VACANT PROPERTY REVIEW COMMITTEE

Room 401, Caucus Room
Philadelphia, Pennsylvania
Tuesday, June 10, 2014
10:25 a.m.
Reported by Anita Kerrigan

PRESENT:

SUSIE JARMON, OHCD, CHAIRWOMAN
JAMETTA JOHNSON, PLANNING COMMISSION
MELVIS DUNBAR, RDA
JO ANN JONES, OHCD
LINDA MEDLEY, LAW DEPARTMENT
LYNSIE SOLOMON, PUBLIC PROPERTY
PAUL DANELLA, REVENUE
ANDREW FRISHKOFF, LISC
DONNA BULLOCK, COUNCIL PRESIDENT'S OFFICE
GARRETT O'DWYER, PACDC
CHAIRWOMAN JARMON: Good morning. The Vacant Property Review Committee is now in session.

There's one item on the agenda that I want to table. The 1921 West Dauphin Street, we went to Department of Records and verified that this is not owned by the City. It's owned by PHA. So I just wanted to put that on record.

Also, I'm sorry --

MS. DUNBAR: What page was that?

CHAIRWOMAN JARMON: That was Page 5.

And the 433 Sigel Street, we originally thought the property came from the City to the applicant; however, it was a condemnation to the applicant. So we had no involvement.

MS. DUNBAR: Which one was that?

CHAIRWOMAN JARMON: This is the 433 Sigel Street on Page 7, a release.

MS. DUNBAR: Okay.

CHAIRWOMAN JARMON: I forwarded it to
1 Tanya.
2 We're gonna get started. The first
3 item, items, are donations to the City.
4 One is a lot at 2416 West Oxford Street.
5 The applicant wants to donate to the City.
6 We have been in contact with the adjacent
7 owner who is willing to take title once the
8 City takes over.
9 And the other one is a donor taker.
10 The taker is occupying the property. We
11 had the property inspected. It's in the
12 condition where it's not a lot of work that
13 needs to be done on the property. That's
14 the 2509 North 7th Street.
15 MS. BULLOCK: I move that we accept
16 the donations on the table.
17 (Duly seconded.)
18 CHAIRWOMAN JARMON: All in favor?
19 MS. SOLOMON: The first one has
20 $13,000 in back taxes. Is the taker gonna
21 get it for a nominal?
22 CHAIRWOMAN JARMON: Yes. Once the
23 City takes it, that's the donor taker
24 process.
MS. SOLOMON: So pretty much we're just taking it and for payment of $13,000, and not gonna be money and then --
CHAIRWOMAN JARMON: Right. And that's how the program has been.
MS. SOLOMON: Okay. I'm just not sure that the -- they might have an issue getting time. We can figure them out and then get a ruling.
CHAIRWOMAN JARMON: Okay. All right. If I need to forward you the guidelines, I will. I don't know if you guys have them.
MS. SOLOMON: Yeah. If you have time for that.
CHAIRWOMAN JARMON: I know it's not you.
Okay. That's fine.
All in favor?
   - - -
   (Chorus of Ayes.)
   - - -
CHAIRWOMAN JARMON: Thank you.
Next item is 3024 North 4th Street.
Irving Diaz.
(Witness approached podium.)

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

MR. DIAZ: Irving Diaz.

CHAIRWOMAN JARMON: Let the Committee know what you want to do with this property.

MR. DIAZ: Yeah. Rehab it.

CHAIRWOMAN JARMON: Rehab and rent?

MR. DIAZ: And rent.

CHAIRWOMAN JARMON: Any questions from the Committee?

MS. DUNBAR: Have you seen the property? Like, do you know that it's within your means to acquire and rehab?

MR. DIAZ: Yeah. I have to fix it, I know. I've seen it from outside. I just seen it from outside.

MS. DUNBAR: You've never seen it from the inside?

MR. DIAZ: No.

MS. DUNBAR: You know it has a back?

MR. DIAZ: Yeah.

MS. DUNBAR: Okay.
CHAIRWOMAN JARMON: Recommendation of the Committee?

MS. DUNBAR: Is he willing to pay?

CHAIRWOMAN JARMON: The Lama price is $3,142; are you willing to pay that?

MR. DIAZ: Yeah.

CHAIRWOMAN JARMON: Plus administrative fees.

MR. DIAZ: Yeah.

MS. DUNBAR: Motion to sell at the LAMA value.

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(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

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(Chorus of Ayes.)

CHAIRWOMAN JARMON: Thank you. We'll be in touch.

