VACANT PROPERTY REVIEW COMMITTEE

Room 401, Caucus Room
Philadelphia, Pennsylvania
Tuesday, September 9, 2014
10:14 a.m.

PRESENT:

SUSIE JARMON, OHCD
LOWELL THOMAS, PHDC
LINDA MEDLEY, LAW DEPARTMENT
GARRETT O'DWYER, PACDC
PAUL DANELLA, REVENUE DEPARTMENT
DONNA BULLOCK, COUNCIL PRESIDENT'S OFFICE
LYNSIE SOLOMON, PUBLIC PROPERTY
EMILY GIORDANO, COMMERCE
JAMETTA JOHNSON, PLANNING COMMISSION
MELVIS DUNBAR, RDA
AMANDA DAVIS, PIDC

ALSO PRESENT:

PAULA ADAMS, COUNCILWOMAN BLACKWELL'S OFFICE
MS. JARMON: Good morning. My name is Susie Jarmon. The VPRC is now in session. I wanted to acknowledge Emily Giordano from the Commerce Department that's replacing John Mott. Also, we have interns that are coming in from the Council President's office just to videotape what's going on but not -- it's not for the press. It's for their internship.

Also, I would like to -- there is a typo on page 5. Has 1912 Rutledge Street. It should be 2912 Rutledge. Also, we had properties on the agenda last month for Francisville who requested a name change for their project. They also have requested a subordination agreement. They thought that they would get the subordination agreement from the Redevelopment Authority. However, they will be getting it from the City of Philadelphia. I just wanted to put that on record.

Going to start on page 2. The first address is 6022 Market Street, Len Change.
When you are called, you can come up to the podium and give your name for the stenographer.

MR. CHANG: I'm Len Chang.

MS. JARMON: You're here for 6022 Market Street?

MR. CHANG: Correct.

MS. JARMON: Can you let the committee know what your proposal is?

MR. CHANG: We plan to fix it up and provide a triplex for lower income housing.

MS. JOHNSON: Commercial on the ground floor?

MR. CHANG: Residential. Handicap units on the ground floor.

MS. JOHNSON: It's clear for zoning, you know.

MR. CHANG: Yeah.

MS. JOHNSON: You'll have to get a variance.

MR. CHANG: Yeah, I think so.

MR. O'DWYER: Are you financing this all on your own or you seeking public subsidy?

MR. CHANG: Financing on our own. There
is public subsidy. We are hoping to --

MS. DUNBAR: Have you gone into the

property?

MR. CHANG: Yes, I have.

MS. JARMON: Recommendation from the

committee?

MS. DUNBAR: Recommend that we sell the

property at 6022 Market Street for the LAMA

value of $6,054.

MS. BULLOCK: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: We'll be in touch. It was

approved.

Next address, 818 North Preston Street,

Ms. Daniels. Good morning.

MS. DANIELS: Good morning.

MS. JARMON: Can you state your name for

the record.

MS. DANIELS: My name is Charna Daniels.

MS. JARMON: Let the committee know what

your proposal is for this lot.
MS. DANIELS: We're doing a gardening and, you know, vegetable farming, gardening for the neighborhood. We been doing that for many years, but we want to do more permanent and better, you know, better private. And has to stay transitional as long as it's not --

MS. JOHNSON: It's currently fenced and used?

MS. DANIELS: Yes. We've been using it for about three years now.

MS. BULLOCK: Is the lot adjacent to your home?

MS. DANIELS: It's two doors down.

MS. DUNBAR: And are you asking to acquire this in your name as the owner?

MS. DANIELS: Yes.

MS. JARMON: Recommendation of the committee?

MS. DUNBAR: Motion to sell at the LAMA value of $9,031.

MS. BULLOCK: Second.

MS. JARMON: All in favor?

- - -
(Chorus of Ayes)

MS. JARMON: Okay. We will be in touch.

Thank you.

MS. DANIELS: Thank you.

MS. JARMON: 2263 and the 2265 East Williams Street, Carlos Gonzalez.

MR. GONZALEZ: Hello. My name is Carlos Gonzalez.

