

Vacant Property Review Committee
December 9, 2014

VACANT PROPERTY REVIEW COMMITTEE

Room 401, Caucus Room
Philadelphia, Pennsylvania
Tuesday, December 9, 2014
10:19 a.m.

PRESENT:

SUSIE JARMON, OHCD
MANUELLA COSTA, PHDC
LINDA MEDLEY, LAW DEPARTMENT
GARRETT O'DWYER, PACDC
LISA WALKER, REVENUE DEPARTMENT
AMANDA DAVIS, PIDC
EMILY GIORDANO, COMMERCE
DAVID FECTEAU, PLANNING COMMISSION
MELVIS DUNBAR, RDA
JEROME PETTIGREW - COUNCIL PRESIDENT'S OFFICE

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

Vacant Property Review Committee
December 9, 2014

Page 2

1 - - -

2 MS. JARMON: Good morning. The Vacant
3 Property Review Committee is now in session.
4 I'm going to go through November 19 --
5 actually, it was November 18 agenda because
6 at that time we didn't have a quorum.
7 People stood up and spoke, but we approved
8 it. But I just want to bring it to the full
9 committee attention what happened at that
10 meeting.

11 I want to also -- David, you're with the
12 Planning Commission. He is here in
13 Jametta's place. I just wanted to mention
14 you. Let's get started.

15 MS. MEDLEY: Just to be clear, it was
16 the recommendations were made and it was
17 held under the advisement for the full
18 committee. Hopefully, everyone has had
19 opportunity to read it. If we have any
20 questions, we can address them at that
21 point.

22 MS. JARMON: The only one I got a
23 response from was Jametta. She didn't have
24 any questions on this agenda here. She did

1 have a few questions or put her okay or
2 disapproval on the agenda for today.

3 The first item which was tabled 5901
4 North 13th Street. That was tabled by the
5 District Councilman's office or
6 Councilwoman.

7 6132 Walnut Street, that was approved
8 for sale to the applicant Terrance Cook at
9 the LAMA price.

10 5354 Urban Street, Raymond Erwin. That
11 was approved for sale to the applicant.

12 - - -

13 (At this time, a discussion was held off
14 the record.)

15 - - -

16 MS. JARMON: Let me start back because
17 we need everyone to vote on these items.
18 This is the first time I had to do this, so.

19 Again, 5901 North 13th Street. That was
20 tabled by the District councilwoman's
21 office.

22 6132 Walnut Street was approved for
23 sale. The recommendation was to sell to
24 Terrance Cook.

Vacant Property Review Committee
December 9, 2014

1 MS. MEDLEY: At the LAMA value.

2 MS. JARMON: At the LAMA value of
3 \$8,647.

4 MS. DUNBAR: Now we'll make a motion,
5 which I will make that motion. Now we need
6 a second.

7 MS. COSTA: I'll second.

8 MS. JARMON: All in favor?

9 - - -

10 (Chorus of Ayes)

11 - - -

12 MS. JARMON: Thank you.

13 5354 Urban Street, Raymond Erwin. It
14 was approved for sale for \$8,584. Need a
15 motion.

16 MS. DUNBAR: I'll make a motion. We
17 need a second.

18 MR. O'DWYER: Second.

19 MS. JARMON: All in favor?

20 - - -

21 (Chorus of Ayes)

22 - - -

23 MS. JARMON: Recommendation of the
24 committee is to sell it.

Vacant Property Review Committee
December 9, 2014

1 All in favor?

2 MS. DUNBAR: We did that already.

3 MS. JARMON: Thank you. Look.

4 1248 South 30th Street and 1321 Dorrance

5 to Distinguished Properties, LLC was

6 approved for sale. The 1248 South 20th

7 Street was \$16,448; 1321 Dorrance Street,

8 \$13,693.

9 The recommendation of the committee was

10 to approve the sale.

11 MS. DUNBAR: Motion.

12 MR. PETTIGREW: Second.

13 MS. JARMON: All in favor?

14 - - -

15 (Chorus of Ayes)

16 - - -

17 MS. JARMON: Thank you.

18 1130 South 24th Street, Jason Cutaiar.

19 Was approved for sale at the LAMA value of

20 \$17,011.

21 MS. DUNBAR: Motion.

22 MR. PETTIGREW: Second.

23 MS. JARMON: All in favor?

24 - - -

1 (Chorus of Ayes)

2 - - -

3 MS. JARMON: 2319 Germantown Avenue was
4 approved for the New Creation Bible Class.
5 We had two items on this agenda; however,
6 the last deed of record, the 2321 Germantown
7 Avenue was not in City ownership. The
8 applicant agreed to the LAMA price of \$7,723
9 for the 2319 Germantown.

10 Recommendation.

11 MR. FECTEAU: So moved.

12 MS. DUNBAR: Second.

13 MS. JARMON: All in favor?

14 - - -

15 (Chorus of Ayes)

16 - - -

17 MS. JARMON: Thank you.

18 The next item was tabled, 1839 North
19 Ringgold Street. The applicant wasn't at
20 the meeting at that time.

21 2226 Ridge Avenue and 2228 Ridge Avenue,
22 Robbie Ridgeway and Stephanie Hardy.
23 Property was approved at the LAMA value.
24 2226 Ridge was \$8,482; and 2228 Ridge was

Vacant Property Review Committee
December 9, 2014

1 \$8,827. The applicant agreed to purchase at
2 those prices.

3 MR. FECTEAU: Move to sell both
4 properties at fair market value.

5 MR. PETTIGREW: Second.

6 MS. JARMON: All in favor?

7 - - -

8 (Chorus of Ayes)

9 - - -

10 MS. JARMON: Thank you.

11 1200 South Bucknell, 2040 Titan Street,
12 2046 Titan, Hayman Construction. 1200 South
13 Bucknell, the LAMA price was \$14,752. 2040
14 Titan was \$12,852. 2046 Titan, \$11,913.

15 The applicant was in agreeance with the LAMA
16 price.

17 MS. DUNBAR: Motion.

18 MR. FECTEAU: Second.

19 MS. JARMON: All in favor?

20 - - -

21 (Chorus of Ayes)

22 - - -

23 MS. JARMON: Thank you.

24 249 West Cornwall Street, David Ramirez

Vacant Property Review Committee
December 9, 2014

1 agreed to pay the LAMA price for the
2 property -- the LAMA price at \$2,444.

3 MS. DUNBAR: Motion.

4 MR. PETTIGREW: Second.

5 MS. JARMON: All in favor?

6 -

7 (Chorus of Ayes)

8 - - -

9 MS. JARMON: 2618 West Silver Street and
10 2620 West Silver Street. The applicant
11 agreed to purchase both lots at \$6,781.

12 MS. DUNBAR: Silver Street?

13 MS. JARMON: Silver Street.

14 MS. DUNBAR: Motion.

15 MR. PETTIGREW: Second.

16 MS. JARMON: All in favor?

17 - - -

18 (Chorus of Ayes)

19 - - -

20 MS. JARMON: Thank you.

21 The next item that we have -- and we
22 asked the applicant to come back to speak to
23 the whole committee -- lots on 21st Street:
24 1306, 1308, 1310 and 1312 South 21st Street,

1 ELU Incorp. Jim Hickman can you come up?

2 MR. HICKMAN: Members of the committee,
3 thank you for allowing us the opportunity to
4 present ourselves today. My name is James
5 Hickman. I'm the Managing Director of ELU
6 Incorporated, which does business as Point
7 Breeze Pharmacy. With me I have Dr. Elene
8 Beyene who is the President of ELU
9 Incorporated and the pharmacy manager for
10 Point Breeze Pharmacy.

11 We were proposing the purchase of four
12 parcels of land: 1306, 1308, 1310 and 1312
13 South 21st Street at a nominal price of \$4.
14 We believe that to be an appropriate value
15 in exchange for our intended purpose of what
16 we're calling the Point Breeze Health and
17 Wellness Center, which we plan to erect,
18 begin construction -- in the process of
19 construction immediately once the land is
20 obtained.

21 The use of the land -- if you look at
22 the executive summary which can be found in
23 section two, the purpose of the project is
24 about jobs, affordable housing and providing

1 enhanced medical services and enhanced
2 health and wellness services to a community
3 that is very lacking of some of these
4 essential items.

5 I would like to pause and ask any
6 questions -- ask for any opportunity to
7 answer any questions that might arise.

8 MS. JARMON: Are there any questions?

9 MR. O'DWYER: How are you subsidizing
10 the affordable housing component?

11 MR. HICKMAN: If you turn to section
12 three and this graphic, fundamentally, we
13 are going to use private funding using an
14 SBA 504 Loan.

15 For those of you who are not familiar
16 with how 504 loans work, 50 percent of the
17 funding comes from private banking. Wells
18 Fargo is the banking institution that we
19 have used for a number of years. 40 percent
20 comes from CDC support debenture supported
21 by the government. And 10 percent comes
22 from the borrower, in this case ELU
23 Incorporated.

24 We have that money, the necessary funds

1 for the \$1.75 million projected cost project
2 already on deposit. We are ready to move
3 forward as soon as the land is approved.

4 Sir, did I answer your question?

5 MR. O'DWYER: How -- what will be the
6 income limitations on the affordability
7 component? Will it be affordable up to 80
8 percent of median income?

9 What sort of restrictions do we put on
10 it to keep it affordable?

11 MR. HICKMAN: What restrictions on
12 affordable housing?

13 MR. O'DWYER: Right. What does that
14 mean? Is it you will only be renting it to
15 people who make below a certain amount? Do
16 you know what that amount is? Do you know
17 what the price point will be?

18 MR. HICKMAN: Well, we're not certain
19 whether we would utilize any of the Section
20 8 parameters programs for the housing. But
21 fundamentally, the governmental limits for
22 low and moderate income housing would be the
23 limits that we use.

24 MR. O'DWYER: Okay.

1 MS. DUNBAR: Can I rephrase the question
2 a bit?

3 Does any of the funding that you have
4 coming to this development provide for
5 restrictions for low to moderate income
6 households?

7 MR. HICKMAN: Let me answer the question
8 this way. We are prepared to move forward
9 with the SBA 504 Loan which does come along
10 with restrictions. Not -- let me answer the
11 question this way.

12 The focus of the 504 Loan is the
13 creation of jobs. And so, for every \$65,000
14 of money that is invested, there must be a
15 job created.

16 MS. DUNBAR: Okay.

17 MR. HICKMAN: There are no restrictions
18 under the 504 loan as relates to affordable
19 housing. We are pursuing separately from
20 the 504 Loan seeking Pennsylvania tax
21 credits which would come with specific
22 restrictions.

23 I hesitate to feel as confident -- we
24 are not quite as confident whether those

1 will be approved. I don't want to stand
2 before you and say that that will be an
3 element of financing. We hope that it is.
4 Because if that is part of the financing, it
5 will certainly lower the costs of the
6 project or perhaps allow us to add an
7 additional floor of affordable housing.

8 So to your point, there is no
9 restrictions embedded in the financing for
10 affordable housing. We do recognize that
11 should you grant our request for the
12 purchase of this land, that it would be
13 titled with the necessary restrictions that
14 the City and this Board would want to see in
15 terms of affordable housing.

16 Certainly, we are prepared to enter into
17 title with those types of restrictions.

18 MS. DUNBAR: So, the point of my
19 question was to try to determine whether or
20 not the subsidy would be tied actually to
21 restricting the housing to affordable
22 housing.

23 So normally, if there is any type of
24 public funding from housing that is related

1 to government funding, the restrictions
2 would be tied in. What you're saying is
3 that you're hopeful. So, we can't say, yes,
4 we can grant this at nominal consideration
5 because you hope to make it affordable. It
6 has to be affordable.

7 MS. BEYENE: It is going to be
8 affordable.

9 MS. DUNBAR: Excuse me. It has to be
10 affordable in accordance with the
11 restrictions being tied to affordability for
12 housing. I understand and respect what
13 you're saying in terms of job creation and
14 the 504 loan. But what we're talking about
15 is really -- it has to do with the housing
16 and what normally happens when there is
17 public subsidy.

18 So if there is public subsidy, the
19 restrictions are tied to that subsidy.
20 There is no restriction tied to the subsidy
21 as I know it right now.

