

VACANT PROPERTY REVIEW COMMITTEE

Caucus Room, City Hall
Philadelphia, Pennsylvania
Tuesday, July 8, 2014
10:10 a.m.

PRESENT:

SUSIE JARMON, OHCD, CHAIRWOMAN
LOWELL THOMAS,
JO ANN JONES, OHCD
LINDA MEDLEY, Law Department
GARRETT O'DWYER, PACDC
LISA WALKER, Revenue Department
DONNA BULLOCK, Council President Clarke's
Office
AMANDA DAVIS, PIDC
LYNSIE SOLOMON, Public Property
JAMETTA JOHNSON, Planning Commission
MELVIS DUNBAR, RDA

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1

2 CHAIRWOMAN JARMON: Good
3 morning. My name is Susie Jarmon. The
4 VPRC is now in session.

5 We're going to start on Page 2.
6 The first item is 2570 North Napa Street,
7 Amina Sheppard.

8 (No response.)

9 CHAIRWOMAN JARMON: We're going
10 to table this. She may come late.

11 3605 and 3607 Melon Street, Van
12 Nguyen. Can you come up to the podium.

13 (Witness approached podium.)

14 CHAIRWOMAN JARMON: Good
15 morning. Can you just give your name to
16 the stenographer, please.

17 MS. NGUYEN: Van An Nguyen.

18 CHAIRWOMAN JARMON: Good
19 morning. Can you let the Committee know
20 what you're here for and what you're
21 going to use these two lots.

22 MS. NGUYEN: Okay. I currently
23 own 3601 and 3603 Melon Street, and we
24 are renovating the two houses right now,
25 and along 3605 and 3607, our next buy,

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2 and I'm just interested in the lots.
3 Since it's next door, maybe I can do like
4 a side yard or a playground, something.
5 A lot of trees growing right now. The
6 wall is like almost collapsing. So I'm
7 just really interested so I can turn it
8 into something useful for the community.

9 CHAIRWOMAN JARMON: Any
10 questions from the Committee?

11 MS. DUNBAR: Are they
12 interested in paying the LAMA value?

13 Are you interested in paying
14 the LAMA value for each?

15 MS. NGUYEN: Yes.

16 MS. DUNBAR: Okay.

17 CHAIRWOMAN JARMON: What's the
18 recommendation of the Committee?

19 MS. BULLOCK: I move that we
20 sell the properties 3605 and 07 at the
21 LAMA value.

22 (Duly seconded.)

23 CHAIRWOMAN JARMON: All in
24 favor?

25 (Aye.)

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2 CHAIRWOMAN JARMON: We'll be in
3 touch. It was approved.

4 MS. NGUYEN: Okay.

5 CHAIRWOMAN JARMON: 2932
6 Wharton Street, Dau Lai.

7 (No response.)

8 CHAIRWOMAN JARMON: I'm going
9 to table this until next month.

10 3604, 3606, and 3608 Haverford
11 Avenue, Ricardo Young, Westview
12 Development Partners.

13 (Witness approached podium.)

14 CHAIRWOMAN JARMON: Good
15 morning.

16 MR. YOUNG: Good morning. I'd
17 like to say hello to everyone.

18 CHAIRWOMAN JARMON: Good
19 morning. Say your name for the record.

20 MR. YOUNG: Ricardo Young, Rick
21 Young for short.

22 CHAIRWOMAN JARMON: Can you let
23 the Committee know what you're going to
24 do with these three lots.

25 MR. YOUNG: I'm sorry?

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2 CHAIRWOMAN JARMON: Let the
3 Committee know what you're going to do
4 with these three lots.

5 MR. YOUNG: We're interested in
6 building residential, possibly mixed-use
7 development to continue Haverford Avenue
8 as a commercial corridor as we continue
9 to build density and economic opportunity
10 and viability back on Haverford Avenue
11 that used to be here in the '70s and
12 early part of the '80s.

13 MS. DUNBAR: So the question is
14 are you proposing to build three
15 mixed-use properties or --

16 MR. YOUNG: No; residential
17 properties. I'm sorry. There will be
18 mixed use on Haverford Avenue. They have
19 sites for a supermarket going in on the
20 opposite side on Haverford Avenue. So
21 the goal is to build density on Haverford
22 Avenue. Right now it's, I'm going to
23 say, a large amount of -- it is vacant or
24 vacant lots and overgrown brush.

25 MS. DUNBAR: So on each lot you

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2 plan to build one building, one unit?

3 MR. YOUNG: One building, four
4 units.

5 MS. DUNBAR: So in total it's
6 going to be 12 rental units?

7 MR. YOUNG: It will be 12
8 residential units.

9 MS. JOHNSON: And you know that
10 you'll need a variance? It's
11 industrially zoned.

12 MR. YOUNG: Yeah, I'm familiar
13 with it.

14 MS. JOHNSON: Are you acquiring
15 the other lot, 3610?

16 MR. YOUNG: We're working on
17 that as well and the vacant building
18 that's next to it. It's a vacant
19 building I think 12 and 14 as well.

20 MS. DUNBAR: Privately owned.

21 CHAIRWOMAN JARMON: What's the
22 recommendation of the Committee?

23 MS. DUNBAR: Motion to sell
24 them at the LAMA value.

25 (Duly seconded.)

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2 CHAIRWOMAN JARMON: All in
3 favor?

4 (Aye.)

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

7 MR. YOUNG: Thank you.

8 CHAIRWOMAN JARMON: 2561 North
9 Hollywood Street, Bobby Leach.

10 Mr. Leach was previously
11 approved and received this as a side yard
12 under the Side Yard Program, but he would
13 like to purchase it for the LAMA price.
14 He doesn't want the mortgage against the
15 title.

16 MS. DUNBAR: Is it still to be
17 used as a side yard?

18 CHAIRWOMAN JARMON: Yes.

19 MS. DUNBAR: Okay.

20 (Witness approached podium.)

21 CHAIRWOMAN JARMON: Say your
22 name for the record, please.

23 MR. LEACH: Bobby Leach.

24 MS. BULLOCK: Mr. Leach, you're
25 willing to pay the LAMA value for this

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2 property? You're willing to pay the
3 value that you were quoted for this
4 property?

5 MR. LEACH: Yes. I was kind of
6 like -- I didn't understand how did the
7 value go up from the time that I gained
8 interest in the lot, which was like a
9 little over five years ago.

10 CHAIRWOMAN JARMON: It went up?

11 MS. BULLOCK: Five years,
12 that's how the value goes up.

13 But you'll be willing to pay
14 the current value?

15 MR. LEACH: Yes.

16 CHAIRWOMAN JARMON:
17 Recommendation?

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

20 (Duly seconded.)

21 CHAIRWOMAN JARMON: All in
22 favor?

23 (Aye.)

24 CHAIRWOMAN JARMON: We'll be in
25 touch.

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2 MR. LEACH: Thank you.