MS. JARMON: Mr. Gonzalez applied for three lots. One lot that's adjacent to him, I have that in the side yard area on page 5. And he has Council support to purchase the other two lots.

You want to let the committee know what you're going to do with these lots?

MR. GONZALEZ: I just want to keep it as a side yard for my kids.

MR. O'DWYER: You want to keep all three lots as a side yard?

MR. GONZALEZ: I can't hear you.

MR. O'DWYER: Sorry. You want all three lots to be one side yard?

MR. GONZALEZ: Yes.
MS. JARMON: He had applied for these lots years ago and has been using them. He had gardens on them. We had them as urban garden agreements. Now that they are for sale because they were getting ready to put it in the competitive bid process, he wants to purchase them.

MS. BULLOCK: He has Council support?

MS. JARMON: He has Council support.

MS. DUNBAR: Motion to sell at the recommended or the, excuse me, the counter offer of $7,500 each.

MS. BULLOCK: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

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

MR. GONZALEZ: Thank you.

MS. JARMON: You're welcome.

5116 Pentridge, Robert Leventon.

MR. LEVENTON: Good morning.

MS. JARMON: Good morning. Can you state your name for the record.
MR. LEVENTON: My name is Robert Leventon. We are looking to acquire 5116 Pentridge Street. It's an empty lot. And we'd like it for extra parking.

MS. JARMON: If I'm not mistaken, you're trying to acquire the 5114 or you were in the process?

MR. LEVENTON: Actually, we did.

MS. JARMON: You did acquire that?

MR. LEVENTON: Yes. That's why this property is contiguous to it, next to it.

MS. BULLOCK: You said your plan for 5116 is for parking?

MR. LEVENTON: That's correct.

MS. BULLOCK: You will have to get zoned for that?

MS. JOHNSON: It's CMX.

MS. BULLOCK: Okay, never mind. I apologize.

MS. JARMON: Recommendation of the committee?

MS. DUNBAR: Motion to sell 5116 Pentridge Avenue for parking purposes at the LAMA value of $7,524.
MS. BULLOCK: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: Okay. We will be in touch.

4950 Hazel Avenue, Sean Williams.

MR. WILLIAMS: Hello. My name is Sean Williams. I'm here on behalf of 4950 Hazel. I live at 4948. I would like to use the property as a side lot.

MS. BULLOCK: You are willing to pay the value at 27,804?

MR. WILLIAMS: Yes.

MS. DUNBAR: Motion to sell.

MS. BULLOCK: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MR. WILLIAMS: Thank you.

MS. JARMON: We'll be in touch.

MR. WILLIAMS: Thank you.

MS. JARMON: You're welcome.
2416 Manton Street, Sean.

Good morning.

MR. SCHELLINGER: How are you?

MS. JARMON: I'm okay. The Revenue Department said that you need to clear up some tax issues.

MR. SCHELLINGER: Okay.

MS. JARMON: After you were approved here, it's contingent upon your clearance. And your proposal for the 2416 Manton Street?

MR. SCHELLINGER: Yes. 2416 Manton. We currently have -- that's on the south side of Manton Street. It's approximately 20 vacant lots on this property. On the north side I have zoning application in for 13 single family homes with rear parking on the south side, which is where this lot is located.

I'm currently subdividing a lot located at 2408 to 2414 Manton into four lots, and then this lot would be directly next to that. Would like to include that into our zoning application for single family homes.
on this lot, excuse me, on this block. That would leave one remaining lot on the block which we currently are in negotiation with, as well. Our plan is to totally redevelop this block and go to the next twelve months.

MS. JARMON: Any questions from the committee?

MS. BULLOCK: You willing to pay the value of 11,500 -- you willing to pay the value that was quoted to you for this lot?

MR. SCHELLENGER: Correct.

MS. DUNBAR: Motion to sell at $11,552.

MR. O'DWYER: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: Okay. We will be in touch.

MR. SCHELLENGER: Thank you.

MS. JARMON: 2530 Annin Street, William Moss. Good morning.

MR. MOSS: Morning.

MS. JARMON: State your name for the record.
MR. MOSS: William Moss.

