was  
10 making a car payment without the car. And I  
11 continued to pay. At six and a half years,  
12 I refinanced, built relationship with First  
13 Trust Bank and settled those loans and owned  
14 the lots outright.

15 The two lots together are 15 by 90. As  
16 I did my due diligence, I found that there  
17 was a guy that was parking his trucks next  
18 door to me in 1914. And he had agreed to  
19 sell me that lot. As I found out and  
20 looked, it's not his lot to sell. It's  
21 owned by the City. The 15 by the two that I  
22 have, the 1916 and 18 York, really aren't  
23 wide enough to build two nice houses.

24 So as I did my diligence again, I found  
Strehlow & Associates, Inc.

(215) 504-4622

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

Vacant Property Review Committee  
January 13, 2015

Page 36

1 that 1920, the one above me, 14, 10, and 8  
2 are City and RDA owned.

3 MS. JARMON: PHDC for 1908.

4 MR. MARSHALL: Pardon me?

5 MS. JARMON: 1908 is PHDC.

6 MR. MARSHALL: I am looking for -- I'd  
7 rather not disclose exactly everything I  
8 have here. I'll be as honest as I can. I'd  
9 rather be forthright because things -- have  
10 to tighten up a little bit here in order to  
11 have my dream come true.

12 I'm looking to do single family. I am  
13 looking to do duplexes. I'm looking to do  
14 at least 10 percent affordable housing. And  
15 I like to put retail --

16 MS. JARMON: On these lots?

17 MR. MARSHALL: On these lots with  
18 potential for more.

19 MS. DUNBAR: On these three lots?

20 MR. MARSHALL: Plus, I have more --  
21 there is almost -- I have nothing in  
22 writing. I don't want to reveal to other  
23 people that I do not know here.

24 MS. DUNBAR: I am okay with your secret.  
Strehlow & Associates, Inc.  
(215) 504-4622

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

1 But I just want to know really what it is  
2 you propose to do with these. You don't  
3 have to give us addresses of the other ones  
4 or anything. But because you have come to  
5 us and inquired about the purchase of 1910,  
6 1914 and 1920?

7 MR. MARSHALL: 1920. And then it was --  
8 Ms. Jarmon had mentioned to me that 22 and  
9 24 were available, as well.

10 MS. DUNBAR: But the items for  
11 discussion today are 1910, 1914 and 1920.

12 MR. MARSHALL: That would be ideal.

13 MS. JARMON: Right. You have to get a  
14 support letter for the others.

15 MR. MARSHALL: This is my first time  
16 ever applying for any type of --

17 MS. DUNBAR: Okay. We are going to  
18 guide you through that. We just got to  
19 focus on these right now.

20 MR. MARSHALL: Okay.

21 MS. DUNBAR: When you come back, you can  
22 further expound on it because you will have,  
23 hopefully, acquired these.

24 MR. MARSHALL: Okay.  
Strehlow & Associates, Inc.  
(215) 504-4622

1 MS. BULLOCK: Is your plan here to do a  
2 mixed residential and commercial?

3 MR. MARSHALL: Yes. Yes. With  
4 affordable housing. When I had Councilwoman  
5 Sanchez with me, she made me dream even  
6 bigger and made me aware that I am just  
7 doing my due diligence now with East  
8 Kensington Neighborhood Association that the  
9 project they are doing up on Somerset with  
10 18 million-dollar grant with -- Councilwoman  
11 Sanchez also told me that I can do some  
12 affordable housing, which I would like to  
13 do.

14 I understand gentrification in  
15 neighborhoods like Northern Liberty. I  
16 don't think that everybody should be put  
17 out. Yes, I am there to make a profit, but  
18 it's not my main goal.

19 MS. JOHNSON: This is a residentially  
20 zoned property, there is no commercial that  
21 would be permitted here as of right --

22 MR. MARSHALL: On those three lots,  
23 right. They are residential mix used is  
24 what they are.

Strehlow & Associates, Inc.  
(215) 504-4622

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

Vacant Property Review Committee  
January 13, 2015

Page 39

1 MS. JOHNSON: No mixed use, just RSA5.

2 MR. MARSHALL: Is that what they are  
3 there?

4 MS. DUNBAR: You have to get a variance.

5 MR. MARSHALL: Yes.

6 MS. BULLOCK: If you had the support of  
7 the Councilwoman, she can help you with  
8 that.

9 MR. MARSHALL: I presented the plans to  
10 her.

11 MS. BULLOCK: You can discuss the zoning  
12 process with her.

13 MS. JARMON: Thank you. What is the  
14 recommendation of the Committee?

15 MS. DUNBAR: Are you willing to pay the  
16 requested price for the property?

17 MR. MARSHALL: I was never -- is the  
18 price -- this is what I try to get a figure  
19 on is the price. What is listed?

20 MS. JARMON: We don't really know what  
21 the price is going to be.

22 MR. MARSHALL: That determines --

23 MS. JARMON: It may be based on an  
24 appraisal. Depends on the process. If it's  
Strehlow & Associates, Inc.

(215) 504-4622

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

1 more than one applicant, it has to be  
2 appraised.

3 MS. DUNBAR: Ms. Jarmon will contact you  
4 at some point with the price that has been  
5 established. If you are willing to go  
6 forward, what we are saying is we will  
7 recommend here today that the properties be  
8 sold to you at the asking price at whatever  
9 point that's determined.

10 At that point, if you believe it not to  
11 be fair or whatever, you can say I don't  
12 want to buy them.

13 MR. MARSHALL: Okay. Then how is that  
14 determined, the value of those lots?

15 MS. JARMON: We are not really sure. We  
16 just got a new policy. We are trying to  
17 figure out how these properties fit into the  
18 new policy.

19 MR. MARSHALL: I am looking to pay --  
20 wouldn't pay fair market value. I would  
21 need to know as soon as possible.

22 MS. JARMON: We will let you know, sir.

23 MS. DUNBAR: Okay. That's pretty much  
24 it.

Strehlow & Associates, Inc.  
(215) 504-4622

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



Vacant Property Review Committee  
January 13, 2015

1 MS. BULLOCK: We will make a motion that  
2 we sell the property at the to-be-determined  
3 asking price.

4 MS. DUNBAR: Second.

5 MR. LOWELL: Question. Do we get  
6 reverter on this in case it doesn't go  
7 through?

8 MS. BULLOCK: There is reverter on all  
9 the deeds.

10 MS. JARMON: All in favor?

11 - - -

12 (Chorus of Ayes)

13 - - -

14 MS. JARMON: Thank you.

15 MR. LOWELL: Madam Chair, I have to  
16 leave. And leave my vote with majority  
17 involved.

18 MS. JARMON: Okay.

19 MS. DUNBAR: Thank you.

20 MS. JARMON: Next item, 908 North 34th  
21 Street.

22 MS. DUNBAR: 708.

23 MS. JARMON: I'm sorry. 708 North 34th  
24 Street, Colin Lauren.

Strehlow & Associates, Inc.  
(215) 504-4622

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

Vacant Property Review Committee  
January 13, 2015

Page 42

1 (Applicants approach podium.)

2 MS. JARMON: Good morning. Can you  
3 state your name for the record.

4 MR. G. LAUREN: Guy Lauren.

5 MR. C. LAUREN: Colin Lauren.

6 MS. JARMON: Let the Committee know what  
7 your proposal is for this lot.

8 MR. G. LAUREN: We are here to ask the  
9 Committee for permission to purchase 708  
10 North 34th Street.

11 MR. C. LAUREN: We are going to build  
12 apartments.

13 MR. G. LAUREN: It's a vacant lot which  
14 is sandwiched by two lots we already own.

15 MS. JARMON: Okay.

16 MS. JOHNSON: Your lots are 706 and 710?

17 MR. G. LAUREN: Correct.

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

20 MS. BULLOCK: Make a motion that we sell  
21 at the stated price or asking price.

22 MS. DUNBAR: Second.

23 MS. JARMON: All in favor?

24 - - -  
Strehlow & Associates, Inc.  
(215) 504-4622

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

Vacant Property Review Committee  
January 13, 2015

Page 43

1 (Chorus of Ayes)

2 - - -

3 MS. JARMON: Thank you. We will be in  
4 touch.

5 MR. G. LAUREN: One question. We own  
6 the two lots in the name of an entity  
7 Rochelle Arms of which I am the head. Is it  
8 okay to buy this in the name of Rochelle  
9 Arms?

10 MS. JARMON: That's what I have on the  
11 Agenda. I spoke to your son.

12 MR. G. LAUREN: Thank you very much.

13 MS. JARMON: You're welcome.

14 Next item was on here as a side yard.  
15 However, with the approval of the District  
16 Councilman, the applicant is asking, Donna,  
17 to use these as a garden until PHA acquires  
18 this lot.

19 Is that okay?

20 MS. BULLOCK: Okay.

21 MS. JARMON: It's going to be for Urban  
22 Garden Agreement along with the next gardens  
23 on Gerritt Street: 2024, 2026, and 2030  
24 Gerritt Street Urban Gardens.

Strehlow & Associates, Inc.  
(215) 504-4622

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

Vacant Property Review Committee  
January 13, 2015

Page 44

1           The next items are Certificates. The  
2 first address is 1313 West lippincott,  
3 Theresa Porchea.

4           (Applicant approaches podium.)

5           MS. JARMON: Good morning. State your  
6 name for the record, please.

7           MS. BUSH: My name is Theresa Porchea.  
8 Right now, because I'm divorced, I went back  
9 to Bush. I went back to my maiden name  
10 Bush. And I have submitted a letter.

11          MS. JARMON: Okay.

12          MS. BUSH: Theresa Bush.

13          MS. DUNBAR: That's fine.

14          MS. BUSH: The reason why I'm here today  
15 is that I've given 1313 to my son and his  
16 family, which is another part.  
17 Unfortunately, he went a little astray. And  
18 I let him take it over a second time, but  
19 that didn't work either. When I finally got  
20 fed up and decided to sell the property,  
21 that's when I was told that it was  
22 classified as abandonment.

23           I went to RE/MAX do have a buyer for the  
24 property who is willing to fix it up and,  
          Strehlow & Associates, Inc.

(215) 504-4622

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

Vacant Property Review Committee  
January 13, 2015

Page 45

1       you know, sell it itself. I am aware of the  
2       back taxes. I am aware of all that have to  
3       come out the fee in which the offer has  
4       made. That is also acceptable to do.

5           MS. BULLOCK: Chair, the property was  
6       sold in '83 as single family dwelling for  
7       the family to occupy.

8           MS. JARMON: Yes.

9           MS. BULLOCK: Do we know how much they  
10      paid for the property?

11          MS. JARMON: It was a gift.

12          MS. BULLOCK: Do we know how much taxes  
13      and other -- what is the --

14          MS. JARMON: That's owed on it? I  
15      don't. But Linda normally gives them a  
16      letter that they have to pay that if there  
17      is taxes or water at the time of settlement.

18          MS. BULLOCK: What is the purchase price  
19      on this? 7,500?

20          MS. BUSH: Yes.

21          MS. JARMON: Yes.

22          MS. DUNBAR: Do you have any idea what  
23      the outstanding taxes are?

24          MS. BUSH: It's paperwork. I can see if  
          Strehlow & Associates, Inc.

(215) 504-4622

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

1       it's on there. It's pretty big. I think  
2       the taxes may being like a little over  
3       2,000. Water may be like 500 or 6,  
4       something like that. I don't have it in my  
5       envelope right now. I know the way it broke  
6       down, I'm not walking away with anything.