3 CHAIRWOMAN JARMON: The next is
4 the side yards that will be transferred
5 with the ten-year self-amortizing
6 mortgage against the title. It can be
7 accepted.

8 MS. DUNBAR: Motion to sell
9 these as side yards with the mortgages as
10 noted.

11 (Duly seconded.)

12 CHAIRWOMAN JARMON: All in
13 favor?

14 (Aye.)

15 CHAIRWOMAN JARMON: The address
16 for the 1624 should be Ithan Street,
17 I-T-H-A-N, and this is one that was under
18 the old gift property program. So we'll
19 be transferring it under the old
20 grandfathered program.

21 MS. DUNBAR: Just for one
22 dollar?

23 CHAIRWOMAN JARMON: Just for
24 one dollar.

25 MS. BULLOCK: Do we need to

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2 vote on that?

3 CHAIRWOMAN JARMON: Yes.

4 MS. BULLOCK: I move that we

5 transfer the property under the gift

6 program.

7 (Duly seconded.)

8 CHAIRWOMAN JARMON: All in

9 favor?

10 (Aye.)

11 CHAIRWOMAN JARMON: 2026 Martha

12 Street is to be transferred to PRA for

13 them to put two lots together that they

14 own and transfer both of these out.

15 MS. BULLOCK: I didn't know if

16 you wanted to speak on it; that's all.

17 MS. DUNBAR: Well, I can speak

18 on it. Actually, we were in the process

19 of conveying 2028 to a developer for a

20 side yard and discovered that -- well, we

21 were trying to do 2026 and 2028 and

22 realized that we did not own 2026. So

23 Councilman Squilla introduced a

24 resolution and now we're asking that it

25 be conveyed.

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2 MS. BULLOCK: I move that we
3 transfer the property 2026 Martha Street
4 to the Redevelopment Authority.

5 (Duly seconded.)

6 CHAIRWOMAN JARMON: All in
7 favor?

8 (Aye.)

9 MS. DUNBAR: I abstain.

10 CHAIRWOMAN JARMON: Thank you.

11 The next are properties to be
12 transferred to PHA. I don't see anybody
13 here representing PHA. However, these
14 are properties that are additional
15 properties for the Blumberg project in
16 North Philly that they have requested.

17 MS. DUNBAR: I make a motion
18 that the properties be conveyed to PHA at
19 nominal consideration for the development
20 of the Blumberg proposal.

21 (Duly seconded.)

22 CHAIRWOMAN JARMON: All in
23 favor?

24 (Aye.)

25 CHAIRWOMAN JARMON: Thank you.

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2 The next are urban garden
3 agreements that I can accept and going to
4 Page 6 also.

5 Now we have certificate of
6 completions. The first address is a
7 typo. It should be 1268 South 27th
8 Street, Anthony Travia. Did someone come
9 to represent him?

10 (No response.)

11 CHAIRWOMAN JARMON: No?

12 We transferred this property
13 back in 2006 to Mr. Travia and he wants
14 to sell it. Everything is in the
15 attachment. He had something else that
16 he was doing today and he was unable to
17 attend the meeting, but he has -- we have
18 the agreement of sale and the picture
19 attached.

20 MS. BULLOCK: So was this a
21 side yard?

22 CHAIRWOMAN JARMON: It was a
23 side yard. He owned the other lots you
24 see in the agreement also that were
25 adjacent.

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2 MS. BULLOCK: So he owned all
3 the green space?

4 CHAIRWOMAN JARMON: Yes. And
5 he's selling them for 76,000.

6 MS. DUNBAR: He did what he was
7 supposed to do, right?

8 CHAIRWOMAN JARMON: As a side
9 yard.

10 MS. DUNBAR: Motion to issue
11 the certificate of completion.

12 (Duly seconded.)

13 CHAIRWOMAN JARMON: All in
14 favor?

15 (Aye.)

16 CHAIRWOMAN JARMON: Thank you.
17 617 Annin Street.

18 (Witness approached podium.)

19 CHAIRWOMAN JARMON: Good
20 morning.

21 MR. McKERNAN: Good morning.

22 CHAIRWOMAN JARMON: Can you say
23 your name for the record.

24 MR. McKERNAN: Good morning.

25 My name is Brian McKernan.

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2 CHAIRWOMAN JARMON: And you're
3 representing?

4 MR. MCKERNAN: My company is
5 I-9 LLC. I bought the property at 617
6 Annin Street.

7 MS. DUNBAR: When did you buy
8 it?

9 MR. MCKERNAN: I bought it in
10 February of 2013.

11 MS. DUNBAR: February 2013?

12 MR. MCKERNAN: That's correct.

13 CHAIRWOMAN JARMON: Any
14 questions from the Committee?

15 MS. BULLOCK: You bought it in
16 2013. Are you planning to sell it or are
17 you --

18 MR. MCKERNAN: Actually, when I
19 bought the property, the title company
20 did not make me aware of the RDA
21 restriction on there, and I'm a builder
22 and I built a brand new property,
23 ten-year tax abatement, the whole nine
24 yards. It wasn't until two days before
25 settlement that I knew this restriction

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2 was on there.

3 CHAIRWOMAN JARMON: And is it
4 I-9?

5 MR. MCKERNAN: It's I-9.

6 CHAIRWOMAN JARMON: I-9?

7 MR. MCKERNAN: Correct.

8 CHAIRWOMAN JARMON: Okay.
9 The recommendation of the
10 Committee?

11 MS. DUNBAR: Motion to issue
12 the certificate of completion.

13 (Duly seconded.)

14 CHAIRWOMAN JARMON: All in
15 favor?

16 (Aye.)

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

19 MR. MCKERNAN: Thank you very
20 much. Have a good day.

21 CHAIRWOMAN JARMON: 908 Schell
22 Street. Bill went out and inspected this
23 property, and they've changed the name of
24 the street since 1982. They built
25 properties on it. The prior owner is

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2 asking for a release of the restrictions.

3 MS. DUNBAR: Is Panzone the
4 owner?

5 CHAIRWOMAN JARMON: Yes.

6 MS. DUNBAR: Still the owner?

7 CHAIRWOMAN JARMON: Yes.

8 Any questions of the Committee?

9 MS. BULLOCK: I'm looking at
10 the picture. Which building is it?

11 CHAIRWOMAN JARMON: It's in the
12 middle of there. It's like one of those,
13 yes. And Bill said that street isn't the
14 same. It doesn't have the same name.

15 MS. BULLOCK: So Ms. Panzone
16 sold it to somebody else?

17 CHAIRWOMAN JARMON: No. She's
18 still the current owner.

19 MS. BULLOCK: She built all of
20 this too?

21 CHAIRWOMAN JARMON: No. No.
22 They want the restriction off of the
23 title. I think they're trying to sell
24 and I guess they realized that that was
25 already built on. Like she owned it

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2 years ago.

3 MR. O'DWYER: And she sold it
4 to a developer?

5 CHAIRWOMAN JARMON: That's what
6 it looks like. I'm trying to look at
7 her -- because I didn't see a more recent
8 deed.