22 MR. HICKMAN: I don't believe -- I don't
23 confess to be a complete expert on all the
24 nuances. But I don't believe that private

1 funding in itself is a restriction which in
2 essence this is. We're using governmental
3 sources to the SBA 504 loan, is restriction
4 on granting a request.

5 I think that from reading many minutes
6 of other matters such as this, that large
7 developers typically do get credits. And
8 so, that certainly I can see how the
9 Committee, the Board is used to seeing that.

10 MS. DUNBAR: It's just the policy.
11 That's just the policy. If there is public
12 subsidy such as funding from the Office of
13 Housing, then the policy is that we would
14 allow the nominal consideration. But having
15 said none, we can't just say, yes, we would
16 be able to recommend approval for that \$1
17 per parcel which would be a total of \$4, I
18 think it was.

19 MR. HICKMAN: Well, we are in the
20 process of seeking.

21 MS. DUNBAR: Understood. I totally
22 understand that. But being in the process,
23 you are in the process today. You're coming
24 today asking you get it for this nominal

1 consideration. I don't think we're in a
2 position to authorize that because there is
3 no restriction that would be tied to it
4 today. So, maybe you might have to come
5 back once you have some restrictions that
6 could be tied to it, but I don't --

7 MS. JARMON: Yeah.

8 MR. HICKMAN: Is --

9 MS. DUNBAR: Otherwise --

10 MR. HICKMAN: Is affordable housing the
11 only public use? Because what we are
12 providing in a community that doesn't have
13 fresh produce is the means of obtaining
14 fresh produce.

15 MS. DUNBAR: And I think we had this
16 discussion before. I am sorry for cutting
17 you off. But we did have this discussion
18 before.

19 All I'm saying to you is we certainly
20 respect and understand all that you propose
21 here today. But we are not in a position to
22 say we can make a recommendation that these
23 parcels be provided to you at nominal
24 consideration because there is no evidence

1 of public subsidy that requires the types of
2 restrictions that would normally allow us to
3 approve that nominal consideration.

4 MR. HICKMAN: Are there any other
5 questions? Putting that in the deed is not
6 enough?

7 MS. DUNBAR: Well, it normally would be
8 in the deed if it was the type of public
9 subsidy we're talking about. We have to
10 find out whether or not we can just put in a
11 restriction in the deed. So, I think that
12 there needs to be further discussion.

13 MS. MEDLEY: I think there should be
14 further discussion. It's a possibility, but
15 we would need to discuss it further.

16 MS. DUNBAR: We have to go beyond this
17 committee to seek the approvals that you are
18 asking us for today. We are not in a
19 position to say yes. Based on the
20 information that we have, we are not in a
21 position today to say we can recommend
22 approval.

23 So, if I may make a recommendation --
24 and we wouldn't have you have to come back.

1 I would like to make a recommendation that
2 we submit it to this interagency review
3 committee. And, you know, we can say, okay,
4 we will approve it subject to them agreeing
5 that what you presented to us will be
6 acceptable. But we are not saying go forth
7 and do what you have to do until we get the
8 consent.

9 MR. HICKMAN: Thank you.

10 MS. DUNBAR: We would make the
11 recommendation that somehow a dead
12 restriction be placed if that is
13 permissible.

14 MR. HICKMAN: Thank you.

15 MS. JARMON: What's the recommendation?

16 MS. DUNBAR: I'd like to make a
17 recommendation that we would, upon further
18 review and approval of the interagency
19 committee, recommend approval for nominal
20 consideration subject to a deed restriction
21 being applied somehow.

22 MR. O'DWYER: Second.

23 MS. JARMON: All in favor?

24 - - -

1 (Chorus of Ayes)

2 - - -

3 MS. MEDLEY: I guess it needs to be made
4 clear, our recommending that the property be
5 sold to them is just whether or not it's
6 being sold at the LAMA value or for dollar.

7 MS. DUNBAR: Yes. Thank you, sir.

8 MS. JARMON: Next item is 2255 North
9 Howard Street. This was a property that was
10 approved for the Councilwoman Sanchez's
11 husband. We are having a conflict of
12 interest reviewed as we speak. They are --
13 he agreed to -- his name is Tomas Sanchez --
14 to purchase the property at the LAMA value
15 of \$6,192.

16 MS. DUNBAR: We said that was fine.

17 MS. JARMON: He was in agreeance to
18 that.

19 MS. DUNBAR: Motion.

20 MR. PETTIGREW: Second.

21 MS. JARMON: All in favor?

22 - - -

23 (Chorus of Ayes)

24 - - -

1 MS. JARMON: Thank you.

2 The next three addresses are to be

3 transferred to Philadelphia Housing

4 Authority included in the project that they

5 have a Choice Grant that they received.

6 These three properties were left out. The

7 City just recently acquired them through our

8 reverter deed. The addresses are 2017 North

9 Alder, 2019 Alder, 2000-8 North 10th Street

10 it was approved by the committee.

11 MS. DUNBAR: Motion.

12 MS. JARMON: Recommended approval to be

13 transferred to PHA at nominal.

14 MS. MEDLEY: Did you skip over Oakford

15 Street?

16 MS. JARMON: I'm sorry. I overlooked

17 that. I will go back.

18 Did you make a motion?

19 MS. DUNBAR: Yeah, I did.

20 MR. PETTIGREW: Second.

21 MS. JARMON: All in favor?

22 - - -

23 (Chorus of Ayes)

24 - - -

1 MS. JARMON: Thank you. I skipped one.

2 2009 to 2021 Oakford Street was approved
3 for Wilson Drake Development, LLC, care of
4 Anthony Drake. He agreed to pay the LAMA
5 prices for these two lots. 2009 Oakford is
6 \$18,863; and 2021 is \$16,782.

7 And the Committee approved the sale to
8 Wilson Drake.

9 MS. DUNBAR: Motion.

10 MR. PETTIGREW: Second.

11 MS. JARMON: All in favor?

12 - - -

13 (Chorus of Ayes)

14 - - -

15 MS. JARMON: 2018 North 16th Street for
16 Habitat For Humanity. This was approved as
17 a nonprofit lot transferred to Habitat.
18 They're going to include this with -- they
19 have 21 new units to be developed on that
20 block.

21 MR. O'DWYER: Entertain a motion to sell
22 it at nominal.

23 MS. JARMON: It was to sell it at
24 nominal.

1 MR. O'DWYER: Motion.

2 MS. DUNBAR: Second.

3 MS. JARMON: All in favor?

4 - - -

5 (Chorus of Ayes)

6 - - -

7 MS. JARMON: Next items were side yards
8 to individuals. There will be a ten-year
9 self-amortizing mortgage placed against the
10 title of these lots. It was approved by the
11 Committee.

12 MS. DUNBAR: Motion.

13 MR. PETTIGREW: Second.

14 MS. JARMON: All in favor?

15 - - -

16 (Chorus of Ayes)

17 - - -

18 MS. JARMON: I accepted the three Urban
19 Garden Agreements: 2517 North 9th Street,
20 2121 Edding Street, 2834 8th Street. These
21 will be Urban Garden Agreements to the three
22 applicants.

23 The next items are Certificate of
24 Completions. 806 and 808 West Burns Street,

Vacant Property Review Committee
December 9, 2014

1 Dailey Care Incorp acquired these lots back
2 in 1998. The Committee approved the
3 certificate for the applicant.

4 MS. DUNBAR: Motion.

5 MR. PETTIGREW: Second.

6 MS. JARMON: All in favor?

7 - - -

8 (Chorus of Ayes)

9 - - -

10 MS. JARMON: 423 and 425 Mercy Street.

11 These two lots were transferred to Charlotte
12 Welth as side yards back in 1998. She's
13 asking permission to sell them. It was
14 approved by the Committee for the sale and
15 certificate of completion.

16 MS. DUNBAR: Motion.

17 MR. PETTIGREW: Second.

18 MS. JARMON: All in favor?

19 - - -

20 (Chorus of Ayes)

21 - - -

22 MS. JARMON: 1540 South 4th Street

23 property transfer. The applicant was just
24 asking that the restriction be lifted off

Vacant Property Review Committee
December 9, 2014

1 the deed. He received title December 2013.

2 The Committee approved this request.

3 MS. DUNBAR: Motion.

4 MR. PETTIGREW: Second.

5 MS. JARMON: All in favor?

6 - - -

7 (Chorus of Ayes)

8 - - -

9 MS. JARMON: Thank you. 1220 South 27th
10 Street, Diana Arnold asked permission to
11 sell this property -- this lot along with
12 her house, which she had received from the
13 City back in 1989. And the City approved
14 the request.

15 MS. DUNBAR: At the meeting we did?
16 Motion.

17 MR. PETTIGREW: Second.

18 MS. JARMON: All in favor?

19 - - -

20 (Chorus of Ayes)

21 - - -

22 MS. JARMON: 1511 Brown Street and 1515
23 Brown, Francisville Associates was asked to
24 come back to the meeting while the whole

1 Committee was here.

2 MR. LA FONTAINE: I'm Dave La Fontaine.

3 Do you want me to redeliver my little spiel?

4 We are nonprofit housing developer as I
5 think most people know. We have been active
6 in the City since 1987. We received these
7 two properties in 1989. They were for the
8 Francisville Associates partnership which
9 did go on to development, but did not
10 actually develop these properties. I'm not
11 sure what the reason was. It could have
12 been extremely deteriorated condition.

13 These properties were never developed,
14 although there was a condition on the deed
15 that required redevelopment within one year.
16 We were out of compliance with that
17 condition, that is why we are asking for
18 permission.

19 Community Ventures did go on to do quite
20 a bit of development in Francisville, 161
21 rental housing units and five partnerships
22 including Francisville Associates and 37
23 home ownership units. We actually did do
24 quite a bit of development.

1 The conditions of the neighborhood have
2 changed very substantially. The time of
3 this conveyance I suspect the lots were
4 worth probably less than a thousand dollars
5 each. Now it's worth a lot more.
6 Francisville is gentrifying rapidly as
7 everyone knows. It would be very close to
8 impossible to do affordable housing
9 development of these sites because it would
10 be very, very difficult, more than
11 impossible to assemble house tax credits, a
12 competitive proposal including these sites
13 and there is no funding for home ownership.

14 We have come up with another proposal to
15 sell the properties to a market rate
16 developer to have the entire proceeds to
17 replace or reserve for three existing low
18 income housing tax credit partnerships in
19 the neighborhood. Want to step back and say
20 the partnerships typically suffer in their
21 later years after a 30-year compliance
22 period, no operating subsidy and very low
23 rents.

24 As capital cross mount in the later

1 years, replacement reserves tend to be even.
2 So, we would like to take these proceeds and
3 devote it to -- put them in the reserve for
4 three existing loan tax partnerships in the
5 neighborhood. We would propose these
6 reserves be held by Pennsylvania Financing
7 Agency, which already holds replacement
8 reserves for these partnerships.

9 And we would -- of course, this would
10 not be a windfall for Community Ventures.
11 We would be able to receive these funds only
12 after capital expenditures have been
13 approved, verified and then actually
14 expended. And then we would be reimbursed
15 by PFA, their approval and their
16 inspections, et cetera. This is, in some
17 sense, a sort of found resource. We think
18 it's appropriate to be devoted to affordable
19 housing.

20 Francisville is being rapidly lost. We
21 appreciate your consideration. Of course, I
22 will answer any questions.

23 MS. DUNBAR: I will just start by saying
24 thank you for coming back in today to

1 further discuss this matter.

2 Unfortunately, we did not have that
3 interagency review committee meeting between
4 the last time we met and today. So any
5 recommendations that would be made would be
6 subject to the interagency review committee
7 approval.

8 So, I'd like to make a recommendation
9 that we allow Community Ventures to move
10 forward as requested subject to the final
11 approval by the interagency review
12 committee. So, we would request that
13 Chairwoman to request a meeting of the
14 interagency review committee within the next
15 two weeks or so.

16 MR. LA FONTAINE: Great.

17 MS. JARMON: I'm not sure if everyone
18 have their attachments for this and how much
19 they want to sell it for.

20 MR. O'DWYER: I just have the minutes
21 from last meeting. What is it, 175,000?

22 MS. JARMON: Yes.

23 MR. LA FONTAINE: That covers actually
24 three lots. Two of them are City. There is

1 one in between those two which conveys
2 by -- under redeveloper agreement.