7             It's really to the point where I want to  
8       get it off of my hands, you know what I  
9       mean. Continue to have my neighbor tell --  
10      say, well, your son ain't doing this or  
11      that. Really, he was supposed to have  
12      changed it over into his name.

13            MS. BULLOCK: How long did you reside at  
14      the property before you let your son?

15            MS. BUSH: Oh, wow. I think -- they was  
16      little.

17            MS. BULLOCK: About ten years or so?

18            MS. BUSH: No. I think longer than  
19      that. Something like --

20            MS. BULLOCK: It's been a while.

21            MS. BUSH: It's been a while.

22            MS. BULLOCK: Could we put that language  
23      in the new deed for the new owner even  
24      though this is 20 years old -- more than 20?

            Strehlow & Associates, Inc.

            (215) 504-4622

STREHLOW & ASSOCIATES, INC.

(215) 504-4622

1 MS. DUNBAR: What language?

2 MS. BULLOCK: That the new owner would  
3 have to make any -- because it's boarded up  
4 now.

5 MS. MEDLEY: Yeah. I mean, we can put  
6 that in there if that's what the Committee  
7 wants to do. Agree to the sale, release the  
8 reverter with the condition that the new  
9 buyer --

10 MS. BULLOCK: Present some certificate.  
11 I don't know what we will ask them. We will  
12 say -- it's boarded up in the pictures.

13 MS. SOLOMON: The Commission is not  
14 going to sign the release the way the  
15 property looks now.

16 MS. BULLOCK: We shouldn't --

17 MS. SOLOMON: We put the new conditions  
18 on, yeah.

19 MS. JARMON: Do you understand? They  
20 are asking that the new owner will get a  
21 restriction in the deed that they have to  
22 provide a certificate of completion that the  
23 work has been done on that property.

24 MS. BUSH: Okay.  
Strehlow & Associates, Inc.  
(215) 504-4622

1 MS. JARMON: That will be a restriction  
2 in the release that they get.

3 MS. BUSH: Okay.

4 MS. BULLOCK: We will approve you  
5 selling it on the condition that the new  
6 owner has to renovate the property and then  
7 come back to us and say they renovated the  
8 property and remove all the language from  
9 the deed.

10 MS. BUSH: Okay.

11 MS. BULLOCK: That's my recommendation.  
12 Motion that we approve the sale with the  
13 inclusion of restrictions in the deed for  
14 the new owner.

15 MS. DUNBAR: Second.

16 MS. JARMON: All in favor?

17 - - -

18 (Chorus of Ayes)

19 - - -

20 MS. MEDLEY: You just might want to let  
21 the new owner know that. It will be all in  
22 the release that they will see. You might  
23 want to explain to them up front in case  
24 it's a problem with them.

Strehlow & Associates, Inc.  
(215) 504-4622



Vacant Property Review Committee  
January 13, 2015

Page 49

1 MS. BUSH: He had to -- once he fix the  
2 house up and repair it, he have to come back  
3 here and submit a deed?

4 MS. DUNBAR: He has to provide proof  
5 that he did the work.

6 MS. BUSH: Okay.

7 MS. DUNBAR: That the house is  
8 habitable.

9 MS. MEDLEY: All that will be included  
10 in a deed. When you record the lease, it's  
11 going to be all in there. He's going to be  
12 held to that. He might want to understand  
13 that before he buys the property.

14 MS. BUSH: Okay.

15 MS. DUNBAR: You would explain that to  
16 your Realtor. You have a Realtor?

17 MS. BUSH: Yes.

18 MS. DUNBAR: You would explain to them  
19 what the conditions are that we imposed here  
20 today and make sure that he makes the buyer  
21 or the buyer's agent aware of the  
22 conditions. It's not something that's out  
23 of reach because that's what he proposes to  
24 do, to buy the property, fix it up and he  
Strehlow & Associates, Inc.

(215) 504-4622

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

Vacant Property Review Committee  
January 13, 2015

Page 50

1 can sell it or whatever. He has to at least  
2 fix it up, he or she.

3 MS. BUSH: Right.

4 MS. JARMON: Thank you.

5 MS. BUSH: Thank you.

6 MS. JARMON: 1917 North Mutter Street.

7 (Applicant approaches podium.)

8 MS. JARMON: Can you state your name for  
9 the record.

10 MR. HAUTY: My name is Joshua Hauty on  
11 behalf of HIS Investments, LLC.

12 MS. JARMON: You are with the HIS  
13 Investment, LLC? You are here to get a  
14 release on this property.

15 MR. HAUTY: Yes, that's correct.

16 MS. JARMON: Any questions from the  
17 Committee?

18 MR. HAUTY: No.

19 MS. DUNBAR: You can't answer that. I  
20 might have a question.

21 MR. HAUTY: Sorry.

22 MS. DUNBAR: Americo Mendez purchased  
23 the property in 1983 from us, right?

24 MS. JARMON: Right.  
Strehlow & Associates, Inc.  
(215) 504-4622

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

1 MS. DUNBAR: And then sold it to Ernesto  
2 when?

3 MS. JARMON: I don't know. I didn't put  
4 that down here. But he had to -- when did  
5 you get the property from Miranda?

6 MR. HAUTY: We bought it back in 2014.  
7 I don't remember the exact date.

8 MS. DUNBAR: What is it? Is it a lot?

9 MS. BULLOCK: It's a building.

10 MS. JARMON: It's a house.

11 MS. BULLOCK: It's in good condition.  
12 What are your plans for the property? Is it  
13 a rental investment for you?

14 MR. HAUTY: It was going to be a rental.  
15 We ended up selling it.

16 MS. BULLOCK: You have a buyer now?

17 MR. HAUTY: Yeah. Yeah. We already  
18 went to settlement. And as a result of  
19 that, I received an email stating that I had  
20 to come here. I was actually in the other  
21 hall. That didn't sound like anything  
22 pertaining to this. Was a little late.

23 We already went to settlement. Just  
24 here trying to get this released.

Strehlow & Associates, Inc.  
(215) 504-4622

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

1 MS. BULLOCK: I move that we approve the  
2 release.

3 MS. DUNBAR: Second.

4 MS. JARMON: All in favor?

5 - - -

6 (Chorus of Ayes)

7 - - -

8 MS. JARMON: Thank you.

9 1645 North Marshall Street. The Estate  
10 of Francisco Vega? No?

11 Going to table this until next month.

12 1132 and 1134 South Sydenham Street.

13 MS. DUNBAR: Is this the same as  
14 Chadwick?

15 (Applicant approaches podium.)

16 MS. JARMON: It's two different entities  
17 that took title.

18 Good morning. Can you state your name.

19 MS. GABLE: Jennifer Gable.

20 MS. GOLDEN: Jamie Golden.

21 MS. JARMON: You are here to request a  
22 release on the property on Sydenham Street.  
23 Are you with Oriville Limited Partnership?

24 MS. GABLE: They are my client. I'm the  
Strehlow & Associates, Inc.

(215) 504-4622

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

Vacant Property Review Committee  
January 13, 2015

Page 53

1 listing agent.

2 MS. JARMON: Any questions from the  
3 Committee?

4 MS. DUNBAR: Yes. So, it appears that  
5 we sold this property -- these properties to  
6 Point Breeze Sydenham in April of 2014?

7 MS. JARMON: Yes.

8 MS. DUNBAR: With the understanding that  
9 something was going to be done. I thought  
10 it was going to be new construction. Not  
11 sure.

12 MS. GABLE: It is.

13 MS. DUNBAR: What typically happens is a  
14 release is provided once there is evidence  
15 that the conditions have been met. So, has  
16 the construction been completed?

17 MS. GABLE: Yes.

18 MS. JARMON: Is this the same group --  
19 is this an entity with the Point Breeze, the  
20 Oriville?

21 MS. GOLDEN: No. It was sold to them.

22 MS. DUNBAR: Point Breeze purchased it  
23 from the City and then they sold it to --

24 MS. GOLDEN: The developers.  
Strehlow & Associates, Inc.  
(215) 504-4622

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

Vacant Property Review Committee  
January 13, 2015

Page 54

1 MS. DUNBAR: Oriville, LP?

2 MS. GOLDEN: Yes. Both homes are under  
3 agreement and slated to settlement  
4 February 4, and 6.

5 MS. DUNBAR: We didn't get the  
6 consent -- we didn't provide the consent to  
7 sell it to Oriville, that's what the issue  
8 is right now. We are trying to work through  
9 that. It was a step that was missed in the  
10 original process.

11 But I guess if the work was -- if the  
12 properties were completed.

13 MS. JARMON: Yeah. They got the  
14 certificate of occupancy.

15 Recommendation of the Committee?

16 MS. BULLOCK: I mean, I guess the  
17 concern is whether or not Point Breeze  
18 basically acted as some kind of middle and  
19 flipped it within that time frame to --  
20 because the Point Breeze Sydenham didn't  
21 develop.

22 MS. DUNBAR: Right. They got \$49,000.

23 MS. BULLOCK: Within a month they --  
24 when did they --

Strehlow & Associates, Inc.  
(215) 504-4622

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

1 MR. FRISHKOFF: Did they buy in '04?

2 MS. JARMON: No. It's a typo. It's  
3 2014.

4 MS. BULLOCK: It was 2014 that we sold  
5 to Point Breeze Sydenham in March 2014. And  
6 then a month later they transferred to  
7 Oriville in April for \$49,000 difference.

8 I guess my concern is the catchment of  
9 that 49,000. How does the Committee feel  
10 about it? At the end of the day, we do have  
11 a finished product.

12 MS. JARMON: Right.

13 MS. BULLOCK: I'm just a little --

14 MR. FRISHKOFF: I am curious. Not being  
15 an attorney, how would we go back since that  
16 property already transferred?

17 MS. BULLOCK: We can't. What can we do?

18 MR. FRISHKOFF: If they transferred  
19 title without any --

20 MS. DUNBAR: Consent.

21 MS. JARMON: Approval.

22 MS. MEDLEY: Right. I don't know -- to  
23 look at the deed to see exactly which  
24 conditions were in there. Whether if it was  
Strehlow & Associates, Inc.

(215) 504-4622

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

1 just the one year that was in there.

2 MS. JARMON: It wasn't one year. They  
3 were to develop.

4 MS. BULLOCK: We don't have a catchment  
5 for like the value, the percentage.

6 MS. MEDLEY: Right.

7 MS. BULLOCK: Can we hold this for a  
8 legal review? I just want to --

9 MS. MEDLEY: Yeah.

10 MS. BULLOCK: Just because it's one of  
11 those -- I feel like it was -- we are going  
12 to do whatever we going to do and come back  
13 to you afterwards and it's done. I don't  
14 know if we have any recourse for that. But  
15 I would just like for some legal review to  
16 just kind of make sure we're doing what we  
17 should.

18 MR. FRISHKOFF: Can we make two  
19 resolutions so that if it passes legal  
20 review, it does not have to come back to us?

21 MS. BULLOCK: That's fine.

22 I make a motion -- actually, I'll make  
23 one motion. That we approve the release  
24 subject to legal review.

Strehlow & Associates, Inc.  
(215) 504-4622



1 MS. DUNBAR: Second.

2 MS. JARMON: All in favor?

3 - - -

4 (Chorus of Ayes)

5 - - -

6 MS. JARMON: That was the  
7 recommendation. That we going to seek a  
8 legal opinion on the transactions that  
9 happened. The individual with Point Breeze  
10 received the property from us, and a month  
11 later flipped it at a 49,000-dollar profit.  
12 Did not come to us to ask to sell the  
13 property.

