

VACANT PROPERTY REVIEW COMMITTEE

Room 401, Caucus Room
Philadelphia, Pennsylvania
Tuesday, November 18, 2014
10:30 a.m.

PRESENT:

SUSIE JARMON, OHCD
LINDA MEDLEY, LAW DEPARTMENT
LISA WALKER, REVENUE DEPARTMENT
DONNA BULLOCK, COUNCIL PRESIDENT'S OFFICE
AMANDA DAVIS, PIDC
LYNSIE SOLOMON, PUBLIC PROPERTY
JAMETTA JOHNSON, PLANNING COMMISSION
MELVIS DUNBAR, RDA

1 - - -

2 (VPRC meeting commenced without quorum.)

3 - - -

4 MS. JARMON: We are going to have
5 everyone come up and speak, and then we are
6 going to have a special meeting in a week or
7 so where you don't have to come back. And
8 then we will just let everybody know what
9 the decision of the Committee was unless its
10 specified that you need to return, okay.

11 Are there any attorneys in the room? I
12 know Berkman is and the applicant from Mercy
13 Street. Did you want to sit tight for a
14 little bit and let me know when you want to
15 come up.

16 (Attorney chooses to wait and watch.)

17 MS. JARMON: You want to come up Ms.
18 Berkman. Habitat?

19 MS. BERKMAN: Hi everybody. I'm Judy
20 Berkman from Regional Housing Legal
21 Services. I'm here today with Habitat From
22 Humanity Philadelphia Inc which wants to
23 acquire 2018 North 16th Street as part of a
24 larger project. The eventual project will

1 include 18 lots including 2018 North 16th
2 Street. And they are going to consolidate
3 them and then re-subdivide them into a total
4 of 21 new units. Will be a style of town
5 connected attached row homes. This will be
6 done in three phases over two years in these
7 three clusters of homes.

8 I have one copy of a letter from Council
9 President Clarke which includes the other
10 properties as an attachment. And we have a
11 handout, which -- I am here with Steve Blunt
12 who is Director of Project Planning from --
13 at Habitat who is new there. He is going to
14 pass out as many -- we have about -- we have
15 a package of information, as well.

16 The first page -- I will wait till it's
17 passed out. The first page has a narrative
18 and it has a street view picture of the
19 current look of the corner. This is 16th
20 and -- it's spelled like Fountain but it's
21 Fon-tane. There is going to be three other
22 corners basically. We will have these three
23 clusters of homes.

24 Page one shows the narrative with the

1 street view picture. Page two shows the
2 existing site showing the current ownership
3 with other public property redevelopment
4 authority and PHDC ownership. It also
5 shows -- page three will show the three
6 clusters of units that are going to be
7 developed in three phases. Page four shows
8 this site in relation to other schools in
9 the neighborhood, transportation and other
10 home ownership that was developed with City
11 funding.

12 This project will not have City funding.
13 It's just getting the land from various
14 public sources. The fifth page shows the
15 eight units that will be developed in phase
16 one. The sixth page will show phase two,
17 another eight units. The seventh page shows
18 the five units that will be developed on the
19 last site. It had a garage on it, so there
20 are environmental issues on it potentially
21 which is why they are doing the five units
22 as the last phase.

23 Page eight is the floor plans. These
24 will be three bedroom, two-story houses.

1 After the floor plans, there are -- is
2 information about the Historic District.
3 This is in the Diamond Park Historic
4 District and there are some maps that follow
5 that.

6 Do you have any questions? This is
7 acquisition of one lot that will be part of
8 an 18-lot project for 21 units total.

9 MS. JARMON: Are there any questions
10 from the Committee?

11 MS. DUNBAR: I have a question. The
12 2018, is that -- what phase is that in?

13 MS. JARMON: She said phase three.

14 MS. DUNBAR: Phase three?

15 MS. JARMON: I thought that's what she
16 said.

17 MR. BLUNT: What address did you say?

18 MS. DUNBAR: The one in question here.

19 MR. BLUNT: 2018 is in first phase.

20 MS. DUNBAR: Okay. That's fine.

21 MS. BERKMAN: That will be three phases
22 constructed over two years.

23 MS. DUNBAR: Right. But the first phase
24 will be completed within a year?

1 MR. BLUNT: Yes.

2 MS. DUNBAR: Okay.

3 MS. JOHNSON: When did you expect to
4 start construction?

5 MR. BLUNT: I can't speak to that
6 process right now. After we secure
7 ownership, there is a sequence of plans
8 approval and design process that we will
9 have to go through. I won't have any
10 problem updating with you a preliminary
11 schedule.

12 MS. JARMON: Any further questions? The
13 recommendation of the Committee?

14 MS. DUNBAR: This is for nominal
15 transfer?

16 MS. JARMON: Yes.

17 MS. DUNBAR: I recommend that we
18 transfer property 2018 North 16 Street. I
19 guess it would be subject to their ability
20 to get the other properties, unless you
21 already have them. It wasn't clear you
22 already have all the other properties.

23 MS. BERKMAN: I don't believe they have
24 ownership of the other properties. It will

1 probably be a deed from the Redevelopment
2 Authority for --

3 MS. DUNBAR: This and others?

4 MS. BERKMAN: Yes.

5 MS. DUNBAR: Okay. That's fine. I can
6 take out the "subject to."

7 MS. BULLOCK: I second that motion and
8 recommend that we take that under advisement
9 for the Committee as a whole.

10 MS. BERKMAN: Okay. Thank you.

11 MS. JARMON: All in favor?

12 MS. DUNBAR: We can't.

13 MS. JARMON: Oh, that's right.

14 MS. DUNBAR: It's supposed to be
15 recommended unto the entire Committee.

16 MS. JARMON: I'm sorry. Yes. Lowell is
17 on his way and she is calling Debra right
18 back to see if it will be okay.

19 We want to go to page 5, 249 West
20 Cornwall, David Ramirez. He's here with a
21 translator.

22 Can you give your name for the
23 Committee, please.

24 MR. LOPEZ: Good morning. My name is

1 Leslie Lopez, Jr., interpreter for Mr. David
2 Ramirez.

3 MS. JARMON: Okay. And you are here to
4 purchase this lot at 249 West Cornwall?

5 (Mr. Lopez begins interpreting.)

6 MR. RAMIREZ: Yes.

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

9 MS. JOHNSON: What is the proposed use?
10 What do you plan to do with the lot?

11 MR. RAMIREZ: Want to use it as
12 property.

13 MS. JOHNSON: Your house is -- what's
14 the address on your house? You are 253.
15 This is 249.

16 MR. RAMIREZ: My house is 253. The lot
17 is 249.

18 MS. JOHNSON: What's on 251? Is that
19 yours, also?

20 MR. RAMIREZ: It's the City's. Also
21 belongs to the City.

22 MS. JOHNSON: I see there is parking on
23 that lot. This is non-accessory parking.
24 You will need a variance. It's not adjacent

1 to your house, the lot you are trying to
2 acquire.

3 MR. RAMIREZ: I'm trying to purchase the
4 lot that's on the other side of the lot.
5 That's occupied right now.

6 MS. JOHNSON: You want to have two lots.
7 You'd have them both?

8 MR. RAMIREZ: One lot is not mine.

9 MS. JARMON: I need to verify whether
10 the City owns the 251, which I don't think
11 we own it.

12 MS. JOHNSON: It doesn't. It's listed
13 as private owner.

14 MS. JARMON: Oh, okay.

15 MS. JOHNSON: He just needs variance.

16 MS. JARMON: What she is saying is if
17 you want it for parking, you need to get a
18 variance if want it for parking. Has to get
19 a permit to do that. Maybe we can look at
20 the tax delinquency on the other property
21 and see if we can certify that for sheriff
22 sale.

23 Recommendation of the Committee?

24 MS. DUNBAR: Recommend that we sell the

1 property at the LAMA value of \$2,444.

2 MS. BULLOCK: Second.

3 MS. DUNBAR: Are you willing to purchase
4 the property for \$2,444 which is the LAMA
5 price?

6 MR. RAMIREZ: Yes.

7 MS. DUNBAR: I make the motion to sell
8 it for the LAMA price of \$2,444.

9 MS. BULLOCK: Second.

10 MR. LOPEZ: Thank you.

11 MR. RAMIREZ: Thank you.

12 MS. JARMON: We are going to go back to
13 5901, that is being tabled by the District
14 Councilman's office or District
15 Councilwoman's office.

16 MS. MEDLEY: What page is that?

17 MS. JARMON: Page 2, 5901 North 13th
18 Street.

19 The next address, this was on the agenda
20 last month. It was an error, so I didn't
21 invite the applicant back. I just wanted to
22 put it back on for the correct address which
23 is 6132 Walnut Street to be transferred to
24 Terrance Cook who agreed to purchase the

1 house.

2 MS. BULLOCK: What was the address
3 previously?

4 MS. JARMON: 6232.

5 MS. BULLOCK: Do we need to vote on it
6 again?

7 MS. JARMON: I think so.

8 MS. BULLOCK: I recommend that we sell
9 at the LAMA value.

10 MS. DUNBAR: Second.

11 MS. JARMON: 5354 Irving Street, Raymond
12 Erwin.

13 Good morning.

14 MR. ERWIN: This is all kind of new to
15 me.

16 MS. JARMON: Can you state your name for
17 the record.

18 MR. ERWIN: Sure. Raymond Erwin. My
19 interest is in 5354 Irving. My aunt Regina
20 Dulley is the resident next door to the
21 property. She's been my advocate, so to
22 speak, to try to secure that property from
23 being demolished. I actually had a sale of
24 purchase with the owner in 2011 before I had

1 an accident that kept me from acquiring the
2 property. So, I lost control of it.

3 She knows about all of that, so she's
4 been my lookout. Keep going down, see what
5 we can do to secure the property. I'd
6 rather have it than either the City demolish
7 it or something to that effect. I renovate
8 properties.

9 MS. JARMON: Right.

10 MR. ERWIN: Basically, not really
11 knowing what this was about today, I just
12 received a letter. I tried to call to get
13 some information. My goal is to save the
14 property from being demolished and turn it
15 into a viable property for myself and one of
16 my older children.

17 MS. DUNBAR: The purpose of you being
18 here today is to request consent to purchase
19 the property?

20 MR. ERWIN: Correct.

21 MS. DUNBAR: Having said that, are you
22 interested in purchasing the property for
23 \$8,584?

24 MR. ERWIN: Well, that's part of the

1 information that I don't have at this point.