MS. JARMON: And your proposal? Your proposal for the lot? What do you plan to do?

MR. MOSS: We're going to build affordable housing. I own the three lots around it.

MS. JARMON: Questions from the committee?

MS. DUNBAR: Motion to sell LAMA value $7,460.

MS. BULLOCK: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

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

MR. MOSS: Thank you.

MS. JARMON: You're welcome.

1303 South 23rd Street, Carlton Smith.

Good morning.

MR. SMITH: Morning.

MS. JARMON: Can you state your name for the record.
MR. SMITH: My name is Carlton Smith.

MS. JARMON: Your plans for the lot on 23rd Street.

MR. MOSS: Erect a house for community living.

MS. JARMON: He wants to build. Okay. Any questions from the committee?

MS. DUNBAR: Do you own 5620 Baltimore Avenue?

MR. SMITH: No, ma'am.

MS. DUNBAR: Motion to sell LAMA value $12,741.

MS. BULLOCK: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: All right. We'll be in touch.

2437 Federal Street, Lisa Roberson. I know that she called and said she couldn't attend, that her husband would come and speak on her behalf.

Good morning.
MR. ROBERSON: Good morning.

MS. JARMON: Your name for the record, please.

MR. ROBERSON: I'm Zachary Roberson. I'm the husband of Lisa Wilson-Roberson. And we want to purchase the lot at 2437 Federal Street.

MS. JARMON: They had qualified to receive it as a side yard. However, they were willing to purchase.

MS. BULLOCK: Motion to sell at the LAMA value of $11,080.

MS. DUNBAR: Can I just -- I just wanted to see if for the record are we selling it just to Lisa.

MS. JARMON: Just her. The deed is in her name.

MS. DUNBAR: Okay.

MS. JARMON: Her property is in her name. She just wanted it in her name.

MS. BULLOCK: Okay. My motion stands.

MS. DUNBAR: Yes. Second.

MS. JARMON: All in favor?

- - -
(Chorus of Ayes)
- - -

MS. JARMON: Okay. We will be in touch. 249 West Cornwall, David Ramirez. No? We will table this until next month.

1531 Dorrance, Frank Kumas.

Good morning.

MR. KUMAS: How you doing?

MS. JARMON: Good.

MR. KUMAS: I'm Frank Kumas. I own 1529 and 1533 Dorrance. And it's rec center on my two lots. And I'd like to develop it. I have the plans, and I'm able to purchase it.

MS. JARMON: Any questions from the committee?

MS. BULLOCK: You say you own 1529 and 1533?

MR. KUMAS: Yes, ma'am.

MS. DUNBAR: Motion to sell at LAMA value $7,864.

MS. BULLOCK: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)
MS. JARMON: Okay. We'll be in touch.

Next page is lots for side yards for adjacent owners or lots that are in the rear of the owners.

MS. BULLOCK: Motion to sell the lots listed on Item 3 as rear yards -- side yard/rear yard program.

MS. DUNBAR: Second.

MS. JARMON: All in favor?

(Chorus of Ayes)

MS. JARMON: Kevin Upshur for Strawberry Mansion Community Center.

MR. UPSHUR: Good morning. Name is Kevin Upshur. Chairman of the Strawberry Mansion Community Center.

MS. JARMON: We had this -- these two lots on the Real Estate Review Committee's agenda last month for Mr. Upshur to receive -- be seen as side yards to his community center. And then he's going to expand the center. I attached pictures for
the committee to see what he had been doing over the years. And the committee recommend that he receive it at nominal. So, I just ask him to be here. You can say a few words for the committee.

MR. KUMAS: Well, first I'd like to say we are working with young people in the Strawberry Mansion year since 2008. We are nonprofit. We took the bar and turned it to a learning center, my mother. Learned to operate the bar at 30th and Dauphin for a year. She passed away. She said you got to work with young people.

I presently work with young people at the youth detention and study center. We want to continue to do it in the community, like I said, since 2008. I watched a lot of the kids grow up. Let me know how old I'm getting. Got kids growing up, take pictures with them. We do a lot of educational stuff and stuff like that. It's a safe haven for kids in the community.