1716 North Stillman Street. Frederick Page and Ron Young.

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(Witnesses approached podium.)
CHAIRWOMAN JARMON: This property has a long, long history. We had an applicant who years ago we had given an entry authorization to, I want to say back in the '90s, and then more recent within the last maybe six years, the Law Department got involved and they said that he was gonna pay for the property; however, that didn't pan out. He has rented the property to different individuals over the years. Now the property is vacant.

These gentlemen live on the block, and they are willing to purchase the property.

MR. PAGE: Good morning.

CHAIRWOMAN JARMON: Good morning.

Give your name for the record.

MR. PAGE: I'm Frederick Page.

MR. YOUNG: Ron Young.

CHAIRWOMAN JARMON: Any questions from the Committee?

MS. DUNBAR: I understand you live on the block, but do you own 1737 North Stillman Street? Do either of you own
MR. PAGE: I do, ma'am.

CHAIRWOMAN JARMON: Mr. Page.

MS. DUNBAR: Does that matter?

CHAIRWOMAN JARMON: No. He's buying it.

MS. DUNBAR: Okay.

CHAIRWOMAN JARMON: Or they're buying it.

MS. BULLOCK: Is the property currently occupied?

CHAIRWOMAN JARMON: It's vacant.

MS. BULLOCK: It's vacant?

CHAIRWOMAN JARMON: Yeah, finally.

MS. BULLOCK: Oh, there was an occupant?

CHAIRWOMAN JARMON: He had several people in there over the years. His name was Steve Sumpter (ph). He had been renting it out. Now it's vacant.

MS. BULLOCK: Do you have experience with renovating properties?

MR. PAGE: Yes. I did have a room from Mr. Sumpter for about a year until
everything -- L&I and everything got involved, and then we left.

But I do have experience with contract work. I currently work in the Big Lot Program for L&I now. So I do all that type of work, like running machines and different things like that, and coordinating the projects and everything.

I've been working there for ten years.

MS. DUNBAR: Motion to sell at the Lama value, $4,478.

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(Duly seconded.)

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CHAIRWOMAN JARMON: All in favor?

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(Chorus of Ayes.)

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CHAIRWOMAN JARMON: Okay. We'll be in touch.

1100 North 40th Street.

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(Witnesses approached podium.)

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CHAIRWOMAN JARMON: Just state your name.

MR. TIM: Yeah. Hul Tim.

CHAIRWOMAN JARMON: This is a property that's been in the City ownership since 1988. Over the years I've had several inspections done on the property, referred it to L&I because it was occupied, and the deed of record is in the City ownership. Finally, we were able to -- these individuals have been in the property since 2011, and it's a doughnut shop that they operate out of the property.

I sent a email to the Law Department asking them if they had any record of the prior owner redeeming the property, and they said no. And actually, the prior owner is a slum landlord. So he had been collecting rent from Mr. Tim since 2011, $1,000 a month.

MS. JONES: He has or has not?

CHAIRWOMAN JARMON: He has been collecting rent.

Last year I told Mr. Tim not to give
him any more money, and that I was gonna
see if we can possibly sell the property to
them.

The Lama price is $14,094.

Can you tell your dad what the price
is. I think I had told you before.

MR. TIM: Yes.

CHAIRWOMAN JARMON: He knows? Okay.

All right.

MR. TIM: Yeah.

MS. DUNBAR: I just have a question.

Is this just a one-story building?

CHAIRWOMAN JARMON: It's a
three-story. Three stories, right?

MR. TIM: Yeah, three story.

CHAIRWOMAN JARMON: Yeah.

MS. DUNBAR: Okay. So, the first one
was gonna be a storefront.

CHAIRWOMAN JARMON: It is a
storefront.

MS. DUNBAR: Are you planning to rehab
the second and third floors?

MR. TIM: Yeah.

CHAIRWOMAN JARMON: Are you gonna
rehab --

MS. DUNBAR: You're gonna rehab the second and third floor?

MR. TIM: Yeah.

MS. DUNBAR: Okay.

CHAIRWOMAN JARMON: Because I know it's vacant on the second and third.

MS. BULLOCK: They're vacant at the moment you said?

CHAIRWOMAN JARMON: Yeah.

Any more questions?

(No response.)

CHAIRWOMAN JARMON: Recommendation of the Committee?

MS. DUNBAR: Motion to sell at Lama price, $14,094.

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(Duly seconded.)

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CHAIRWOMAN JARMON: All in favor?

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(Chorus of Ayes.)

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CHAIRWOMAN JARMON: We'll be in touch
with you. I think I needed something else from you on your application. So if you can call me later, okay?