2 MS. JARMON: I told your aunt what the
3 price was.

4 MR. ERWIN: Right. Her and I have been
5 trying to communicate. We don't have all
6 the information together.

7 MS. DUNBAR: That's the price. \$8,584,
8 are you interested in purchasing the
9 property.

10 MR. ERWIN: Yes, I am.

11 MS. DUNBAR: I make a motion to sell the
12 property for \$8,584.

13 MS. BULLOCK: Second.

14 MS. JARMON: Thank you.

15 The next addresses are 1248 South 20th
16 Street and 1321 Dorrance Street,
17 Distinguished Properties.

18 MR. JAIN: Yes.

19 MS. JARMON: Good morning.

20 MR. JAIN: Good morning. My name is
21 Sanjiv Jain. And I'm interested in
22 purchasing these properties to build single
23 family residents homes on them. That's it.
24 Not to sell them, to keep them and rent them

1 out. That is workforce housing.

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

4 MS. DUNBAR: Are you interested in
5 purchasing 1248 South 20th Street for
6 \$16,448 and 1321 Dorrance Street for
7 \$10,693?

8 MR. JAIN: Yes.

9 MS. DUNBAR: Okay. I make a motion that
10 we sell at those prices.

11 MS. BULLOCK: Second.

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

14 MR. JAIN: Thank you.

15 MS. JARMON: 1130 South 24th Street,
16 Jason Cutaiar. Good morning.

17 MR. CUTAIAR: Morning. Jason Cutaiar.
18 Looking to acquire the property to build a
19 three-story single family home.

20 MS. DUNBAR: For sale or rental?

21 MR. CUTAIAR: For sale.

22 MS. JARMON: Any --

23 MS. DUNBAR: Are you interested in
24 purchasing this property for \$17,011?

1 MR. CUTAIAR: Yes.

2 MS. DUNBAR: I would make a motion to
3 sell it to you for that amount.

4 MS. BULLOCK: Second.

5 MS. JARMON: Thank you. We'll be in
6 touch Mr. Cutaiar.

7 MR. CUTAIAR: Thank you.

8 MS. JARMON: You're welcome.

9 2319 and 2321 Germantown Avenue.

10 MR. LOGUE: Yes.

11 MS. JARMON: Good morning.

12 MR. LOGUE: My name is Thomas Logue. We
13 are at 2317. There are two vacant lots next
14 door 2319, 2321 that we would like to
15 purchase.

16 MS. BULLOCK: The plan for these lots is
17 to maintain as green space adjacent to the
18 church?

19 MR. LOGUE: Yes.

20 MS. BULLOCK: You are willing to pay the
21 LAMA value of roughly over 7,000 per lot?

22 MR. LOGUE: Yes.

23 MS. JARMON: Just a note for the record,
24 I had looked up the deeds the other day.

1 And it looks like one of these -- can't
2 remember which address it was. It went from
3 the City to another nonprofit. And I need
4 to, like, look at the deed and see how that
5 happened because it didn't look like it was
6 a chain of title correct. So, I need to
7 verify which of these addresses is correct.

8 MR. LOGUE: Yes.

9 MS. JARMON: Then let you know whether
10 that one will be okay to sell to you, also.

11 MR. LOGUE: Okay.

12 MS. JARMON: I am kind of thinking it's
13 2319.

14 MR. LOGUE: Okay. Thank you.

15 MS. BULLOCK: Do we still put a motion
16 on the table?

17 MS. JARMON: Yes.

18 MS. BULLOCK: I move that we transfer
19 2319/2321 for the stated LAMA prices pending
20 the Chair's review of title.

21 MS. DUNBAR: Second.

22 MS. JARMON: Thank you.

23 1839 North Ringgold Street, Ernest and
24 Denise Jennifer. No? We will table until

1 next month.

2 Can we go back to a release. I have an
3 attorney here. He just wanted to hear a
4 little bit of what goes on here.

5 423 Mercy and 425 Mercy Street.

6 MS. BULLOCK: He should probably know
7 we're a little tougher on releases.

8 MR. MILLER: My name is Scott Miller.
9 First of all, I want to express my
10 gratification of the nice panel of ladies
11 who have volunteered their time to make sure
12 the City is maintained in a good and proper
13 format and making sure that properties
14 aren't falling into disrepair.

15 I notice that there are about 40,000
16 vacant properties in the City based upon the
17 reports. Three quarters of them are
18 privately owned, and it's up to you folks to
19 make sure that the magnets for people to
20 mess things up and deteriorate the quality
21 of life in the City.

22 I'm here today regarding a request for
23 relief from certain deed conditions. With
24 me are Charlotte Wehrli who resides at 431

1 Mercy Street. I guess we are asking for a
2 little mercy here. Also, she is the present
3 owner of the property at 423-25 Mercy
4 Street. We also have Jessica Best who is
5 adjacent property owner on the other side
6 421 Mercy Street. I handed a set of three
7 documents of three exhibits to the court
8 reporter. The first is A, a redevelopment
9 authority date of 24 April 1998. Deed book
10 D. Pages 9 through 10 of that, there are
11 certain deed restrictions requiring
12 redevelopment and construction activities
13 been five years since Ms. Wehrli purchased
14 the property.

15 Exhibit B is the application for relief
16 from these conditions stated October 8 of
17 this year. And Exhibit C is an amended real
18 estate agreement between both of these
19 parties. Ms. Best is interested in
20 acquiring this property at the consideration
21 of \$30,000.

22 You will hear from her briefly that
23 Ms. Best owns her property at 421 Mercy
24 Street. It's a primary residence. This

1 property is adjacent to the subject parcel
2 that we're here about this morning. And
3 it's her -- will be their testimony that the
4 400 block of Mercy Street is predominantly
5 occupied. It's been maintained as a side
6 yard. And the intention of Ms. Best is to
7 continue utilizing it as a side yard for
8 gardening purposes and certain related
9 things. My understanding is, it's currently
10 without trash, debris or other objectionable
11 items and certainly going to be maintained
12 in that matter.

13 If I could -- do you swear people in?
14 Ms. Wehrli, your Exhibit B which is the
15 application for relief, without reading it
16 through, would I be correct if I said the
17 information in that is true and correct
18 today as it was on the 8th of October?

19 MS. WEHRLI: Yes.

20 MR. MILLER: Would it be correct that
21 since receiving the property, you maintained
22 it as a side yard adjacent to your residence
23 at 431 Mercy clean of debris and trash?

24 MS. WEHRLI: Yes.

1 MR. MILLER: Would it also be correct if
2 I stated that Ms. Best is your neighbor
3 adjoining the opposite side of the property
4 and she's purchasing it as under the terms
5 set forth in Exhibit C?

6 MS. WEHRLI: Yes, that's correct.

7 MR. MILLER: Any questions?

8 MS. DUNBAR: No. I was just going to
9 say we appreciate all that you've stated.
10 But the only requirement that we need to
11 discuss here today is the fact that she
12 acquired the property expressly for the
13 purpose of using it as a side yard and has
14 continued to do so meaning that she's met
15 the obligation.

16 So if at this time, she wants to convey
17 that property out that would be okay as long
18 as she has the certificate of completion.

19 MR. MILLER: As said to certain judges
20 in other counties, once they start nodding
21 their head in agreement with me, I will sit
22 down.

23 Any further questions for any of the
24 parties?

1 MS. DUNBAR: No.

2 MR. MILLER: Again, I appreciate your
3 cooperation and your courtesy extended in
4 this matter, especially Ms. Jarmon who has
5 guided me through the rapid river.

6 MS. JARMON: You're welcome.

7 MR. MILLER: Also the beautiful
8 surrounding. I can't imagine having gotten
9 to this point and experiencing this
10 beautiful room and dealing with all you
11 folks this morning. I will take my leave if
12 that's okay.

13 MS. DUNBAR: I will make --

14 MR. MILLER: Since we have a transaction
15 that is pending, I don't know from a
16 procedural standpoint how long it might be
17 if you agree with our position a written
18 waiver would be coming out. And would we be
19 able to take that and have it recorded?

20 MS. JARMON: Yes. I have the release
21 sitting here, and I hand it over to the
22 Department of Public Property. They're the
23 first ones to sign off on it.

24 MR. MILLER: I will touch base by email.

1 Would be happy to have it recorded to save a
2 little time in that respect.

3 MS. DUNBAR: Yes. We have one last step
4 which is, I'd like to make a motion that we
5 issue a certificate of completion for 423
6 and 425 Mercy Street.

7 MS. BULLOCK: Second.

8 MS. DUNBAR: Then you have to wait for
9 the Committee to give its final approval.
10 And the next step would be to issue for the
11 release.

12 MR. MILLER: Okay. Next time I won't be
13 so concerned about coming before this
14 wonderful board.

15 MS. DUNBAR: Absolutely not.

16 MR. MILLER: Thank you.

17 MS. WEHRLI: Thank you, everyone.

18 MS. DUNBAR: Have a great day.

19 MS. JARMON: I have another attorney
20 here for 1220 South 27th Street, Dianne
21 Arnold is the owner.

22 MS. CIFALDI: Good morning. My name is
23 Jessica Cifaldi.

24 MS. ARNOLD: Good morning, Dianne

1 Arnold.

2 MS. CIFALDI: We are here to request a
3 release on 1220 South 20th Street. Ms.
4 Arnold acquired the property at 1220 South
5 20th Street which is a side lot. In
6 November 6, 199 -- I'm sorry 1989. She
7 acquired the property as a side lot. She
8 has erected a fence on there and used it to
9 garden. Maintains it in good condition.
10 There's never been any violations or any
11 fines for the condition of the property.

12 She's kept it free of debris. She is --
13 has her property which is adjacent to it at
14 1222 South 27th Street along with the
15 existing lot next door which is fenced in
16 under agreement of sale. So at this time,
17 she's requesting the deed restriction be
18 released so she can sell the property.

19 MS. DUNBAR: Just as stated before, as
20 long as she had met the requirement of
21 maintaining that property as a side yard --

22 MS. CIFALDI: Yes.

23 MS. DUNBAR: As long as she's done that,
24 which we said that she has, then I would

1 recommend that we issue the certificate of
2 completion to allow the transaction to go
3 further.

4 MS. BULLOCK: Second.

5 MS. CIFALDI: Thank you. One request,
6 if I may, we had requested the deed
7 restriction in the last hearing, apparently
8 missed it by one day for the month prior.
9 We had to move off the settlement. The
10 title company is willing to proceed with the
11 sale as long as I have -- I understand the
12 release will not be available by them -- at
13 least have email confirmation that it is
14 forthcoming.