MS. BULLOCK: Just to be clear, is the initial plan for it to be a side yard with a
long term plan to expand?

MR. KUMAS: Long term plan to expand because we need more room. Don't have enough room to provide all the activities and classroom space and all of that.

MS. BULLOCK: Okay.

MS. JARMON: Recommendation of the committee?

MS. DUNBAR: Motion to sell, nominal consideration.

MS. BULLOCK: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

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

MR. KUMAS: Thank you.

MS. JARMON: Urban Garden Agreements. I can accept these for the committee, the end of page 6 to 7.

Next items are Certificates of Completions or Releases. First address is 2218 Amber Street, Lydia Lebron.
Good morning.

MR. ELUIT: My name is Milton Eluit. Me and my wife. Usually, I'm the one that handles the matter with the redevelopment. Property is 2218, I mean, 16.

MS. JARMON: 2218.

MR. ELUIT: 2218 Amber Street.

MS. JARMON: I had a picture here. Just looks like grass. I think the issue was that someone else was on this lot and you weren't able to get access to it once you purchased it?

MR. ELUIT: That's correct.

MS. JARMON: Who will be purchasing the lot from you?

MR. ELUIT: A developer who build the house actually next to it.

MS. JARMON: Next to it?

MR. ELUIT: Yes.

MS. JARMON: Any questions from the committee?

MS. BULLOCK: I'm confused by the settlement date.

MS. JARMON: He just recently settled.
MS. DUNBAR: So, they sold it.

MS. JARMON: No, they didn't sell it yet. We just settled to them.

MS. BULLOCK: They're not --

MS. JARMON: They were unable to get the people that were using the lots. Because I think it's a few lots there.

MR. ELUIT: There is seven lots.

MS. JARMON: I think this one is in the middle.

MR. ELUIT: It's in the middle.

MS. JARMON: And they wasn't letting them have access to the lot.

MR. O'DWYER: They owned the lot but there were people that weren't letting them have access to it?

MS. JARMON: Nope. And they didn't want any confrontation with them.

MS. DUNBAR: Are they selling it to the people who were --

MS. JARMON: No. I think -- are you selling it to the person who wouldn't let you get on the lot?

MR. ELUIT: No. No. The developer
actually built a house next door to us. And we approached him, and he was interested in buying the lot.

MS. DUNBAR: What's the sale price?

MR. ELUIT: The sale price is the same what we paid for it.

MS. JARMON: Yeah. I think it's agreement in there. It's the same amount.

MS. SOLOMON: We're going to need it to be mowed or cleaned before we can --

MS. JARMON: They don't have access to it. The people have it fenced off.

MR. ELUIT: Yeah.

MS. JARMON: They don't even have access to go in there. I have mentioned to them why would they want to settle, and then they turned around and settled.

MS. SOLOMON: We are going to need something in writing maybe from Lydia that this is the condition that they can't access it or we won't be able to get it signed so the Commissioner knows.

MS. MEDLEY: I was thinking maybe we should do the consent to sell that document
so the conditions would be transferred to
the new owner.

    MS. JARMON:  Okay.

    MS. BULLOCK:  I agree. We still want
the lot to be developed. And so, we can
pass those conditions onto the --

    MS. JARMON:  To the other person.

    MS. BULLOCK:  So, the condition is that
we will agree to the sale, but the new
owners would have to agree to all of the
same restrictions.

    Did we sell it to them as a side yard?

    MS. JARMON:  A year, yeah. They want to
transfer it to them as a side yard to a
property they just developed.

    MS. BULLOCK:  Do you know if the
developer wants to build here?

    MR. ELUIT:  Yes. He's actually building
three other properties on Coral Street in
2200.

    MR. O'DWYER: And the person purchasing
it isn't concerned about the people not
allowing access.

    MR. ELUIT: He's willing to deal with
that matter.

MS. BULLOCK: I mean, I can understand they're neighbors. And I don't want to have a neighbor feud, but the developer is like whatever.