MR. TIM: Okay.

CHAIRWOMAN JARMON: He has the number. Okay. Thank you.

2929 North Mascher Street. Victor Torres.

(Witness approaches podium.)

MR. TORRES: Good morning, ladies and gentlemen.

CHAIRWOMAN JARMON: State your name.

MR. TORRES: Victor Torres.

CHAIRWOMAN JARMON: And what do you plan to do with this lot that's adjacent to your --

MR. TORRES: Convert it to a side yard.

CHAIRWOMAN JARMON: Side yard.

Any questions?

MS. DUNBAR: Yes. So you own 2927 North Mascher Street. Is that a rental
property or do you own and occupy?

MR. TORRES: That's a rental property.

Correct.

MS. DUNBAR: Okay. Motion to sell at the Lama price, $5,276.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Chorus of Ayes.)

CHAIRWOMAN JARMON: Thank you. All right. We'll be in touch.

4532 Colorado Street, Sylvia McCall. She's not here. We're gonna table this

until next month.

The next -- next addresses are for Sophisticated Investments. The first

address is 1437 Diamond Street. These are properties that we're gonna transfer to

PHDC, and then they are gonna monitor this investment group.

(Witness approaches podium.)
MS. REEM: Morning.

CHAIRWOMAN JARMON: Good morning.

State your name.

MS. REEM: Yamit Reem. R-E-E-M.

Yamit, Y-A-M-I-T.

CHAIRWOMAN JARMON: Can you let the Committee know what the group is planning to do with these lots?

MS. REEM: Yes. To redevelop them and build them into new construction houses.

MS. DUNBAR: Is that for -- the new construction houses, will that be for rental or for home ownership?

MS. REEM: For rental.

MS. DUNBAR: Okay. Do you currently have the financing and plans and all those things? Are you ready to move forward yet?

MS. REEM: Yes.

MS. JOHNSON: And are you aware that some of the properties are in the Historic District and require approval? The plans have to be approved by the Historical Commission?

MS. REEM: Yes, ma'am.
MS. JOHNSON: And one is also in the Special Interest District for Temple University and will require a variance?

MS. REEM: Correct.

MS. JOHNSON: Okay.

MS. BULLOCK: And the plans are to work out a mixed affordable and market rates project, correct?

MS. REEM: Yes.

MS. DUNBAR: Okay.

MS. BULLOCK: Just for correction, it's going to be transferred to the PHDC for monitoring for the Affordable Housing Project.

MS. JOHNSON: It's market rate.

MS. DUNBAR: No, it's a mix.

MS. BULLOCK: Market rate and affordable rental.

MS. DUNBAR: And affordable.

MS. JOHNSON: Oh, okay.

MS. DUNBAR: Okay. I make a motion that the properties listed be transferred to the Philadelphia Housing Development Corporation for further development.
purposes.

(Duly seconded.)

CHAIRWOMAN JARMON:  All in favor?

(Chorus of Ayes.)

CHAIRWOMAN JARMON:  Okay.  We'll be in touch.

MS. REEM:  Thank you.

CHAIRWOMAN JARMON:  You're welcome.

The next items are side yards.  I only deleted the one, 1921 West Dauphin Street.

These are side or rear yards.

We accept those?

MS. DUNBAR:  No.  We vote.

I make a motion that these properties be transferred through the Side Yard Program with the exception of 1921 West Dauphin Street.

(Duly seconded.)
CHAIRWOMAN JARMON: All in favor?

- - -

(Chorus of Ayes.)

- - -

CHAIRWOMAN JARMON: The next property is a property that we're gonna transfer to PHDC. We had some properties on the agenda in April for them, and these two were excluded. So we'd like to add these two to that list for PHDC.

MS. BULLOCK: So moved.

- - -

(Duly seconded.)

- - -

CHAIRWOMAN JARMON: All in favor?

- - -

(Chorus of Ayes.)

- - -

CHAIRWOMAN JARMON: Thank you.

The next are Urban Garden agreements that I can accept.

MS. BULLOCK: So moved.

- - -

(Duly seconded.)
CHAIRWOMAN JARMON: Moving right along.

MR. FRISHKOFF: We didn't have an all in favor.

CHAIRWOMAN JARMON: Oh. All in favor?

(Chorus of Ayes.)

MS. DUNBAR: You knew it was too quick, right?

CHAIRWOMAN JARMON: 5236 McKean Street. Habitat for Humanity is asking for a release.

(Witnesses approached podium.)

MS. BERKMAN: Good morning.