15 MS. JARMON: Okay.

16 MS. CIFALDI: Thank you so much.

17 MS. JARMON: No problem.

18 2226 Ridge Avenue and 2228 Ridge Avenue.
19 Robbie Ridgeway and Stephanie Hardy.

20 Good morning.

21 MS. HARDY: Good morning. My name is
22 Stephanie Hardie. Our residence is at 2224
23 Ridge Avenue. Adjacent is the lot of 2226
24 and 2228 owned by the City. They are in

1 disarray, and we are hoping to purchase
2 them.

3 MS. BULLOCK: Are you willing to pay the
4 LAMA value of over 8,000 per lot for each of
5 those lots?

6 MS. HARDY: Yes.

7 MS. DUNBAR: Well, I would make a motion
8 that we sell them to you at the LAMA price
9 specifically for 2226 Ridge Avenue is
10 \$8,482; 2228 is \$8,827.

11 MS. HARDY: Yes.

12 MS. DUNBAR: That's my motion.

13 MS. BULLOCK: Second.

14 MS. JARMON: Thank you.

15 The next items are 1200 South Bucknell,
16 2040 Titan and 2046 Titan, Hayman
17 Construction, Felton Hayman.

18 Good morning.

19 MR. HAYMAN: Good morning. Felton
20 Hayman for Hayman Construction.

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

23 MR. HAYMAN: Three-story single family
24 homes for resale.

1 MS. DUNBAR: Are you interested in
2 purchasing the three lots, one for \$14,752
3 that's the Bucknell street property; 2040
4 Titan \$12,852; and 2046 Titan \$11,913?

5 MR. HAYMAN: Yes.

6 MS. DUNBAR: I make a motion that we
7 sell for those prices.

8 MS. BULLOCK: Second.

9 MS. JARMON: Thank you.

10 MR. HAYMAN: Thank you.

11 MS. JARMON: 2618 West Silver and 2620
12 West Silver Street, James Pompey.

13 MR. POMPEY: Yes.

14 MS. JARMON: Good morning.

15 MR. POMPEY: Good morning. My name is
16 James Pompey at 2616 West Silver Street. I
17 have two lots 2618, 2620. I want to
18 purchase the lot. People throwing trash and
19 dumping on that lot. I wanted to get that
20 lot and like to buy or purchase it.

21 MS. BULLOCK: At 2616 you own that
22 property?

23 MR. POMPEY: No. I was taking care of
24 that property.

1 MS. JARMON: He owns 2616.

2 MR. POMPEY: My residence, that's where
3 I live at. Yes.

4 MS. JARMON: He didn't -- I spoke to him
5 about him occupying the 2616. However, he
6 does occupy it; but he uses the other
7 address on Collins Street. But under our
8 side yard program, he has to occupy it. So,
9 he didn't want to change his address with
10 his insurance because he said it would be
11 sky high. So, he said he want to purchase
12 them.

13 MS. BULLOCK: Okay.

14 MS. DUNBAR: We have proof of occupancy.

15 MS. BULLOCK: If he's going to purchase
16 it --

17 MS. JARMON: He wants to purchase it.

18 MS. DUNBAR: That's fine.

19 MS. BULLOCK: You're willing to pay
20 \$6,781 -- is that each or together? Is that
21 together?

22 MS. JARMON: It's together. Both of
23 those are together.

24 MS. BULLOCK: \$6,781 for the lot, you're

1 willing to pay that amount 6,781?

2 MR. POMPEY: Yes, ma'am.

3 MS. JARMON: For both lots.

4 MS. BULLOCK: I recommend that we sell
5 the lots at the stated LAMA price.

6 MS. DUNBAR: Second.

7 MS. JARMON: Thank you.

8 MR. POMPEY: Thank you.

9 MS. JARMON: ELU Inc, Jim Hickman for
10 1306 Sout 21st Street, 1308, 1310 and 1312
11 South 21st Street.

12 MR. HICKMAN: Good morning. Thank you,
13 Ms. Chairman Jarmon and Committee. My name
14 is James Hickman. I represent ELU
15 Incorporated. I have with me here today the
16 President of ELU.

17 MS. JARMON: You don't even need a mic.

18 MR. HICKMAN: Too loud?

19 MS. JARMON: Yeah.

20 MR. HICKMAN: I'll step back. I have
21 with me today the President of ELU and
22 pharmacy manager of Point Breeze Pharmacy.
23 ELU Incorporated does business as Point
24 Breeze Pharmacy in the Point Breeze section

1 of South Philadelphia.

2 The matter before you as Chairman Jarmon
3 mentioned is 1306, 1308, 1310 and 1312 South
4 21st Street. We are seeking to purchase
5 these vacant parcels of land to construct a
6 multiuse building that would be used for
7 both low income housing for seniors, 16 to
8 18 units, for the relocation of Point Breeze
9 Pharmacy, for medical office space and an
10 urgent care facility and for a produce -- a
11 fresh produce vendor.

12 We are requesting -- we're seeking, I
13 should say, to purchase the land for nominal
14 fee of \$4 to construct what we're calling
15 the Point Breeze Health and Wellness Center
16 which would include the facilities just
17 mentioned.

18 Are there any questions?

19 MS. BULLOCK: How are you funding the
20 low income housing? How are you financing
21 that.

22 MR. HICKMAN: We're financing through a
23 SBA 504 loan in conjunction with Wells Fargo
24 Bank.

1 MS. BULLOCK: You're not using any of
2 the affordable housing tax credits or
3 anything like that to support the low income
4 housing component?

5 MR. HICKMAN: Yes. Absolutely.

6 MS. JARMON: I don't think he understood
7 the question.

8 MR. HICKMAN: We will try to obtain
9 that, but we are not relying upon that
10 method of financing.

11 MS. BULLOCK: Okay.

12 MS. DUNBAR: Well, I know there was a --
13 I guess it was a toss between the nominal --
14 excuse me, the LAMA value and the nominal
15 that you mentioned at \$4. And typically,
16 the nominal price would be available for any
17 public subsidized -- publicly subsidized
18 type of development. This one was a little
19 bit tricky because you don't have public
20 subsidy in it. The use is -- multiple uses
21 involved here some of which are probably
22 profit oriented.

23 So, this is not going to be a matter
24 that we can simply discuss and decide here

1 today. I think that when the special
2 meeting is held, you may have to come
3 present your case to the entire Committee
4 and have the decision made at that time.

5 MS. BULLOCK: Or refer it to the
6 Interagency Review Task Force -- Interagency
7 Committee. I think they should come back
8 and we probably still have to refer it.

9 MS. JARMON: Okay. We have another real
10 estate committee that discuss these type of
11 items. Because we don't have quorum here,
12 we are going to have a special meeting to
13 let the Committee know what happened today.
14 And we may need you to come back.

15 MR. HICKMAN: We would be happy to come
16 back. It is understood that it is all
17 public use?

18 MS. DUNBAR: Uh-huh.

19 MR. HICKMAN: For the -- particularly
20 for the housing.

21 MS. DUNBAR: Yes.

22 MR. HICKMAN: And we believe while
23 there's profit aspects of this, that they
24 are businesses that are clearly lacking

1 within the community. I mean, as an
2 example -- and I think that unlike some
3 situations where you have a developer who
4 says they are going to come in and do this
5 or that, we are not a developer. We are a
6 proven demonstrated business that went into
7 community where there was no pharmacy, where
8 there had been no pharmacy for ten years or
9 more, and brought to that community a
10 service that was significantly needed. We
11 had seniors who had to take public
12 transportation and travel maybe an hour and
13 50 minutes round trip to get the
14 prescriptions filled.

15 So as perhaps noted in the letters of
16 support in the documentation, people have
17 taken notice that there are witnesses in
18 terms of what has already been done. In
19 terms of the public good for this project.
20 It's really, in essence, an expansion of
21 what we've already demonstrated that we are
22 doing on a day in and day out basis with the
23 escalation and the specific use and emphasis
24 for seniors that need affordable housing in

1 particular.

2 As you know --

3 MS. BULLOCK: I'm sorry to interrupt. I
4 think we are in agreement with what you are
5 doing and what you're saying. What we are
6 saying to provide or to go that step and
7 say, yes, this use is something that we
8 otherwise cannot bring to that neighborhood,
9 the housing plus the healthcare act
10 component, needs some sort of public
11 subsidy, that means the land requires an
12 additional layer of review by another
13 committee.

14 All we suggest is we refer it to that
15 committee for additional review. It may
16 require we put restrictions in place to
17 ensure that what you're saying actually does
18 happen.

19 For example, your deed may include and
20 may come to the Committee a restriction that
21 it is affordable housing for some number of
22 years or restriction that's a commercial
23 space includes certain uses, you know,
24 health, pharmacy, that stuff. But not a use

1 that wouldn't be appropriate.

2 That's all we're saying. You're fine
3 for today. We will be in touch with you --
4 Ms. Jarmon will be in touch with you about
5 the conditional review process that will
6 need to happen for us to take that step and
7 recommend nominal consideration. We need to
8 go through additional.

9 MR. HICKMAN: Thank you. We understand.
10 We've always been under the understanding
11 that it may be needed with those types of
12 guarantees. Thank you.

13 MS. JARMON: Thank you.

14 MS. BULLOCK: We will recommend that we
15 refer to the Real Estate Committee.

16 MS. JARMON: Thank you.

17 2255 North Howard Street, Tomas Sanchez.

18 MR. SANCHEZ: Good morning. My name is
19 Tomas Sanchez and I'm interested in
20 purchasing a vacant lot at 2255 North Howard
21 Street. I own 2253 North Howard, so would
22 be a side lot.

23 The lot in question is trash strewn.
24 It's been vacant for a while. And I just

1 want to have it be part of my property since
2 people use it in the streets to throw trash
3 and also some drug activity. And my
4 understanding, is that can use it to hide
5 drugs in that particular location.

6 MS. JARMON: Okay. I want to let the
7 Committee know that Mr. Sanchez is the
8 husband to the Councilwoman
9 Quinones-Sanchez, and we are going to do a
10 conflict of interest form. And the
11 Committee needs to know, are you willing to
12 purchase this at the LAMA price?

13 MR. SANCHEZ: Yes, I am.

14 MS. JARMON: Of \$6,192.

15 MR. SANCHEZ: Yes, I am.

16 MS. DUNBAR: Make a motion to sell it at
17 the LAMA price of \$6,192.

18 MS. BULLOCK: Second.

19 MS. JARMON: Thank you.

20 2009 Oakford and 2021 Oakford, Wilson
21 Drake Development, Anthony Drake.