3 MR. FECTEAU: I would second that
4 motion.

5 MS. JARMON: All in favor?

6 - - -

7 (Chorus of Ayes)

8 - - -

9 MS. JARMON: Thank you.

10 That concludes the agenda from
11 November 18. We are going to start today's
12 agenda.

13 The first item 1903 East Huntingdon
14 Street, Rachel Kerns. Rachel Kerns
15 Wetherington and Robert Wetherington. They
16 were approved to receive 1901 East
17 Huntingdon as a rear yard from our agency
18 because the LAMA price was over the 15,000.
19 I think it was 16,000. And they are going
20 to pay the difference of the 1,600.

21 However, they were told they would have
22 to purchase this property which is in the
23 rear also, the two lots. You understand?

24 MS. DUNBAR: They already got approval

1 for 1901?

2 MS. JARMON: They got approval for 1901.
3 Now they want to purchase the 1903.

4 MS. DUNBAR: Is it being purchased as an
5 assemblage or they already completed the
6 purchase?

7 MS. JARMON: They didn't complete the
8 purchase. I'm holding that to put it all
9 together. However, they would have to pay
10 the LAMA price for this lot.

11 MS. DUNBAR: Okay.

12 MS. JARMON: Originally, it was in
13 her -- the property was in her and her
14 father's name. And she just recently had
15 the title changed to her husband and
16 herself. So, we actually have to put this
17 back before the Redevelopment Authority
18 Board for the name change for the both of
19 them. Then at that time, we will have both
20 of them on the RDA Board.

21 MS. DUNBAR: 1901 and 1903?

22 MS. JARMON: Yes.

23 MS. DUNBAR: Okay.

24 MS. JARMON: Any questions from the

1 Committee?

2 MS. DUNBAR: No. As long as they are
3 willing to pay the price that was included,
4 I would make that recommendation.

5 MS. JARMON: I'm sorry. I just went all
6 ahead of you guys. Can you just give your
7 name to the stenographer.

8 MS. WETHERINGTON: My name is Dr. Rachel
9 Kerns Wetherington.

10 MR. WETHERINGTON: Robert Wetherington.

11 MR. PETTIGREW: I seconded.

12 MS. JARMON: All in favor?

13 - - -

14 (Chorus of Ayes)

15 - - -

16 MS. JARMON: Thank you.
17 513 Sigel Street, Mr. Lam.

18 MR. LAM: Good morning. Keith Lam.

19 MS. JARMON: Let the Committee know what
20 you're here for and what your proposal is
21 for the 513 Sigel Street.

22 MR. LAM: I need to, you know, purchase
23 it for real house. I need purchase this 513
24 because I have lot next to the lot.

Vacant Property Review Committee
December 9, 2014

Page 32

1 MS. DUNBAR: Okay. Are you willing to
2 pay the price that was offered?

3 MR. LAM: Yes.

4 MS. JARMON: I think Jametta from the
5 Planning Commission -- you want to speak?

6 MR. FECTEAU: That's correct. Jametta
7 had a note here that the property is being
8 requested as a side yard for 515 Sigel
9 Street seems to be a vacant lot. That
10 wouldn't be a side yard. That was her
11 question.

12 MS. JARMON: Yeah. What was your
13 proposal for the 513? The 515 that you own
14 is a lot?

15 MR. LAM: I own. Plan to build a new
16 house right there.

17 MS. JARMON: On both the lots you plan
18 to build?

19 MR. LAM: Yes.

20 MS. DUNBAR: So, that's not a side yard.

21 MS. JARMON: No. You going to build a
22 two-story? Three-story?

23 MR. LAM: Three-story, yes.

24 MS. DUNBAR: For rental?

1 MR. LAM: To use it.

2 MS. DUNBAR: For you to live in?

3 MR. LAM: Yes.

4 MS. DUNBAR: Okay. You are going to
5 build a house on 513 and a house on 515?

6 MR. LAM: Yes.

7 MS. DUNBAR: You can't live in both.

8 MR. LAM: No. I live in 513, and I
9 might sell 515.

10 MS. DUNBAR: Okay.

11 MS. JARMON: He's going to build a house
12 on 513. And the 515 is going to be a side
13 yard?

14 MR. LAM: Yes.

15 MS. JARMON: Okay.

16 MR. O'DWYER: 515 is already --

17 MS. JARMON: It's already a lot and it's
18 already owned by him.

19 MR. O'DWYER: 513 is vacant lot that he
20 wants to purchase and build one single
21 family home on 513 and then use 515 as a
22 side yard?

23 MS. JARMON: Yes. Correct.

24 MS. DUNBAR: I think so.

Vacant Property Review Committee
December 9, 2014

1 MS. JARMON: Any further questions?

2 MS. DUNBAR: Is it zoned for the use
3 that he intends?

4 MS. JARMON: Really?

5 MR. FECTEAU: Yes.

6 MR. O'DWYER: Are you willing to pay the
7 LAMA value of \$12,517?

8 MR. LAM: Yes.

9 MS. DUNBAR: Motion.

10 MR. O'DWYER: Second.

11 MS. JARMON: All in favor?

12 - - -

13 (Chorus of Ayes)

14 - - -

15 MS. JARMON: Thank you.

16 2553 Kern Street, Arcadia Commons, Jeff
17 Carpenter.

18 Good morning.

19 MR. CARPENTER: Hi. I'm Jeff Carpenter,
20 President of Arcadia Commons, nonprofit
21 community group formed to create a green
22 space in 16 empty lots right around this lot
23 that we're talking about today.

24 We have the support of Councilman

1 Squilla in going after another seven empty
2 lots that are tax delinquent. And we've
3 already raised the money to purchase two
4 lots. And we have a neighbor who is about
5 to donate one lot to us.

6 So in this patchwork way, we are
7 approaching very soon the ability to control
8 all of these lots and start our plan to
9 build a pavilion there for music and
10 entertainment to create a community garden
11 and to hold land bank seminars.

12 MS. JARMON: Any questions from the
13 Committee?

14 MS. DUNBAR: So, what specifically are
15 you planning to do with 2553 Kern Street?

16 MR. CARPENTER: The plan is that that
17 would most likely be where the raised bed
18 urban garden would go.

19 MS. DUNBAR: Okay. Are you willing to
20 pay the asking price of \$6,874?

21 MR. CARPENTER: I'm sorry. No one has
22 told me anything about that part.

23 Councilman Squilla did not know what the
24 price would be. He said I would find out

1 when I came down here.

2 MS. DUNBAR: Well, it's \$6,874.

3 MR. CARPENTER: And do we have to pay
4 that right away?

5 MS. JARMON: No.

6 MS. DUNBAR: Not today. Once we get
7 through the process, we have the settlement.
8 At whatever point in time the date would be
9 coordinated with the person that would be
10 assigned to conduct the settlement and the
11 title company. So, it's not yet.

12 MR. CARPENTER: And all a hundred
13 percent is due on that day?

14 MS. DUNBAR: Closing. If you are not in
15 a position --

16 MS. JARMON: Yeah. I have a question --
17 sorry to cut you off. This is a nonprofit
18 corporation?

19 MR. CARPENTER: Yes.

20 MS. JARMON: We might want to take this
21 before the Real Estate Committee because I
22 know with the new Land Bank Program, that
23 they are going to be transferring lots to
24 nonprofit groups. I might -- I want to put

1 this before the Real Estate Committee to see
2 if we can transfer it to you at nominal.

3 MR. CARPENTER: Great. Thank you very
4 much. Appreciate that.

5 MS. JARMON: We can approve it
6 contingent upon the Real Estate Committee's
7 approval, then he don't have to come back.

8 MR. FECTEAU: So moved.

9 MR. O'DWYER: Second.

10 MS. JARMON: All in favor?

11 - - -

12 (Chorus of Ayes)

13 - - -

14 MS. JARMON: Okay. Thank you.

15 302 Master Street, Reinaldo Pastrana.

16 Tabled until next month.

17 2142 Gould Street. This applicant, I'm
18 sorry, sent me an email and asked that I
19 table this until next month. Her brother
20 was killed over the weekend, so she's unable
21 to attend the meeting. It will be on next
22 month's agenda.

23 The next item is a property that we have
24 put before the Real Estate Committee a few

1 times, Girard Avenue. Mr -- you want to
2 come up?

3 I know that we have put this before the
4 Real Estate Committee a couple times, and we
5 never really got a conclusion or approval on
6 the transfer of the lots to the church. I
7 know the last time you came to the meeting
8 and you spoke. However, after you left, the
9 Committee still had a few questions on your
10 financing. And also, that us transferring
11 title to a church to a religious
12 organization.

13 I know that your counteroffer for these
14 lots were \$5,000 each. The one lot 4251
15 West Girard is \$15,705; 4253 West Girard is
16 \$15,135; and 4255 West Girard Avenue is
17 \$14,898.

18 Any questions from the Committee? I'm
19 not really sure where there is going to go.
20 Again, I said this is a religious
21 organization that we can't transfer
22 properties to. And they were asked --

23 MS. DUNBAR: Unless it's at the value
24 that was asked? Unless at the asking price.

1 MS. JARMON: Right. Unless it's the
2 LAMA value.

3 MR. O'DWYER: What's the proposed use
4 for the properties?

5 MS. JARMON: It was for parking. And
6 then I think at one point you said to
7 develop.

8 MR. LANE: Yes. I'm sorry. I'm Michael
9 Lane and this is Mr. Daniel Johnson.

10 When I spoke before the Committee, I
11 told them basically we have obtained the
12 other three lots. And the other three lots
13 that we're trying to obtain now are going to
14 be for parking.

15 Because if you know Girard Avenue area,
16 the parking is crazy. They have the
17 trolleys and the -- Mr. Johnson's been
18 maintaining those lots for the last eight to
19 ten years. And it used to be a dumping
20 spot. They caged -- they fenced it in and
21 they keep it manicured you know weekly,
22 biweekly.

23 MS. DUNBAR: So, thank you for coming.
24 Again and again.

1 MR. LANE: Thank you.

2 MS. DUNBAR: Again, as the Chairwoman
3 stated we are -- we, the City, is really not
4 in a position to entertain your request to
5 provide the lots to you at a reduced price
6 because you are seeking it for the use of
7 your church. I know at one point in your
8 discussion you said something about some
9 community use, but it really is for your
10 church.

11 MR. LANE: Yes, it is.

12 MS. DUNBAR: If you would still be
13 interested in purchasing these lots at the
14 prices that Ms. Jarmon quoted, then we can
15 move forward.

16 MR. LANE: Basically, when we gave that
17 price, it was just to show our interest in
18 the property.

19 MS. DUNBAR: Okay.

20 MR. LANE: You know, we are willing
21 to -- I would have to discuss it with
22 Mr. Johnson and his mother and you know.

23 MS. DUNBAR: Want to have a little
24 sidebar and come back?

1 MR. LANE: Yes.

2 MR. JOHNSON: Could give me the total of
3 those properties.

4 MS. DUNBAR: It's on average about
5 15,000 each.

6 MS. JARMON: We are going to come back
7 to Girard Avenue.

8 The next item are side yards: 3042
9 North 5th Street and 2321 North Sydenham
10 Street. That will be transferred to the
11 applicants with a ten-year self-amortizing
12 mortgage placed against the title.

13 MS. DUNBAR: Motion.

14 MR. PETTIGREW: Second.

15 MS. JARMON: All in favor?

16 - - -

17 (Chorus of Ayes)

18 - - -

19 MS. JARMON: Urban Garden Agreements, I
20 can accept these for the Committee.

21 Next items are Certificate of
22 Completions or Releases. The first is
23 address is 1313 West Lippincott Street,
24 Theresa Porchea? Going to table until next

1 month.

2 422 and 424 Master Street, Francesco
3 Lamboy and Lydia Lamboy.