9 MS. DUNBAR: I think she sold
10 that.

11 CHAIRWOMAN JARMON: She sold
12 it? Because it looked like the last deed
13 was Panzone in 1982.

14 MS. BULLOCK: Because the
15 agreement of sale is between Helen Wong
16 and Elkhatib Mohamad.

17 CHAIRWOMAN JARMON: Yeah.
18 There must be another deed over in
19 records, but there wasn't one on ACRIS.

20 MR. O'DWYER: What's the
21 current name of the street?

22 CHAIRWOMAN JARMON: The current
23 name? I don't know what the current name
24 is. Bill said he didn't know what it was
25 either. He just knows that it's a new

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2 street, because I guess he asked the
3 neighbors for this particular block after
4 he did a Google map or whatever.

5 MS. BULLOCK: So this is what
6 it looks like now?

7 CHAIRWOMAN JARMON: That's what
8 it looks like now.

9 MR. O'DWYER: So it's not
10 completed yet?

11 MS. DUNBAR: It's completed
12 with something.

13 CHAIRWOMAN JARMON: It's
14 completed, yeah.

15 MR. O'DWYER: It looks like
16 it's under construction.

17 CHAIRWOMAN JARMON: They just
18 want the certificate to clear the title.

19 MR. O'DWYER: If you look at
20 the picture, I'm saying it looks like
21 it's still under construction.

22 MS. DUNBAR: But here's the
23 thing: What was Panzone supposed to have
24 done?

25 CHAIRWOMAN JARMON: It was a

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2 side yard back then.

3 MS. BULLOCK: Side yard.

4 MS. DUNBAR: So we're past
5 that.

6 CHAIRWOMAN JARMON: Yeah.
7 Since '82.

8 MS. BULLOCK: I recommend that
9 we issue a certificate of completion.

10 (Duly seconded.)

11 CHAIRWOMAN JARMON: All in
12 favor?

13 (Aye.)

14 CHAIRWOMAN JARMON: The next
15 address is 1238 North 4th Street, Brian
16 and Amy Phillips.

17 (Witness approached podium.)

18 CHAIRWOMAN JARMON: Good
19 morning. Please say your name.

20 MR. EGLI: Hi. I'm Allison
21 Egli. I'm here on behalf of Amy and
22 Brian.

23 CHAIRWOMAN JARMON: And the
24 Phillips are in the process of selling
25 this lot?

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2 MS. EGLI: They are. It's an
3 adjacent lot to their home and they're
4 hoping to move, so they're selling the
5 lot.

6 CHAIRWOMAN JARMON: Any
7 questions from the Committee?

8 MS. SOLOMON: Is there any way
9 that we can ask them to clean the lot
10 prior to us releasing it?

11 CHAIRWOMAN JARMON: Can you
12 hear her?

13 MS. EGLI: No.

14 CHAIRWOMAN JARMON: Can they
15 clean the lot before we issue the
16 certificate? The lot has to be cleaned.

17 MS. EGLI: What exactly do you
18 mean by clean?

19 MS. SOLOMON: The weeds are
20 really high.

21 CHAIRWOMAN JARMON: There's
22 weeds that are really high. So they can
23 have it mowed or --

24 MS. EGLI: Yes.

25 MS. DUNBAR: So it would be

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2 subject to that.

3 CHAIRWOMAN JARMON: Subject to
4 the lot being cleaned.

5 MS. EGLI: Okay.

6 MS. DUNBAR: Motion to issue
7 the certificate of completion subject to
8 the lot being cleaned. So if they don't
9 clean it, we won't issue it.

10 MS. EGLI: Okay.

11 (Duly seconded.)

12 CHAIRWOMAN JARMON: All in
13 favor?

14 (Aye.)

15 CHAIRWOMAN JARMON: Thank you.

16 243 West Jefferson Street,
17 Rosario.

18 This is a property that was on
19 the agenda last year for reverter,
20 reversion of title. Supposedly the guy
21 had a little -- what was it, like a
22 bunker or something built on the lot. He
23 had zoning to do that, but then he was
24 told by our office that he had to take
25 the bunker down, otherwise we were going

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2 to revert title. He tore the bunker
3 down. The letter was sent out to revert
4 title. We brought it back here, because
5 he wants to sell the lot. He had
6 complied, because it was a side yard.
7 Council asked us to bring this back
8 before the Committee because they want us
9 to revert title from him.

10 So I just need a recommendation
11 from the Committee. He had done what he
12 was supposed to do under his entry
13 authorization. He had an entry
14 authorization as a side yard years ago.

15 MS. BULLOCK: And then was the
16 plan then to transfer the deed to him?

17 CHAIRWOMAN JARMON: He had the
18 deed. We transferred title to him, and
19 then after he had it for -- I want to say
20 he already had complied. We don't have
21 the date on here. He wanted to sell it,
22 but the neighbor was complaining next
23 door about the bunker that he had built
24 on there, so he was told to tear it down.
25 He had -- like I said, he had zoning.

1 7/8/14 - VACANT PROPERTY REVIEW COMMITTEE

2 MS. BULLOCK: It was a trailer.

3 CHAIRWOMAN JARMON: It was a
4 trailer, right. But he had the approval
5 from the Zoning Board to put the trailer
6 up. But once this individual moved in
7 the property next door, they started
8 complaining. So he tore it down. He
9 still lives in the adjacent property and
10 he's just asking permission to sell the
11 lot.

12 MS. DUNBAR: So just to be
13 clear, is it safe to say that he would be
14 within his rights to sell it because he
15 met the obligations under whatever the
16 agreement was when he acquired the
17 property?

18 CHAIRWOMAN JARMON: Right. He
19 received it as a side yard. He lives at
20 241 Jefferson Street.

21 MS. DUNBAR: So why would we
22 revert it?

23 CHAIRWOMAN JARMON: Well, this
24 wasn't under my -- I don't know why it
25 was reverted, because he did what he was

1 7/8/14 - VACANT PROPERTY REVIEW COMMITTEE
2 supposed to have done, and I think the
3 pressure from the Councilpeople and the
4 neighbor complaining, that's how that
5 happened.

6 MS. BULLOCK: The neighborhood
7 is complaining because the trailer was on
8 the lot. The trailer had -- he had
9 rented the trailer out.

10 MR. O'DWYER: But then he took
11 it down?

12 MS. BULLOCK: He took it down.

13 CHAIRWOMAN JARMON: He tore it
14 down, yes.

15 MS. DUNBAR: But he still has
16 title, right? We never reverted title?

17 CHAIRWOMAN JARMON: Right. No.
18 He still has title. We actually had
19 approved the certificate.

20 MS. BULLOCK: And he wants to
21 sell it.

22 CHAIRWOMAN JARMON: And he
23 wants to sell it.

24 MR. THOMAS: But there's a
25 reference to tax delinquency, is that

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2 true? Because that would make him
3 non-compliant.