22 Good morning.

23 MR. DRAKE: Good morning, everyone. My
24 name is Anthony Drake. I'm the owner of

1 Wilson Drake Development. And I'm here
2 today to request a purchase of the lots at
3 2009 and 2021 Oakford Street to develop as
4 three-story owner-occupied duplexes for
5 sale.

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

8 MS. DUNBAR: Are you willing to purchase
9 the properties 2009 Oakford for \$18,863;
10 2021 Oakford for \$18,782?

11 MR. DRAKE: Yes, ma'am.

12 MS. DUNBAR: Make a motion that we sell
13 at those prices.

14 MS. BULLOCK: Second.

15 MS. JARMON: Thank you.

16 MR. DRAKE: Thank you.

17 MS. JARMON: The next I have three
18 properties that Philadelphia Housing
19 Authority had previously asked for in a list
20 to us. However, these properties were in
21 private ownership and they were turned back
22 into City ownership. So, I'm just asking
23 the Committee if they can just add this to
24 the previous list for -- I think this is the

1 Choice Grant that they had.

2 MS. BULLOCK: So moved.

3 MS. DUNBAR: Second.

4 MS. JARMON: Thank you.

5 Next is Side Yards/Rear Yards.

6 MS. BULLOCK: I recommend that we --

7 MS. SOLOMON: For 1221 West Atlantic,
8 it's not next door. It's almost a mile or
9 two away.

10 MS. JARMON: You know what, that's an
11 incorrect address. I'm just looking at this
12 now. The applicant's address and this is an
13 address that already on here is at 1223 West
14 Atlantic. She just purchased that property.

15 Thank you.

16 MS. BULLOCK: Are there any other
17 questions on the list before?

18 I recommend that we approve this list on
19 page 7 under item 5, items 8A through F as
20 side rear yards in the side yard program.

21 MS. DUNBAR: Second.

22 MS. JARMON: Thank you.

23 Next are Urban Gardens, which I can
24 accept. Thank you.

1 806 and 808 West Burns Street, Dailey
2 Care Inc.

3 Good morning.

4 MS. BOWEN: Good morning. My name is
5 Debra Bowen and I'm here concerning 806 and
6 808 Burns Street. We acquired these lots in
7 1998. They've been maintained and tax been
8 paid and everything. We are requesting a
9 deed restriction release today.

10 MS. BULLOCK: Do we have any photos of
11 these lots, Madam Chair?

12 MS. JARMON: I'm sorry.

13 MS. BULLOCK: Do we have any photos of
14 the lots.

15 MS. JARMON: They should be in the --

16 MS. SOLOMON: They're not in there.

17 MS. BULLOCK: Let me see real quick.
18 What was the original intent for these lots?

19 MS. JARMON: What were you originally --
20 what did you originally receive these two
21 Burns Streets for?

22 MS. BOWEN: We originally were going to
23 approve them with senior housing. And the
24 owner of the business passed, and so we

1 ended up having -- we did have feasibility
2 study to find out whether our plans would be
3 feasible. Because of the size of the lot,
4 we would need to acquire additional lots in
5 order to fulfil that.

6 MS. JARMON: They just received them --
7 is this adjacent to the Dailey Group
8 business?

9 MS. BOWEN: It's in back of it.

10 MS. JARMON: In the rear of it?

11 MS. BOWEN: Yes.

12 MS. JARMON: It's in the rear.

13 MS. DUNBAR: I would make a motion to
14 release the restrictions for 806 and 808
15 West Burns.

16 MS. WALKER: Second.

17 MS. JARMON: We'll be in touch.

18 MS. BOWEN: Thank you so much.

19 MS. JARMON: 1540 South 4th Street,
20 Joshua France.

21 MR. FRANCE: Good morning.

22 MS. JARMON: Good morning.

23 MR. FRANCE: Good morning. My name is
24 name Joshua France. I am the owner of 1540

1 South 4th Street. I'm here also to request
2 the dismissal of a deed restriction placed
3 on the lot in 1990.

4 MS. JARMON: Yeah. He was unaware of
5 this restriction when he purchased the
6 property from the prior owner.

7 MS. DUNBAR: I don't know why the title
8 doesn't show them.

9 MS. JARMON: I know.

10 MS. DUNBAR: I make a motion that we
11 release the restriction.

12 MS. JOHNSON: I second the motion.

13 MS. JARMON: Thank you.

14 MR. FRANCE: Thank you.

15 MS. JARMON: Have a good day.

16 MR. FRANCE: Can I ask one quick
17 question?

18 MS. JARMON: Sure.

19 MR. FRANCE: The process after this, is
20 there email?

21 MS. JARMON: You will get a release once
22 it's signed by the different departments.

23 MR. FRANCE: Okay.

24 MS. JARMON: You can give me a call, and

1 I will let you know where it is.

2 MR. FRANCE: Thank you.

3 MS. JARMON: Have a good day.

4 1511 and 1515 Brown Street, Francisville
5 Associates.

6 Good morning.

7 MR. LA FONTAINE: Good morning. David
8 La Fontaine. I'm Executive Director of
9 Community Ventures.

10 As Ms. Jarmon has said, we are
11 requesting the permission, actually, I
12 shouldn't say. We are requesting permission
13 to sell these two lots. They were acquired
14 by Community Ventures in 1989. We had
15 intended to include them in our first tax
16 credit partnership, which was called
17 Francisville Associates and still exists.
18 We did not include them. Can't say why. I
19 suspect it had to do with severe
20 deterioration in the neighborhood or perhaps
21 limited funding for that project.

22 We did not develop those three lots. We
23 are in compliance with the condition on the
24 deed, which required development within one

1 year. The -- we did go on, as probably
2 several of you noted, developed quite a bit
3 of housing in Francisville, 137 low income
4 housing tax credit unions -- actually, 161
5 tax credit unions, 37 home ownership units.
6 We did quite a bit of work. They were never
7 develope.

8 When we acquired them, they were worth,
9 of course, very close to zero. We were
10 routinely picking up lots and housing in the
11 neighborhood for less than \$1,000 at that
12 time. Things have changed greatly while
13 visiting those in Francisville. Some of
14 these lots are valuable.

15 It will be nearly impossible to develop
16 these as affordable housing at this point.
17 It will be very difficult to assemble a
18 package, tax credits competitively or they
19 could acquire that to compete successfully
20 to acquire that type of funding. There is
21 also almost no ownership funding left at
22 this point. That would also be a very
23 difficult option.

24 We would instead propose that we be

1 allowed to sell the properties and devote
2 the entire proceeds to preservation of
3 affordable housing in Francisville. This
4 funding would do to -- I want to step back
5 and say tax credit partnerships tend to run
6 into difficult going into later years,
7 30-year compliance period. Capital needs
8 mount and capital reserves tend to climb by
9 the end of that period or actually before
10 the end of that period.

11 What we're asking to be allowed to do is
12 devote the proceeds to replacement reserves
13 for three existing low income housing tax
14 credit partnerships in Francisville. These
15 funds would be overseen by a third party,
16 Pennsylvania Housing Finance, who would need
17 to before any funding received by Community
18 Venture, they would need to be first
19 approved then actually spent and then
20 verified by PHFA before we would be
21 reimbursed on that spending.

22 We think it's a really good use of
23 essentially found asset reserve affordable
24 housing in Francisville which, of course, is

1 rapidly losing affordable housing of all
2 types. So, thank you very much for your
3 consideration. And I would be glad to
4 answer any questions.

5 MS. DUNBAR: This is a little more
6 complicated, and the decision cannot be made
7 here today. We would, you know, take what
8 you said under advisement. However, I feel
9 strongly that it needs to be presented to
10 the Committee.

11 One of the conditions that you mentioned
12 was to have the funds placed with PHFA. The
13 City may think differently and say, well,
14 why not place it here since the funds would
15 be -- you know, since it originated from the
16 City. Given the level of complexity, I
17 recommend that we present it to the entire
18 Committee. May have to have you come back
19 and do your spiel again.

20 MR. LA FONTAINE: Okay.

21 MS. BULLOCK: I just want to say, I
22 understand the current Community Ventures
23 sort of inherited this property from a
24 predecessor organization as it evolves over

1 the years. And while the Council
2 President's Office would have liked to see
3 affordable housing unit at these locations,
4 we understand the need to support the
5 existing housing. And that these -- the
6 funds from the sale could possibly do that
7 if permitted to do so by the Committee.

8 MR. LA FONTAINE: Thank you. And we
9 would not object to different ideas about
10 how to hold the funding -- PHA does have a
11 system, and that's one advantage there.
12 Thank you very much.

13 MS. JOHNSON: Who have the lots been
14 sold to and for what purpose?

15 MR. LA FONTAINE: They will be
16 presumably developed as market rate housing
17 by a local developer. His name is escaping
18 me now. Joshua Matthews, I think. I
19 submitted the sale agreement.

20 MS. JARMON: It should be attached. You
21 don't --

22 MR. LA FONTAINE: Just to correct the
23 record, I know the sale -- the original deed
24 isn't the name of an organization or

1 Community Venture. It wouldn't -- we were
2 the ones who -- Francisville Associates.

3 MS. DUNBAR: What's the sale price.

4 MR. LA FONTAINE: 175 that includes
5 three lots actually: 1511, 1513 which is
6 PRA or was deeded by PRA as these were too,
7 but that was a technicality. And 1515,
8 those three lots.

9 MS. DUNBAR: The 1513, you have gotten?

10 MR. LA FONTAINE: That's whole other --

11 MS. JARMON: He got that from RDA not
12 from us.

13 MS. DUNBAR: I know. It still probably
14 has to be addressed, as well.

15 MR. LA FONTAINE: Yes.

16 MS. JARMON: Thank you.

17 MR. LA FONTAINE: Thank you very much.

18 MS. JARMON: Are you here for something?

19 - - -

20 (At this time, a discussion was held off
21 the record.)

22 - - -

23 MS. JARMON: The meeting has been
24 adjourned.

1 MS. BULLOCK: Moved.

2 MS. DUNBAR: Second.

3 (VPRC adjourned at 11:26 a.m.)