4 MR. LAMBOY: Yes.

5 MS. JARMON: Hi. Can you come up to the
6 podium, please.

7 These lots were transferred to the
8 applicants as side yards in 1989.

9 Good morning.

10 MR. LAMBOY: Good morning. I'm just
11 here to request a release of any
12 restrictions for the property.

13 MS. JARMON: Can you give the
14 stenographer your name, please.

15 MR. LAMBOY: Francesco Lamboy.

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

18 MS. DUNBAR: As long as they met the
19 requirements of the agreement, then I would
20 recommend that we issue the certificate of
21 completion.

22 MR. PETTIGREW: Second.

23 MS. JARMON: All in favor?

24 - - -

1 (Chorus of Ayes)

2 - - -

3 MS. JARMON: Thank you.

4 MR. LAMBOY: Thank you.

5 MS. JARMON: 1725 West Montgomery
6 Avenue, William Anderson and Jacqueline
7 Kelly-Wright. These properties were
8 transferred or the applicants purchased this
9 lot for \$24,000 as a side yard back in 2008.

10 Good morning.

11 MR. WRIGHT: Good morning. I'm Ernest
12 Wright, husband of Jacqueline Wright and who
13 is owner. We have managed -- I have a power
14 of attorney for her to speak on her behalf.
15 My wife couldn't be here.

16 MS. DUNBAR: If you're going to speak on
17 her behalf, can I ask that you speak up a
18 little bit.

19 MR. WRIGHT: I would be happy to speak
20 up.

21 (Cell phone rings.)

22 MR. WRIGHT: Sorry. We've been here
23 about six months ago.

24 MS. JARMON: We have a letter -- not to

1 cut you off -- from Jacqueline.

2 MR. WRIGHT: Yes. My wife is Jacqueline
3 Wright.

4 MS. JARMON: (Reads letter) Please be
5 advised that Jacqueline Kelly-Wright hereby
6 grant power of attorney to my husband Ernest
7 L Wright to represent my interest during the
8 hearing scheduled on December 9 in Room 401,
9 City Hall. The power of attorney concerns
10 my interest in the property located 1725
11 West Montgomery Avenue. I wish -- I jointly
12 own the property with William Anderson.
13 Thank you for your acknowledgement and
14 allowance of my assignment of power of
15 attorney for this matter.

16 MR. PETTIGREW: They need to notarize
17 that.

18 MS. DUNBAR: Just note for the record
19 that it's not.

20 MS. JARMON: Just a note that this isn't
21 notarized. It's just a letter from the
22 applicant.

23 MR. WRIGHT: We were asked to -- we
24 decided to build on the property. And we

1 were also asked to produce some drawings.

2 And we have made the drawings. And we also
3 got the zoning permit. We have the zoning
4 permit and the application here.

5 And we have a builder here with us. And
6 we have a desire, we want to sell --

7 MR. PETTIGREW: Excuse me. We have to
8 stop. We have a gentleman over here taking
9 pictures, filming, recording this. It's not
10 authorized.

11 (Mr. Anderson filming/recording
12 proceedings, asked to stop.)

13 MR. WRIGHT: I have the privilege of
14 having reached 86 years old. I don't want
15 to build. Building here and we working with
16 him on it -- on the putting up the building.
17 And we need to clear the lot in order to
18 complete the financing. And that's what we
19 need to get it a clear title to the lot.

20 MR. BULLARD: A release.

21 MS. DUNBAR: What were you -- what was
22 your wife and the partners supposed to do
23 with the property?

24 MS. JARMON: It was just a side yard to

1 their property.

2 MR. O'DWYER: The plan now is -- I'm
3 just a little confused. Is the plan to sell
4 the property or are you developing the
5 property itself?

6 MR. BULLARD: The plan is to sell the
7 property -- Sean Bullard. The plan is to
8 sell the property.

9 MS. JARMON: For 94,000.

10 MS. DUNBAR: Who is William Anderson?

11 MR. PETTIGREW: Right there, the one who
12 was filming.

13 MS. DUNBAR: Get up here.

14 MR. ANDERSON: I was asked to defer to
15 the elder statesman.

16 MS. DUNBAR: Now, the only two at this
17 moment that have a voice is William Anderson
18 and Jacqueline Wright who has sent a letter
19 saying that she's authorized her husband to
20 speak on her behalf. Sean, you have to wait
21 for a minute and let them speak.

22 Okay. Now, based on what you've said so
23 far, it appears that -- I don't know even
24 know how you got in the picture in terms of

1 what it is that you're supposed to do
2 because your name is not on here. You were
3 saying you weren't able to do. Supposed to
4 be speaking on behalf of your wife, right?

5 MR. WRIGHT: I am.

6 MS. DUNBAR: She's now saying that she's
7 not able to do whatever it was that she was
8 going to do along with William. So, now you
9 all are -- right?

10 MR. WRIGHT: No. We're going to build.

11 MS. DUNBAR: Who is the we? Because
12 that's not what you're saying.

13 MR. ANDERSON: We were here six months
14 ago. We went through the process of getting
15 an extension to go forward with the
16 building.

17 MS. DUNBAR: Okay.

18 MR. ANDERSON: During that period of
19 time, we were partnering with Mr. Bullard to
20 do the construction and the development.
21 Mr. Bullard in going through the process of
22 constructing it with us, is interested in
23 purchasing the lot from us. That's what
24 brings us here today.

1 MS. DUNBAR: Okay.

2 MR. ANDERSON: We would like to be able
3 to be released to sell the lot to
4 Mr. Bullard at this time.

5 MS. DUNBAR: Okay. That's basically
6 what I was saying. You're basically here to
7 request authorization to be removed from the
8 picture. And you're going to sell your
9 right -- you're going to sell the property
10 to Mr. Bullard.

11 MR. ANDERSON: Yes, ma'am.

12 MR. O'DWYER: Mr. Anderson, you own the
13 property jointly with Ms. Kelly-Wright?

14 MR. ANDERSON: Yes, sir.

15 MS. JARMON: The only thing I have to
16 say -- because I know that once we send a
17 release to Public Property, they're going to
18 ask that this lot be cleaned.

19 MS. DUNBAR: That was going to be my
20 question.

21 MR. O'DWYER: The furniture.

22 MR. ANDERSON: I'm not sure when that
23 picture was taken.

24 MS. JARMON: It's clean, all of this

1 stuff?

2 MR. ANDERSON: If it is not --

3 MR. WRIGHT: It was cleaned yesterday.
4 I went there yesterday.

5 MS. JARMON: Okay.

6 MR. ANDERSON: It will be cleaned and it
7 will be developed.

8 MS. JARMON: All right. Any more
9 questions from the Committee?

10 MR. PETTIGREW: Let's just make a
11 notation that any filming that Mr. Anderson
12 did, that he is notified that he can't use
13 it outside of this room.

14 MR. ANDERSON: I apologize for that.
15 Was asked to record the fact that we were
16 taking a picture. If you'd like me to
17 delete the picture, I will.

18 MS. DUNBAR: You have to have
19 authorization.

20 MR. ANDERSON: I apologize.

21 MS. DUNBAR: Now --

22 MS. JARMON: Recommendation?

23 MS. DUNBAR: No, I have a question. The
24 original price paid at the time that they

1 purchased in 2008?

2 MS. JARMON: Was \$24,000.

3 MS. DUNBAR: Okay. Now, the motion
4 would be to authorize the release subject to
5 us having evidence that the lot has been
6 cleared.

7 MR. O'DWYER: Second.

8 MS. JARMON: All in favor?

9 - - -

10 (Chorus of Ayes)

11 - - -

12 MS. JARMON: Thank you.

13 MS. DUNBAR: I said us and I meant to
14 say the Committee having evidence.

15 MR. BULLARD: Cleared is cleaned.

16 MS. DUNBAR: Cleaned.

17 MS. JARMON: Thank you. You want to
18 come back up? Okay.

19 Mr. Lane is coming back up.

20 MR. LANE: It's me again.

21 MS. JARMON: Okay.

22 MR. LANE: If I can bring to you guys'
23 attention, two of the properties had a price
24 on them. One of the properties didn't, the

1 middle property.

2 MS. JARMON: We have it now.

3 MR. LANE: Okay. I spoke with
4 Mr. Johnson. And we are offering 25 to
5 30,000 cash right today to obtain these
6 properties. And within a hour we can have
7 that check to you.

8 MS. DUNBAR: Well, that's --
9 unfortunately in the private sector --
10 unfortunately, this is not the private
11 sector where, you know, people get excited
12 because you say cash.

13 MR. LANE: Right. I understand.

14 MS. DUNBAR: At whatever date in point
15 in time, we would look for cash to be at the
16 table. Again, as we started out when I
17 first spoke, I said to you based on what
18 Ms. Jarmon had summarized, that because it
19 is a religious institution that would be
20 seeking to purchase the properties, we
21 cannot negotiate the price --

22 MR. LANE: Okay.

23 MS. DUNBAR: -- for less than the asking
24 price at this point.

1 MR. LANE: Okay.

2 MR. O'DWYER: This has been to the Real
3 Estate Committee before?

4 MS. DUNBAR: Yes.

5 MR. O'DWYER: This is their final offer?

6 MS. MEDLEY: I thought they said they
7 didn't make a decision.

8 MS. JARMON: They didn't really make a
9 decision. I think they went there three
10 times. I was just wondering if maybe you
11 can answer the question, Linda, would they
12 be able to get a reduced price being a
13 religious organization? I mean, they are
14 not getting it at nominal.

15 MS. MEDLEY: Right. I mean, it's
16 possible. I am assuming the process would
17 be to go to the Real Estate Committee again,
18 have them go with their new offer.

19 MR. PETTIGREW: We can't do it here.

20 MS. JARMON: Okay.

21 MR. LANE: We would appreciate that.

22 MS. JARMON: All right. I will put it
23 back before the Committee again.

24 MS. DUNBAR: I take back everything I

1 said.

2 MS. JARMON: I'm not going to make you
3 come back. I'll just explain to them you're
4 willing to pay 25 to 30,000.

5 MR. LANE: I love to see you guys lovely
6 faces.

7 MS. JARMON: I would be sick of seeing
8 my face all the time.

9 MS. DUNBAR: Can you confirm the price
10 that that's going to go back to the
11 Committee.

12 MS. JARMON: They are saying 25,000 to
13 30,000. What price are we going to ask the
14 Committee to approve?

15 MR. LANE: 25,000.

16 MS. JARMON: We can see what the
17 Committee says.

18 MS. DUNBAR: Yes.

19 MS. JARMON: Plus administrative fees.

20 MR. BULLARD: Thank you. Not a problem.

21 MS. JARMON: Recommendation?

22 MR. O'DWYER: Motion to refer to the
23 Real Estate Committee for \$25,000.

24 MR. PETTIGREW: For how much?

1 MS. MEDLEY: I think we can say that
2 recommendation is to sell to them; however,
3 they have a counter offer of \$25,000 and
4 then they can consider that.

5 MS. COSTA: Yes.

6 MS. JARMON: We can approve it
7 contingent upon so we don't have to come
8 back here. Someone make a recommendation.

9 MR. O'DWYER: Motion to refer to the
10 Real Estate Review Committee and approve it
11 if they have counteroffer.

12 MS. DUNBAR: At a reduced price.

13 MS. COSTA: I'll second.

14 MS. JARMON: All in favor?

15 - - -

16 (Chorus of Ayes)

17 - - -

18 MS. JARMON: 1324 South Chadwick Street.
19 We were going to table this item for further
20 discussion, but I don't think the applicant
21 is here. We are going to table it.

22 The last item 21 -- this is asking for
23 an extension of time. 2147 Federal, 2723
24 Oakford and 2727 Oakford. They're asking

1 for an additional six month extension.

2 MS. SINNI: At least.

3 MS. JARMON: Sure. Can you say your
4 name for the record.

5 MS. SINNI: Jennifer Sinni, S-i-n-n-i,
6 JBS Renovations.

7 So, we're asking for an extension due to
8 the fact that 2147 right now is in the
9 middle of litigation. We are being sued as
10 well as the City of Philadelphia, the RDA,
11 Philadelphia Housing Department and
12 multitude of other people from the
13 individual who the City obtained the
14 property from originally due to not paying
15 bills and taxes and other things.

16 So, we had purchased the property from
17 the City. We were -- all of our finances
18 were set. We were ready to build, and then
19 the lawsuit was brought against us. That is
20 still an ongoing matter. All of our
21 finances are tied up with that property
22 right now.