14 So, we're going to get a legal opinion  
15 on this. Once we get the legal opinion,  
16 then we can move forward.

17 MS. GABLE: Do we know how long that  
18 will take?

19 MS. DUNBAR: The better question is you  
20 said you have agreements of sale for these  
21 two properties. What is the date by which  
22 you have to go to settlement?

23 MS. GABLE: February 4 and 6.

24 MS. MEDLEY: What was the date?  
Strehlow & Associates, Inc.  
(215) 504-4622

Vacant Property Review Committee  
January 13, 2015

Page 58

1 MS. DUNBAR: February 4 and 6. The  
2 question, Linda, is do we have any idea how  
3 long it would take to provide a legal  
4 opinion?

5 MS. MEDLEY: They should have it before  
6 then. You represent?

7 MS. GABLE: The Realtor for -- the  
8 listing agent for the two properties.

9 MS. MEDLEY: Is it Oriville or Ociville.

10 MS. GABLE: Oriville.

11 MS. JARMON: It's a typo.

12 MS. MEDLEY: You are Realtor for  
13 Oriville.

14 MS. GABLE: Jamie works for OCF with me.  
15 That is real estate company that represents.

16 MS. GOLDEN: Is the broker for the  
17 properties.

18 MS. GABLE: Broker for properties.

19 MS. MEDLEY: All right.

20 MS. DUNBAR: Okay.

21 MS. JARMON: I will contact you.

22 MS. GABLE: Okay, great. Thank you.

23 MS. JARMON: Are you with Point Breeze?

24 You had -- you represented Point Breeze  
Strehlow & Associates, Inc.

(215) 504-4622

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

Vacant Property Review Committee  
January 13, 2015

Page 59

1 Chadwick also? The properties came from the  
2 same group?

3 MS. GABLE: No, I did not.

4 MS. JARMON: Okay. All right.

5 Neal Rubin? Neal Rubin?

6 MS. DUNBAR: He didn't come last month.

7 MS. JARMON: 515 Hoffman Street? Cheryl  
8 Shepard?

9 2111 East Dakota? Alice Hermann? No?

10 MS. ADAMS: We do have Lakeia Williams.  
11 She just arrived for 5221 Chester Avenue.  
12 Ms. Williams is here.

13 MS. WILLIAMS: Good morning.

14 MS. JARMON: Good morning. Can you  
15 state your name for the record.

16 MS. WILLIAMS: My name is Lakeia  
17 Williams.

18 MS. JARMON: Let the Committee know what  
19 your proposal is with this building.

20 MS. WILLIAMS: My proposal with this  
21 building is continue to use it as nonprofit.  
22 I currently operate a nonprofit at 5627  
23 Windsor Avenue, which is approximately two  
24 blocks away from where this current building  
Strehlow & Associates, Inc.

(215) 504-4622

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

1 is. We have been operating the business  
2 inside of a home. We have grown. And what  
3 we have been doing is feed the homeless,  
4 helping children. We offered them something  
5 unique. We also educate people on  
6 entrepreneurs. We need the building to use  
7 it to have more space to.

8 MS. JOHNSON: This is a house?

9 MS. WILLIAMS: Yes. I started this  
10 nonprofit out of my home. The building is  
11 actually a three-story building where we can  
12 move the nonprofit from out of our home into  
13 a building where we are able to expand to do  
14 this.

15 MS. BULLOCK: For clarity, 1521 is also  
16 a house?

17 MS. WILLIAMS: No. It used to be a  
18 apartment building.

19 MS. JOHNSON: They're residentially  
20 zoned in the block of houses. They are  
21 residentially zoned.

22 MS. DUNBAR: Single variance.

23 MS. JOHNSON: There may be some zoning  
24 issues. You are going to use it as some  
Strehlow & Associates, Inc.

(215) 504-4622

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

Vacant Property Review Committee  
January 13, 2015

Page 61

1 sort of office. Are you going to live in it  
2 or do what?

3 MS. WILLIAMS: I plan to use it mainly  
4 for nonprofit. I don't plan on living in  
5 it.

6 MS. JOHNSON: Are you --

7 MS. BULLOCK: Is the property on a  
8 corner or in the middle.

9 MS. WILLIAMS: It's on the corner. It  
10 sits on the corner across from an abandoned  
11 church.

12 MS. JOHNSON: It is a corner property.  
13 I thought it was second from the corner.

14 MS. WILLIAMS: No. It's on the corner.  
15 Next to it is abandoned.

16 MS. JOHNSON: Is this boarded up?

17 MS. WILLIAMS: It's boarded up. I mean,  
18 people been dumping trash, tires. Clean it  
19 up. I live in that area.

20 MS. JARMON: You are willing to purchase  
21 this property from the City?

22 MS. WILLIAMS: Yes, ma'am.

23 MS. DUNBAR: Make a motion to sell the  
24 property at the to-be-determined price; is  
Strehlow & Associates, Inc.

(215) 504-4622

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

Vacant Property Review Committee  
January 13, 2015

1 that correct?

2 MS. BULLOCK: Second.

3 MS. JARMON: All in favor?

4 - - -

5 (Chorus of Ayes)

6 - - -

7 MS. JARMON: Thank you.

8 Meeting is adjourned -- I would like  
9 to -- I shouldn't have adjourned before I  
10 added minutes from December 8, 2014 meeting.

11 Thank you.

12 (VPRC Meeting adjourned at 11:24 a.m.)

13

14

15

16

17

18

19

20

21

22

23

24

Strehlow & Associates, Inc.  
(215) 504-4622

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

Vacant Property Review Committee  
January 13, 2015

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.)

Strehlow & Associates, Inc.

(215) 504-4622

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

Vacant Property Review Committee  
January 13, 2015

<b>A</b>	30:19	15:24 17:21	34:12 61:19	<b>assuming</b>	<b>basically</b>	42:11	49:24 55:1
<b>abandoned</b>	<b>agencies</b>	20:2,10,14	<b>arent</b> 35:22	5:14	54:18	<b>building</b> 6:12	<b>buyer</b> 44:23
61:10,15	33:18	30:2 34:8	<b>arms</b> 43:7,9	<b>astray</b> 44:17	<b>behalf</b> 50:11	51:9 59:19	47:9 49:20
<b>abandonme...</b>	<b>agenda</b> 2:5	40:1 43:16	<b>arrived</b> 59:11	<b>attempting</b>	<b>believe</b> 14:9	59:21,24	51:16
44:22	12:14,16,19	44:4 50:7	<b>asap</b> 8:17	9:24	18:21 31:20	60:6,10,11	<b>buyers</b> 49:21
<b>abdul</b> 30:1	43:11	52:15	<b>asked</b> 12:19	<b>attitude</b>	34:18 40:10	60:13,18	<b>buys</b> 49:13
<b>abdulrahim</b>	<b>agent</b> 49:21	<b>applicants</b>	17:2 23:19	27:18	<b>belmont</b>	<b>built</b> 35:12	
30:7	53:1 58:8	2:8 13:18	<b>asking</b> 3:20	<b>attorney</b>	31:22 32:3	<b>bullock</b> 1:10	<b>C</b>
<b>able</b> 35:1	<b>ago</b> 5:19	13:21 42:1	10:11 11:20	55:15	32:10,11	2:20 4:23	<b>c</b> 42:5,11 63:1
60:13	12:19 18:20	<b>application</b>	11:24 12:3	<b>attorneys</b>	<b>better</b> 57:19	5:10,13 6:2	63:1
<b>accept</b> 21:24	19:9	20:7 21:6	22:10 26:24	7:14,15	<b>bid</b> 14:18,22	6:6,12 7:1	<b>cafe</b> 3:7
<b>acceptable</b>	<b>agree</b> 23:2	22:6 27:22	30:9 31:10	<b>authority</b>	15:1,10	7:13 8:9,21	<b>call</b> 29:1
31:8 45:4	47:7	<b>applied</b> 13:12	31:16 32:2	27:15	16:17 22:11	10:12 12:4	<b>cant</b> 20:11
<b>access</b> 15:8	<b>agreed</b> 35:18	13:18,20	33:7 40:8	<b>available</b>	23:3 29:3,5	15:11 16:1	25:4 50:19
<b>accurate</b>	<b>agreement</b>	14:1,5 16:3	41:3 42:21	37:9	<b>big</b> 46:1	16:20 17:4	55:17
20:19 26:24	43:22 54:3	18:24 19:10	43:16 47:20	<b>avenue</b> 7:9	<b>bigger</b> 38:6	17:13 19:22	<b>car</b> 35:10,10
27:5	<b>agreements</b>	19:15 20:22	<b>assemblage</b>	30:1,12,14	<b>bit</b> 36:10	20:20 21:3	<b>care</b> 17:24
<b>accurately</b>	57:20	22:17 24:7	9:22	32:10 33:1	<b>blackwells</b>	21:17 26:5	18:13,13
63:5	<b>aint</b> 46:10	25:21 26:23	<b>associates</b>	33:4 34:16	1:15	26:16,20	22:12,14
<b>acknowledg...</b>	<b>air</b> 31:14,16	<b>applies</b> 25:11	1:23 2:24	59:11,23	<b>blighted</b> 11:8	27:20 28:5	28:19
26:23	<b>alice</b> 59:9	<b>apply</b> 14:8,15	3:24 4:24	<b>aware</b> 38:6	<b>block</b> 10:4	28:10 31:11	<b>caring</b> 17:23
<b>acquire</b> 16:10	<b>allegations</b>	15:23 63:16	5:24 6:24	45:1,2	30:14 31:3	32:14 33:5	<b>cart</b> 34:15,15
30:11 34:20	20:17	<b>applying</b>	7:24 8:24	49:21	60:20	33:14 38:1	34:17
<b>acquired</b>	<b>allow</b> 6:17	28:20 37:16	9:24 10:24	<b>ayes</b> 4:4 6:23	<b>blocks</b> 59:24	39:6,11	<b>case</b> 20:8
37:23	30:10	<b>appraisal</b>	11:24 12:24	7:6 9:4	<b>board</b> 3:14	41:1,8	41:6 48:23
<b>acquires</b>	<b>allowed</b> 13:16	39:24	13:24 14:24	10:15 12:7	<b>boarded</b> 47:3	42:20 43:20	<b>cash</b> 34:24
43:17	<b>amanda</b> 1:11	<b>appraise</b> 27:4	15:24 16:24	21:15 33:24	47:12 61:16	45:5,9,12	<b>catchment</b>
<b>acquiring</b>	<b>american</b>	<b>appraised</b>	17:24 18:24	41:12 43:1	61:17	45:18 46:13	55:8 56:4
9:20	11:6	40:2	19:24 20:24	48:18 52:6	<b>bodeck</b> 4:22	46:17,20,22	<b>caucus</b> 1:4
<b>acted</b> 54:18	<b>americo</b>	<b>appreciate</b>	21:24 22:24	57:4 62:5	4:22 6:1,5	47:2,10,16	<b>cause</b> 28:23
<b>action</b> 21:12	50:22	19:22	23:24 24:24		<b>bought</b> 14:2,4	48:4,11	<b>caused</b> 20:6
<b>adams</b> 1:15	<b>amicable</b>	<b>approach</b> 2:8	25:24 26:24	<b>B</b>	34:13,21	51:9,11,16	<b>center</b> 15:13
30:2 32:23	17:18	42:1	27:24 28:24	<b>back</b> 9:8	51:6	52:1 54:16	30:9,10
59:10	<b>andrew</b> 1:8	<b>approaches</b>	29:24 30:24	12:20 13:12	<b>brandywine</b>	54:23 55:4	<b>certificate</b>
<b>added</b> 62:10	<b>angela</b> 63:11	4:10 11:2	31:24 32:24	14:2,8 16:3	4:8	55:13,17	8:22 47:10
<b>addition</b> 27:8	<b>annin</b> 9:9,15	30:2 34:8	33:24 34:24	16:3,7	<b>break</b> 6:6	56:4,7,10	47:22 54:14
<b>address</b> 44:2	<b>answer</b> 50:19	44:4 50:7	35:24 36:24	19:19 21:3	<b>breakfast</b> 3:7	56:21 60:15	<b>certificates</b>
<b>addresses</b>	<b>apartment</b>	52:15	37:24 38:24	22:17 24:1	<b>breeze</b> 53:6	61:7 62:2	44:1
4:13 37:3	60:18	<b>appropriate</b>	39:24 40:24	24:7,20	53:19,22	<b>buses</b> 32:6	<b>certification</b>
<b>adjacent</b> 10:2	<b>apartments</b>	16:19	41:24 42:24	25:13 29:13	54:17,20	<b>bush</b> 44:7,9	63:15
14:2 16:13	42:12	<b>approval</b>	43:24 44:24	33:12 34:17	55:5 57:9	44:10,12,12	<b>certify</b> 63:3
<b>adjourned</b>	<b>appeal</b> 22:1	43:15 55:21	45:24 46:24	37:21 44:8	58:23,24	44:14 45:20	<b>certifying</b>
62:8,9,12	23:12,19,20	<b>approve</b> 7:1	47:24 48:24	44:9 45:2	<b>bring</b> 12:20	45:24 46:15	63:19
<b>adjustment</b>	23:23,24	8:22 20:13	49:24 50:24	48:7 49:2	33:12	46:18,21	<b>chadwick</b>
17:9	<b>appealing</b>	48:4,12	51:24 52:24	51:6 55:15	<b>broke</b> 46:5	47:24 48:3	52:14 59:1
<b>administrat...</b>	29:18	52:1 56:23	53:24 54:24	56:12,20	<b>broken</b> 5:13	48:10 49:1	<b>chair</b> 7:13
13:15,16	<b>appear</b> 17:17	<b>approximat...</b>	55:24 56:24	<b>background</b>	<b>broker</b> 58:16	49:6,14,17	8:24 15:11
20:5 27:9	<b>appears</b> 53:4	59:23	57:24 58:24	13:11	58:18	50:3,5	41:15 45:5
27:10	<b>applauded</b>	<b>april</b> 53:6	59:24 60:24	<b>badly</b> 14:24	<b>brought</b>	<b>business</b> 6:1	<b>chairwoman</b>
<b>affordable</b>	27:13	55:7	61:24 62:24	<b>balloon</b> 35:3	15:20	11:10 31:24	2:4
36:14 38:4	<b>applicant</b>	<b>area</b> 9:14	63:23	<b>bank</b> 34:23	<b>build</b> 9:18	60:1	<b>changed</b>
38:12	4:10,16	11:11 29:1	<b>association</b>	35:13	17:14 30:15	<b>buy</b> 34:22,24	46:12
<b>africa</b> 30:9,10	11:2 15:20	32:1,13	38:8	<b>based</b> 27:21	35:5,23	40:12 43:8	<b>changes</b> 27:3
				39:23			<b>chasing</b> 34:16