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

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

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

ANGELA M. KING, RPR
Court Reporter - Notary Public

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

A	<p>agreed 10:24</p> <p>agreement 18:18 20:21 23:16 33:4 45:19</p> <p>allow 24:2</p> <p>allowed 43:1,11</p> <p>AMANDA 1:11</p> <p>amended 18:17</p> <p>amount 15:3 28:1</p> <p>and/or 48:19</p> <p>ANGELA 48:12</p> <p>answer 44:4</p> <p>Anthony 35:21,24</p> <p>apparently 24:7</p> <p>applicant 2:12 10:21</p> <p>applicant's 37:12</p> <p>application 18:15 19:15</p> <p>apply 48:17</p> <p>appreciate 20:9 21:2</p> <p>appropriate 34:1</p> <p>approval 6:8 22:9</p> <p>approve 37:18 38:23</p> <p>approved 43:19</p> <p>April 18:9</p> <p>Arnold 22:21,24 23:1,4</p> <p>asked 36:19</p> <p>asking 18:1 36:22 43:11</p> <p>aspects 31:23</p> <p>assemble 42:17</p> <p>asset 43:23</p> <p>Associates 41:5 41:17 46:2</p> <p>Atlantic 37:7,14</p> <p>attached 3:5 45:20</p> <p>attachment 3:10</p> <p>attorney 2:16 17:3 22:19</p> <p>attorneys 2:11</p> <p>aunt 11:19 13:2</p> <p>authority 4:4 7:2</p>	<p>18:9 36:19</p> <p>available 24:12 30:16</p> <p>Avenue 15:9 24:18,18,23 25:9</p> <p>a.m 1:6 47:3</p> <hr/> <p style="text-align: center;">B</p> <p>B 18:15 19:14</p> <p>back 2:7 7:18 10:12,21,22 17:2 28:20 31:7 31:14,16 36:21 39:9 43:4 44:18</p> <p>Bank 29:24</p> <p>base 21:24</p> <p>based 17:16</p> <p>basically 3:22 12:10</p> <p>basis 32:22</p> <p>beautiful 21:7,10</p> <p>bedroom 4:24</p> <p>begins 8:5</p> <p>believe 6:23 31:22</p> <p>belongs 8:21</p> <p>Berkman 2:12,18 2:19,20 5:21 6:23 7:4,10</p> <p>Best 18:4,19,23 19:6 20:2</p> <p>bit 2:14 17:4 30:19 42:2,6</p> <p>block 19:4</p> <p>Blunt 3:11 5:17 5:19 6:1,5</p> <p>board 22:14</p> <p>book 18:9</p> <p>Bowen 38:4,5,22 39:9,11,18</p> <p>Breeze 28:22,24 28:24 29:8,15</p> <p>briefly 18:22</p> <p>bring 33:8</p> <p>brought 32:9</p> <p>Brown 41:4</p> <p>Bucknell 25:15</p>	<p>26:3</p> <p>build 13:22 14:18</p> <p>building 29:6</p> <p>BULLOCK 1:10 7:7 10:2,9 11:2 11:5,8 13:13 14:11 15:4,16 15:20 16:15,18 17:6 22:7 24:4 25:3,13 26:8,21 27:13,15,19,24 28:4 29:19 30:1 30:11 31:5 33:3 34:14 35:18 36:14 37:2,6,16 38:10,13,17 44:21 47:1</p> <p>Burns 38:1,6,21 39:15</p> <p>business 28:23 32:6 38:24 39:8</p> <p>businesses 31:24</p> <p>buy 26:20</p> <hr/> <p style="text-align: center;">C</p> <p>C 18:17 20:5 48:2 48:2</p> <p>call 12:12 40:24</p> <p>called 41:16</p> <p>calling 7:17 29:14</p> <p>capital 43:7,8</p> <p>care 26:23 29:10 38:2</p> <p>case 31:3</p> <p>Caucus 1:5</p> <p>Center 29:15</p> <p>certain 17:23 18:11 19:8 20:19 33:23</p> <p>certainly 19:11</p> <p>certificate 20:18 22:5 24:1</p> <p>certification 48:16</p> <p>certify 9:21 48:4</p> <p>certifying 48:20</p> <p>chain 16:6</p>	<p>Chair 38:11</p> <p>Chairman 28:13 29:2</p> <p>Chair's 16:20</p> <p>change 27:9</p> <p>changed 42:12</p> <p>Charlotte 17:24</p> <p>children 12:16</p> <p>Choice 37:1</p> <p>chooses 2:16</p> <p>church 15:18</p> <p>Cifaldi 22:22,23 23:2,22 24:5,16</p> <p>City 4:10,12 8:21 9:10 12:6 16:3 17:12,16,21 24:24 36:22 44:13,16</p> <p>City's 8:20</p> <p>Clarke 3:9</p> <p>clean 19:23</p> <p>clear 6:21</p> <p>clearly 31:24</p> <p>climb 43:8</p> <p>close 42:9</p> <p>clusters 3:7,23 4:6</p> <p>Collins 27:7</p> <p>come 2:5,7,15,17 31:2,7,14,15 32:4 33:20 44:18</p> <p>coming 21:18 22:13</p> <p>commenced 2:2</p> <p>commercial 33:22</p> <p>COMMISSION 1:12</p> <p>committee 1:2 2:9 5:10 6:13 7:9,15 7:23 8:8 9:23 14:3 22:9 25:21 28:13 31:3,7,10 31:13 33:13,15 33:20 34:15 35:7,11 36:7,23 44:10,18 45:7</p>
----------	--	--	---	---