CHAIRWOMAN JARMON: Good morning.

MS. BERKMAN: My name is Judy Berkman. I'm from Regional Housing Legal Services. I'm the attorney for Habitat For Humanity Philadelphia, Inc. And this is Rebecca Saadeh, S-A-A-D-E-H, who's on the staff at Habitat. She's gonna pass out pictures. This property on McKean, I think it's
3 and 4 Avenue, is the middle of three properties Habitat acquired for developing four houses that were reconfigured so that they're actually facing McKean -- Queen Street. I have one copy of the site plan that we can pass around. It's a two-page thing.

So, this is the -- the middle property is the one that when it's reconfigured would sort of go through the backs of the houses and the close in part of their back yards.

They acquired this property in April 2005, so they're well beyond the six-year restriction on resale. They did construct four houses, which Rebecca passed out the pictures. Like I say, they all face Queen Street and they're twins. And this is funded by the Redevelopment Authority as well as Habitat funds and in kind labor and donated materials.

So they would request respectfully that the VPRC restrictions be lifted on this property so they can sell them.
They're selling two of the twins at the end of this month, and two at the end of July. They almost have those Certificates of Occupancy. They're not quite done, but they'll be done shortly.

Any questions?

CHAIRWOMAN JARMON: Any questions from the Committee?

MS. DUNBAR: What's the date on these? These are very recent pictures?

MS. SAADEH: Yes. Yes. They're recent pictures. The one with the sidewalks in the upper right-hand corner was taken this past weekend.

MS. DUNBAR: Okay.

MS. SAADEH: And so the ones with -- with the painting on it, those are the two that are gonna be sold at the end of this month, and then the two that the signing isn't yet completed, those are at the end of July schedule.

MS. JOHNSON: How much are they selling for?
MS. SAADEH: 133,5, I believe. I think that's the number. Yeah. We have 40,000 in City funding from PRA.

MS. BERKMAN: The prices were set by appraisal at the Redevelopment Authority.

MS. MEDLEY: Which property is the one that used to be 5236?

MS. BERKMAN: I passed around the site plan. Does anybody have it?

There were two parts of the site plan. If you look facing McKean Street, the three original parcels were on McKean, but the two sets of twins now face Queen Street. So it would sort of run down the middle of from McKean through the backs of the property. So this restriction actually affects all four new properties.

MS. MEDLEY: Oh, okay.

MS. DUNBAR: So, these addresses on here: 424, 426, 428 and 430 West Queen Lane, are you also asking that these be released?

MS. BERKMAN: Those are the new addresses that the PRA gave them because
we've gone -- they had a volunteer attorney at, well, Ballard, who helped them with the consolidation and resubdivision. So those are the new assigned properties. But the one that I think you're releasing the VPRC restriction from is the old 5236 McKean.

MS. DUNBAR: Okay. So 5236 McKean Street was a lot --

MS. BERKMAN: Yes.

MS. DUNBAR: -- that they newly constructed these parcels, which have since been identified as the Queen Lane addresses.

MS. BERKMAN: Yes. Yes. Right.

MS. DUNBAR: Okay. All right. We good.

MS. BERKMAN: So I don't think the deed of resubdivision, consolidation of subdivision has been recorded yet, but it will be shortly. But this still affects all those four parcels, those old parcels.

MS. DUNBAR: Okay. So, I guess would it be safe to say that we would be releasing -- or excuse me, we would be
issuing a Certificate of Completion for the
former address of 5236 McKean Street, which
has subsequently been renamed as 424, 426,
428 and 430 West Queen Lane?

MS. BERKMAN: Yes.

MS. DUNBAR: That would be my motion.

CHAIRWOMAN JARMON: Is it all four
addresses?

MS. DUNBAR: No. I think that what
she was saying is that somehow that these
properties touched on 5236 McKeans. Is
that not --

MS. BERKMAN: It goes to -- if you
think of them from front to back, they're
facing Queen Street and there's three
parcels in a row on McKean.

MS. DUNBAR: Okay.

MS. BERKMAN: So the middle one is
this property. They got the other two at
sheriff sale.

MS. DUNBAR: Okay.