Vacant Property Review Committee  
January 13, 2015

<b>cheryl</b> 59:7	1:12 32:2	54:6 55:20	39:7	30:22 32:9	43:16	36:13	<b>far</b> 18:18
<b>chester</b> 7:9	47:13	<b>consider</b>	<b>councilwom...</b>	54:21 56:3	<b>dont</b> 6:11	<b>dwelling</b> 45:6	19:5 24:21
59:11	<b>commitment</b>	31:10	12:21 16:6	<b>developer</b>	14:10 17:11		27:18 28:14
<b>children</b> 60:4	27:12	<b>consolidate</b>	<b>court</b> 63:12	9:13	25:3 28:17	<b>E</b>	<b>favor</b> 4:2 6:21
<b>chorus</b> 4:4	<b>committee</b>	5:11	<b>crackhead</b>	<b>developers</b>	36:22 37:2	<b>e</b> 63:1	7:4 9:2
6:23 7:6 9:4	1:1 2:3,15	<b>consolidated</b>	34:15	53:24	38:16 39:20	<b>east</b> 34:7,21	10:13 12:5
10:15 12:7	3:18 5:9	6:3 17:9	<b>create</b> 17:11	<b>development</b>	40:11 45:15	38:7 59:9	21:10,13
21:15 33:24	10:9 11:15	<b>construction</b>	28:16	32:15	46:4 47:11	<b>educate</b> 60:5	33:22 41:10
41:12 43:1	12:21 13:2	53:10,16	<b>curious</b> 55:14	<b>didnt</b> 5:21	51:3,7	<b>effect</b> 21:2	42:23 48:16
48:18 52:6	17:16 27:1	<b>contact</b> 23:13	<b>current</b> 11:8	14:13 18:23	55:22 56:4	<b>either</b> 44:19	52:4 57:2
57:4 62:5	29:13 30:10	23:21 40:3	11:10 59:24	20:17,21	56:13 61:4	<b>email</b> 51:19	62:3
<b>chung</b> 2:13	33:6,12,16	58:21	<b>currently</b>	44:19 51:3	<b>door</b> 27:19	<b>emily</b> 1:12	<b>february</b>
2:13,17 3:1	33:17 39:14	<b>contained</b>	10:3 59:22	51:21 54:5	34:14 35:18	<b>ended</b> 51:15	10:24 54:4
3:10,16	42:6,9,19	63:5		54:6,20	<b>dream</b> 35:5	<b>entities</b> 52:16	57:23 58:1
<b>church</b> 61:11	47:6 50:17	<b>continue</b> 46:9	<b>D</b>	59:6	36:11 38:5	<b>entity</b> 43:6	<b>fed</b> 44:20
<b>city</b> 8:3 9:17	53:3 54:15	59:21	<b>dakota</b> 59:9	<b>difference</b>	<b>due</b> 6:17	53:19	<b>fee</b> 45:3
10:1 14:19	55:9 59:18	<b>continued</b>	<b>date</b> 34:5	55:7	35:16 38:7	<b>entreprene...</b>	<b>feed</b> 60:3
26:12,13	<b>committees</b>	16:9 25:6	51:7 57:21	<b>different</b>	<b>dumping</b>	60:6	<b>feel</b> 26:9 55:9
27:14,18	27:24	35:11	57:24	17:23 25:12	61:18	<b>envelope</b> 46:5	56:11
28:14 29:2	<b>common</b> 16:7	<b>contract</b> 5:24	<b>dates</b> 24:21	26:1 33:17	<b>dunbar</b> 1:13	<b>ernesto</b> 51:1	<b>fees</b> 31:9
31:13 35:21	28:15	<b>contractor</b>	<b>davis</b> 1:11	52:16	2:23 3:6,13	<b>established</b>	<b>felt</b> 35:9
36:2 53:23	<b>communica...</b>	5:24	<b>day</b> 15:7	<b>diligence</b> 6:17	3:19,24 5:4	40:5	<b>fences</b> 15:6
61:21	19:18	<b>control</b> 32:20	55:10	35:16,24	6:9,20 7:3	<b>estate</b> 9:13	<b>figure</b> 39:18
<b>citys</b> 17:19	<b>community</b>	63:18	<b>dead</b> 15:13	38:7	9:1 10:10	33:12,16	40:17
<b>clarity</b> 60:15	27:12 30:24	<b>conversations</b>	<b>death</b> 10:21	<b>direct</b> 63:18	11:16,18,22	52:9 58:15	<b>final</b> 29:8
<b>classified</b>	31:2,23	16:5	<b>december</b>	<b>director</b> 30:8	12:2 13:6	<b>everybody</b>	<b>finally</b> 5:18
44:22	<b>company</b>	<b>corner</b> 61:8,9	62:10	<b>disclose</b> 36:7	13:22,24	38:16	5:20 44:19
<b>clean</b> 11:9	58:15	61:10,12,13	<b>decided</b> 24:20	<b>discuss</b> 39:11	17:1,17	<b>evidence</b>	<b>finance</b> 34:23
15:5 61:18	<b>competitive</b>	61:14	44:20	<b>discussed</b>	21:7,11,22	24:16 53:14	<b>financing</b>
<b>cleaned</b> 8:14	16:17	<b>corporation</b>	<b>decision</b> 22:1	13:8	23:13,19	63:4	4:19
8:16 18:2	<b>complete</b>	5:1,6 33:20	24:14 25:8	<b>discussing</b>	24:12,16	<b>exact</b> 51:7	<b>findings</b>
<b>cleaning</b> 8:23	20:11	<b>correct</b> 10:7	27:21,24	31:14	25:24 29:7	<b>exactly</b> 36:7	33:13
14:5 15:2	<b>completed</b>	26:3 42:17	28:6 29:19	<b>discussion</b>	29:18,22	55:23	<b>fine</b> 22:18
<b>cleanups</b>	53:16 54:12	50:15 62:1	<b>declined</b>	37:11	33:10 34:4	<b>exercise</b> 6:17	44:13 56:21
27:16	<b>completion</b>	63:8	14:16 19:16	<b>district</b> 12:20	36:19,24	<b>expand</b> 11:10	<b>finished</b>
<b>client</b> 8:4	8:23 47:22	<b>corrected</b>	21:24 22:6	32:3,4,11	37:10,17,21	11:11 60:13	55:11
52:24	<b>concern</b>	27:7	22:19 23:9	43:15	39:4,15	<b>explain</b> 48:23	<b>first</b> 2:5,18
<b>colin</b> 41:24	23:23 27:1	<b>correctly</b> 3:14	<b>deed</b> 8:1,8	<b>districts</b>	40:3,23	49:15,18	6:19 10:1
42:5	54:17 55:8	<b>cost</b> 12:24	46:23 47:21	31:22	41:4,19,22	<b>expound</b>	15:20 20:10
<b>come</b> 2:6 24:1	<b>concerned</b>	16:20 17:5	48:9,13	<b>divorced</b> 44:8	42:22 44:13	37:22	21:12 34:13
29:12 32:6	19:5	<b>council</b> 1:10	49:3,10	<b>documentat...</b>	45:22 47:1		35:12 37:15
32:7 36:11	<b>concerns</b>	27:2	55:23	19:5 24:17	48:15 49:4	<b>F</b>	44:2
37:4,21	23:14,17	<b>councilman</b>	<b>deeds</b> 41:9	<b>doesnt</b> 16:18	49:7,15,18	<b>f</b> 63:1	<b>fishtown</b>
45:3 48:7	26:21 29:11	43:16	<b>delete</b> 12:16	17:17 26:11	50:19,22	<b>facility</b> 30:16	34:12
49:2 51:20	<b>concerts</b> 31:2	<b>councilpers...</b>	<b>department</b>	41:6	51:1,8 52:3	31:1	<b>fit</b> 40:17
56:12,20	<b>condition</b>	28:2,9	1:9,10	<b>doing</b> 9:13	52:13 53:4	<b>fact</b> 24:5,19	<b>festivity</b>
57:12 59:6	18:18 47:8	29:10,12	<b>depends</b>	28:14 38:7	53:8,13,22	<b>fair</b> 14:20	30:15
<b>coming</b> 16:7	48:5 51:11	<b>councilwom...</b>	39:24	38:9 46:10	54:1,5,22	22:10 40:11	<b>fix</b> 44:24 49:1
<b>commerce</b>	<b>conditions</b>	1:15 16:15	<b>design</b> 32:9	56:16 60:3	55:20 57:1	40:20	49:24 50:2
1:12	47:17 49:19	16:16 23:14	<b>determined</b>	<b>dollars</b> 16:23	57:19 58:1	<b>faith</b> 16:11	<b>flipped</b> 54:19
<b>commercial</b>	49:22 53:15	23:16,22	4:1 40:9,14	<b>donate</b> 31:6	58:20 59:6	<b>family</b> 9:18	57:11
38:2,20	55:24	24:1 25:9	<b>determines</b>	<b>dong</b> 2:12	60:22 61:23	10:21 36:12	<b>floor</b> 2:19,19
<b>commission</b>	<b>consent</b> 54:6	38:4,10	39:22	<b>donna</b> 1:10	<b>duplexes</b>	44:16 45:6	<b>focus</b> 37:19
			<b>develop</b> 10:5			45:7	