communicate 13:5	cooperation 21:3	decision 2:9 31:4 44:6	discuss 20:11 30:24 31:10	E 48:2
community 32:1 32:7,9 41:9,14 43:17 44:22 46:1	copy 3:8	deed 7:1 16:4 17:23 18:9,11 23:17 24:6 33:19 38:9 40:2 41:24 45:23	discussion 46:20	effect 12:7
company 24:10	corner 3:19	deeds 15:24	dismissal 40:2	eight 4:15,17,23
compete 42:19	corners 3:22	delinquency 9:20	disrepair 17:14	either 12:6
competitively 42:18	Cornwall 7:20 8:4	demolish 12:6	Distinguished 13:17	ELU 28:9,14,16 28:21,23
completed 5:24	correct 10:22 12:20 16:6,7 19:16,17,20 20:1,6 45:22 48:9	demolished 11:23 12:14	District 5:2,4 10:13,14	email 21:24 24:13 40:20
completion 20:18 22:5 24:2	Council 1:10 3:8 45:1	demonstrated 32:6,21	documentation 32:16	emphasis 32:23
complexity 44:16	Councilman's 10:14	Denise 16:24	documents 18:7	ended 39:1
compliance 41:23 43:7	Councilwoman 35:8	Department 1:9 1:10 21:22	doing 4:21 32:22 33:5	ensure 33:17
complicated 44:6	Councilwoman's 10:15	departments 40:22	DONNA 1:10	entire 7:15 31:3 43:2 44:17
component 30:4 33:10	course 42:9 43:24	design 6:8	door 11:20 15:14 23:15 37:8	environmental 4:20
concerned 22:13	courtesy 21:3	deteriorate 17:20	Dorrance 13:16 14:6	erected 23:8
concerning 38:5	credit 41:16 42:4 42:5 43:5,14	deterioration 41:20	Drake 35:21,21 35:23,24 36:1 36:11,16	Ernest 16:23
condition 23:9,11 41:23	credits 30:2 42:18	develop 36:3 41:22 42:15	drug 35:3	error 10:20
conditional 34:5	current 3:19 4:2 44:22	develope 42:7	drugs 35:5	Erwin 11:12,14 11:18,18 12:10 12:20,24 13:4 13:10
conditions 17:23 18:16 44:11	currently 19:9	developed 4:7,10 4:15,18 42:2 45:16	Dulley 11:20	escalation 32:23
confirmation 24:13	Cutaiar 14:16,17 14:17,21 15:1,6 15:7	developer 32:3,5 45:17	dumping 26:19	escaping 45:17
conflict 35:10	<hr/> D <hr/>	development 30:18 35:21 36:1 41:24	DUNBAR 1:12 5:11,14,18,20 5:23 6:2,14,17 7:3,5,12,14 9:24 10:3,7 11:10 12:17,21 13:7 13:11 14:4,9,20 14:23 15:2 16:21 20:8 21:1 21:13 22:3,8,15 22:18 23:19,23 25:7,12 26:1,6 27:14,18 28:6 30:12 31:18,21 35:16 36:8,12 37:3,21 39:13 40:7,10 44:5 46:3,9,13 47:2	especially 21:4
conjunction 29:23		devote 43:1,12	DUNBAR 1:12 5:11,14,18,20 5:23 6:2,14,17 7:3,5,12,14 9:24 10:3,7 11:10 12:17,21 13:7 13:11 14:4,9,20 14:23 15:2 16:21 20:8 21:1 21:13 22:3,8,15 22:18 23:19,23 25:7,12 26:1,6 27:14,18 28:6 30:12 31:18,21 35:16 36:8,12 37:3,21 39:13 40:7,10 44:5 46:3,9,13 47:2	essence 32:20
connected 3:5		Diamond 5:3	DUNBAR 1:12 5:11,14,18,20 5:23 6:2,14,17 7:3,5,12,14 9:24 10:3,7 11:10 12:17,21 13:7 13:11 14:4,9,20 14:23 15:2 16:21 20:8 21:1 21:13 22:3,8,15 22:18 23:19,23 25:7,12 26:1,6 27:14,18 28:6 30:12 31:18,21 35:16 36:8,12 37:3,21 39:13 40:7,10 44:5 46:3,9,13 47:2	essentially 43:23
consent 12:18		different 40:22 45:9	DUNBAR 1:12 5:11,14,18,20 5:23 6:2,14,17 7:3,5,12,14 9:24 10:3,7 11:10 12:17,21 13:7 13:11 14:4,9,20 14:23 15:2 16:21 20:8 21:1 21:13 22:3,8,15 22:18 23:19,23 25:7,12 26:1,6 27:14,18 28:6 30:12 31:18,21 35:16 36:8,12 37:3,21 39:13 40:7,10 44:5 46:3,9,13 47:2	estate 18:18 31:10 34:15
consideration 18:20 34:7 44:3	D 18:10	differently 44:13	DUNBAR 1:12 5:11,14,18,20 5:23 6:2,14,17 7:3,5,12,14 9:24 10:3,7 11:10 12:17,21 13:7 13:11 14:4,9,20 14:23 15:2 16:21 20:8 21:1 21:13 22:3,8,15 22:18 23:19,23 25:7,12 26:1,6 27:14,18 28:6 30:12 31:18,21 35:16 36:8,12 37:3,21 39:13 40:7,10 44:5 46:3,9,13 47:2	eventual 2:24
consolidate 3:2	Dailey 38:1 39:7	difficult 42:17,23 43:6	DUNBAR 1:12 5:11,14,18,20 5:23 6:2,14,17 7:3,5,12,14 9:24 10:3,7 11:10 12:17,21 13:7 13:11 14:4,9,20 14:23 15:2 16:21 20:8 21:1 21:13 22:3,8,15 22:18 23:19,23 25:7,12 26:1,6 27:14,18 28:6 30:12 31:18,21 35:16 36:8,12 37:3,21 39:13 40:7,10 44:5 46:3,9,13 47:2	everybody 2:8,19
construct 29:5,14	date 18:9	direct 48:19	DUNBAR 1:12 5:11,14,18,20 5:23 6:2,14,17 7:3,5,12,14 9:24 10:3,7 11:10 12:17,21 13:7 13:11 14:4,9,20 14:23 15:2 16:21 20:8 21:1 21:13 22:3,8,15 22:18 23:19,23 25:7,12 26:1,6 27:14,18 28:6 30:12 31:18,21 35:16 36:8,12 37:3,21 39:13 40:7,10 44:5 46:3,9,13 47:2	evidence 48:5
constructed 5:22	David 7:20 8:1 41:7	Director 3:12 41:8	DUNBAR 1:12 5:11,14,18,20 5:23 6:2,14,17 7:3,5,12,14 9:24 10:3,7 11:10 12:17,21 13:7 13:11 14:4,9,20 14:23 15:2 16:21 20:8 21:1 21:13 22:3,8,15 22:18 23:19,23 25:7,12 26:1,6 27:14,18 28:6 30:12 31:18,21 35:16 36:8,12 37:3,21 39:13 40:7,10 44:5 46:3,9,13 47:2	evolves 44:24
construction 6:4 18:12 25:17,20	DAVIS 1:11	disarray 25:1	DUNBAR 1:12 5:11,14,18,20 5:23 6:2,14,17 7:3,5,12,14 9:24 10:3,7 11:10 12:17,21 13:7 13:11 14:4,9,20 14:23 15:2 16:21 20:8 21:1 21:13 22:3,8,15 22:18 23:19,23 25:7,12 26:1,6 27:14,18 28:6 30:12 31:18,21 35:16 36:8,12 37:3,21 39:13 40:7,10 44:5 46:3,9,13 47:2	example 32:2 33:19
contained 48:6	day 15:24 22:18 24:8 32:22,22 40:15 41:3		DUNBAR 1:12 5:11,14,18,20 5:23 6:2,14,17 7:3,5,12,14 9:24 10:3,7 11:10 12:17,21 13:7 13:11 14:4,9,20 14:23 15:2 16:21 20:8 21:1 21:13 22:3,8,15 22:18 23:19,23 25:7,12 26:1,6 27:14,18 28:6 30:12 31:18,21 35:16 36:8,12 37:3,21 39:13 40:7,10 44:5 46:3,9,13 47:2	excuse 30:14
continue 19:7	dealing 21:10		DUNBAR 1:12 5:11,14,18,20 5:23 6:2,14,17 7:3,5,12,14 9:24 10:3,7 11:10 12:17,21 13:7 13:11 14:4,9,20 14:23 15:2 16:21 20:8 21:1 21:13 22:3,8,15 22:18 23:19,23 25:7,12 26:1,6 27:14,18 28:6 30:12 31:18,21 35:16 36:8,12 37:3,21 39:13 40:7,10 44:5 46:3,9,13 47:2	Executive 41:8
continued 20:14	Debra 7:17 38:5		DUNBAR 1:12 5:11,14,18,20 5:23 6:2,14,17 7:3,5,12,14 9:24 10:3,7 11:10 12:17,21 13:7 13:11 14:4,9,20 14:23 15:2 16:21 20:8 21:1 21:13 22:3,8,15 22:18 23:19,23 25:7,12 26:1,6 27:14,18 28:6 30:12 31:18,21 35:16 36:8,12 37:3,21 39:13 40:7,10 44:5 46:3,9,13 47:2	Exhibit 18:15,17 19:14 20:5
control 12:2 48:19	debris 19:10,23 23:12		DUNBAR 1:12 5:11,14,18,20 5:23 6:2,14,17 7:3,5,12,14 9:24 10:3,7 11:10 12:17,21 13:7 13:11 14:4,9,20 14:23 15:2 16:21 20:8 21:1 21:13 22:3,8,15 22:18 23:19,23 25:7,12 26:1,6 27:14,18 28:6 30:12 31:18,21 35:16 36:8,12 37:3,21 39:13 40:7,10 44:5 46:3,9,13 47:2	exhibits 18:7
convey 20:16	decide 30:24		DUNBAR 1:12 5:11,14,18,20 5:23 6:2,14,17 7:3,5,12,14 9:24 10:3,7 11:10 12:17,21 13:7 13:11 14:4,9,20 14:23 15:2 16:21 20:8 21:1 21:13 22:3,8,15 22:18 23:19,23 25:7,12 26:1,6 27:14,18 28:6 30:12 31:18,21 35:16 36:8,12 37:3,21 39:13 40:7,10 44:5 46:3,9,13 47:2	existing 4:2 23:15 43:13 45:5
Cook 10:24			DUNBAR 1:12 5:11,14,18,20 5:23 6:2,14,17 7:3,5,12,14 9:24 10:3,7 11:10 12:17,21 13:7 13:11 14:4,9,20 14:23 15:2 16:21 20:8 21:1 21:13 22:3,8,15 22:18 23:19,23 25:7,12 26:1,6 27:14,18 28:6 30:12 31:18,21 35:16 36:8,12 37:3,21 39:13 40:7,10 44:5 46:3,9,13 47:2	exists 41:17
			DUNBAR 1:12 5:11,14,18,20 5:23 6:2,14,17 7:3,5,12,14 9:24 10:3,7 11:10 12:17,21 13:7 13:11 14:4,9,20 14:23 15:2 16:21 20:8 21:1 21:13 22:3,8,15 22:18 23:19,23 25:7,12 26:1,6 27:14,18 28:6 30:12 31:18,21 35:16 36:8,12 37:3,21 39:13 40:7,10 44:5 46:3,9,13 47:2	expansion 32:20
			DUNBAR 1:12 5:11,14,18,20 5:23 6:2,14,17 7:3,5,12,14 9:24 10:3,7 11:10 12:17,21 13:7 13:11 14:4,9,20 14:23 15:2 16:21 20:8 21:1 21:13 22:3,8,15 22:18 23:19,23 25:7,12 26:1,6 27:14,18 28:6 30:12 31:18,21 35:16 36:8,12 37:3,21 39:13 40:7,10 44:5 46:3,9,13 47:2	expect 6:3
			DUNBAR 1:12 5:11,14,18,20 5:23 6:2,14,17 7:3,5,12,14 9:24 10:3,7 11:10 12:17,21 13:7 13:11 14:4,9,20 14:23 15:2 16:21 20:8 21:1 21:13 22:3,8,15 22:18 23:19,23 25:7,12 26:1,6 27:14,18 28:6 30:12 31:18,21 35:16 36:8,12 37:3,21 39:13 40:7,10 44:5 46:3,9,13 47:2	experiencing 21:9
			DUNBAR 1:12 5:11,14,18,20 5:23 6:2,14,17 7:3,5,12,14 9:24 10:3,7 11:10 12:17,21 13:7 13:11 14:4,9,20 14:23 15:2 16:21 20:8 21:1 21:13 22:3,8,15 22:18 23:19,23 25:7,12 26:1,6 27:14,18 28:6 30:12 31:18,21 35:16 36:8,12 37:3,21 39:13 40:7,10 44:5 46:3,9,13 47:2	express 17:9

expressly 20:12	forth 20:5	31:12 32:4 35:9	hear 17:3 18:22	28:15,23
extended 21:3	forthcoming 24:14	38:22 43:6	hearing 24:7	incorrect 37:11
<hr/> F <hr/>	found 43:23	good 7:24 11:13	held 31:2 46:20	information 3:15
F 37:19 48:2	Fountain 3:20	13:19,20 14:16	Hi 2:19	5:2 12:13 13:1,6
facilities 29:16	four 4:7	15:11 17:12	Hickman 28:9,12	19:17
facility 29:10	France 39:20,21	22:22,24 23:9	28:14,18,20	inherited 44:23
fact 20:11	39:23,24 40:14	24:20,21 25:18	29:22 30:5,8	insurance 27:10
falling 17:14	40:16,19,23	25:19 26:14,15	31:15,19,22	intended 41:15
family 13:23	41:2	28:12 32:19	34:9	intent 38:18
14:19 25:23	Francisville 41:4	34:18 35:22,23	hide 35:4	intention 19:6
Fargo 29:23	41:17 42:3,13	38:3,4 39:21,22	high 27:11	Interagency 31:6
favor 7:11	43:3,14,24 46:2	39:23 40:15	Historic 5:2,3	31:6
feasibility 39:1	free 23:12	41:3,6,7 43:22	hold 45:10	interest 11:19
feasible 39:3	fresh 29:11	gotten 21:8 46:9	home 4:10 14:19	35:10
fee 29:14	fulfil 39:5	Grant 37:1	42:5	interested 12:22
feel 44:8	fully 48:6	gratification 17:10	homes 3:5,7,23	13:8,21 14:4,23
Felton 25:17,19	funding 4:11,12	great 22:18	13:23 25:24	18:19 26:1
fence 23:8	29:19 41:21	greatly 42:12	hoping 25:1	34:19
fenced 23:15	42:20,21 43:4	green 15:17	hour 32:12	interpreter 8:1
fifth 4:14	43:17 45:10	Group 39:7	house 8:13,14,16	interpreting 8:5
filled 32:14	funds 43:15 44:12	guarantees 34:12	9:1 11:1	interrupt 33:3
final 22:9	44:14 45:6	guess 6:19 18:1	houses 4:24	invite 10:21
Finance 43:16	further 6:12	30:13	housing 2:20 14:1	involved 30:21
financing 29:20	20:23 24:3	guided 21:5	29:7,20 30:2,4	Irving 11:11,19
29:22 30:10	<hr/> G <hr/>	<hr/> H <hr/>	31:20 32:24	issue 22:5,10 24:1
find 39:2	garage 4:19	Habitat 2:18,21	33:9,21 36:18	issues 4:20
fine 5:20 7:5	garden 23:9	3:13	38:23 42:3,4,10	item 37:19
27:18 34:2	gardening 19:8	hand 21:21	42:16 43:3,13	items 19:11 25:15
fines 23:11	Gardens 37:23	handed 18:6	43:16,24 44:1	31:11 37:19
first 3:16,17 5:19	Germantown 15:9	handout 3:11	45:3,5,16	<hr/> J <hr/>
5:23 17:9 18:8	getting 4:13	happen 33:18	Howard 34:17,20	Jain 13:18,20,21
21:23 41:15	give 7:22 22:9	34:6	34:21	14:8,14
43:18	40:24	happened 16:5	Humanity 2:22	James 26:12,16
five 4:18,21 18:13	Given 44:16	31:13	husband 35:8	28:14
floor 4:23 5:1	glad 44:3	happy 22:1 31:15	<hr/> I <hr/>	JAMETTA 1:12
folks 17:18 21:11	go 6:9 7:19 10:12	Hardie 24:22	ideas 45:9	Jarmon 1:9 2:4
follow 5:4	17:2 24:2 33:6	Hardy 24:19,21	imagine 21:8	2:17 5:9,13,15
Fontaine 41:7,8	34:8 42:1	25:6,11	impossible 42:15	6:12,16 7:11,13
44:20 45:8,15	goal 12:13	Hayman 25:16,17	include 3:1 29:16	7:16 8:3,7 9:9
45:22 46:4,10	goes 17:4	25:19,20,20,23	33:19 41:15,18	9:14,16 10:12
46:15,17	going 2:4,6 3:2,13	26:5,10	includes 3:9 33:23	10:17 11:4,7,11
Fon-tane 3:21	3:21 4:6 10:12	head 20:21	46:4	11:16 12:9 13:2
Force 31:6	12:4 19:11 20:8	health 29:15	including 3:1	13:14,19 14:2
foregoing 48:8,16	27:15 30:23	33:24	income 29:7,20	14:12,15,22
form 35:10		healthcare 33:9	30:3 42:3 43:13	15:5,8,11,23
format 17:13			Incorporated	16:9,12,17,22