MR. ELUIT: He is claiming that the properties were actually taken, you know, illegally from him and that he has deeds to these properties.

MS. BULLOCK: Oh.

MR. ELUIT: He's saying he's not willing to let anybody buy his yard and to -- actually, two yards.

MS. BULLOCK: Okay. Well, if we're going to have some restrictions in the deed when we transfer it --

MS. JARMON: Right. Then they'll have to come back to get it released.

MS. DUNBAR: Is that only until February 2015? You said a year, right?

MS. MEDLEY: We can extend it from the year from the date that it's transferred.

MS. DUNBAR: Oh, okay.

MS. JARMON: Okay. Recommendation?
MS. BULLOCK: Are we -- we're not giving certificate of completion. We are consenting to a sale.

MS. JARMON: Right.

MS. BULLOCK: At the same price, sales price, that they settled at, correct?

MS. JARMON: Yes.

MS. BULLOCK: So move that we approve the consent to sale at the same sales price at which Ms. Lebron settled with the City.

MR. LOWELL: With the transfer of the restriction.

MS. BULLOCK: With the transfer of restriction.

MS. DUNBAR: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: Okay. We will be in touch.

MR. ELUIT: Thank you very much. Have a good day.

MS. JARMON: You're welcome.

I have several properties here that went
Good morning.

MR. BLACK: Good morning. My name is Daniel Black.

MS. DUNBAR: Speak a little louder.

MR. BLACK: Good morning. My name is Daniel Black, CEO of the Delaware Economic Corporation Organization.

MS. JARMON: I think you're trying to sell these --

MR. BLACK: That is correct.

MS. JARMON: -- but you don't have agreement of sales yet.

MR. BLACK: That is correct.

MS. JARMON: Or individuals to purchase?

MR. BLACK: That is correct.

MS. JARMON: Any questions from the committee?

MS. BULLOCK: What was the purpose of these lots when we transferred it to them?

MS. JARMON: They were side yards.

MS. BULLOCK: For the church?
MS. JARMON: For the church or they were maintaining them because I don't think all of them were next to the church.

MS. BULLOCK: Right. Used some of it for parking.

MS. JARMON: Yes.

MR. O'DWYER: Is TC EDC a nonprofit?

MR. BLACK: Yes.

MR. O'DWYER: Is it affiliated with the church?

MR. BLACK: It is.

MS. JARMON: Questions from the committee?

MS. DUNBAR: Are all of the addresses on Earp Street, Dorrance and South 19th Street?

MS. JARMON: Yes. If you want to add this 1308 South Dorrance also because that's in their name but they got it from Point Breeze Federation.

MS. BULLOCK: 1308 South Dorrance?

MS. JARMON: Yeah. The one on the bottom.

MS. BULLOCK: Oh, I see.

MR. O'DWYER: Is that being considered
in these, as well.

MS. JARMON: Yes, because it's in their name.

MR. O'DWYER: They were just supposed to maintain these lots?

MS. JARMON: Yes. Fence them and maintain them.

MS. DUNBAR: Motion to issue certificates of completion for all the properties listed on page number 7 related to Temple Community and Economic Development Corporations as well as Point Breeze Federation, Inc.

MS. BULLOCK: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

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

MR. BLACK: Have a great day. Thank you.

MS. JARMON: You're welcome.

2507-09 Palethorp and 2511 Palethorp, Hiram Diaz. You're here to represent him?
MR. KASHLAN: Yes.

MS. JARMON: Because he lives out of the city. Are you the person buying it from him?

MR. KASHLAN: No, I'm just the Realtor.

MS. JARMON: Okay. You're name for the record?

MR. KASHLAN: Chaher Kashlan.

MS. JARMON: Can you spell it?

MR. KASHLAN: C-h-a-h-e-r K-a-s-h-l-a-n.

MS. BULLOCK: You're a Realtor, sir?

MR. KASHLAN: I'm a Realtor.

MS. JARMON: Questions from the committee?

MS. SOLOMON: This lot is covered in trash, so it would need to be cleaned before we can sell it.

MR. KASHLAN: Correct.

MS. SOLOMON: We can release it.