Vacant Property Review Committee  
January 13, 2015

<b>follow</b> 16:9	18:2,4	42:2 44:5	26:7,8,10	<b>il</b> 2:12	54:7	43:3,10,13	18:14 22:17
<b>foregoing</b> 63:7,15	19:15 20:14 26:22	51:11 52:18 59:13,14	27:22	<b>ill</b> 21:7 36:8 56:22	<b>issued</b> 8:3,17	43:21 44:5	27:14 29:14
<b>forget</b> 16:22	<b>gentrification</b> 38:14	<b>gotten</b> 25:13	<b>hearing</b> 17:22	<b>illegal</b> 17:11	<b>issues</b> 26:13 60:24	44:11 45:8	35:4 36:23
<b>form</b> 5:5	<b>gerritt</b> 43:23 43:24	<b>gould</b> 10:19	<b>held</b> 13:14 25:17 49:12	<b>illegally</b> 5:14	<b>item</b> 2:5 4:8 12:14,18	45:11,14,21	37:1 39:20
<b>forthright</b> 36:9	<b>gift</b> 45:11	<b>grandfather</b> 13:17 15:24 17:20 20:15	<b>hello</b> 34:10	<b>im</b> 5:14 6:1 10:21 11:17	29:24 34:6	47:19 48:1	40:21,22
<b>forward</b> 20:1 33:6 40:6 57:16	<b>giordano</b> 1:12	23:7 24:22 25:10	<b>help</b> 4:19 39:7	11:21 13:5 14:19 15:6 17:22 22:11	41:20 43:14	48:16 50:4	42:6 45:1,9
<b>found</b> 35:16 35:19,24	<b>give</b> 2:10 4:20 6:13 13:10	<b>grandfathe...</b> 20:15	<b>helping</b> 32:12 60:4	26:14 30:8 31:17 36:12	<b>items</b> 37:10 44:1	50:6,8,12	45:12 46:5
<b>foundations</b> 32:21	<b>given</b> 14:21	<b>grandfathe...</b> 19:24	<b>hes</b> 2:20 8:7 49:11	36:13 41:23 44:8,14	19:13 26:14 29:2 34:11 44:15	50:16,24	46:8 47:11
<b>frame</b> 54:19	22:18 23:6	<b>grant</b> 38:10	<b>hi</b> 11:4	46:6 52:24 55:13	<b>ive</b> 11:11 15:8	51:3,10	48:21 51:3
<b>francisco</b> 52:10	23:8 24:2,4 24:5,10	<b>great</b> 34:5 58:22	<b>hideous</b> 15:6	<b>imposed</b> 49:19	19:13 26:14 29:2 34:11 44:15	52:4,8,16	55:22 56:14
<b>frankford</b> 34:16	25:15,22 26:18 44:15	<b>group</b> 32:24 53:18 59:2	<b>highlights</b> 31:23	<b>included</b> 49:9	<b>jametta</b> 1:12	52:21 53:2	57:17 59:18
<b>freedom</b> 32:3	<b>gives</b> 45:15	<b>groups</b> 32:22	<b>historical</b> 32:2	<b>inclusion</b> 48:13	<b>jamie</b> 52:20 58:14	53:7,18	
<b>frishkoff</b> 1:8 3:21 55:1 55:14,18 56:18	<b>go</b> 3:13 5:16 14:13 21:12 23:3 28:16 40:5 41:6 55:15 57:22	<b>grown</b> 60:2 <b>guess</b> 13:24 17:21 32:15 54:11,16 55:8	<b>history</b> 31:22 32:10	<b>incorporated</b> 17:10	<b>janet</b> 1:12 <b>jamie</b> 52:20 58:14	54:13 55:2 55:12,21	<b>L</b>
<b>front</b> 48:23	<b>goal</b> 30:13 38:18	54:11,16 55:8	<b>hoffman</b> 59:7	<b>individual</b> 4:18,24 5:3 57:9	<b>january</b> 1:5 <b>jarmon</b> 1:8 2:2,4,9,14 3:4,17,22	58:11,21,23 59:4,7,14 59:18 61:20 62:3,7	<b>lakeia</b> 7:9 59:10,16
<b>fully</b> 63:5	<b>going</b> 2:20,23 3:23 4:19 5:4,5 7:11 8:14 9:8 10:22 12:16 16:17 17:5 19:1 24:3 29:1,2,7 33:15 37:17 39:21 42:11 43:21 47:14 49:11,11 51:14 52:11 53:9,10 56:11,12 57:7,14 60:24 61:1	<b>guide</b> 37:18 <b>guy</b> 35:17 42:4 <b>guys</b> 22:10 28:13	<b>hold</b> 20:6 27:11 56:7	4:18,24 5:3 57:9	<b>jeff</b> 34:11 <b>jeffery</b> 34:7 <b>jennifer</b> 52:19	62:3,7	<b>lancaster</b> 30:1,12,14 33:1,4
<b>funding</b> 32:15,18,21	<b>habit</b> 17:5 19:1 24:3 29:1,2,7 33:15 37:17 39:21 42:11 43:21 47:14 49:11,11 51:14 52:11 53:9,10 56:11,12 57:7,14 60:24 61:1	<b>historical</b> 32:2	<b>home</b> 9:18 60:2,10,12	<b>initial</b> 20:9 27:22	<b>johnson</b> 1:12 3:2,8,11 9:20 10:5 17:7 19:11 38:19 39:1 42:16 60:8 60:19,23 61:6,12,16 jones 4:11,24 5:2,7	62:3,7	<b>land</b> 9:22 34:23,23,24
<b>funds</b> 31:5	<b>half</b> 19:9 35:11	<b>homeless</b> 60:3	<b>homeless</b> 60:3	12:15 33:17	<b>jeffery</b> 34:7 <b>jennifer</b> 52:19	62:3,7	<b>language</b> 46:22 47:1 48:8
<b>further</b> 3:17 5:8 6:8 8:11 10:8 32:24 37:22	<b>hall</b> 51:21	<b>homes</b> 54:2	<b>homes</b> 54:2	<b>inflation</b> 16:8 20:4	<b>jeffery</b> 34:7 <b>jennifer</b> 52:19	62:3,7	<b>large</b> 27:2
<b>G</b>	<b>hands</b> 46:8	<b>honest</b> 36:8	<b>honest</b> 36:8	<b>information</b> 24:10 26:4	<b>jeffery</b> 34:7 <b>jennifer</b> 52:19	62:3,7	<b>late</b> 51:22
<b>g</b> 42:4,8,13,17 43:5,12	<b>happen</b> 32:16 <b>happened</b> 25:11 57:9 <b>happening</b> 26:13	<b>honor</b> 19:24	<b>honor</b> 19:24	24:10 26:4	<b>jeffery</b> 34:7 <b>jennifer</b> 52:19	62:3,7	<b>lauren</b> 41:24 42:4,4,5,5,8 42:11,13,17 43:5,12
<b>gable</b> 52:19 52:19,24 53:12,17 57:17,23 58:7,10,14 58:18,22 59:3	<b>happens</b> 53:13	<b>hope</b> 11:4 11:4	<b>hope</b> 11:4	24:10 26:4	<b>jeffery</b> 34:7 <b>jennifer</b> 52:19	62:3,7	<b>law</b> 1:9
<b>garage</b> 18:6	<b>hasnt</b> 22:15	<b>hopefully</b> 37:23	<b>hopefully</b> 37:23	<b>initial</b> 20:9 27:22	<b>jeffery</b> 34:7 <b>jennifer</b> 52:19	62:3,7	<b>lease</b> 49:10
<b>garden</b> 16:13 43:17,22	<b>hasnt</b> 22:15	<b>house</b> 5:12 10:6 49:2,7 51:10 60:8 60:16	<b>house</b> 5:12 10:6 49:2,7 51:10 60:8 60:16	<b>initially</b> 19:16	<b>jeffery</b> 34:7 <b>jennifer</b> 52:19	62:3,7	<b>leave</b> 41:16 41:16
<b>gardens</b> 43:22,24	<b>hauty</b> 50:10 50:10,15,18 50:21 51:6 51:14,17	<b>houses</b> 35:23 60:20	<b>houses</b> 35:23 60:20	<b>inquired</b> 37:5	<b>jeffery</b> 34:7 <b>jennifer</b> 52:19	62:3,7	<b>legal</b> 56:8,15 56:19,24 57:8,14,15 58:3
<b>gearhart</b> 12:17 13:5 13:5,12 14:6 15:16 15:19 16:2	<b>havent</b> 32:17	<b>housing</b> 36:14 38:4 38:12	<b>housing</b> 36:14 38:4 38:12	<b>inside</b> 60:2	<b>jeffery</b> 34:7 <b>jennifer</b> 52:19	62:3,7	<b>legalize</b> 6:6
	<b>head</b> 43:7	<b>huge</b> 9:22	<b>huge</b> 9:22	<b>intended</b> 8:9 <b>interagency</b> 33:6,11	<b>jeffery</b> 34:7 <b>jennifer</b> 52:19	62:3,7	<b>letter</b> 6:13,16 14:11 23:16 23:22 29:11 37:14 44:10 45:16
	<b>heard</b> 12:15	<b>I</b>	<b>ignore</b> 28:21	<b>interest</b> 35:8 <b>invested</b> 34:17 <b>investing</b> 34:11	<b>jeffery</b> 34:7 <b>jennifer</b> 52:19	62:3,7	<b>liberty</b> 38:15
		<b>id</b> 11:7,9 12:2 21:1 36:6,8	<b>idea</b> 45:22 58:2	<b>invested</b> 34:17 <b>investing</b> 34:11	<b>jeffery</b> 34:7 <b>jennifer</b> 52:19	62:3,7	<b>lifted</b> 8:1 <b>limited</b> 31:5 52:23
		<b>idea</b> 45:22 58:2	<b>ideal</b> 37:12	<b>investment</b> 50:13 51:13	<b>jeffery</b> 34:7 <b>jennifer</b> 52:19	62:3,7	<b>linda</b> 1:9 45:15 58:2
		<b>ideas</b> 30:21	<b>ideas</b> 30:21	<b>investments</b> 50:11	<b>jeffery</b> 34:7 <b>jennifer</b> 52:19	62:3,7	<b>lines</b> 17:10 20:11
		<b>identified</b> 32:14	<b>identified</b> 32:14	<b>involved</b> 41:17	<b>jeffery</b> 34:7 <b>jennifer</b> 52:19	62:3,7	
		<b>ignore</b> 28:21	<b>ignore</b> 28:21	<b>issue</b> 13:7 28:11,13	<b>jeffery</b> 34:7 <b>jennifer</b> 52:19	62:3,7	