4 CHAIRWOMAN JARMON: Well, he
5 would have to pay the taxes off before we
6 give him a certificate. The taxes have
7 to be cleared.

8 MS. BULLOCK: So even if we
9 approved it today, he still has to go
10 through tax clearance.

11 MR. THOMAS: That is basically
12 non-compliance. If Council -- I believe
13 you said Council wanted it to be
14 reverted.

15 CHAIRWOMAN JARMON: The reason
16 they wanted it to be reverted is because
17 of the neighbor complaining about it.

18 MS. DUNBAR: So the question
19 today is the issuance of a certificate of
20 completion to allow him to sell, right?

21 CHAIRWOMAN JARMON: Right,
22 contingent upon him paying the taxes off.

23 MS. DUNBAR: So I make a motion
24 that we issue the certificate of
25 completion, subject to his providing

1 7/8/14 - VACANT PROPERTY REVIEW COMMITTEE
2 proof that he has paid his taxes. Not
3 entered into an agreement.

4 (Duly seconded.)

5 CHAIRWOMAN JARMON: All in
6 favor?

7 (Aye.)

8 MS. MEDLEY: I just have one
9 question. I have a question, though.
10 You said he wants to sell it?

11 CHAIRWOMAN JARMON: Yes.

12 MS. MEDLEY: So if he doesn't
13 have the money -- because oftentimes when
14 we go through the release, they can sell
15 it but it's still owed taxes, but as part
16 of the sales agreement, the taxes get
17 paid off. So if we do the release,
18 there's a letter that goes to the closing
19 agent saying they can't record it without
20 the taxes being paid, and then they'll
21 send me -- when they pay the taxes,
22 they'll send something and then we'll
23 give them the okay to record it.

24 MS. DUNBAR: At whatever point
25 in time that obligation is met, I'm fine

1 7/8/14 - VACANT PROPERTY REVIEW COMMITTEE
2 with that as long as it's paid prior to
3 us issuing.

4 MS. MEDLEY: Okay. That's
5 different than -- I think the vote was
6 for them to pay the taxes before.

7 CHAIRWOMAN JARMON: Right, but
8 if it's going to be paid at the time of
9 settlement.

10 MS. DUNBAR: How much is the
11 delinquency?

12 CHAIRWOMAN JARMON: Do you know
13 what the delinquency is, Lowell?

14 MR. THOMAS: I'm just looking
15 at the e-mail that's attached.

16 CHAIRWOMAN JARMON: Okay.

17 No.

18 MS. BULLOCK: We could handle
19 it like we handle any other tax issue.
20 It happens in other cases that we just
21 don't know about it until Susie does the
22 paperwork and we find out there's a tax
23 issue.

24 CHAIRWOMAN JARMON: Right. And
25 Linda does the letter.

1 7/8/14 - VACANT PROPERTY REVIEW COMMITTEE

2 MS. BULLOCK: We can motion
3 like we normally would and Susie will do
4 her job.

5 MS. DUNBAR: Okay. I'd like to
6 strike the first motion that I made and
7 just say we could issue a certificate of
8 completion.

9 (Duly seconded.)

10 CHAIRWOMAN JARMON: All in
11 favor?

12 (Aye.)

13 CHAIRWOMAN JARMON: The next
14 address, JBS Renovations LLC is
15 requesting an additional six-month
16 extension.

17 (Witness approached podium.)

18 CHAIRWOMAN JARMON: Good
19 morning.

20 MR. CIFELLI: Good morning. My
21 name is Frank Cifelli. I'm one of the
22 owners of JBS Renovations.

23 MS. DUNBAR: Can you talk into
24 the mic.

25 MR. CIFELLI: We purchased four

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2 lots in February of 2013. We were able
3 to build on the first lot without any
4 issues, sold the property. The second
5 lot, 2147 Federal, we're being sued for
6 the second time by the previous owner,
7 along with the City of Philadelphia,
8 Philadelphia Redevelopment Authority,
9 their former attorney. We're kind of
10 caught up in it because they want us to
11 basically not build it until that's
12 settled. It's the second time it's
13 happened. It's kind of put a complete
14 total pause in our ability to build. We
15 had an agreement of sale on 2147 Federal.
16 We're ready to build, had permits, and
17 we're stopped for a second time. And
18 then -- so that's kind of where we're at
19 with that.

20 The two on Oakford Street are
21 sort of kind of contingent on the initial
22 banking-wise. They want us to build the
23 more profitable one first and then
24 they'll finance the second two. We're
25 kind of in a pause mode right now. We're

1 7/8/14 - VACANT PROPERTY REVIEW COMMITTEE
2 trying to work out with the City and the
3 previous owner, ultimately maybe do a
4 land swap or some kind of an arrangement
5 where we can settle 2147 Federal and then
6 ideally move forward with all our other
7 buildings. But this litigation has kind
8 of put us on pause twice.

9 CHAIRWOMAN JARMON: So your
10 request is for an additional six-month
11 extension?

12 MR. CIFELLI: Hopefully we need
13 more time for the litigation to kind of
14 settle itself. And we're really -- we're
15 not the primary focus. The main issue
16 is, the previous owner is saying the City
17 should have sold the lot, and as a result
18 of us having bought it, clean title.
19 We're just kind of held up until that's
20 settled.

21 CHAIRWOMAN JARMON: Right.

22 MS. DUNBAR: Motion to allow a
23 six-month extension.

24 (Duly seconded.)

25 CHAIRWOMAN JARMON: We'll give

1 7/8/14 - VACANT PROPERTY REVIEW COMMITTEE
2 an additional six months, and if it's not
3 done, you can --

4 MR. CIFELLI: I appreciate it.
5 Thanks.

6 CHAIRWOMAN JARMON: Take care.

7 MS. BULLOCK: I think we need
8 to vote.

9 CHAIRWOMAN JARMON: One second,
10 sir.

11 MS. BULLOCK: She motioned. I
12 seconded.

13 CHAIRWOMAN JARMON: All in
14 favor? I'm sorry.

15 (Aye.)

16 MR. CIFELLI: Sorry about that.
17 Have a good day.

18 CHAIRWOMAN JARMON: Are you
19 here for Napa Street?

20 MS. SHEPPARD: Yes.

21 CHAIRWOMAN JARMON: We
22 called -- Amina Sheppard. You want to
23 come up to the podium.

24 And you're here for Melon
25 Street?

1 7/8/14 - VACANT PROPERTY REVIEW COMMITTEE

2 MS. NGUYEN: Yes.

3 CHAIRWOMAN JARMON: You can
4 leave if you want.

5 (Off-the-record discussion
6 between Chairwoman Jarmon and Ms.
7 Nguyen.)

8 (Witness approached podium.)

9 CHAIRWOMAN JARMON: Can you say
10 your name for the record.

11 MS. SHEPPARD: Amina Sheppard.

12 CHAIRWOMAN JARMON: This
13 property was being used as a barber shop
14 for a long time. The person that was
15 using it as a barber shop I think was
16 your dad?