23 Right now the court case isn't due to be
24 heard until August of 2015. We can't

1 proceed with the Oakford properties until
2 that situation is addressed and resolved.

3 MS. DUNBAR: Have you provided that
4 evidence to Chairwoman Jarmon?

5 MS. SINNI: I believe they were in the
6 lawsuit.

7 MS. JARMON: I didn't know of the
8 timing.

9 MS. SINNI: We were updated by legal
10 counsel. They were trying to actually get
11 this settled. We were presented with the
12 new lawyer that is representing the City of
13 Philadelphia. There is a change in lawyer.
14 The new lawyer then came back to us and our
15 legal counsel asking were we willing to
16 settle.

17 All the numbers and what we would want
18 was put on the table, but nobody has come
19 back to us. They went and forwarded it to
20 the office court date. Until something is
21 done, we are tentative for August 2015.

22 MR. O'DWYER: I that for all the
23 properties?

24 MS. SINNI: 2147 only. We were ready to

1 build, and then we got the settlement from
2 the court.

3 MR. O'DWYER: What about the 2700 block
4 of Oakford?

5 MS. SINNI: That's on hold until we can
6 resolve.

7 MS. DUNBAR: It's going to be one.

8 MS. SINNI: When we do Oakford, it will
9 be done together. Our money is tied up in
10 Federal. We were going to do Federal then
11 Oakford.

12 MS. DUNBAR: Is the design of the
13 development such that you can't do Oakford
14 until you --

15 MS. SINNI: Our money is --

16 MS. JARMON: Financing are all tied.

17 MS. SINNI: We can't go for more
18 financing until that is resolved.

19 MS. DUNBAR: Okay.

20 MS. JARMON: Recommendation of the
21 Committee?

22 MS. DUNBAR: Motion to provide the
23 extension.

24 MS. JARMON: For six months and then

1 they can -- I think that's all we can get.

2 MS. DUNBAR: Six months is not going to
3 give them what they need.

4 MR. O'DWYER: Is there a limit?

5 MS. MEDLEY: I think we can do the six
6 months because she said they may settle.

7 MS. SINNI: They came to us back at the
8 end of October. Basically noted all the
9 finances that we have paid. We had the
10 property under agreement of sale before we
11 were ready to build. The minute the lawsuit
12 came against us, we lost the sale of
13 property along with all the financing that's
14 in the property right now.

15 We have given them back at the end of
16 October. We still have not heard back from
17 anybody. When our lawyer spoke to the new
18 City lawyer that's representing the City
19 along with the other counsels for all these
20 other areas, they said you are still on the
21 books for August because nobody is willing
22 to move on anything.

23 Now I can keep Ms. Jarmon updated as to
24 when we get communication from legal

1 counsel. Right now, I had spoken to them
2 yesterday knowing I was coming here in hopes
3 of giving you guys more clearer picture as
4 to what the plan was. What they said when
5 they sent off the offer what we wanted to
6 the City as well as the other party that
7 brought the lawsuit, nobody is willing to do
8 anything right now.

9 MS. DUNBAR: Do you have anything
10 written in regard to this tentative August
11 2015 date?

12 MS. SINNI: It's in the court docket
13 system. If you put in JBS Renovations, the
14 court case will come up.

15 MS. DUNBAR: Okay.

16 MS. SINNI: The individual suing us is
17 Sandra Suh, S-u-h. You will see that name
18 as the person who brought the lawsuit.

19 MS. MEDLEY: I would, say, give it the
20 six months for tracking purposes.

21 MS. JARMON: And let us know what's
22 going on. We are going to give you a
23 six-month extension, and then you can let me
24 know.

1 MS. SINNI: Thank you very much.

2 MS. JARMON: Did you guys make a
3 recommendation?

4 MR. FECTEAU: You made a recommendation.
5 I'll second it.

6 MS. DUNBAR: Yeah. A motion.

7 MS. JARMON: All in favor?

8 - - -

9 (Chorus of Ayes)

10 - - -

11 MS. JARMON: Thank you. Meeting
12 adjourned. Thank you very much.

13 MS. MEDLEY: Wait, need another motion
14 for the last three on page 6.

15 MS. JARMON: They asked for a six-month
16 extension, also. Powelton Avenue, Wiota
17 Street and Baring Street.

18 MR. PETTIGREW: Six month extension?

19 MS. JARMON: Yes. Recommendation?

20 MS. DUNBAR: Motion.

21 MR. PETTIGREW: Second.

22 MS. JARMON: All in favor?

23 - - -

24 (Chorus of Ayes)

Vacant Property Review Committee
December 9, 2014

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MS. JARMON: Thank you. Sorry.

Meeting adjourned.

(Vacant Property Review Committee Meeting
adjourned at 11:25 a.m.)

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

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

ANGELA M. KING, RPR
Court Reporter - Notary Public

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

Vacant Property Review Committee
December 9, 2014

<p style="text-align: center;">A</p> ability 35:7 able 15:16 27:11 47:3 47:7 48:2 52:12 accept 41:20 acceptable 18:6 accepted 22:18 accurately 62:5 acknowledg... 44:13 acquired 20:7 23:1 active 25:5 add 13:6 additional 13:7 55:1 address 2:20 41:23 addressed 56:2 addresses 20:2,8 adjourned 60:12 61:3 61:5 administrat... 53:19 advised 44:5 advisement 2:17 affordability 11:6 14:11 affordable 9:24 10:10 11:7,10,12 12:18 13:7 13:10,15,21 14:5,6,8,10 16:10 26:8 27:18 agency 27:7 29:17 agenda 2:5 2:24 3:2 6:5 29:10,12 37:22 ago 43:23 47:14	agreeance 7:15 19:17 agreed 6:8 7:1 8:1,11 19:13 21:4 agreeing 18:4 agreement 29:2 42:19 58:10 agreements 22:19,21 41:19 ahead 31:6 alder 20:9,9 allow 13:6 15:14 17:2 28:9 allowance 44:14 allowing 9:3 amanda 1:11 amount 11:15 11:16 anderson 43:6 44:12 45:11 46:10 46:14,17 47:13,18 48:2,11,12 48:14,22 49:2,6,11 49:14,20 angela 62:11 answer 10:7 11:4 12:7 12:10 27:22 52:11 anthony 21:4 anybody 58:17 apologize 49:14,20 46:23 applicant 3:8 3:11 6:8,19 7:1,15 8:10 8:22 23:3 23:23 37:17 44:22 54:20 applicants 22:22 41:11 42:8 43:8	application 45:4 applied 18:21 apply 62:16 appreciate 27:21 37:4 52:21 approaching 35:7 appropriate 9:14 27:18 approval 15:16 17:22 18:18,19 20:12 27:15 28:7,11 29:24 30:2 37:7 38:5 approvals 17:17 approve 5:10 17:3 18:4 37:5 53:14 54:6,10 approved 2:7 3:7,11,22 4:14 5:6,19 6:4,23 11:3 13:1 19:10 20:10 21:2 21:7,16 22:10 23:2 23:14 24:2 24:13 27:13 29:16 arcadia 34:16 34:20 area 39:15 areas 58:20 arnold 24:10 asked 8:22 24:10,23 37:18 38:22 38:24 44:23 45:1,12 46:14 49:15 60:15 asking 15:24 17:18 23:13 23:24 25:17 35:20 38:24 51:23 54:22 54:24 55:7	56:15 assemblage 30:5 assemble 26:11 assigned 36:10 assignment 44:14 associates 24:23 25:8 25:22 assuming 52:16 attachments 28:18 attend 37:21 attention 2:9 50:23 attorney 43:14 44:6 44:9,15 august 55:24 56:21 58:21 59:10 authority 20:4 30:17 authorization 48:7 49:19 authorize 16:2 50:4 authorized 45:10 46:19 avenue 6:3,7 6:21,21 38:1,16 39:15 41:7 43:6 44:11 60:16 average 41:4 ayes 4:10,21 5:15 6:1,15 7:8,21 8:7 8:18 19:1 19:23 20:23 21:13 22:5 22:16 23:8 23:20 24:7 24:20 29:7 31:14 34:13 37:12 41:17 43:1 50:10 54:16 60:9	60:24 <hr/> <p style="text-align: center;">B</p> back 3:16 8:22 16:5 17:24 20:17 23:1,12 24:13,24 26:19 27:24 30:17 37:7 40:24 41:6 43:9 50:18 50:19 52:23 52:24 53:3 53:10 54:8 56:14,19 58:7,15,16 bank 35:11 36:22 banking 10:17,18 baring 60:17 based 17:19 46:22 51:17 basically 39:11 40:16 48:5,6 58:8 bed 35:17 behalf 43:14 43:17 46:20 47:4 believe 9:14 14:22,24 56:5 beyene 9:8 14:7 beyond 17:16 bible 6:4 bills 55:15 bit 12:2 25:20 25:24 43:18 biweekly 39:22 block 21:20 57:3 board 13:14 15:9 30:18 30:20 books 58:21 borrower 10:22 breeze 9:7,10 9:16 bring 2:8	50:22 brings 47:24 brother 37:19 brought 55:19 59:7 59:18 brown 24:22 24:23 bucknell 7:11 7:13 build 32:15 32:18,21 33:5,11,20 35:9 44:24 45:15 47:10 55:18 57:1 58:11 builder 45:5 building 45:15,16 47:16 bullard 45:20 46:6,7 47:19,21 48:4,10 50:15 53:20 burns 22:24 business 9:6	<hr/> <p style="text-align: center;">C</p> c 62:1,1 caged 39:20 calling 9:16 cant 14:3 15:15 33:7 38:21 49:12 52:19 55:24 57:13,17 capital 26:24 27:12 care 21:3 23:1 carpenter 34:17,19,19 35:16,21 36:3,12,19 37:3 case 10:22 55:23 59:14 cash 51:5,12 51:15 caucus 1:4 cdc 10:20 cell 43:21	center 9:17 certain 11:15 11:18 certainly 13:5 13:16 15:8 16:19 certificate 22:23 23:3 23:15 41:21 42:20 certification 62:15 certify 62:3 certifying 62:19 cetera 27:16 chadwick 54:18 chairwoman 28:13 40:2 56:4 change 30:18 56:13 changed 26:2 30:15 charlotte 23:11 check 51:7 choice 20:5 chorus 4:10 4:21 5:15 6:1,15 7:8 7:21 8:7,18 19:1,23 20:23 21:13 22:5,16 23:8,20 24:7,20 29:7 31:14 34:13 37:12 41:17 43:1 50:10 54:16 60:9,24 church 38:6 38:11 40:7 40:10 city 6:7 13:14 20:7 24:13 24:13 25:6 28:24 40:3 44:9 55:10 55:13,17 56:12 58:18	58:18 59:6 class 6:4 clean 48:24 cleaned 48:18 49:3,6 50:15,16 clear 2:15 19:4 45:17 45:19 cleared 50:6 50:15 clearer 59:3 close 26:7 closing 36:14 come 8:22 9:1 12:9,21 16:4 17:24 24:24 26:14 37:7 38:2 40:24 41:6 42:5 50:18 53:3 54:7 56:18 59:14 comes 10:17 10:20,21 coming 12:4 15:23 27:24 39:23 50:19 59:2 commerce 1:11 commission 1:12 2:12 32:5 committee 1:1 2:3,9,18 4:24 5:9 8:23 9:2 15:9 17:17 18:3,19 20:10 21:7 22:11 23:2 23:14 24:2 25:1 28:3,6 28:12,14 31:1,19 35:13 36:21 37:1,24 38:4,9,18 39:10 41:20 42:17 49:9 50:14 52:3 52:17,23
---	---	--	--	--	--	--	--	---