Vacant Property Review Committee  
January 13, 2015

<b>lippincott</b> 44:2	18:14,15,15 18:20 19:2	36:4,6,17 36:20 37:7	15:15 54:18 61:8	30:16 <b>mural</b> 31:18	<b>nonprofit</b> 30:23 31:4	44:11 47:24 48:3,10	<b>outstanding</b> 45:23
<b>lisa</b> 1:10	20:3,5	37:12,15,20	<b>milliondollar</b> 38:10	31:18,20	31:7 33:20	49:6,14	<b>overall</b> 32:5
<b>lisc</b> 1:8	21:24 22:1	37:24 38:3	<b>minute</b> 15:18	<b>museum</b> 32:7	59:21,22	58:20,22	32:12
<b>listed</b> 8:5	22:12,12,13	38:22 39:2	21:11	<b>mutter</b> 50:6	60:10,12	59:4	<b>overgrown</b> 18:16
39:19	22:21 24:8	39:5,9,17	<b>minutes</b> 62:10	<hr/> <b>N</b> <hr/>	61:4	<b>old</b> 13:13,17	<b>owed</b> 45:14
<b>listing</b> 53:1	25:23 26:15	39:22 40:13	<b>miranda</b> 51:5	<b>n</b> 63:1	<b>normally</b> 45:15	15:24 46:24	<b>owned</b> 4:14
58:8	26:23 27:11	40:19 52:9	<b>missed</b> 54:9	<b>name</b> 2:4,11	<b>north</b> 2:6,17	49:1 53:14	9:17 35:13
<b>little</b> 36:10	29:4 35:19	<b>master</b> 11:1,5	<b>mix</b> 38:23	2:13 4:20	12:11 41:20	57:15	35:21 36:2
44:17 46:2	35:20 42:7	11:6	<b>mixed</b> 38:2	5:5,7 7:20	41:23 42:10	<b>ones</b> 37:3	<b>owner</b> 15:4
46:16 51:22	42:13 43:18	<b>matter</b> 33:5	39:1	9:11 11:5	50:6 52:9	<b>ongoing</b> 27:7	18:13 19:10
55:13	51:8	33:11 63:7	<b>money</b> 14:17	30:5,7	<b>northern</b> 38:15	<b>open</b> 31:13	26:14 46:23
<b>live</b> 2:23 19:3	<b>lots</b> 5:11 6:2	<b>max</b> 44:23	14:23,24	34:10 42:3	<b>notary</b> 63:12	31:16	47:2,20
19:11 20:17	9:16,19	<b>mayoral</b> 27:10	<b>month</b> 7:12	43:6,8 44:6	<b>noted</b> 63:4	<b>opening</b> 18:7	48:6,14,21
20:21 22:5	10:2,4	<b>mean</b> 13:19	8:4 10:20	44:7,9	<b>notes</b> 14:10	18:12	<b>owners</b> 10:3
22:9 24:18	17:11 27:19	32:10 46:9	10:22,23	46:12 50:8	14:14 18:22	<b>opens</b> 15:7	<hr/> <b>P</b> <hr/>
61:1,19	35:4,14,15	47:5 54:16	12:13 35:3	50:10 52:18	19:21 63:6	<b>operate</b> 59:22	<b>page</b> 7:20 9:8
<b>lives</b> 27:18	36:16,17,19	61:17	35:7 52:11	59:15,16	<b>number</b> 26:22 27:16	<b>operating</b> 60:1	<b>paid</b> 35:2,7
<b>living</b> 14:7	38:22 40:14	<b>means</b> 63:17	54:23 55:6	<b>names</b> 13:3	<hr/> <b>O</b> <hr/>	57:8,14,15	45:10
19:3,7 22:7	42:14,16	<b>medley</b> 1:9	57:10 59:6	<b>neal</b> 59:5,5	<b>o</b> 63:1	58:4	<b>paperwork</b> 25:1 45:24
22:22 24:8	43:6	24:22 25:10	<b>months</b> 5:19	<b>need</b> 3:8,12	<b>obtaining</b> 5:2	<b>opinion</b> 26:11	<b>pardon</b> 36:4
61:4	<b>lowell</b> 1:9	25:18 47:5	12:19	3:13 6:10	<b>occupancy</b> 54:14	57:8,14,15	<b>parking</b> 35:17
<b>llc</b> 50:11,13	20:16 23:11	48:20 49:9	<b>morning</b> 2:2	8:15,17	<b>occupant</b> 19:10 26:14	58:4	<b>part</b> 9:21
<b>loan</b> 5:2	41:5,15	55:22 56:6	2:9 4:11	32:16 40:21	<b>occupied</b> 5:17	<b>opportunity</b> 11:12 22:18	14:22 30:12
<b>loans</b> 35:13	<b>lp</b> 54:1	56:9 57:24	9:10,11	60:6	54:14	22:19 23:6	30:17,19
<b>local</b> 9:12	<b>lynsie</b> 1:11	58:5,9,12	11:3,4 30:3	<b>needs</b> 8:16	<b>occupancy</b> 19:10 26:14	23:8 24:6	31:21 32:5
<b>long</b> 19:17	<hr/> <b>M</b> <hr/>	58:19	30:4 34:9	<b>neighbor</b> 34:22,24	<b>occupied</b> 5:17	25:6,16,22	32:11 44:16
24:4 30:13	<b>m</b> 1:5 62:12	<b>meet</b> 15:12	42:2 44:5	46:9	45:7	26:18 29:5	<b>particular</b> 11:7
46:13 57:17	63:11	<b>meeting</b> 14:12,14,21	52:18 59:13	<b>neighborho...</b> 18:5 34:18	<b>occupy</b> 4:17	35:6	<b>parties</b> 31:3
58:3	<b>maam</b> 61:22	62:8,10,12	59:14	34:19 38:8	<b>ocf</b> 58:14	21:20 24:15	<b>partnership</b> 52:23
<b>longer</b> 46:18	<b>madam</b> 7:13	<b>melvis</b> 1:13	<b>motion</b> 3:19	<b>neighborho...</b> 38:15	<b>ociville</b> 58:9	<b>oppositions</b> 21:18,19	<b>passes</b> 56:19
<b>look</b> 18:21	15:11 41:15	13:4,4,19	6:15 7:1	<b>never</b> 39:17	<b>offer</b> 22:6	<b>option</b> 14:20	<b>pastrana</b> 11:1,4,5,17
19:21 28:17	<b>maiden</b> 44:9	13:23 14:1	8:21 10:10	<b>new</b> 15:21	45:3	<b>order</b> 34:22	11:21 12:1
28:18 55:23	<b>main</b> 38:18	15:21 18:3	12:3 21:7	27:9 30:8	<b>offered</b> 14:9	36:10	12:9
<b>looked</b> 35:20	<b>maintain</b> 18:15	18:10 19:13	33:10 41:1	30:10,19	14:15 18:20	<b>organization</b> 30:23 31:4	<b>paul</b> 7:22
<b>looking</b> 14:19	<b>maintaining</b> 15:2,9	19:19 21:4	42:20 48:12	32:3 40:16	18:22 21:24	<b>orianna</b> 12:17	<b>paula</b> 1:15
15:7 24:20	22:13 26:15	21:9,23	56:22,23	40:18 46:23	60:4	12:17	<b>pay</b> 5:21
32:8 34:20	28:20	23:5,18	61:23	46:23 47:2	<b>office</b> 1:10,15	17:21 20:1	11:16,17
35:3 36:6	<b>majority</b> 41:16	24:2,19	<b>motions</b> 6:16	47:8,17,20	12:21 16:6	20:14 21:6	35:11 39:15
36:12,13,13	<b>making</b> 35:10	25:1,5,15	<b>move</b> 20:1	48:5,14,21	61:1	<b>oh</b> 46:15	40:19,20
40:19	<b>mall</b> 30:20	25:21 26:2	24:20 28:24	53:10	<b>ohcd</b> 1:8	54:10	45:16
<b>looks</b> 47:15	32:8,18	26:5,9,17	52:1 57:16	<b>nice</b> 35:23	<b>okay</b> 3:16	<b>originally</b> 20:22	<b>payment</b> 35:10
<b>lost</b> 20:7	<b>march</b> 55:5	26:21 27:17	60:12	<b>nicole</b> 10:19	7:19 8:19	<b>orville</b> 52:23	<b>pennsylvania</b> 1:4
<b>lot</b> 8:16,23	<b>maria</b> 12:18	28:3,8,11	<b>moved</b> 5:18	<b>night</b> 14:11	13:22 23:4	53:20 54:1	<b>people</b> 31:24
10:3 11:8	13:4,19	29:17,21	5:20 18:4	<b>nominal</b> 31:9	23:10 29:22	54:7 55:7	36:23 60:5
12:23,24	15:21	50:22	19:8 20:10	33:7,19	33:21 36:24	58:9,10,13	
13:13,20	<b>mark</b> 27:5	<b>mentioned</b> 37:8	<b>muhammad</b> 30:1,4,7,8	<b>nonconfor...</b> 17:12	37:17,20,24	<b>outright</b> 35:14	
14:1,2,5,6	<b>market</b> 40:20	37:8	31:15 32:17	<b>nonoutstan...</b> 31:23	40:13,23		
15:2,3,4,12	<b>marshall</b> 34:7	<b>met</b> 53:15	33:21 34:3		41:18 42:15		
16:4,10,12	34:10,11	<b>middle</b> 15:13	<b>multipurpose</b>		43:8,19,20		
16:17 17:9							
17:12,23							
18:1,2,7,11							