17 MS. SHEPPARD: Yes.

18 CHAIRWOMAN JARMON: L&I was
19 going to and the Law Department was going
20 to throw him out of the property.
21 However, it never happened.

22 Recently, I had an inspection
23 done, and it verified that she's in the
24 top floor of the building. I spoke to
25 L&I and -- not L&I. The Law Department,

1 7/8/14 - VACANT PROPERTY REVIEW COMMITTEE
2 and they want us to get this property out
3 of our ownership.

4 Ms. Sheppard did a lot of work
5 on the second floor, like it's in really
6 good condition. So she said that she
7 would be willing to purchase the property
8 for the LAMA value.

9 MS. DUNBAR: What's on the
10 first floor?

11 CHAIRWOMAN JARMON: There's
12 nothing there now. The barber shop is no
13 longer there. It's like closed.

14 MS. DUNBAR: But is the first
15 floor safe?

16 CHAIRWOMAN JARMON: It's safe,
17 yeah. Bill went in there, and it's safe.
18 It's just nothing in there now.

19 MS. JOHNSON: Because it's
20 residentially zoned, they need a
21 variance.

22 CHAIRWOMAN JARMON: Well, they
23 must have changed it. They must have
24 went in there and changed it.

25 MS. DUNBAR: Over time changed

1 7/8/14 - VACANT PROPERTY REVIEW COMMITTEE

2 it.

3 CHAIRWOMAN JARMON: Over time,
4 yeah.

5 MR. O'DWYER: What were L&I's
6 issues with the property?

7 CHAIRWOMAN JARMON: To make
8 sure that it was safe if someone was in
9 there, and then we verified that she was
10 in there. I had the inspector go out,
11 and it was okay. Like I said, she's done
12 the whole top floor of the property. The
13 Law Department just wants us to get these
14 properties out of our ownership. It's
15 livable, she's occupying it, and she's
16 willing to purchase it.

17 MS. DUNBAR: I have a question.
18 What do you propose to do for the first
19 floor?

20 MS. SHEPPARD: I'm going to fix
21 it up and maybe like rent it out or
22 something like that like for an apartment
23 or efficiency.

24 MS. DUNBAR: For residential?

25 MS. SHEPPARD: Yes.

1 7/8/14 - VACANT PROPERTY REVIEW COMMITTEE

2 MS. DUNBAR: Okay.

3 Motion to sell at the LAMA
4 value.

5 (Duly seconded.)

6 CHAIRWOMAN JARMON: All in
7 favor?

8 (Aye.)

9 CHAIRWOMAN JARMON: Thank you,
10 Ms. Sheppard.

11 I think that's it. Are you
12 here for --

13 UNIDENTIFIED SPEAKER: 1268
14 South 27th Street.

15 CHAIRWOMAN JARMON: Oh, we
16 already approved it. You were late.

17 UNIDENTIFIED SPEAKER: Sorry.

18 CHAIRWOMAN JARMON: That's
19 okay. It was already approved. So we'll
20 be in touch with you.

21 UNIDENTIFIED SPEAKER: Thank
22 you very much.

23 CHAIRWOMAN JARMON: Have a good
24 day.

25 The VPRC is now adjourned.

1 7/8/14 - VACANT PROPERTY REVIEW COMMITTEE

2 MS. DUNBAR: Don't you have to
3 say motion to adjourn?

4 CHAIRWOMAN JARMON: Motion to
5 adjourn.

6 (Duly seconded.)

7 CHAIRWOMAN JARMON: All in
8 favor?

9 (Aye.)

10 (Vacant Property Review
11 Committee adjourned at 10:40 a.m.)

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CERTIFICATE

I HEREBY CERTIFY that the proceedings, evidence and objections are contained fully and accurately in the stenographic notes taken by me upon the foregoing matter, and that this is a true and correct transcript of same.

MICHELE L. MURPHY
RPR-Notary Public

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A	19:17 28:17 32:8 approval 23:4 approved 4:3 7:11 24:19 25:9 35:16,19 arrangement 30:4 asked 18:2 22:7 asking 10:24 16:2 23:10 attached 12:19 27:15 attachment 12:15 attend 12:17 attorney 29:9 Authority 11:4 29:8 authorization 22:13,14 Avenue 4:11 5:7 5:10,18,20,22 aware 14:20 Aye 3:25 7:4 8:23 9:14 10:10 11:8 11:24 13:15 15:16 19:13 21:14 26:7 28:12 31:15 35:8 36:9 a.m 1:6 36:11	11:20 Board 23:5 Bobby 7:9,23 bought 14:5,9,15 14:19 30:18 brand 14:22 Brian 13:25 19:15 19:22 bring 22:7 brought 22:4 brush 5:24 build 5:9,14,21 6:2 29:3,11,14 29:16,22 builder 14:21 building 5:6 6:2,3 6:17,19 16:10 32:24 buildings 30:7 built 14:22 15:24 16:19,25 21:22 22:23 BULLOCK 1:12 3:19 7:24 8:11 9:25 10:4,15 11:2 12:20 13:2 14:15 16:9,15 16:19 17:14 18:5 19:3,8 22:15 23:2 24:6 24:12,20 25:8 27:18 28:2 31:7 31:11 bunker 21:22,25 22:2,23 buy 2:25 14:7	24:19 25:6,19 25:24 28:7 37:2 certification 37:19 CERTIFY 37:3 certifying 37:23 Chairwoman 1:9 2:2,9,14,18 3:9 3:17,23 4:2,5,8 4:14,18,22 5:2 6:21 7:2,5,8,18 7:21 8:10,16,21 8:24 9:3,12,15 9:23 10:3,8,11 11:6,10,22,25 12:11,22 13:4,8 13:13,16,19,22 14:2,13 15:3,6,8 15:14,17,21 16:5,7,11,17,21 17:5,11,17,22 18:7,13,17,25 19:6,11,14,18 19:23 20:6,11 20:14,21 21:3 21:12,15 22:17 23:3,18,23 24:13,17,22 25:4,15,21 26:5 26:11 27:7,12 27:16,24 28:10 28:13,18 30:9 30:21,25 31:6,9 31:13,18,21 32:3,6,9,12,18 33:11,16,22 34:3,7 35:6,9,15 35:18,23 36:4,7 changed 15:23 33:23,24,25 Cifelli 28:20,21 28:25 30:12 31:4,16 City 1:5 29:7 30:2 30:16 Clarke's 1:12 clean 20:9,15,18	21:9 30:18 cleaned 20:16 21:4,8 clear 18:18 23:13 clearance 25:10 cleared 25:7 closed 33:13 closing 26:18 collapsing 3:6 come 2:10,12 12:8 31:23 commercial 5:8 Commission 1:14 Committee 1:2 2:19 3:1,10,18 4:1,23 5:1,3 6:1 6:22 7:1 8:1 9:1 10:1 11:1 12:1 13:1 14:1,14 15:1,10 16:1,8 17:1 18:1 19:1 20:1,7 21:1 22:1 22:8,11 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1,11 community 3:8 company 14:4,19 complaining 22:22 23:8 24:4 24:7 25:17 complete 29:13 completed 18:10 18:11,14 completion 13:11 15:12 19:9 21:7 25:20,25 28:8 completions 12:6 complied 22:6,20 condition 33:6 consideration 11:19 construction 18:16,21 contained 37:5
	B	C		
abatement 14:23 ability 29:14 able 29:2 abstain 11:9 accept 12:3 accepted 9:7 accurately 37:5 acquired 23:16 acquiring 6:14 ACRIS 17:19 additional 11:14 28:15 30:10 31:2 address 9:15 12:6 19:15 28:14 adjacent 12:25 20:3 23:9 adjourn 36:3,5 adjourned 35:25 36:11 agenda 21:19 agent 26:19 ago 8:9 17:2 22:14 agreement 12:18 12:24 17:15 23:16 26:3,16 29:15 agreements 12:3 Allison 19:20 allow 25:20 30:22 AMANDA 1:13 Amina 2:7 31:22 32:11 amount 5:23 Amy 19:16,21 and/or 37:22 ANN 1:10 Annin 13:17 14:6 Anthony 12:8 anybody 11:12 apartment 34:22 apply 37:20 appreciate 31:4 approached 2:13 4:13 7:20 13:18	back 5:10 12:13 19:2 22:4,7 banking-wise 29:22 barber 32:13,15 33:12 basically 25:11 29:11 behalf 19:21 believe 25:12 Bill 15:22 16:13 17:24 33:17 block 18:3 Blumberg 11:15	called 31:22 care 31:6 cases 27:20 Caucus 1:5 caught 29:10 certificate 12:5 13:11 15:12 18:18 19:9 20:16 21:7		