MS. BERKMAN: So it sort of goes
through, say, the backs of all four houses
and the beginnings of the back yard sort of
1 cuts across.
2 MS. DUNBAR: So then they would all
3 touch on 5236.
4 MS. BERKMAN: The 5236 would be in the
5 middle of each property.
6 MS. DUNBAR: Of each of these four.
7 MS. BERKMAN: Yes.
8 MS. DUNBAR: Okay.
9 CHAIRWOMAN JARMON: But the deed
10 hasn't been recorded on these sites, right?
11 So we could --
12 MS. BERKMAN: I think I checked
13 recently. I don't think the deed --
14 MS. DUNBAR: I see it from 5236.
15 CHAIRWOMAN JARMON: Yeah. Okay.
16 MS. DUNBAR: No?
17 MS. MEDLEY: No, that's fine. I think
18 it's just -- it appears that they will be
19 completed. They're in the process.
20 MS. DUNBAR: Right.
21 MS. MEDLEY: But they're not done yet,
22 and usually I think the policy is to wait
23 until you get the certificate.
24 MS. DUNBAR: But they're
1 substantially. They're substantially
2 completed.
3 MS. JONES: We could subject the
4 approval to the receipt of the
5 completion -- the Certificates of
6 Occupancy.
7 MS. DUNBAR: CO? Okay.
8 MS. JONES: Is that all right with
9 you?
10 MS. DUNBAR: That's fine.
11 MS. BERKMAN: The timing is -- the
12 title person is willing, if you vote today
13 to approve, they'll probably be selling at
14 least the first two before we get the
15 removal of the restrictions document from
16 you folks. So if we have the approval --
17 they can't sell the properties without the
18 CO anyway, and the Redevelopment Authority
19 won't allow it.
20 From my perspective, it will be easier
21 if you just allow that process to be
22 governed by the Redevelopment Authority.
23 MS. BULLOCK: I think what we're doing
24 is voting to approve it, and subject to --
the release won't be given subject to us
actually receiving the CO.

MS. BERKMAN: Oh, okay. No problem.

MS. JONES: How can we give you a
Certificate of Completion, really?

MS. BULLOCK: We'll approve it
today --

MS. DUNBAR: Subject to.

MS. BULLOCK: -- and the Certificate
of Completion will be given to you when we
get the Certificate of Occupancy.

MS. BERKMAN: Okay. Got it.

MS. DUNBAR: Is that okay with the
title company?

MS. BERKMAN: Sure.

MS. DUNBAR: Okay. So, I think we're
good.

MS. BERKMAN: Great.

MS. BULLOCK: Do you want to make a
motion again and then we'll rule on it?

MS. DUNBAR: Okay. So, I'm making a
motion that we issue the Certificate of
Completion for 5236 McKean Street, subject
to the issuance of the Certificate of
Occupancy for the subject properties, for the appropriate properties.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Chorus of Ayes.)

MS. BERKMAN: I'd just like to say the title report refers to it as 5236 McKean Avenue. It's in Germantown. It's not in South Philly. So with that correction.

MS. DUNBAR: It's avenue. Avenue.

MS. BERKMAN: We have one more small thing for another property. Should I just stay up here?

CHAIRWOMAN JARMON: For what property?

MS. BERKMAN: The 2018 North 16th Street.

CHAIRWOMAN JARMON: You asked that that be tabled.

MS. BERKMAN: We asked that that be tabled.
CHAIRWOMAN JARMON: It's not on the agenda anyway.

MS. BERKMAN: Oh, okay. Great.

CHAIRWOMAN JARMON: Yeah. So.

MS. BERKMAN: Is it on for July?

CHAIRWOMAN JARMON: You said two months. Do you want it for July?

MS. BERKMAN: Two months would be great. August would be wonderful.

Thank you very much.

CHAIRWOMAN JARMON: Okay. All right.

1703 and 1705 Cecil B. Moore Avenue.

This is a property I think that Redevelopment Authority is trying to transfer out, and there's a restriction where the City had transferred title to the PRA, and they're asking for a release.

MS. DUNBAR: Want me to make that motion?

CHAIRWOMAN JARMON: Yeah.

MS. DUNBAR: I'd like to make a motion that the properties be transferred to the Philadelphia Redevelopment Authority because they have completed the
requirements to receive the Certificate of Completion.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Chorus of Ayes.)

MS. MEDLEY: Somebody else should make the motion.

MS. DUNBAR: Oh, okay. Somebody said make a motion.

MS. BULLOCK: You should probably abstain.

MS. DUNBAR: And I won't vote. I am abstaining from this one.

MS. BULLOCK: I move that we issue a Certificate of Completion for these properties to the RDA.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?
(Chorus of Ayes.)

- - -

CHAIRWOMAN JARMON: All right. The meeting is adjourned. Have a good day.

- - -

(Whereupon, Vacant Property Review Committee adjourned at 10:46 a.m.)

- - -
CERTIFICATION

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.

____________________________________
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.)
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