21:4,6,20 22:19 24:15,17 25:14 25:21 26:9,11 26:14 27:1,4,17 27:22 28:3,7,9 28:13,17,19 29:2 30:6 31:9 34:4,13,16 35:6 35:14,19 36:6 36:15,17 37:4 37:10,22 38:12 38:15,19 39:6 39:10,12,17,19 39:22 40:4,9,13 40:15,18,21,24 41:3,10 45:20 46:11,16,18,23	La 41:7,8 44:20 45:8,15,22 46:4 46:10,15,17 lacking 31:24 ladies 17:10 LAMA 10:1,4,8 11:9 15:21 16:19 25:4,8 28:5 30:14 35:12,17 land 4:13 29:5,13 33:11 larger 2:24 LAW 1:9 layer 33:12 leave 21:11 left 42:21 Legal 2:20 Leslie 8:1 letter 3:8 12:12 letters 32:15 level 44:16 life 17:21 liked 45:2 limited 41:21 LINDA 1:9 LISA 1:10 list 36:19,24 37:17,18 listed 9:12 little 2:14 17:4,7 18:2 22:2 30:18 44:5 live 27:3 loan 29:23 local 45:17 location 35:5 locations 45:3 Logue 15:10,12 15:12,19,22 16:8,11,14 long 20:17 21:16 23:20,23 24:11 look 3:19 9:19 16:4,5 looked 15:24 looking 14:18	37:11 lookout 12:4 looks 16:1 Lopez 7:24 8:1,5 10:10 losing 44:1 lost 12:2 lot 5:7 8:4,10,16 8:23 9:1,4,4,8 15:21 23:5,7,15 24:23 25:4 26:18,19,20 27:24 34:20,22 34:23 39:3 40:3 lots 3:1 9:6 15:13 15:16 25:5 26:2 26:17 28:3,5 36:2 38:6,11,14 38:18 39:4 41:13,22 42:10 42:14 45:13 46:5,8 loud 28:18 low 29:7,20 30:3 42:3 43:13 Lowell 7:16 LYNSIE 1:11	meaning 20:14 means 33:11 48:18 medical 29:9 MEDLEY 1:9 10:16 meeting 2:2,6 31:2,12 46:23 MELVIS 1:12 mentioned 29:3 29:17 30:15 44:11 mercy 2:12 17:5,5 18:1,2,3,6,23 19:4,23 22:6 mess 17:20 met 20:14 23:20 method 30:10 mic 28:17 mile 37:8 Miller 17:8,8 19:20 20:1,7,19 21:2,7,14,24 22:12,16 mine 9:8 minutes 32:13 missed 24:8 month 10:20 17:1 24:8 morning 7:24 11:13 13:19,20 14:16,17 15:11 19:2 21:11 22:22,24 24:20 24:21 25:18,19 26:14,15 28:12 34:18 35:22,23 38:3,4 39:21,22 39:23 41:6,7 motion 7:7 10:7 13:11 14:9 15:2 16:15 22:4 25:7 25:12 26:6 35:16 36:12 39:13 40:10,12 mount 43:8 move 16:18 24:9	moved 37:2 47:1 multiple 30:20 multiuse 29:6
			<hr/> N <hr/>	
			N 48:2	N 48:2
			name 7:22,24 11:16 13:20 15:12 17:8 22:22 24:21 26:15 28:13 34:18 35:24 38:4 39:23,24 45:17,24	name 7:22,24 11:16 13:20 15:12 17:8 22:22 24:21 26:15 28:13 34:18 35:24 38:4 39:23,24 45:17,24
			narrative 3:17,24	narrative 3:17,24
			nearly 42:15	nearly 42:15
			need 2:10 8:24 9:9,17 11:5 16:3 16:6 20:10 28:17 31:14 32:24 34:6,7 39:4 43:16,18 45:4	need 2:10 8:24 9:9,17 11:5 16:3 16:6 20:10 28:17 31:14 32:24 34:6,7 39:4 43:16,18 45:4
			needed 32:10 34:11	needed 32:10 34:11
			needs 9:15 33:10 35:11 43:7 44:9	needs 9:15 33:10 35:11 43:7 44:9
			neighbor 20:2	neighbor 20:2
			neighborhood 4:9 33:8 41:20 42:11	neighborhood 4:9 33:8 41:20 42:11
			never 23:10 42:6	never 23:10 42:6
			new 3:4,13 11:14	new 3:4,13 11:14
			nice 17:10	nice 17:10
			nodding 20:20	nodding 20:20
			nominal 6:14 29:13 30:13,14 30:16 34:7	nominal 6:14 29:13 30:13,14 30:16 34:7
			nonprofit 16:3	nonprofit 16:3
			non-accessory 8:23	non-accessory 8:23
			North 2:23 3:1 6:18 10:17 16:23 34:17,20 34:21	North 2:23 3:1 6:18 10:17 16:23 34:17,20 34:21
			Notary 48:13	Notary 48:13
			note 15:23	note 15:23
			<hr/> M <hr/>	
			M 48:12	M 48:12
			Madam 38:11	Madam 38:11
			magnets 17:19	magnets 17:19
			maintain 15:17	maintain 15:17
			maintained 17:12 19:5,11,21 38:7	maintained 17:12 19:5,11,21 38:7
			maintaining 23:21	maintaining 23:21
			Maintains 23:9	Maintains 23:9
			making 17:13	making 17:13
			manager 28:22	manager 28:22
			maps 5:4	maps 5:4
			market 45:16	market 45:16
			matter 19:12 21:4 29:2 30:23 48:8	matter 19:12 21:4 29:2 30:23 48:8
			Matthews 45:18	Matthews 45:18
			ma'am 28:2 36:11	ma'am 28:2 36:11
			mean 32:1	mean 32:1
			<hr/> K <hr/>	
			keep 12:4 13:24	keep 12:4 13:24
			kept 12:1 23:12	kept 12:1 23:12
			kind 11:14 16:12	kind 11:14 16:12
			KING 48:12	KING 48:12
			know 2:8,12,14 16:9 17:6 21:15 25:22 30:12 31:13 33:2,23 35:7,11 37:10 40:7,9 41:1 44:7 44:15 45:23 46:13	know 2:8,12,14 16:9 17:6 21:15 25:22 30:12 31:13 33:2,23 35:7,11 37:10 40:7,9 41:1 44:7 44:15 45:23 46:13
			knowing 12:11	knowing 12:11
			knows 12:3	knows 12:3
			<hr/> L <hr/>	