contingent 25:22 29:21	DONNA 1:12	21:13 26:6	33:6 35:23	issuing 27:3
continue 5:7,8	door 3:3 22:23 23:7	28:11 31:14 35:7 36:8	Google 18:4	item 2:6
control 37:22	Duly 3:22 6:25	February 14:10	grandfathered 9:20	Ithan 9:16
conveyed 10:25 11:18	8:20 9:11 10:7	14:11 29:2	green 13:3	I-T-H-A-N 9:17
conveying 10:19	11:5,21 13:12	Federal 29:5,15 30:5	growing 3:5	I-9 14:5 15:4,5,6
correct 14:12 15:7 37:8	15:13 19:10	finance 29:24	guess 16:24 18:2	
corridor 5:8	21:11 26:4 28:9	find 27:22	guy 21:20	J
Council 1:12 22:7 25:12,13	30:24 35:5 36:6	fine 26:25		JAMETTA 1:14
Councilman 10:23	DUNBAR 1:14	first 2:6 12:6 28:6 29:3,23 33:10	H	Jarmon 1:9 2:2,3
Councilpeople 24:3	3:11,16 5:13,25	33:14 34:18	Hall 1:5	2:9,14,18 3:9,17
current 8:14 16:18 17:21,22 17:23	6:5,20,23 7:16	five 8:9,11	handle 27:18,19	3:23 4:2,5,8,14
currently 2:22	7:19 8:18 9:8,21	fix 34:20	happened 24:5 29:13 32:21	4:18,22 5:2 6:21
D	10:17 11:9,17	floor 32:24 33:5 33:10,15 34:12 34:19	happens 27:20	7:2,5,8,18,21
dad 32:16	13:6,10 14:7,11	focus 30:15	Haverford 4:10 5:7,10,18,20,21	8:10,16,21,24
date 22:21	15:11 16:3,6	foregoing 37:7,19	hear 20:12	9:3,12,15,23
Dau 4:6	17:9 18:11,22	former 29:9	held 30:19	10:3,8,11 11:6
DAVIS 1:13	19:4 20:25 21:6	forward 30:6	Helen 17:15	11:10,22,25
day 15:20 31:17 35:24	23:12,21 24:15	four 6:3 28:25	hello 4:17	12:11,22 13:4,8
days 14:24	25:18,23 26:24	Frank 28:21	Hi 19:20	13:13,16,19,22
deed 17:8,12,18 22:16,18	27:10 28:5,23	fully 37:5	high 20:20,22	14:2,13 15:3,6,8
delinquency 24:25 27:11,13	30:22 33:9,14		Hollywood 7:9	15:14,17,21
density 5:9,21	33:25 34:17,24	G	home 20:3	16:5,7,11,17,21
Department 1:10 1:11 32:19,25 34:13	35:2 36:2	gained 8:7	Hopefully 30:12	17:5,11,17,22
developer 10:19 17:4	E	garden 12:2	hoping 20:4	18:7,13,17,25
development 4:12 5:7 11:19	early 5:12	GARRETT 1:11	houses 2:24	19:6,11,14,18
different 27:5	economic 5:9	gift 9:18 10:5		19:23 20:6,11
direct 37:22	efficiency 34:23	give 2:15 25:6 26:23 30:25	I	20:14,21 21:3
discovered 10:20	Egli 19:20,21 20:2 20:13,17,24 21:5,10	go 8:7 25:9 26:14 34:10	ideally 30:6	21:12,15 22:17
discussion 32:5	either 17:25	goal 5:21	individually 6:11	23:3,18,23
doing 12:16	Elkhatib 17:16	goes 8:12 26:18	individual 23:6	24:13,17,22
dollar 9:22,24	entered 26:3	going 2:5,9,21 4:8 4:23 5:3,19,22 6:6 12:3 21:25 27:8 32:19,19 34:20	industrially 6:11	25:4,15,21 26:5
	entry 22:12,13	good 2:2,14,18 4:14,16,18 13:19,21,24 15:20 19:18 28:18,20 31:17	initial 29:21	26:11 27:7,12
	evidence 37:4		inspected 15:22	27:16,24 28:10
	exactly 20:17		inspection 32:22	28:13,18 30:9
	extension 28:16 30:11,23		inspector 34:10	30:21,25 31:6,9
	e-mail 27:15		interest 8:8	31:13,18,21
F			interested 3:2,7 3:12,13 5:5	32:3,6,9,12,18
familiar 6:12			introduced 10:23	33:11,16,22
favor 3:24 7:3 8:22 9:13 10:9 11:7,23 13:14 15:15 19:12			issuance 25:19	34:3,7 35:6,9,15 35:18,23 36:4,7
			issue 13:10 15:11 19:9 20:15 21:6 21:9 25:24 27:19,23 28:7 30:15	JBS 28:14,22
			issues 29:4 34:6	Jefferson 21:16 23:20
				JO 1:10
				job 28:4
				JOHNSON 1:14 6:9,14 33:19