MR. KASHLAN: Correct. He's aware.

MR. O'DWYER: Was this supposed to be a side yard that was supposed to be cleaned?

MS. JARMON: It was a side yard when we transferred it, yes.
MS. BULLOCK: And --

MR. O'DWYER: Do you know why it's been used to store old washing machines?

MR. KASHLAN: He rented it, I think, to somebody that he was using it as storage. He repairs washing machines, and he was using it as storage.

MS. BULLOCK: So, he was leasing the side yard out for someone?

MS. JARMON: I think it was commercial -- it's a commercial property or commercially zoned.

MS. JOHNSON: Yes. CMX-2.

MS. BULLOCK: Is it his business that's adjacent to this?

MR. KASHLAN: There is a residential lot and a garage or where they can do repairs for washer/dryers.

MS. BULLOCK: This is adjacent to the business?

MR. KASHLAN: Yes.

MS. JARMON: Yes.

MS. DUNBAR: Somebody else's business, though.
MR. KASHLAN: Yes. He's rented it to someone. They're using it right now.

MS. DUNBAR: He rented out the lot?

MR. KASHLAN: Yeah.

MS. JARMON: I don't think it was real -- I think he purchased them.

MS. BULLOCK: He purchased them for expansion to the business.

MS. JARMON: Yeah.

MR. KASHLAN: He was in the garage repair business, but then he left.

MS. BULLOCK: He's out the garage.

MR. KASHLAN: He -- I'm sorry?

MS. BULLOCK: Was the garage also part of his lease?

MR. KASHLAN: Yes.

MS. DUNBAR: Okay.

MR. O'DWYER: He had a business next door, acquired this for the use of his business. And then he went out and somebody else took over the primary location and this as secondary.

MS. DUNBAR: Yes. That's how it appears. Okay.
MS. BULLOCK: I guess back to this comment that it would have to be cleaned.

MR. KASHLAN: Yes. Yes. He's going to vacate everything, clean everything down.

MS. JOHNSON: What are they going to do with it?

MR. KASHLAN: I think the gentleman that is buying is going to live there and work because -- so he's going to have his shop, basically, and live there in the adjacent property.

MS. JARMON: Recommendation of the committee?

MS. DUNBAR: Motion to issue the certificate of completion subject to the lots being cleaned prior to the issuance.

MR. O'DWYER: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MR. KASHLAN: Thank you.

MS. JARMON: You're welcome.

1937 North Gratz Street.
MR. MARTIN: Good morning. I'm Ned Martin. We purchased the vacant lot in 2008, built a duplex on it. Got a contract to sell it and looking to have the ordinary language removed.

MS. JARMON: Any questions?

MS. DUNBAR: No.

MS. JARMON: Okay.

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

MS. BULLOCK: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MR. MARTIN: Thank you.

MS. JARMON: The last list of properties are properties that Public Property had inspected and verified that these properties are in compliance. They have prepared or are preparing releases this for them.

MS. DUNBAR: Motion to allow that to happen.

MR. O'DWYER: Second.
MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MS. JARMON: Thank you.

MS. MEDLEY: Can we just clarify that the committee is okay with 1608 Ridge Avenue with the City.

MS. JARMON: Okay. The one that I mentioned that we were going to do a subordination agreement from the City of Philadelphia. She wants to take a vote on that.

MS. BULLOCK: Move that we approve the subordination agreement for 1608 Ridge Avenue.

MS. DUNBAR: Second.

MS. JARMON: All in favor?

- - -

(Chorus of Ayes)

- - -

MR. O'DWYER: Susie, I just have one additional question. On page 4, the property at the top 1303 South 23rd Street
is missing here as a side yard, but the
gentleman said --

MS. JARMON: Yeah. We -- I made a note
of that that he wanted to erect a house.
Thank you. Okay. Thank you.

Meeting adjourned. Have a good one.

MS. DUNBAR: Second.

---

(At this time, the Vacant Property Review
Committee adjourned at 10:44 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.