Vacant Property Review Committee
December 9, 2014

53:11,14,17 53:23 54:10 57:21 61:4 committees 37:6 commons 34:16,20 communica... 58:24 community 10:2 16:12 25:19 27:10 28:9 34:21 35:10 40:9 company 36:11 competitive 26:12 complete 14:23 30:7 45:18 completed 30:5 completion 23:15 42:21 completions 22:24 41:22 compliance 25:16 26:21 component 10:10 11:7 concerns 44:9 concludes 29:10 conclusion 38:5 condition 25:12,14,17 conditions 26:1 conduct 36:10 confess 14:23 confident 12:23,24 confirm 53:9 conflict 19:11 confused 46:3 consent 18:8 consider 54:4 consideration 14:4 15:14 16:1,24	17:3 18:20 27:21 constructing 47:22 construction 7:12 9:18 9:19 47:20 contained 62:5 contingent 37:6 54:7 control 35:7 62:18 conveyance 26:3 conveys 29:1 cook 3:8,24 coordinated 36:9 cornwall 7:24 corporation 36:18 correct 32:6 33:23 62:8 cost 11:1 costa 1:9 4:7 54:5,13 costs 13:5 couldnt 43:15 council 1:13 councilman 34:24 35:23 councilmans 3:5 councilwom... 3:6 19:10 councilwom... 3:20 counsel 56:10 56:15 59:1 counsels 58:19 counter 54:3 counteroffer 38:13 54:11 couple 38:4 course 27:9 27:21 court 55:23 56:20 57:2 59:12,14 62:12 covers 28:23	crazy 39:16 create 34:21 35:10 created 12:15 creation 6:4 12:13 14:13 credit 26:18 credits 12:21 15:7 26:11 cross 26:24 cut 36:17 44:1 cutaiar 5:18 cutting 16:16 <hr/> D dailey 23:1 daniel 39:9 date 36:8 51:14 56:20 59:11 dave 25:2 david 1:12 2:11 7:24 davis 1:11 day 36:13 dead 18:11 debenture 10:20 december 1:5 24:1 44:8 decided 44:24 decision 52:7 52:9 deed 6:6 17:5 17:8,11 18:20 20:8 24:1 25:14 defer 46:14 delete 49:17 delinquent 35:2 department 1:9,10 55:11 deposit 11:2 design 57:12 desire 45:6 deteriorated 25:12 determine 13:19 develop 25:10 39:7	developed 21:19 25:13 49:7 developer 25:4 26:16 developers 15:7 developing 46:4 development 12:4 21:3 25:9,20,24 26:9 47:20 57:13 devote 27:3 devoted 27:18 diana 24:10 didnt 2:6,23 30:7 50:24 52:7,8 56:7 difference 29:20 difficult 26:10 direct 62:18 director 9:5 disapproval 3:2 discuss 17:15 28:1 40:21 discussion 3:13 16:16 16:17 17:12 17:14 40:8 54:20 distinguished 5:5 district 3:5,20 docket 59:12 doesnt 16:12 dollar 19:6 dollars 26:4 donate 35:5 dont 13:1 14:22,22,24 16:1,6 37:7 45:14 46:23 54:7,20 dorrance 5:4 5:7 dr 9:7 31:8 drake 21:3,4	21:8 drawings 45:1,2 due 36:13 55:7,14,23 dumping 39:19 dunbar 1:12 4:4,16 5:2 5:11,21 6:12 7:17 8:3,12,14 12:1,16 13:18 14:9 15:10,21 16:9,15 17:7,16 18:10,16 19:7,16,19 20:11,19 21:9 22:2 22:12 23:4 23:16 24:3 24:15 27:23 29:24 30:4 30:11,21,23 31:2 32:1 32:20,24 33:2,4,7,10 33:24 34:2 34:9 35:14 35:19 36:2 36:6,14 38:23 39:23 40:2,12,19 40:23 41:4 41:13 42:18 43:16 44:18 45:21 46:10 46:13,16 47:6,11,17 48:1,5,19 49:18,21,23 50:3,13,16 51:8,14,23 52:4,24 53:9,18 54:12 56:3 57:7,12,19 57:22 58:2 59:9,15 60:6,20	e 62:1 east 29:13,16 edding 22:20 eight 39:18 elder 46:15 element 13:3 elene 9:7 elu 9:1,5,8 10:22 email 37:18 embedded 13:9 emily 1:11 empty 34:22 35:1 enhanced 10:1,1 enter 13:16 entertain 21:21 40:4 entertainm... 35:10 entire 26:16 erect 9:17 ernest 43:11 44:6 erwin 3:10 4:13 essence 15:2 essential 10:4 estate 36:21 37:1,6,24 38:4 52:3 52:17 53:23 54:10 et 27:16 evidence 16:24 50:5 50:14 56:4 62:4 exchange 9:15 excited 51:11 excuse 14:9 45:7 executive 9:22 existing 26:17 27:4 expended 27:14 expenditures 27:12	expert 14:23 explain 53:3 extension 47:15 54:23 55:1,7 57:23 59:23 60:16,18 extremely 25:12 <hr/> F f 62:1 face 53:8 faces 53:6 fact 49:15 55:8 fair 7:4 familiar 10:15 family 33:21 far 46:23 fargo 10:18 fathers 30:14 favor 4:8,19 5:1,13,23 6:13 7:6,19 8:5,16 18:23 19:21 20:21 21:11 22:3,14 23:6,18 24:5,18 29:5 31:12 34:11 37:10 41:15 42:23 50:8 54:14 60:7,22 fecteau 1:12 6:11 7:3,18 29:3 32:6 34:5 37:8 60:4 federal 54:23 57:10,10 feel 12:23 fees 53:19 fenced 39:20 filming 45:9 45:11 46:12 49:11 final 28:10 52:5 finances 55:17,21	58:9 financing 13:3,4,9 27:6 38:10 45:18 57:16 57:18 58:13 find 17:10 35:24 fine 19:16 first 3:3,18 29:13 41:22 51:17 five 25:21 floor 13:7 focus 12:12 fontaine 25:2 25:2 28:16 28:23 foregoing 62:7,15 formed 34:21 forth 18:6 forward 11:3 12:8 28:10 40:15 47:15 forwarded 56:19 found 9:22 27:17 four 9:11 francesco 42:2,15 francisville 24:23 25:8 25:20,22 26:6 27:20 fresh 16:13 16:14 full 2:8,17 fully 62:5 fundament... 10:12 11:21 funding 10:13,17 12:3 13:24 14:1 15:1 15:12 26:13 funds 10:24 27:11 furniture 48:21 further 17:12 17:14,15
					<hr/> E <hr/>		

Vacant Property Review Committee
December 9, 2014

18:17 28:1 34:1 54:19	gould 37:17 government 10:21 14:1 governmen... 11:21 15:2 grant 13:11 14:4 20:5 44:6 granting 15:4 graphic 10:12 great 28:16 37:3 green 34:21 group 34:21 groups 36:24 guess 19:3 guys 31:6 50:22 53:5 59:3 60:2	hope 13:3 14:5 hopeful 14:3 hopefully 2:18 hopes 59:2 hour 51:6 house 24:12 26:11 31:23 32:16 33:5 33:5,11 households 12:6 housing 9:24 10:10 11:12 11:20,22 12:19 13:7 13:10,15,21 13:22,24 14:12,15 15:13 16:10 20:3 25:4 25:21 26:8 26:18 27:19 55:11 howard 19:9 humanity 21:16 hundred 36:12 huntingsdon 29:13,17 husband 19:11 30:15 43:12 44:6 46:19	26:8,11 include 21:18 included 20:4 31:3 including 25:22 26:12 income 11:6,8 11:22 12:5 26:18 incorp 9:1 23:1 incorporated 9:6,9 10:23 individual 55:13 59:16 individuals 22:8 information 17:20 inspections 27:16 institution 10:18 51:19 intended 9:15 intends 34:3 interagency 18:2,18 28:3,6,11 28:14 interest 19:12 40:17 44:7 44:10 interested 40:13 47:22 invested 12:14 isnt 44:20 55:23 issue 42:20 item 3:3 6:18 8:21 19:8 29:13 37:23 41:8 54:19 54:22 items 3:17 6:5 10:4 22:7 22:23 41:21	jametta 2:23 32:4,6 jamettas 2:13 jarmon 1:8 2:2,22 3:16 4:2,8,12,19 4:23 5:3,13 5:17,23 6:3 6:13,17 7:6 7:10,19,23 8:5,9,13,16 8:20 10:8 16:7 18:15 18:23 19:8 19:17,21 20:1,12,16 20:21 21:1 21:11,15,23 22:3,7,14 22:18 23:6 23:10,18,22 24:5,9,18 24:22 28:17 28:22 29:5 29:9 30:2,7 30:12,22,24 31:5,12,16 31:19 32:4 32:12,17,21 33:11,15,17 33:23 34:1 34:4,11,15 35:12 36:5 36:16,20 37:5,10,14 39:1,5 40:14 41:6 41:15,19 42:5,13,16 42:23 43:3 43:5,24 44:4,20 45:24 46:9 48:15,24 49:5,8,22 50:2,8,12 50:17,21 51:2,18 52:8,20,22 53:2,7,12 53:16,19,21 54:6,14,18 55:3 56:4,7	57:16,20,24 58:23 59:21 60:2,7,11 60:15,19,22 61:2 jason 5:18 jbs 55:6 59:13 jeff 34:16,19 jennifer 55:5 jerome 1:13 jim 9:1 job 12:15 14:13 jobs 9:24 12:13 johnson 39:9 40:22 41:2 51:4 johnsons 39:17 jointly 44:11 48:13	la 25:2,2 28:16,23 lacking 10:3 lam 31:17,18 31:18,22 32:3,15,19 32:23 33:1 33:3,6,8,14 34:8 lama 3:9 4:1 4:2 5:19 6:8 6:23 7:13 7:15 8:1,2 19:6,14 21:4 29:18 30:10 34:7 39:2 lamboy 42:3 42:3,4,10 42:15,15 43:4 land 9:12,19 9:21 11:3 13:12 35:11 36:22 lane 39:8,9 40:1,11,16 40:20 41:1 50:19,20,22 51:3,13,22 52:1,21 53:5,15 large 15:6 law 1:9 lawsuit 55:19 56:6 58:11 59:7,18 lawyer 56:12 56:13,14 58:17,18 left 20:6 38:8 legal 56:9,15 58:24 letter 43:24 44:4,21 46:18 lifted 23:24 limit 58:4 limitations 11:6 limits 11:21 11:23 linda 1:9	52:11 lippincott 41:23 lisa 1:10 litigation 55:9 little 25:3 40:23 43:18 46:3 live 33:2,7,8 llc 5:5 21:3 loan 10:14 12:9,12,18 12:20 14:14 15:3 27:4 loans 10:16 located 44:10 long 31:2 42:18 look 5:3 9:21 51:15 lost 27:20 58:12 lot 21:17 24:11 26:5 30:10 31:24 31:24 32:9 32:14 33:17 33:19 34:22 35:5 38:14 43:9 45:17 45:19 47:23 48:3,18 50:5 lots 8:11,23 21:5 22:10 23:1,11 26:3 28:24 29:23 32:17 34:22 35:2 35:4,8 36:23 38:6 38:14 39:12 39:12,18 40:5,13 42:7 love 53:5 lovely 53:5 low 11:22 12:5 26:17 26:22 lower 13:5 lydia 42:3
G	H	I	J	K	L		
garden 22:19 22:21 35:10 35:18 41:19 garrett 1:10 gentleman 45:8 gentrifying 26:6 germantown 6:3,6,9 getting 47:14 52:14 giordano 1:11 girard 38:1 38:15,15,16 39:15 41:7 give 31:6 41:2 42:13 58:3 59:19,22 given 58:15 giving 59:3 go 2:4 17:16 18:6 20:17 25:9,19 35:18 38:19 47:15 52:17 52:18 53:10 57:17 going 2:4 10:13 14:7 21:18 29:11 29:19 32:21 33:4,11,12 35:1 36:23 38:19 39:13 41:6,24 43:16 47:8 47:10,21 48:8,9,17 48:19 53:2 53:10,13 54:19,21 57:7,10 58:2 59:22 59:22 good 2:2 31:18 34:18 42:9,10 43:10,11	habitat 21:16 21:17 hall 44:9 happened 2:9 happens 14:16 happy 43:19 hardy 6:22 hayman 7:12 health 9:16 10:2 heard 55:24 58:16 hearing 44:8 held 2:17 3:13 27:6 hes 33:11 hesitate 12:23 hi 34:19 42:5 hickman 9:1 9:2,5 10:11 11:11,18 12:7,17 14:22 15:19 16:8,10 17:4 18:9 18:14 hold 35:11 57:5 holding 30:8 holds 27:7 home 25:23 26:13 33:21	id 18:16 28:8 ill 4:7,16 53:3 54:13 60:5 im 2:4 9:5 16:19 20:16 25:2,10 28:17 30:8 31:5 34:19 35:21 37:17 38:18 39:8 39:8 42:10 43:11 46:2 48:22 53:2 immediately 9:19 impossible	jacqueline 43:6,12 44:1,2,5 46:18 james 9:4	keep 11:10 39:21 58:23 keith 31:18 kellywright 43:7 44:5 48:13 kern 34:16 35:15 kerns 29:14 29:14 31:9 killed 37:20 king 62:11 know 11:16 11:16 14:21 18:3 25:5 31:19,22 35:23 36:22 38:3,7,13 39:15,21 40:7,20,22 46:23,24 48:16 51:11 56:7 59:21 59:24 knowing 59:2 knows 26:7	knowing 59:2 knows 26:7	l 44:7	