<p>noted 32:15 42:2 48:5 notes 48:7 notice 17:15 32:17 November 1:6 23:6 number 33:21</p> <hr/> <p style="text-align: center;">O</p> <hr/> <p>O 48:2 Oakford 35:20,20 36:3,9,10 object 45:9 objectionable 19:10 obligation 20:15 obtain 30:8 occupancy 27:14 occupied 9:5 19:5 occupy 27:6,8 occupying 27:5 October 18:16 19:18 office 1:10 10:14 10:15 29:9 45:2 Oh 7:13 9:14 OHCD 1:9 okay 2:10 5:20 6:2 7:5,10,18 8:3 9:14 14:9 16:10,11,14 20:17 21:12 22:12 24:15 27:13 30:11 31:9 35:6 40:23 44:20 older 12:16 once 20:20 40:21 ones 21:23 46:2 opposite 20:3 option 42:23 order 39:5 organization 44:24 45:24 oriented 30:22 original 38:18</p>	<p>45:23 originally 38:19 38:20,22 originated 44:15 overseen 43:15 owned 17:18 24:24 owner 9:13 11:24 18:3,5 22:21 35:24 38:24 39:24 40:6 ownership 4:2,4 4:10 6:7,24 36:21,22 42:5 42:21 owner-occupied 36:4 owns 9:10 18:23 27:1</p> <hr/> <p style="text-align: center;">P</p> <hr/> <p>package 3:15 42:18 page 3:16,17,24 4:1,5,7,14,16,17 4:23 7:19 10:16 10:17 37:19 Pages 18:10 paid 38:8 panel 17:10 parcel 19:1 parcels 29:5 Park 5:3 parking 8:22,23 9:17,18 part 2:23 5:7 12:24 35:1 particular 33:1 35:5 particularly 31:19 parties 18:19 20:24 partnership 41:16 partnerships 43:5 43:14</p>	<p>party 43:15 pass 3:14 passed 3:17 38:24 pay 15:20 25:3 27:19 28:1 pending 16:19 21:15 Pennsylvania 1:5 43:16 people 17:19 19:13 26:18 32:16 35:2 period 43:7,9,10 permission 41:11 41:12 permit 9:19 permitted 45:7 PHA 45:10 pharmacy 28:22 28:22,24 29:9 32:7,8 33:24 phase 4:15,16,22 5:12,13,14,19 5:23 phases 3:6 4:7 5:21 PHDC 4:4 PHFA 43:20 44:12 Philadelphia 1:5 2:22 29:1 36:18 photos 38:10,13 picking 42:10 picture 3:18 4:1 PIDC 1:11 place 33:16 44:14 placed 40:2 44:12 plan 8:10 15:16 Planning 1:12 3:12 plans 4:23 5:1 6:7 39:2 please 7:23 plus 33:9 point 13:1 21:9 28:22,23,24 29:8,15 42:16</p>	<p>42:22 Pompey 26:12,13 26:15,16,23 27:2 28:2,8 position 21:17 possibly 45:6 potentially 4:20 PRA 46:6,6 predecessor 44:24 predominantly 19:4 preliminary 6:10 prescriptions 32:14 present 1:8 18:2 31:3 44:17 presented 44:9 preservation 43:2 President 3:9 28:16,21 President's 1:10 45:2 presumably 45:16 previous 36:24 previously 11:3 36:19 price 10:5,8 13:3 13:7 25:8 28:5 30:16 35:12,17 46:3 prices 14:10 16:19 26:7 36:13 primary 18:24 prior 24:8 40:6 private 9:13 36:21 privately 17:18 probably 7:1 17:6 30:21 31:8 42:1 46:13 problem 6:10 24:17 procedural 21:16 proceed 24:10</p>	<p>proceedings 48:5 proceeds 43:2,12 process 6:6,8 34:5 40:19 produce 29:10,11 profit 30:22 31:23 program 27:8 37:20 project 2:24,24 3:12 4:12 5:8 32:19 41:21 proof 27:14 proper 17:12 properties 3:10 6:20,22,24 12:8 13:17,22 17:13 17:16 36:9,18 36:20 43:1 property 1:2,11 4:3 6:18 8:12 9:20 10:1,4 11:21,22 12:2,5 12:14,15,19,22 13:9,12 14:18 14:24 18:3,5,14 18:20,23 19:1 19:21 20:3,12 20:17 21:22 23:4,7,11,13,18 23:21 26:3,22 26:24 35:1 37:14 40:6 44:23 proposal 25:22 propose 42:24 proposed 8:9 proven 32:6 provide 33:6 public 1:11 4:3,14 21:22 30:17,19 31:17 32:11,19 33:10 48:13 publicly 30:17 purchase 8:4 9:3 10:3,24 11:24 12:18 15:15 25:1 26:18,20</p>
--	---	---	--	---

27:11,15,17 29:4,13 35:12 36:2,8 purchased 18:13 37:14 40:5 purchasing 12:22 13:8,22 14:5,24 20:4 26:2 34:20 purpose 12:17 20:13 45:14 purposes 19:8 put 10:22 16:15 33:16	receive 38:20 received 12:12 39:6 43:17 receiving 19:21 recommend 6:17 7:8 9:24 11:8 24:1 28:4 34:7 34:14 37:6,18 44:17 recommendation 6:13 9:23 recommended 7:15 record 11:17 15:23 45:23 46:21 recorded 21:19 22:1 redevelopment 4:3 7:1 18:8,12 refer 31:5,8 33:14 34:15 regarding 17:22 Regina 11:19 Regional 2:20 reimbursed 43:21 related 19:8 relation 4:8 release 17:2 21:20 22:11 23:3 24:12 38:9 39:14 40:11,21 released 23:18 releases 17:7 relief 17:23 18:15 19:15 relocation 29:8 relying 30:9 remember 16:2 renovate 12:7 rent 13:24 rental 14:20 replacement 43:12 reporter 18:8 48:13,20 reports 17:17	represent 28:14 reproduction 48:18 request 12:18 17:22 23:2 24:5 36:2 40:1 requested 24:6 requesting 23:17 29:12 38:8 41:11,12 require 33:16 required 41:24 requirement 20:10 23:20 requires 33:11 requiring 18:11 resale 25:24 reserve 43:23 reserves 43:8,12 residence 18:24 19:22 24:22 27:2 resident 11:20 residents 13:23 resides 17:24 respect 22:2 restriction 23:17 24:7 33:20,22 38:9 40:2,5,11 restrictions 18:11 33:16 39:14 return 2:10 REVENUE 1:10 review 1:2 16:20 31:6 33:12,15 34:5 re-subdivide 3:3 Ridge 24:18,18,23 25:9 Ridgeway 24:19 right 5:23 6:6 7:13,17 9:5 12:9 13:4 Ringgold 16:23 river 21:5 Robbie 24:19 room 1:5,5 2:11	21:10 roughly 15:21 round 32:13 routinely 42:10 row 3:5 RPR 48:12 run 43:5	senior 38:23 seniors 29:7 32:11 32:24 sequence 6:7 service 32:10 Services 2:21 set 18:6 20:5 settlement 24:9 seventh 4:17 severe 41:19 sheriff 9:21 show 4:5,16 40:8 showing 4:2 shows 3:24 4:1,5 4:7,14,17 side 9:4 18:5 19:5 19:7,22 20:3,13 23:5,7,21 27:8 34:22 37:5,20 37:20 sign 21:23 signed 40:22 significantly 32:10 Silver 26:11,12,16 simply 30:24 single 13:22 14:19 25:23 sit 2:13 20:21 site 4:2,8,19 sitting 21:21 situations 32:3 sixth 4:16 size 39:3 sky 27:11 sold 45:14 SOLOMON 1:11 37:7 38:16 sorry 7:16 23:6 33:3 38:12 sort 33:10 44:23 sources 4:14 Sout 28:10 South 13:15 14:5 14:15 22:20 23:3,4,14 25:15 28:11 29:1,3
Q			S	
quality 17:20 quarters 17:17 question 5:11,18 30:7 34:23 40:17 questions 5:6,9 6:12 8:7 14:2 20:7,23 29:18 36:6 37:17 44:4 quick 38:17 40:16 Quinones-Sanc... 35:9 quite 42:2,6 quorum 2:2 31:11				
R				
R 48:2 Ramirez 7:20 8:2 8:6,11,16,20 9:3 9:8 10:6,11 rapid 21:5 rapidly 44:1 rate 45:16 Raymond 11:11 11:18 RDA 1:12 46:11 reading 19:15 real 18:17 31:9 34:15 38:17 really 12:10 32:20 43:22 rear 37:20 39:10 39:12				

39:19 40:1 space 15:17 29:9 33:23 speak 2:5 6:5 11:22 special 2:6 31:1 31:12 specific 32:23 specifically 25:9 specified 2:10 spelled 3:20 spending 43:21 spent 43:19 spiel 44:19 spoke 27:4 standpoint 21:16 start 6:4 20:20 state 11:16 stated 16:19 18:16 20:2,9 23:19 28:5 stenographic 48:7 step 22:3,10 28:20 33:6 34:6 43:4 Stephanie 24:19 24:22 Steve 3:11 street 2:13,23 3:2 3:18 4:1 6:18 10:18,23 11:11 13:16,16 14:5,6 14:15 16:23 17:5 18:1,4,6,24 19:4 22:6,20 23:3,5,14 26:3 26:12,16 27:7 28:10,11 29:4 34:17,21 36:3 38:1,6 39:19 40:1 41:4 streets 35:2 38:21 strewn 34:23 strongly 44:9 study 39:2 stuff 33:24 style 3:4 subject 6:19 7:6	19:1 submitted 45:19 subsidized 30:17 30:17 subsidy 30:20 33:11 successfully 42:19 suggest 33:14 supervision 48:20 support 30:3 32:16 45:4 supposed 7:14 sure 11:18 17:11 17:13,19 40:18 surrounding 21:8 SUSIE 1:9 suspect 41:19 swear 19:13 system 45:11	35:19 36:15,16 37:4,15,22,24 39:18 40:13,14 41:2 44:2 45:8 45:12 46:16,17 things 17:20 19:9 42:12 think 9:10 11:7 30:6 31:1,7 32:2 33:4 36:24 43:22 44:13 45:18 thinking 16:12 third 43:15 Thomas 15:12 thought 5:15 three 3:6,7,21,22 4:5,5,7,24 5:13 5:14,21 17:17 18:6,7 26:2 36:17 41:22 43:13 46:5,8 three-story 14:19 25:23 36:4 throw 35:2 throwing 26:18 tight 2:13 till 3:16 time 17:11 20:16 22:2,12 23:16 31:4 42:12 46:20 Titan 25:16,16 26:4,4 title 16:6,20 24:10 40:7 today 2:21 12:11 12:18 17:22 19:18 20:11 28:15,21 31:1 31:13 34:3 36:2 38:9 44:7 told 13:2 Tomas 34:17,19 toss 30:13 total 3:3 5:8 touch 14:13 15:6	21:24 34:3,4 39:17 tougher 17:7 town 3:4 transaction 21:14 24:2 transcript 48:9,17 transfer 6:15,18 16:18 transferred 10:23 translator 7:21 transportation 4:9 32:12 trash 19:10,23 26:18 34:23 35:2 travel 32:12 tricky 30:19 tried 12:12 trip 32:13 true 19:17 try 11:22 30:8 trying 9:1,3 13:5 Tuesday 1:6 turn 12:14 turned 36:21 two 3:6 4:1,16 5:22 9:6 15:13 26:17 37:9 38:20 41:13 two-story 4:24 type 30:18 31:10 42:20 types 34:11 44:2 typically 30:15	units 3:4 4:6,15 4:17,18,21 5:8 29:8 42:5 updating 6:10 Urban 37:23 urgent 29:10 use 8:9,11 30:20 31:17 32:23 33:7,24 35:2,4 43:22 uses 27:6 30:20 33:23 utilizing 19:7
<hr/> V <hr/>				
vacant 1:2 15:13 17:16 29:5 34:20,24 valuable 42:14 value 10:1 11:9 15:21 25:4 30:14 variance 8:24 9:15,18 various 4:13 vendor 29:11 Venture 43:18 46:1 Ventures 41:9,14 44:22 verified 43:20 verify 9:9 16:7 viable 12:15 view 3:18 4:1 violations 23:10 visiting 42:13 volunteered 17:11 vote 11:5 VPRC 2:2 47:3				
<hr/> W <hr/>				
wait 2:16 3:16 22:8 waiver 21:18 WALKER 1:10 39:16 Walnut 10:23				