Vacant Property Review Committee  
January 13, 2015

61:18	<b>policies</b> 22:23	20:11 23:21	49:24 50:14	8:12 10:8	13:3,9	<b>represents</b>	56:24
<b>percent</b> 35:7	22:24,24	28:1 39:12	50:23 51:5	11:14 13:2	19:18 30:6	58:15	<b>revote</b> 24:11
36:14	<b>policy</b> 17:20	39:24 54:10	51:12 52:22	21:22 42:18	42:3 44:6	<b>reproduction</b>	<b>right</b> 6:5 7:8
<b>percentage</b>	19:1 20:1	<b>processing</b>	53:5 55:16	50:16 53:2	49:10 50:9	63:17	17:15 21:19
56:5	24:11 40:16	13:17	57:10,13	<b>quick</b> 28:12	59:15	<b>request</b> 31:10	24:24 25:14
<b>permission</b>	40:18	<b>product</b>	61:7,12,21	<b>quite</b> 11:12	<b>records</b> 19:20	52:21	25:20 26:4
42:9	<b>porchea</b> 44:3	55:11	61:24	<hr/> <b>R</b> <hr/>	<b>recourse</b>	<b>requested</b>	28:15 29:20
<b>permits</b> 6:13	44:7	<b>profit</b> 38:17	<b>proposal</b> 3:2	<b>r</b> 63:1	56:14	39:16	33:4 37:13
<b>permitted</b>	<b>position</b>	57:11	3:4 42:7	<b>raised</b> 29:12	<b>re designate</b>	<b>requesting</b>	37:19 38:21
38:21	27:23	<b>program</b>	59:19,20	<b>range</b> 30:13	32:2	23:24 29:3	38:23 44:8
<b>permitting</b>	<b>possible</b>	13:14	<b>propose</b> 9:18	<b>ray</b> 11:5	<b>redeveloped</b>	30:19 31:6	46:5 50:3
6:18	40:21	<b>project</b> 30:17	37:2	<b>rda</b> 1:13 36:2	8:4	31:13	50:23,24
<b>pertaining</b>	<b>potential</b>	38:9	<b>proposes</b>	<b>reach</b> 49:23	<b>refinanced</b>	<b>requests</b> 27:9	54:8,22
51:22	36:18	<b>prolonged</b>	49:23	<b>read</b> 23:1	35:12	27:11	55:12,22
<b>pha</b> 43:17	<b>premises</b> 14:7	24:4	<b>provide</b> 6:16	<b>real</b> 9:12	<b>regulation</b>	<b>reside</b> 2:20	56:6 58:19
<b>phdc</b> 1:9 36:3	<b>prepare</b>	<b>proof</b> 8:24	47:22 49:4	28:11,13	22:8	20:23 46:13	59:4
36:5	14:14	49:4	54:6 58:3	33:12,16	<b>rehab</b> 4:17	<b>residential</b>	<b>ringgold</b>
<b>philadelphia</b>	<b>present</b> 1:7	<b>properties</b>	<b>provided</b>	58:15	<b>reinaldo</b> 11:1	3:9,10 38:2	12:11
1:4 8:3 9:14	1:14 47:10	7:23 9:21	18:1 53:14	<b>really</b> 3:22	<b>relationship</b>	38:23	<b>rochelle</b> 43:7
26:12 28:14	<b>presented</b>	15:12 16:14	<b>providing</b>	28:17,18	35:12	<b>residentially</b>	43:8
32:24	26:7 39:9	20:6 27:4,6	8:24	31:21 35:22	<b>release</b> 7:19	38:19 60:19	<b>room</b> 1:4,4
<b>physically</b>	<b>presidents</b>	30:11,18	<b>public</b> 1:11	37:1 39:20	8:6,17,22	60:21	7:14,16
19:3	1:10	31:2,7,12	63:12	40:15 46:7	47:7,14	<b>residents</b>	<b>rpr</b> 63:11
<b>picture</b> 31:17	<b>pretty</b> 40:23	33:2,3 40:7	<b>purchase</b>	46:11	48:2,22	31:24	<b>rsa5</b> 39:1
<b>pictures</b>	46:1	40:17 53:5	4:16 5:4	<b>realtor</b> 49:16	50:14 52:2	<b>resolutions</b>	<b>rubin</b> 59:5,5
18:17,17	<b>previous</b>	54:12 57:21	10:1 11:7	49:16 58:7	52:22 53:14	56:19	<b>rules</b> 22:4
47:12	18:13	58:8,17,18	14:16 18:20	58:12	56:23	<b>respect</b> 27:24	28:17 29:6
<b>pidc</b> 1:11	<b>previously</b>	59:1	22:7,19	<b>reapplied</b>	<b>released</b>	28:6	<hr/> <b>S</b> <hr/>
<b>place</b> 29:15	4:14 13:18	<b>property</b> 1:1	23:6 24:6,7	19:17 22:3	51:24	<b>respectfully</b>	<b>sale</b> 7:2 8:5
<b>plan</b> 3:6	<b>price</b> 3:20	1:11 2:3	25:16,22	22:20,21,22	<b>remember</b>	29:18	20:13 47:7
30:15 32:5	10:11 11:20	3:11,20	26:19 37:5	<b>rear</b> 12:23	51:7	<b>response</b> 2:22	48:12 57:20
32:12 38:1	11:24 12:3	4:12,14,15	42:9 45:18	13:13,13	<b>reminding</b>	7:10 12:12	<b>sanchez</b> 38:5
61:3,4	16:4 27:5	4:16,20,24	61:20	<b>reason</b> 44:14	7:16	29:8	38:11
<b>planned</b>	39:16,18,19	5:18,20 6:4	<b>purchased</b>	<b>rebuilt</b> 18:6	<b>remove</b> 48:8	<b>responses</b>	<b>sandwiched</b>
30:21	39:21 40:4	7:17 8:4,5	18:11 50:22	<b>receive</b> 12:22	<b>removed</b> 15:5	21:20	42:14
<b>planning</b> 1:12	40:8 41:3	8:13 10:11	53:22	<b>received</b>	<b>removing</b>	<b>responsible</b>	<b>sara</b> 12:17
<b>plans</b> 32:1	42:21,21	11:9 14:2,4	<b>purchasing</b>	14:11 24:17	22:13	28:13	13:5,12,19
39:9 51:12	45:18 61:24	14:9,18	4:23 5:1	24:17 51:19	<b>renovate</b> 48:6	<b>restaurant</b>	16:1 20:13
<b>please</b> 18:11	<b>prices</b> 20:4	17:10 18:6	<b>put</b> 20:5	57:10	48:7	3:3,5	20:22 29:4
21:9 44:6	26:24	18:19 19:12	27:10 33:15	<b>recommend</b>	<b>renovated</b>	<b>restriction</b>	<b>saw</b> 34:14
<b>plus</b> 36:20	<b>primarily</b>	20:23 22:5	36:15 38:16	23:15 29:15	48:7	8:8 47:21	<b>saying</b> 23:20
<b>podium</b> 2:7,8	17:18	22:23 23:2	46:22 47:5	33:9 40:7	<b>renovation</b>	48:1	40:6
4:10 11:2	<b>prior</b> 15:4	24:9 25:13	47:17 51:3	<b>recommend...</b>	2:18	<b>rental</b> 51:13	<b>restrictions</b>
30:2 34:8	<b>probably</b>	27:15 28:20	<hr/> <b>Q</b> <hr/>	3:18 7:2	<b>rental</b> 51:13	51:14	8:1 48:13
42:1 44:4	5:23 8:13	28:20 31:15	<b>qualified</b>	10:9 11:19	<b>repair</b> 49:2	<b>repeat</b> 26:17	<b>result</b> 51:18
50:7 52:15	9:16 26:6	32:20 34:13	20:19	11:23 12:22	<b>repeated</b> 19:19	<b>replied</b> 19:19	<b>retail</b> 36:15
<b>point</b> 9:23	<b>problem</b>	34:14 38:20	<b>question</b> 6:9	17:15 19:23	<b>reporter</b>	<b>revenue</b> 1:10	<b>reveal</b> 36:22
40:4,9,10	12:10 16:7	39:16 41:2	20:16 23:11	20:12 25:8	63:12,19	<b>reverter</b> 8:2,6	<b>review</b> 1:1 2:3
46:7 53:6	48:24	44:20,24	41:5 43:5	33:18 39:14	<b>represent</b>	41:6,8 47:8	14:13 30:10
53:19,22	<b>proceedings</b>	45:5,10	50:20 57:19	48:11 54:15	7:23 58:6	<b>represented</b>	56:8,15,20
54:17,20	63:4	46:14 47:15	58:2	57:7	58:24		
55:5 57:9	<b>process</b> 6:14	47:23 48:6	<b>questions</b>	<b>record</b> 2:11			
58:23,24	6:18 20:8	48:8 49:13	3:17 5:9 6:8	4:21 7:21			

Vacant Property Review Committee  
January 13, 2015

52:3 57:1 61:13 62:2 <b>secret</b> 36:24 <b>see</b> 5:16 33:18 45:24 48:22 55:23 <b>seek</b> 8:6 57:7 <b>sell</b> 3:20 10:10 11:19 11:23 12:3 19:2 35:19 35:20 41:2 42:20 44:20 45:1 50:1 54:7 57:12 61:23 <b>selling</b> 48:5 51:15 <b>sense</b> 28:15 <b>sent</b> 18:17 19:4 <b>separate</b> 4:13 <b>separately</b> 10:6 <b>session</b> 2:3 <b>settled</b> 35:13 <b>settlement</b> 45:17 51:18 51:23 54:3 57:22 <b>seven</b> 35:3,8 <b>shame</b> 28:23 <b>share</b> 30:20 <b>shepard</b> 59:8 <b>shes</b> 18:8,8 21:3 <b>shklovsky</b> 9:9 9:11,12,24 10:7,17 <b>shopping</b> 34:15,15,17 <b>shouldnt</b> 47:16 62:9 <b>showing</b> 31:17 <b>shown</b> 18:18 <b>side</b> 8:10 16:12 26:8 26:9 43:14 <b>sides</b> 19:23 <b>sign</b> 47:14 <b>significant</b> 31:21	<b>single</b> 9:18 36:12 45:6 60:22 <b>sir</b> 7:21 40:22 <b>site</b> 32:16 <b>sits</b> 26:10 61:10 <b>situation</b> 10:22 15:19 25:12 28:18 <b>six</b> 5:18 35:11 <b>size</b> 17:11 <b>sizes</b> 17:12 <b>slated</b> 54:3 <b>small</b> 17:13 31:4 <b>sold</b> 40:8 45:6 51:1 53:5 53:21,23 55:4 <b>solomon</b> 1:11 8:13 47:13 47:17 <b>solution</b> 17:18 <b>somerset</b> 38:9 <b>son</b> 43:11 44:15 46:10 46:14 <b>soon</b> 14:4 40:21 <b>sorry</b> 11:21 41:23 50:21 <b>sort</b> 19:24 61:1 <b>sought</b> 32:18 <b>sound</b> 5:17 51:21 <b>sounds</b> 17:22 <b>south</b> 7:18 9:14 52:12 <b>space</b> 31:14 31:16,19 60:7 <b>speak</b> 2:10 13:23 15:16 15:17 17:24 18:10 25:9 28:1 29:10 <b>speaking</b> 28:8 <b>spoke</b> 43:11 <b>start</b> 6:13 13:17	<b>started</b> 14:4 60:9 <b>starting</b> 6:18 <b>state</b> 7:20 13:3 22:4 24:2 29:6 30:5 42:3 44:5 50:8 52:18 59:15 <b>stated</b> 21:4 24:4 42:21 <b>statement</b> 28:12 <b>stating</b> 14:12 51:19 <b>stay</b> 27:8 <b>stenographic</b> 63:6 <b>step</b> 54:9 <b>steps</b> 29:15 <b>steve</b> 9:9,12 <b>stewart</b> 7:18 7:22,22 8:2 8:19 9:6 <b>story</b> 19:23 <b>street</b> 2:6,17 4:9 7:18 9:9 9:15 10:19 11:1,6 12:11,17 33:4 34:7 34:22 41:21 41:24 42:10 43:23,24 50:6 52:9 52:12,22 59:7 <b>strehlow</b> 1:23 2:24 3:24 4:24 5:24 6:24 7:24 8:24 9:24 10:24 11:24 12:24 13:24 14:24 15:24 16:24 17:24 18:24 19:24 20:24 21:24 22:24 23:24 24:24 25:24 26:24 27:24 28:24 29:24 30:24 31:24	32:24 33:24 34:24 35:24 36:24 37:24 38:24 39:24 40:24 41:24 42:24 43:24 44:24 45:24 46:24 47:24 48:24 49:24 50:24 51:24 52:24 53:24 54:24 55:24 56:24 57:24 58:24 59:24 60:24 61:24 62:24 63:23 <b>strewn</b> 35:4 <b>structurally</b> 5:17 <b>subdivide</b> 16:21 17:1 17:4,8 <b>subdividing</b> 12:24 <b>subject</b> 8:23 56:24 <b>submit</b> 23:15 29:10,16,17 49:3 <b>submitted</b> 44:10 <b>subsequent</b> 25:19 <b>suggested</b> 29:9 <b>summary</b> 13:7 <b>summer</b> 22:14 <b>supervision</b> 63:19 <b>support</b> 16:17 32:23 37:14 39:6 <b>supposed</b> 46:11 <b>sure</b> 2:10 3:22 10:21 26:2 40:15 49:20 53:11 56:16 <b>susie</b> 1:8 2:4 <b>sydenham</b>	52:12,22 53:6 54:20 55:5 <b>system</b> 15:22 16:11 <hr/> <b>T</b> <hr/> <b>t</b> 63:1,1 <b>table</b> 7:11 10:23,23 52:11 <b>tabled</b> 10:20 <b>take</b> 8:18 18:23 22:12 27:17 29:15 33:11 44:18 57:18 58:3 <b>taken</b> 18:8 63:6 <b>talking</b> 8:7 25:18 33:2 <b>taxes</b> 45:2,12 45:17,23 46:2 <b>tell</b> 46:9 <b>ten</b> 46:17 <b>terms</b> 17:23 33:13 <b>thank</b> 4:6 7:8 8:20 9:6 10:17 12:9 21:21 23:4 23:10 27:13 28:7,10 29:21,22,23 34:2,3 39:13 41:14 41:19 43:3 43:12 50:4 50:5 52:8 58:22 62:7 62:11 <b>thanks</b> 7:16 <b>thats</b> 4:18 8:8 11:8 13:20 14:3 18:22 19:16 22:17 22:20 26:12 29:5 31:8 31:18 40:9 40:23 43:10 44:13,21 45:14 47:6 48:11 49:22	49:23 50:15 54:7 56:21 <b>theres</b> 17:18 19:17 <b>theresa</b> 44:3 44:7,12 <b>theyre</b> 60:19 <b>theyve</b> 9:16 <b>thing</b> 16:15 28:15,16 <b>things</b> 31:3 32:19 36:9 <b>think</b> 5:21 6:11 15:14 16:18 20:8 23:13,21 25:10 28:11 33:8 38:16 46:1,15,18 <b>thinking</b> 35:4 <b>third</b> 12:13 26:6 35:9 <b>thomas</b> 1:9 <b>thought</b> 14:17,20 17:2 53:9 61:13 <b>three</b> 36:19 38:22 <b>threestory</b> 60:11 <b>tighten</b> 36:10 <b>time</b> 14:6,7 14:13,17 16:2,7 18:5 18:24 19:4 19:9 20:3,5 20:18,21,23 21:6 22:3,8 23:7 26:6,6 26:22 37:15 44:18 45:17 54:19 <b>times</b> 19:17 22:15 28:3 <b>tires</b> 61:18 <b>title</b> 52:17 55:19 <b>tobedeterm...</b> 41:2 61:24 <b>today</b> 13:7 14:12 22:2 24:5 28:22	29:19 30:19 37:11 40:7 44:14 49:20 <b>told</b> 15:22,23 16:6 22:16 38:11 44:21 <b>tore</b> 4:14 <b>touch</b> 4:7 43:4 <b>touched</b> 15:4 <b>tourists</b> 32:6 <b>tours</b> 32:9 <b>transactions</b> 57:8 <b>transcript</b> 63:8,16 <b>transfer</b> 33:19 <b>transferred</b> 55:6,16,18 <b>transform</b> 32:12 <b>transforming</b> 30:13 <b>trash</b> 35:4 61:18 <b>trees</b> 15:5 18:16 22:13 <b>tried</b> 5:15 <b>trucks</b> 35:17 <b>true</b> 36:11 <b>trust</b> 35:13 <b>try</b> 32:21 33:19 39:18 <b>trying</b> 16:9 16:10 30:20 40:16 51:24 54:8 <b>tuesday</b> 1:5 <b>two</b> 4:13 6:15 9:15,19 13:21 15:12 19:7 21:5 35:15,21,23 42:14 43:6 52:16 56:18 57:21 58:8 59:23 <b>type</b> 37:16 <b>typically</b> 53:13 <b>typo</b> 55:2 58:11	<hr/> <b>U</b> <hr/> <b>uhaul</b> 11:11 <b>understand</b> 17:19 20:3 26:16,20,21 27:20 38:14 47:19 49:12 <b>understand...</b> 24:12 31:11 53:8 <b>unfortunat...</b> 44:17 <b>unique</b> 60:5 <b>upstairs</b> 2:19 2:21,24 3:10 <b>urban</b> 43:21 43:24 <b>use</b> 39:1 43:17 59:21 60:6,24 61:3 <hr/> <b>V</b> <hr/> <b>vacant</b> 1:1 2:2 9:15,16 9:21,22 16:12 42:13 <b>value</b> 40:14 40:20 56:5 <b>values</b> 16:8 <b>variance</b> 3:9 3:12 39:4 60:22 <b>vega</b> 52:10 <b>vendors</b> 30:20 32:8 <b>verification</b> 10:2 <b>verify</b> 10:1 <b>videos</b> 18:18 <b>visit</b> 32:7 <b>voice</b> 23:14 <b>voicing</b> 23:16 23:22,23 29:11 <b>vote</b> 6:19 20:12 41:16 <b>vprc</b> 14:11,21 18:17 19:1 22:4 24:1 29:13 62:12
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Vacant Property Review Committee  
January 13, 2015