JONES 1:10 July 1:6	8:8 19:25 20:3,5 20:9,15,16 21:4 21:8,22 22:5 23:11 24:8 29:3 29:5 30:17 33:4	9:6 mortgages 9:9 motion 6:23 8:18 9:8 11:17 13:10 15:11 21:6 25:23 28:2,6 30:22 35:3 36:3 36:4	O	pause 29:14,25 30:8 pay 7:25 8:2,13 25:5 26:21 27:6 paying 3:12,13 25:22 Pennsylvania 1:5 permission 23:10 permits 29:16 person 32:14 PHA 11:12,13,18 Philadelphia 1:5 29:7,8 Phillips 19:16,24 Philly 11:16 picture 12:18 16:10 18:20 PIDC 1:13 plan 6:2 22:16 planning 1:14 14:16 playground 3:4 please 2:16 7:22 19:19 podium 2:12,13 4:13 7:20 13:18 19:17 28:17 31:23 32:8 point 26:24 possibly 5:6 PRA 10:12 PRESENT 1:8 President 1:12 pressure 24:3 previous 29:6 30:3,16 previously 7:10 price 7:13 primary 30:15 prior 15:25 20:10 27:2 Privately 6:20 proceedings 37:4 process 10:18 19:24 profitable 29:23 program 7:12
K	lots 2:21 3:2 4:24 5:4,24 10:13 12:23 29:2 Lowell 1:9 27:13 LYNSIE 1:13 L&I 32:18,25,25 L&I's 34:5	motivated 31:11 move 3:19 10:4 11:2 20:4 30:6 moved 23:6 mowed 20:23 MURPHY 37:14	Oakford 29:20 objections 37:4 obligation 26:25 obligations 23:15 occupying 34:15 office 1:12 21:24 Off-the-record 32:5 oftentimes 26:13 Oh 35:15 OHCD 1:9,10 okay 2:22 3:16 4:4 7:19 15:8 21:5,10 26:23 27:4,16 28:5 34:11 35:2,19 old 9:18,19 once 23:6 opportunity 5:9 opposite 5:20 overgrown 5:24 owed 26:15 owned 6:20 12:23 13:2 16:25 owner 15:25 16:4 16:6,18 29:6 30:3,16 owners 28:22 ownership 33:3 34:14 O'DWYER 1:11 17:3,20 18:9,15 18:19 24:10 34:5	
kind 8:5 29:9,13 29:18,21,25 30:4,7,13,19 knew 14:25 know 2:19 4:23 5:3 6:9 10:15 17:23,24 23:24 27:12,21 knows 17:25	M	N	P	
L	main 30:15 map 18:4 Martha 10:11 11:3 matter 37:7 McKERNAN 13:21,24,25 14:4,9,12,18 15:5,7,19 mean 20:18 means 37:21 MEDLEY 1:10 26:8,12 27:4 meeting 12:17 Melon 2:11,23 31:24 MELVIS 1:14 met 23:15 26:25 mic 28:24 MICHELE 37:14 middle 16:12 mixed 5:18 mixed-use 5:6,15 mode 29:25 Mohamad 17:16 money 26:13 month 4:9 months 31:2 morning 2:3,15 2:19 4:15,16,19 13:20,21,24 19:19 28:19,20 mortgage 7:14	name 2:3,15 4:19 7:22 13:23,25 15:23 16:14 17:21,23,23 19:19 28:21 32:10 Napa 2:6 31:19 need 6:10 9:25 22:10 30:12 31:7 33:20 neighbor 22:22 24:4 25:17 neighborhood 24:6 neighbors 18:3 never 24:16 32:21 new 14:22 17:25 Nguyen 2:12,17 2:17,22 3:15 4:4 32:2,7 nine 14:23 nominal 11:19 non-compliance 25:12 non-compliant 25:3 normally 28:3 North 2:6 7:8 11:16 19:15 noted 9:10 notes 37:6	PACDC 1:11 Page 2:5 12:4 paid 26:2,17,20 27:2,8 Panzone 16:3,15 17:13 18:23 paperwork 27:22 part 5:12 26:15 particular 18:3 Partners 4:12	
Lai 4:6 LAMA 3:12,14 3:21 6:24 7:13 7:25 8:19 33:8 35:3 land 30:4 large 5:23 late 2:10 35:16 Law 1:10 32:19 32:25 34:13 Leach 7:9,10,23 7:23,24 8:5,15 9:2 leave 32:4 letter 22:3 26:18 27:25 Linda 1:10 27:25 LISA 1:11 litigation 30:7,13 little 8:9 21:21 livable 34:15 lives 23:9,19 LLC 14:5 28:14 long 27:2 32:14 longer 33:13 look 17:6 18:19 looked 17:12 looking 16:9 27:14 looks 17:6 18:6,8 18:15,20 lot 3:5 5:25 6:15				