Vacant Property Review Committee
December 9, 2014

M	58:11	30:18 31:7	note 32:7	11:24 12:16	partnering	52:19 53:24	power 43:13
m 1:5 61:5	minutes 15:5	31:8 42:14	44:18,20	18:3 30:11	47:19	60:18,21	44:6,9,14
62:11	28:20	47:2 55:4	noted 58:8	30:23 32:1	partners	pfa 27:15	prepared
maam 48:11	moderate	59:17	62:4	33:4,10,15	45:22	pha 20:13	12:8 13:16
maintaining	11:22 12:5	necessary	notes 62:6	35:19 37:14	partnership	pharmacy	present 1:7
39:18	moment	10:24 13:13	notified 49:12	40:19 46:22	25:8	9:7,9,10	9:4
managed	46:17	need 3:17 4:5	november 2:4	47:17 48:1	partnerships	phdc 1:9	presented
43:13	money 10:24	4:14,17	2:5 29:11	48:5 49:5	25:21 26:18	philadelphia	18:5 56:11
manager 9:9	12:14 35:3	17:15 31:22	nuances	50:3,18,21	26:20 27:4	1:4 20:3	president 9:8
managing 9:5	57:9,15	31:23 44:16	14:24	51:3,22	27:8	55:10,11	34:20
manicured	montgomery	45:17,19	number	52:1,20	party 59:6	56:13	presidents
39:21	43:5 44:11	58:3 60:13	10:19	57:19 59:15	pastrana	phone 43:21	1:13
manuella 1:9	month 37:16	needs 17:12	numbers	old 45:14	37:15	picture 46:24	price 3:9 6:8
market 7:4	37:19 42:1	19:3	56:17	once 9:19	patchwork	48:8,23	7:13,16 8:1
26:15	55:1 60:18	negotiate		16:5 36:6	35:6	49:16,17	8:2 9:13
master 37:15	months 37:22	51:21	O	48:16	pause 10:5	59:3	11:17 29:18
42:2	43:23 47:13	neighbor	o 62:1	ongoing	pavilion 35:9	pictures 45:9	30:10 31:3
matter 28:1	57:24 58:2	35:4	oakford	55:20	pay 8:1 21:4	pidc 1:11	32:2 35:20
44:15 55:20	58:6 59:20	neighborho...	20:14 21:2	operating	29:20 30:9	place 2:13	35:24 38:24
62:7	morning 2:2	26:1,19	21:5 54:24	26:22	31:3 32:2	placed 18:12	40:5,17
matters 15:6	31:18 34:18	27:5	54:24 56:1	opportunity	34:6 35:20	22:9 41:12	49:24 50:23
mean 11:14	42:9,10	never 25:13	57:4,8,11	2:19 9:3	36:3 53:4	plan 9:17	51:21,24
52:13,15	43:10,11	38:5	57:13	10:6	paying 55:14	32:15,17	52:12 53:9
means 16:13	mortgage	new 6:4 21:19	obtain 39:13	order 45:17	pennsylvania	35:8,16	53:13 54:12
62:17	22:9 41:12	32:15 36:22	51:5	organization	1:4 12:20	46:2,3,6,7	prices 7:2
meant 50:13	mother 40:22	52:18 56:12	obtained 9:20	38:12,21	27:6	59:4	21:5 40:14
median 11:8	motion 4:4,5	56:14 58:17	39:11 55:13	52:13	people 2:7	planning 1:12	private 10:13
medical 10:1	4:15,16	nominal 9:13	obtaining	original	11:15 25:5	2:12 32:5	10:17 14:24
medley 1:9	5:11,21	14:4 15:14	16:13	49:24	51:11 55:12	35:15	51:9,10
2:15 4:1	7:17 8:3,14	15:24 16:23	october 58:8	originally	percent 10:16	please 42:6	privilege
17:13 19:3	19:19 20:11	17:3 18:19	58:16	30:12 55:14	10:19,21	42:14 44:4	45:13
20:14 52:6	20:18 21:9	20:13 21:22	odwyer 1:10	outside 49:13	11:8 36:13	plus 53:19	probably
52:15 54:1	21:21 22:1	21:24 37:2	4:18 10:9	overlooked	period 26:22	podium 42:6	26:4
58:5 59:19	22:12 23:4	52:14	11:5,13,24	20:16	47:18	point 2:21 9:6	problem
60:13	23:16 24:3	nonprofit	18:22 21:21	owned 33:18	permissible	9:10,16	53:20
meeting 2:10	24:16 29:4	21:17 25:4	22:1 28:20	owner 43:13	18:13	11:17 13:8	proceed 56:1
6:20 24:15	34:9 41:13	34:20 36:17	33:16,19	ownership	permission	13:18 36:8	proceedings
24:24 28:3	50:3 53:22	36:24	34:6,10	6:7 25:23	23:13 24:10	39:6 40:7	45:12 62:4
28:13,21	54:9 57:22	normally	37:9 39:3	26:13	25:18	51:14,24	proceeds
37:21 38:7	60:6,13,20	13:23 14:16	46:2 48:12		permit 45:3,4	policy 15:10	26:16 27:2
60:11 61:3	mount 26:24	17:2,7	48:21 50:7	P	person 36:9	15:11,13	process 9:18
61:4	move 7:3 11:2	north 3:4,19	52:2,5	pacdc 1:10	59:18	porchea	15:20,22,23
melvis 1:12	12:8 28:9	6:18 19:8	53:22 54:9	page 60:14	pettigrew	41:24	36:7 47:14
members 9:2	40:15 58:22	20:8,9	56:22 57:3	paid 49:24	1:13 5:12	position 16:2	47:21 52:16
mention 2:13	moved 6:11	21:15 22:19	58:4	58:9	5:22 7:5 8:4	16:21 17:19	produce
mercy 23:10	37:8	41:9,9	offer 52:5,18	parameters	8:15 19:20	17:21 36:15	16:13,14
met 28:4	multitude	notarize	54:3 59:5	11:20	20:20 21:10	40:4	45:1
42:18	55:12	44:16	offered 52:2	parcel 15:17	22:13 23:5	possibility	program
michael 39:8	music 35:9	notarized	offering 31:4	parcels 9:12	23:17 24:4	17:14	36:22
middle 51:1		44:21	office 1:13 3:5	16:23	24:17 31:11	possible	programs
55:9	N	notary 62:12	3:21 15:12	parking 39:5	41:14 42:22	52:16	11:20
million 11:1	n 62:1	notation	56:20	39:14,16	44:16 45:7	powelton	project 9:23
minute 46:21	name 9:4	49:11	ohcd 1:8	part 13:4	46:11 49:10	60:16	11:1 13:6
	19:13 30:14		okay 3:1	35:22			

Vacant Property Review Committee
December 9, 2014

20:4 projected 11:1 properties 5:5 7:4 20:6 25:7,10,13 26:15 38:22 39:4 41:3 43:7 50:23 50:24 51:6 51:20 56:1 56:23 property 1:1 2:3 6:23 8:2 19:4,9,14 23:23 24:11 29:22 30:13 32:7 37:23 40:18 42:12 44:10,12,24 45:23 46:1 46:4,5,7,8 48:9,13,17 51:1 55:14 55:16,21 58:10,13,14 61:4 proposal 26:12,14 31:20 32:13 propose 16:20 27:5 proposed 39:3 proposing 9:11 provide 12:4 40:5 57:22 provided 16:23 56:3 providing 9:24 16:12 public 13:24 14:17,18 15:11 16:11 17:1,8 48:17 62:12 purchase 7:1 8:11 9:11 13:12 19:14 29:22 30:3 30:6,8 31:22,23	33:20 35:3 51:20 purchased 30:4 43:8 50:1 55:16 purchasing 40:13 47:23 purpose 9:15 9:23 purposes 59:20 pursuing 12:19 put 3:1 11:9 17:10 27:3 30:8,16 36:24 37:24 38:3 52:22 56:18 59:13 putting 17:5 45:16 Q question 11:4 12:1,7,11 13:19 32:11 36:16 48:20 49:23 52:11 questions 2:20,24 3:1 10:6,7,8 17:5 27:22 30:24 34:1 35:12 38:9 38:18 42:16 49:9 quite 12:24 25:19,24 quorum 2:6 quoted 40:14 R r 62:1 rachel 29:14 29:14 31:8 raised 35:3 35:17 ramirez 7:24 rapidly 26:6 27:20 rate 26:15 raymond 3:10 4:13 rda 1:12	30:20 55:10 reached 45:14 read 2:19 reading 15:5 reads 44:4 ready 11:2 55:18 56:24 58:11 real 31:23 36:21 37:1 37:6,24 38:4 52:2 52:17 53:23 54:10 really 14:15 34:4 38:5 38:19 40:3 40:9 52:8 rear 29:17,23 reason 25:11 receive 27:11 29:16 received 20:5 24:1,12 25:6 recognize 13:10 recommend 15:16 17:21 18:19 42:20 recommend... 3:23 4:23 5:9 6:10 16:22 17:23 18:1,11,15 18:17 28:8 31:4 49:22 53:21 54:2 54:8 57:20 60:3,4,19 recommend... 2:16 28:5 recommend... 20:12 recommend... 19:4 record 3:14 6:6 44:18 49:15 55:4 recording 45:9,11 redeliver 25:3	redeveloper 29:2 redevelopm... 25:15 30:17 reduced 40:5 52:12 54:12 refer 53:22 54:9 regard 59:10 reimbursed 27:14 reinaldo 37:15 related 13:24 relates 12:18 release 42:11 45:20 48:17 50:4 released 48:3 releases 41:22 religious 38:11,20 51:19 52:13 removed 48:7 renovations 55:6 59:13 rental 25:21 32:24 renting 11:14 rents 26:23 rephrase 12:1 replace 26:17 replacement 27:1,7 reporter 62:12,19 represent 44:7 representing 56:12 58:18 reproduction 62:17 request 13:11 15:4 24:2 24:14 28:12 28:13 40:4 42:11 48:7 requested 28:10 32:8 required 25:15 requirements	42:19 requires 17:1 reserve 26:17 27:3 reserves 27:1 27:6,8 resolve 57:6 resolved 56:2 57:18 resource 27:17 respect 14:12 16:20 response 2:23 restricting 13:21 restriction 14:20 15:1 15:3 16:3 17:11 18:12 18:20 23:24 restrictions 11:9,11 12:5,10,17 12:22 13:9 13:13,17 14:1,11,19 16:5 17:2 42:12 revenue 1:10 reverter 20:8 review 1:1 2:3 18:2,18 28:3,6,11 28:14 54:10 61:4 reviewed 19:12 ridge 6:21,21 6:24,24 ridgeway 6:22 right 11:13 14:21 32:16 34:22 36:4 39:1 46:11 47:4,9 48:9 49:8 51:5 51:13 52:15 52:22 55:8 55:22,23 58:14 59:1 59:8	ringgold 6:19 rings 43:21 robbie 6:22 robert 29:15 31:10 room 1:4,4 44:8 49:13 rpr 62:11 S sale 3:8,11,23 4:14 5:6,10 5:19 21:7 23:14 58:10 58:12 sanchez 19:13 sanchezs 19:10 sandra 59:17 saying 14:2 14:13 16:19 18:6 27:23 46:19 47:3 47:6,12 48:6 53:12 says 53:17 sba 10:14 12:9 15:3 scheduled 44:8 sean 46:7,20 second 4:6,7 4:17,18 5:12,22 6:12 7:5,18 8:4,15 18:22 19:20 20:20 21:10 22:2,13 23:5,17 24:4,17 29:3 34:10 37:9 41:14 42:22 50:7 54:13 60:5 60:21 seconded 31:11 section 9:23 10:11 11:19 sector 51:9,11 see 13:14 15:8 37:1	53:5,16 59:17 seeing 15:9 53:7 seek 17:17 seeking 12:20 15:20 40:6 51:20 selfamortizi... 22:9 41:11 sell 3:23 4:24 7:3 21:21 21:23 23:13 24:11 26:15 28:19 33:9 45:6 46:3,6 46:8 48:3,8 48:9 54:2 seminars 35:11 send 48:16 sense 27:17 sent 37:18 46:18 59:5 separately 12:19 services 10:1 10:2 session 2:3 set 55:18 settle 56:16 58:6 settled 56:11 settlement 36:7,10 57:1 seven 35:1 shes 23:12 37:20 46:19 47:6,6 show 40:17 sick 53:7 side 22:7 23:12 32:8 32:10,20 33:12,22 41:8 42:8 43:9 45:24 sidebar 40:24 sigel 31:17,21 32:8 silver 8:9,10 8:12,13	single 33:20 sinni 55:2,5,5 55:5 56:5,9 56:24 57:5 57:8,15,17 58:7 59:12 59:16 60:1 sir 11:4 19:7 48:14 sites 26:9,12 situation 56:2 six 43:23 47:13 55:1 57:24 58:2 58:5 59:20 60:18 sixmonth 59:23 60:15 skip 20:14 skipped 21:1 sold 19:5,6 soon 11:3 35:7 sorry 16:16 20:16 31:5 35:21 36:17 37:18 39:8 43:22 61:2 sort 11:9 27:17 sources 15:3 south 5:4,6 5:18 7:11 7:12 8:24 9:13 23:22 24:9 54:18 space 34:22 speak 8:22 19:12 32:5 43:14,16,17 43:19 46:20 46:21 speaking 47:4 specific 12:21 specifically 35:14 spiel 25:3 spoke 2:7 38:8 39:10 51:3,17 58:17 spoken 59:1 spot 39:20
--	--	---	---	---	---	---	--