<b>W</b>	59:23	<b>000</b> 5:22	24:23 25:11	<b>3</b>	38:24 39:24
<b>wait</b> 21:11	<b>wish</b> 27:17	14:10 16:4	25:13,19	<b>3</b> 9:8 16:23	40:24 41:24
<b>waiting</b> 11:12	<b>work</b> 5:19	16:23 17:6	27:7	<b>300</b> 11:5 35:2	42:24 43:24
<b>walker</b> 1:10	9:13 16:10	18:21 35:2	<b>2012</b> 14:3	35:7	44:24 45:24
<b>walking</b> 32:9	35:1 44:19	46:3 54:22	18:5 19:14	<b>302</b> 11:1	46:24 47:24
46:6	47:23 49:5	55:7,9	19:20 22:4	<b>341820</b> 4:8	48:24 49:24
<b>wall</b> 4:14	54:8,11	<b>000dollar</b>	22:20 24:7	<b>34th</b> 41:20,23	50:24 51:24
<b>want</b> 2:15,18	<b>working</b>	57:11	<b>2014</b> 20:24	42:10	52:24 53:24
5:21 14:24	30:24	<b>04</b> 55:1	51:6 53:6	<b>37</b> 30:17	54:24 55:24
15:1,9	<b>works</b> 58:14	<b>06</b> 25:21	55:3,4,5		56:24 57:24
16:23 17:7	<b>wouldnt</b>		62:10	<b>4</b>	58:24 59:24
17:11 21:17	40:20	<b>1</b>	<b>2015</b> 1:5	<b>4</b> 16:23 54:4	60:24 61:24
23:20 26:2	<b>wow</b> 46:15	<b>10</b> 1:5 14:10	<b>2024</b> 43:23	57:23 58:1	62:24 63:24
28:1 30:18	<b>writing</b> 29:16	18:21 36:1	<b>2026</b> 43:23	<b>401</b> 1:4	<b>515</b> 59:7
36:22 37:1	29:17 36:22	36:14	<b>2030</b> 43:23	<b>4200</b> 30:13	<b>5221</b> 7:9
40:12 46:7	<b>X</b>	<b>1043</b> 7:18	<b>2111</b> 59:9	<b>4234</b> 29:24	59:11
48:20,23		<b>11</b> 62:12	<b>2142</b> 10:19	30:11	<b>5627</b> 59:22
49:12 56:8	<b>Y</b>	<b>1132</b> 52:12	<b>215</b> 1:24 2:24	<b>4236</b> 29:24	<b>5901</b> 2:5,17
<b>wanted</b> 10:1	<b>yard</b> 8:10	<b>1134</b> 52:12	3:24 4:24	30:11	<b>6</b>
16:12	12:23 13:13	<b>13</b> 1:5	5:24 6:24	<b>4238</b> 29:24	<b>6</b> 5:22 35:2,7
<b>wants</b> 3:15	13:14 15:8	<b>1313</b> 44:2,15	7:24 8:24	30:12	46:3 54:4
4:16 47:7	16:12 18:12	<b>13th</b> 2:6,17	9:24 10:24	<b>4239</b> 30:17	57:23 58:1
<b>wasnt</b> 19:7	43:14	<b>14</b> 34:6 36:1	11:24 12:24	<b>4240</b> 29:24	<b>60</b> 9:17
20:18,21	<b>yeah</b> 5:8,15	<b>15</b> 16:4 34:12	13:24 14:24	30:12	<b>6th</b> 7:18
56:2	31:15 47:5	35:15,21	15:24 16:24	<b>4241</b> 30:16	
<b>water</b> 45:17	47:18 51:17	<b>1521</b> 60:15	17:24 18:24	<b>4243</b> 30:16	<b>7</b>
46:3	51:17 54:13	<b>16</b> 1:5	19:24 20:24	<b>49</b> 54:22 55:7	<b>7</b> 17:6 45:19
<b>way</b> 18:9 46:5	56:9	<b>1645</b> 52:9	21:24 22:24	55:9 57:11	<b>706</b> 42:16
47:14	<b>year</b> 19:8,9	<b>1707</b> 12:17	23:24 24:24		<b>708</b> 41:22,23
<b>welcome</b> 9:7	21:4 22:14	<b>18</b> 35:22	25:24 26:24	<b>5</b>	42:9
10:18 34:4	35:9 56:1,2	38:10	27:24 28:24	<b>5</b> 7:20	<b>710</b> 42:16
43:13	<b>years</b> 5:16	<b>1839</b> 12:11	29:24 30:24	<b>50</b> 9:16	
<b>went</b> 20:9	9:17 11:13	<b>1908</b> 36:3,5	31:24 32:24	<b>500</b> 45:19	<b>8</b>
44:8,9,17	18:20 19:7	<b>1910</b> 34:6	33:24 34:24	46:3	<b>8</b> 36:1 62:10
44:23 51:18	31:1 34:12	37:5,11	35:24 36:24	<b>5044622</b> 1:24	<b>83</b> 45:6
51:23	35:3,8,11	<b>1914</b> 35:18	37:24 38:24	2:24 3:24	
<b>west</b> 44:2	46:17,24	37:6,11	39:24 40:24	4:24 5:24	<b>9</b>
<b>weve</b> 30:24	<b>york</b> 34:7,21	<b>1916</b> 34:20	41:24 42:24	6:24 7:24	<b>90</b> 35:15
31:1	35:22	35:22	43:24 44:24	8:24 9:24	<b>908</b> 41:20
<b>whats</b> 28:15	<b>youre</b> 9:7	<b>1917</b> 50:6	45:24 46:24	10:24 11:24	
<b>wide</b> 35:23	10:18 24:20	<b>1918</b> 34:21	47:24 48:24	12:24 13:24	
<b>williams</b> 7:9	25:18 34:4	<b>1920</b> 36:1	49:24 50:24	14:24 15:24	
59:10,12,13	43:13	37:6,7,11	51:24 52:24	16:24 17:24	
59:16,17,20	<b>Z</b>	<b>1979</b> 8:2	53:24 54:24	18:24 19:24	
60:9,17	<b>zoned</b> 3:9,14	<b>1983</b> 50:23	55:24 56:24	20:24 21:24	
61:3,9,14	38:20 60:20	<b>2</b>	57:24 58:24	22:24 23:24	
61:17,22	60:21	<b>2</b> 46:3	59:24 60:24	24:24 25:24	
<b>willing</b> 11:16	<b>zoning</b> 3:9,14	<b>20</b> 34:6 46:24	61:24 62:24	26:24 27:24	
11:17,18,22	5:11 6:14	46:24	63:24	28:24 29:24	
14:18 22:11	39:11 60:23	<b>2006</b> 13:12	<b>22</b> 37:8	30:24 31:24	
39:15 40:5	<b>0</b>	14:8 16:3	<b>24</b> 37:9 62:12	32:24 33:24	
44:24 61:20		19:15 20:22	<b>2610</b> 9:8,14	34:24 35:24	
<b>windsor</b>		20:24 22:17	<b>2620</b> 9:8,15	36:24 37:24	