9:18,20 10:6 project 11:15 proof 26:2 properties 3:20 5:15,17 11:11 11:14,15,18 15:25 34:14 property 1:2,13 3:1 4:1 5:1 6:1 7:1 8:1,2,4 9:1 9:18 10:1,5 11:1 11:3 12:1,12 13:1 14:1,5,19 14:22 15:1,23 16:1 17:1 18:1 19:1 20:1 21:1 21:18 22:1 23:1 23:7,9,17 24:1 25:1 26:1 27:1 28:1 29:1,4 30:1 31:1 32:1,13,20 33:1,2,7 34:1,6 34:12 35:1 36:1 36:10 proposal 11:20 propose 34:18 proposing 5:14 providing 25:25 Public 1:13 37:15 purchase 7:13 33:7 34:16 purchased 28:25 put 10:13 23:5 29:13 30:8	really 3:7 20:20 20:22 30:14 33:5 reason 25:15 received 7:11 23:19 recommend 19:8 recommendation 3:18 6:22 8:17 15:9 22:10 record 4:19 7:22 13:23 26:19,23 32:10 records 17:19 Redevelopment 11:4 29:8 reference 24:25 release 16:2 26:14 26:17 releasing 20:10 renovating 2:24 Renovations 28:14,22 rent 34:21 rental 6:6 rented 24:9 reporter 37:23 represent 12:9 representing 11:13 14:3 reproduction 37:20 request 30:10 requested 11:16 requesting 28:15 residential 5:6,16 6:8 34:24 residentially 33:20 resolution 10:24 response 2:8 4:7 12:10 restriction 14:21 14:25 16:22 restrictions 16:2 result 30:17 Revenue 1:11	reversion 21:20 revert 22:2,3,9 23:22 reverted 23:25 24:16 25:14,16 reverter 21:19 Review 1:2 3:1 4:1 5:1 6:1 7:1 8:1 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1,10 Ricardo 4:11,20 Rick 4:20 right 2:24 3:5 5:22 13:7 23:4 23:18 24:16,17 25:20,21 27:7 27:24 29:25 30:21 rights 23:14 Room 1:5 Rosario 21:17 RPR-Notary 37:15	13:12 15:13 19:10 21:11 26:4 28:9 30:24 31:12 35:5 36:6 see 11:12 12:24 17:7 self-amortizing 9:5 sell 3:20 6:23 8:18 9:8 12:14 14:16 16:23 22:5,21 23:10,14 24:21 24:23 25:20 26:10,14 35:3 selling 13:5 19:24 20:4 send 26:21,22 sent 22:3 session 2:4 settle 30:5,14 settled 29:12 30:20 settlement 14:25 27:9 Sheppard 2:7 31:20,22 32:11 32:11,17 33:4 34:20,25 35:10 shop 32:13,15 33:12 short 4:21 side 3:4 5:20 7:11 7:12,17 9:4,9 10:20 12:21,23 13:8 19:2,3 22:6 22:14 23:19 sir 31:10 sites 5:19 six 31:2 six-month 28:15 30:10,23 sold 16:16 17:3,9 17:11 29:4 30:17 SOLOMON 1:13 20:8,19 somebody 16:16	sorry 4:25 5:17 31:14,16 35:17 sort 29:21 South 12:7 35:14 space 13:3 speak 10:16,17 SPEAKER 35:13 35:17,21 spoke 32:24 Squilla 10:23 start 2:5 started 23:7 stenographer 2:16 stenographic 37:6 stopped 29:17 street 2:6,11,23 4:6 7:9 9:16 10:12 11:3 12:8 13:17 14:6 15:22,24 16:13 17:21 18:2 19:15 21:16 23:20 29:20 31:19,25 35:14 strike 28:6 subject 21:2,3,7 25:25 sued 29:5 supermarket 5:19 supervision 37:22 supposed 13:7 18:23 22:12 24:2 Supposedly 21:20 sure 34:8 Susie 1:9 2:3 27:21 28:3 swap 30:4
<hr/> Q <hr/> question 5:13 25:18 26:9,9 34:17 questions 3:10 14:14 16:8 20:7 quoted 8:3				
<hr/> R <hr/> RDA 1:14 14:20 ready 29:16 realized 10:22 16:24		<hr/> S <hr/> safe 23:13 33:15 33:16,17 34:8 sale 12:18 17:15 29:15 sales 26:16 saying 18:20 26:19 30:16 Schell 15:21 second 29:4,6,12 29:17,24 31:9 33:5 seconded 3:22 6:25 8:20 9:11 10:7 11:5,21	<hr/> T <hr/> table 2:10 4:9 take 21:24 31:6 taken 37:6 talk 28:23 tax 14:23 24:25 25:10 27:19,22	

taxes 25:5,6,22 26:2,15,16,20 26:21 27:6	12:12 22:18	34:9	7:17 10:20	27th 12:7 35:14
tear 22:24	transferring 9:19	viability 5:10	12:21,23 13:9	2932 4:5
ten-year 9:5 14:23	Travia 12:8,13	vote 10:2 27:5 31:8	19:2,3 22:6,14 23:19	<hr/> 3 <hr/>
Thank 7:5,7 9:2 11:10,25 13:16 15:18,19 21:15 35:9,21	trees 3:5	VPRC 2:4 35:25	yards 9:4,9 14:24	3601 2:23
Thanks 31:5	true 25:2 37:7	<hr/> W <hr/>	yeah 6:12 17:17 18:14 19:6 33:17 34:4	3603 2:23
thing 18:23	trying 10:21 16:23 17:6 30:2	WALKER 1:11	year 21:19	3604 4:10
think 6:19 16:23 17:9 24:2 27:5 31:7 32:15 35:11	Tuesday 1:6	wall 3:6	years 8:9,11 17:2 22:14	3605 2:11,25 3:20
THOMAS 1:9 24:24 25:11 27:14	turn 3:7	want 7:14 16:22 18:18 22:8,19 29:10,22 31:22 32:4 33:2	Young 4:11,16,20 4:20,21,25 5:5 5:16 6:3,7,12,16 7:7	3606 4:10
three 4:24 5:4,14	twice 30:8	wanted 10:16 22:21 25:13,16	<hr/> Z <hr/>	3607 2:11,25
throw 32:20	two 2:21,24 10:13 14:24 29:20,24	wants 12:13 22:5 24:20,23 26:10 34:13	zoned 6:11 33:20	3608 4:10
time 8:7 26:25 27:8 29:6,12,17 30:13 32:14 33:25 34:3	typo 12:7	wasn't 14:24 17:19 23:24	zoning 21:23 22:25 23:5	3610 6:15
title 7:15 9:6 14:19 16:23 18:18 21:20 22:2,4,9,18 24:16,16,18 30:18	<hr/> U <hr/>	way 20:8	<hr/> 0 <hr/>	<hr/> 4 <hr/>
today 12:16 25:9 25:19	ultimately 30:3	weeds 20:19,22	07 3:20	4th 19:15
told 21:24 22:24	unable 12:16	went 8:10 15:22 33:17,24	<hr/> 1 <hr/>	<hr/> 6 <hr/>
top 32:24 34:12	understand 8:6	West 21:16	10:10 1:6	6 12:4
tore 22:2 23:8 24:13	UNIDENTIFIED 35:13,17,21	Westview 4:11	10:40 36:11	617 13:17 14:5
total 6:5 29:14	unit 6:2	we'll 4:2 7:6 8:24 9:18 15:17 26:22 30:25 35:19	12 6:6,7,19	<hr/> 7 <hr/>
touch 4:3 7:6 8:25 15:18 35:20	units 6:4,6,8	we're 2:5,9 5:5 6:16 10:24 19:4 29:5,9,16,17,18 29:24,25 30:14 30:14,19	1238 19:15	7/8/14 3:1 4:1 5:1 6:1 7:1 8:1 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1
trailer 23:2,4,5 24:7,8,9	urban 12:2	Witness 2:13 4:13 7:20 13:18 19:17 28:17 32:8	14 6:19	70s 5:11
transcript 37:8,20	use 2:21 5:18	Wong 17:15	1624 9:16	76,000 13:5
transfer 10:5,14 11:3 22:16	useful 3:8	work 30:2 33:4	1982 15:24 17:13	<hr/> 8 <hr/>
transferred 9:4 10:12 11:12	<hr/> V <hr/>	working 6:16	<hr/> 2 <hr/>	8 1:6
	vacant 1:2 3:1 4:1 5:1,23,24 6:1,17 6:18 7:1 8:1 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1 36:10	<hr/> Y <hr/>	2006 12:13	80s 5:12
	value 3:12,14,21 6:24 7:25 8:3,7 8:12,14,19 33:8 35:4	yard 3:4 7:11,12	2013 14:10,11,16 29:2	82 19:7
	Van 2:11,17		2014 1:6	<hr/> 9 <hr/>
	variance 6:10 33:21		2026 10:11,21,22 11:3	908 15:21
	verified 32:23		2028 10:19,21	
			2147 29:5,15 30:5	
			241 23:20	
			243 21:16	
			2561 7:8	
			2570 2:6	