Vacant Property Review Committee
December 9, 2014

squilla 35:1 35:23	substantially 26:2	14:13 46:24	14:2,11,19	trying 39:13 56:10	34:7 38:23 39:2	44:2 45:22 47:4	15:23 31:20 43:16 47:1
stand 13:1	sued 55:9	terrance 3:8 3:24	14:20 16:3 16:6 55:21	tuesday 1:5	ventures 25:19 27:10	william 43:6 44:12 46:10	47:12 48:6 48:8,9 53:3
start 3:16 27:23 29:11 35:8	suffer 26:20	thank 4:12 5:3,17 6:17	57:9,16	turn 10:11	28:9	46:17 47:8	youve 46:22
started 2:14 51:16	suh 59:17,17	7:10,23	time 2:6 3:13 3:18 6:20	two 6:5 9:23 21:5 23:11	verified 27:13	willing 31:3 32:1 34:6	<hr/> Z <hr/>
stated 40:3	suing 59:16	8:20 9:3	26:2 28:4	25:7 28:15	voice 46:17	35:19 40:20	zoned 34:2
statesman 46:15	summarized 51:18	18:9,14	30:19 36:8	28:24 29:1	vote 3:17	53:4 56:15	zoning 45:3,3
stenographer 31:7 42:14	summary 9:22	21:1 24:9	38:7 47:19	29:23 35:3	<hr/> W <hr/>	58:21 59:7	<hr/> 0 <hr/>
stenographic 62:6	supervision 62:19	27:24 29:9	48:4 49:24	46:16 50:23	wait 46:20 60:13	wilson 21:3,8	000 12:13
step 26:19	support 10:20 34:24	31:16 34:15	51:15 53:8	twostory 32:22	walker 1:10	windfall 27:10	28:21 29:18
stephanie 6:22	supported 10:20	37:3,14	54:23	type 13:23 17:8	walnut 3:7,22	wiota 60:16	29:19 38:14
stood 2:7	supposed 45:22 47:1	39:23 40:1	times 38:1,4 52:10	types 13:17 17:1	want 2:8,11 13:1,14	wish 44:11	41:5 43:9
stop 45:8,12	47:3	44:13 50:12	titan 7:11,12 7:14,14	typically 15:7 26:20	25:3 26:19	wondering 52:10	46:9 50:2
street 3:4,7 3:10,19,22	sure 25:11 28:17 38:19	50:17 53:20	title 13:17 22:10 24:1	<hr/> U <hr/>	28:19 30:3	work 10:16	51:5 53:4
4:13 5:4,7,7	48:22 55:3	60:1,11,12	30:15 36:11	unable 37:20	32:5 36:20	working 45:15	53:12,13,15
5:18 6:19	susie 1:8	61:2	38:11 41:12	understand 14:12 15:22	36:24 38:1	worth 26:4,5	53:23 54:3
7:11,24 8:9	suspect 26:3	thats 15:11 32:6,20	45:19	understood 15:21	40:23 45:6	wouldnt 17:24 32:10	011 5:20
8:10,12,13	sydenham 41:9	47:23 48:5	titled 13:13	unfortunat... 28:2 51:9	45:14 50:17	wright 43:11	<hr/> 1 <hr/>
8:23,24	system 59:13	51:8 53:10	today 3:2 9:4 15:23,24	51:13	56:17	43:12,12,19	1 11:1 15:16
9:13 19:9	<hr/> T <hr/>	57:5 58:1	16:4,21	understood 15:21	wanted 2:13 59:5	43:22 44:2	29:20
20:9,15	t 62:1,1	58:13,18	17:18,21	wasnt 6:19	wants 33:20	44:3,7,23	10 1:5 10:21
21:2,15	table 37:19	theresa 41:24	27:24 28:4	way 12:8,11 35:6	wasnt 6:19	45:13 46:18	10th 20:9
22:19,20,20	41:24 51:16	theyre 21:18 48:17 54:24	34:23 36:6	weekend 37:20	way 12:8,11 35:6	47:5,10	11 7:14 61:5
22:24 23:10	54:19,21	thing 48:15	47:24 51:5	weeks 28:15	written 59:10	49:3	11 7:14 61:5
23:22 24:10	56:18	things 55:15	todays 29:11	wellness 9:17 10:2	<hr/> X <hr/>	yard 29:17	1130 5:18
24:22 29:14	tabled 3:3,4 3:20 6:18	think 15:5,18 16:1,15	told 29:21 35:22 39:11	urban 3:10 4:13 22:18	<hr/> Y <hr/>	33:13,22	12 7:14 34:7
31:17,21	37:16	17:11,13	total 15:17 41:2	22:21 35:18	year 25:15	43:9 45:24	1200 7:11,12
32:9 34:16	take 27:2 36:20 52:24	25:5 27:17	totally 15:21	41:19	years 10:19	52:9 56:19	1220 24:9
35:15 37:15	taken 48:23 62:6	29:19 32:4	tracking 59:20	use 9:21 10:13 11:23	weeks 28:15	16:11 33:1	1248 5:4,6
37:17 41:9	talking 14:14 17:9 34:23	33:24 39:6	transcript 62:8,16	16:11 33:1	wells 10:17	33:21 34:2	13 5:8
41:10,23	tax 12:20 26:11,18	52:9 54:1	transfer 23:23 37:2	39:3 40:6,9	welth 23:12	39:3 40:6,9	1306 8:24
42:2 54:18	27:4 35:2	54:20 58:1	38:6,21	49:12	went 31:5 47:14 49:4	41:23 43:5	9:12
60:17,17	ten 39:19	58:5	transferred 20:3,13	utilize 11:19	52:9 56:19	44:11	1310 8:24
stuff 49:1	tentative 56:21 59:10	thought 52:6	21:17 23:11	<hr/> V <hr/>	west 7:24 8:9 8:10 22:24	47:14 49:4	9:12
subject 18:4 18:20 28:6	tenyear 22:8 41:11	thousand 26:4	41:10 42:7	vacant 1:1 2:2 32:9	8:10 22:24	52:9 56:19	1312 8:24
28:10 50:4	terms 13:15	three 10:12 20:2,6	transferring 36:23 38:10	2:2 32:9	38:15,15,16	16:11 33:1	9:12
submit 18:2		22:18,21	trolleys 39:17	33:19 61:4	41:23 43:5	33:21 34:2	1313 41:23
subsidizing 10:9		26:17 27:4	try 13:19	value 4:1,2 5:19 6:23	39:3 40:6,9	39:3 40:6,9	1321 5:4,7
subsidy 13:20 14:17,18,19		28:24 39:12		7:4 9:14	49:12	41:23 43:5	1324 54:18
14:20 15:12		39:12 52:9		19:6,14	49:12	44:11	135 38:16
17:1,9		60:14			44:11	44:11	13th 3:4,19
26:22		threestory 32:22,23			wetherington 29:15,15	41:23 43:5	14 7:13 38:17
		tied 13:20			31:8,9,10	47:14 49:4	15 29:18
					31:10	52:9 56:19	38:15,16
					weve 35:2 43:22	52:9 56:19	41:5
					whats 18:15 39:3 59:21	52:9 56:19	1511 24:22
					wife 43:15	52:9 56:19	1515 24:22
						52:9 56:19	1540 23:22
						52:9 56:19	16 5:7 21:6

Vacant Property Review Committee
December 9, 2014

29:19 34:22	25 51:4 53:4	5354 3:10				
161 25:20	53:12,15,23	4:13				
16th 21:15	54:3 61:5	584 4:14				
17 5:20	2517 22:19	5901 3:3,19				
1725 43:5	2553 34:16	5th 41:9				
44:10	35:15					
175 28:21	2618 8:9	<u>6</u>				
18 2:5 21:6	2620 8:10	6 8:11 19:15				
29:11	2700 57:3	35:20 36:2				
1839 6:18	2723 54:23	60:14				
19 1:5 2:4	2727 54:24	600 29:20				
1901 29:16	27th 24:9	6132 3:7,22				
30:1,2,21	2834 22:20	647 4:3				
1903 29:13		65 12:13				
30:3,21	<u>3</u>	693 5:8				
192 19:15	30 51:5 53:4					
1987 25:6	53:13	<u>7</u>				
1989 24:13	302 37:15	7 6:8				
25:7 42:8	3042 41:8	705 38:15				
1998 23:2,12	30th 5:4	723 6:8				
	30year 26:21	75 11:1				
<u>2</u>	37 25:22	752 7:13				
2 8:2		781 8:11				
20008 20:9	<u>4</u>	782 21:6				
2008 43:9	4 9:13 15:17					
50:1	40 10:19	<u>8</u>				
2009 21:2,5	401 1:4 44:8	8 4:3,14 6:24				
2013 24:1	422 42:2	7:1 11:20				
2014 1:5	423 23:10	80 11:7				
2015 55:24	424 42:2	806 22:24				
56:21 59:11	425 23:10	808 22:24				
2017 20:8	4251 38:14	827 7:1				
2018 21:15	4253 38:15	852 7:14				
2019 20:9	4255 38:16	86 45:14				
2021 21:2,6	444 8:2	863 21:6				
2040 7:11,13	448 5:7	874 35:20				
2046 7:12,14	482 6:24	36:2				
20th 5:6	4th 23:22	898 38:17				
21 21:19		8th 22:20				
54:22	<u>5</u>					
2121 22:20	5 38:14	<u>9</u>				
2142 37:17	50 10:16	9 1:5 44:8				
2147 54:23	504 10:14,16	913 7:14				
55:8 56:24	12:9,12,18	94 46:9				
21st 8:23,24	12:20 14:14	9th 22:19				
9:13	15:3					
2226 6:21,24	513 31:17,21					
2228 6:21,24	31:23 32:13					
2255 19:8	33:5,8,12					
2319 6:3,9	33:19,21					
2321 6:6 41:9	515 32:8,13					
24 43:9 50:2	33:5,9,12					
249 7:24	33:16,21					
24th 5:18	517 34:7					