-----------------------------
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.)
able 15:13 19:11
accept 18:20
access 19:11
20:13,16 21:11
21:14,20 22:23
accurately 35:6
acknowledge 2:4
acquire 5:16 8:2,6
8:9
acquired 30:19
activities 18:4
ADAMS 1:17
add 26:16
additional 33:23
address 2:24 4:17
18:23 25:2
addresses 26:14
adjacent 5:12
6:11 16:4 29:15
29:19 31:10
adjourned 34:6
34:10
affiliated 26:9
affordable 12:6
agenda 2:14
16:21
ago 7:2
agree 22:4,9,10
agreement 2:17
2:18 21:8 25:15
33:11,15
agreements 7:4
18:19
allow 32:22
allowing 22:23
AMANDA 1:14
Amber 18:24 19:7
amount 21:8
and/or 35:19
ANGELA 35:12
Annin 11:20
anybody 23:12
apologize 8:19
appears 30:24
application 10:16
10:24
applied 6:10 7:1
apply 35:17
approached 21:2
approve 24:8
33:14
approved 4:16
10:8
approximately 10:14
area 6:12
asking 5:15
attached 16:24
attend 13:22
Authority 2:19
Avenue 8:23 9:7
13:9 33:7,16
aware 28:20
Ayes 4:13 6:1
7:16 9:4,19
11:16 12:15
13:16 15:1,24
16:12 18:14
24:18 27:17
31:20 32:14
33:3,20
a.m 1:6 34:10
building 22:18
built 21:1 32:3
BULLOCK 1:11
4:10 5:12,22 7:8
7:13 8:12,15,18
9:1,12,16 11:8
12:12 13:13
14:11,21 15:16
15:21 16:6
17:23 18:6,11
19:22 20:4 22:4
22:8,16 23:2,10
23:14 24:1,5,8
24:13 25:21,24
26:4,20,23
27:14 28:11
29:1,8,14,19
30:7,12,14 31:1
32:11 33:14
business 29:14,20
29:23 30:8,11
30:18,20
buy 23:12
buying 21:3 28:3
31:8

C
C 35:2,2
called 3:1 13:21
Carlos 6:7,8
Carlton 12:20
13:1
Caucus 1:5
center 15:11
16:15,18,23,24
17:10,15
CEO 25:9
certificate 24:2
31:15 32:10
certificates 18:22
27:9
certification 35:16
certify 35:4
certifying 35:20
Chaker 28:8
Chairman 16:17
Chang 3:4,4,7,10
3:14,18,21,24
4:4
change 2:15,24
Charna 4:22
Chorus 4:13 6:1
7:16 9:4,19
11:16 12:15
13:16 15:1,24
16:12 18:14
24:18 27:17
31:20 32:14
33:3,20
church 25:24 26:1
26:3,10
city 2:20 24:10
28:3 33:8,11
claiming 23:6
clarify 33:6
classroom 18:5
clean 31:4
cleaned 21:10
28:16,22 31:2
31:16
clear 3:16 10:5
17:23
clearance 10:9
CMX 8:17
CMX-2 29:13
come 3:1 13:22
23:18
coming 2:7
comment 31:2
Commerce 1:12
2:5
commercial 3:12
29:11,11
commercially 29:12
COMMISION 1:13
Commissioner 21:22
committee 1:2 3:8
4:6,23 5:19 6:15
8:21 11:7 12:9
13:7 15:15 17:1
17:2,5 18:8,20
19:21 25:20
26:13 28:14
31:13 33:7
34:10
Committee's 16:20
community 13:4
16:15,18,23
17:16,22 25:1
27:11
competitive 7:6
completion 24:2
27:9 31:15
32:10
Completions 18:23
compliance 32:20
concerned 22:22
condition 21:20
22:8
conditions 22:1,6
confrontation 20:18
confused 19:22
consent 21:24
24:9
consenting 24:3
consideration 18:10
considered 26:24
contained 35:6
contingent 10:9
continguous 8:11
continue 17:16
contract 32:3
control 35:19
Coral 22:19
Cornwall 15:4
Corporation 25:10
Corporations
27:12
correct 3:7 8:14
11:11 19:13
24:6 25:13,16
25:18 28:18,20