

Vacant Property Review Committee
March 12, 2019

Page 1

VACANT PROPERTY REVIEW COMMITTEE

Caucus Room, City Hall
Philadelphia, Pennsylvania
Tuesday, March 12, 2019
10:45 a.m.

PRESENT:

SUSIE JARMON, OHCD, CHAIRWOMAN
LARRY PADILLA, PRA
LINDA MEDLEY, Law Department
PHILIP JONES, Law Department
MARY JONES, Law Department
DEB CUNNINGHAM, Public Property
KEVIN HUNTER, Commerce
MICHAEL KOONCE, Council President Clarke's
Office
ANGEL RODRIGUEZ, Philadelphia Land Bank
CAROLYN PLACKE, LISC
GARRETT O'DWYER, PACDC
JAMETTA JOHNSON, Planning Commission
THOMAS DALFO, PIDC
MELISSA LONG

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Vacant Property Review Committee
March 12, 2019

Page 2

1 CHAIRWOMAN JARMON: Good morning. The
2 Vacant Property Review Committee is about to
3 get started. My name is Susie Jarmon.

4 I would like to add the addendum to the
5 agenda. I also checked the taxes this morning,
6 so I'll let the individuals know what taxes are
7 owed on the property.

8 Are there any attorneys in the room?

9 (Hands raised.)

10 CHAIRWOMAN JARMON: Come up.

11 (Witnesses approached the podium.)

12 CHAIRWOMAN JARMON: This property is on
13 the addendum. New Kensington was the
14 applicant -- 2036 East Susquehanna, 1832 East
15 Oakdale, 2105 East Cumberland, 2109 East
16 Cumberland.

17 Can you state your name for the record?

18 MR. JAMPEL: Hi. My name is Joseph
19 Jampel, that's, J-A-M-P-E-L. I'm an attorney
20 for New Kensington Community Development
21 Corporation. With me today, I have Brian
22 Horne, who is a construction associate at New
23 Kensington. And additionally, we have Judy
24 Berkman, who is another attorney at Regional

1 Housing Legal Services -- is here with me
2 today.

3 I'm here about the four properties that
4 the Chairwoman mentioned. These are properties
5 that New Kensington currently owns, subject to
6 VPRC restrictions. We would like to develop
7 these properties as affordable housing. And in
8 order to move forward with those plans, we're
9 respectfully requesting that the VPRC
10 restrictions be released.

11 I do want to note at the end of my
12 remarks, I'd like to make one clarification to
13 one of the items in the letter that I sent to
14 the Chairwoman on Friday.

15 So I think the properties should be
16 considered in pairs. They were -- two of them
17 were conveyed via one deed and two via another.
18 So the first two that I'll talk about are 1832
19 East Oakdale and 2036 East Susquehanna.

20 So those properties were conveyed to New
21 Kensington in April of 2009. New Kensington
22 acquired them with the purpose of maintaining
23 them. And then if they were able to secure
24 funding, developing them as part of a larger,

1 mixed income home ownership development.

2 Over the past 10 years, New Kensington has
3 maintained these properties. Unfortunately,
4 2009 was during the housing downturn. And
5 funding for home ownership program was
6 drastically cut.

7 Additionally, when New Kensington did try
8 to move forward with developing this project,
9 they encountered some community opposition,
10 which stalled the project. For those reasons,
11 they weren't able to move forward with it at
12 that time.

13 But New Kensington did meet its commitment
14 to maintain the properties and to pursue the
15 development. And therefore, we're asking that
16 the restrictions be released so that it can now
17 move forward to develop affordable housing on
18 these properties.

19 The other two properties are 2105 East
20 Cumberland and 2109 East Cumberland. Those
21 properties were acquired by New Kensington in
22 2002 for the purpose of off street parking.

23 Since that time, New Kensington has
24 maintained these properties. It has fenced

1 them off to prevent any illegal dumping or
2 other activity that would be deleterious to the
3 neighborhood and has used them intermittently
4 to park a trailer and other materials that it
5 uses for its work.

6 New Kensington has complied with the terms
7 of the VPRC restrictions and therefore is
8 asking, respectfully, for those restrictions to
9 be released so that it can move forward in
10 developing affordable housing on those
11 properties.

12 So one last note on that clarification
13 that I mentioned in the letter that I sent to
14 the Chairwoman on Friday, I wrote that the
15 properties would be developed and that there
16 would be affordability restrictions on the
17 properties -- just to clarify, that's referring
18 to a purchase price subsidy mortgage that would
19 be on the properties. Thank you very much.

20 MR. RODRIGUEZ: I have a question. You
21 said you have two lots on Cumberland that were
22 used for parking. Was it rezoned for parking?

23 MR. JAMPEL: So my understanding is the
24 properties were not zoned for parking, but the

1 properties were not used as a parking lot.
2 They weren't -- they were used for storing,
3 basically, this one trailer.

4 And my understanding is that over the
5 course of the period that New Kensington used
6 the properties in this manner, they were never
7 informed by anyone from the City or otherwise
8 that they were not using this property in a
9 conforming way.

10 MR. PADILLA: I've got a few questions.
11 What was the amount that you paid for these
12 properties?

13 MR. JAMPEL: To the VPRC?

14 MR. PADILLA: It says a nominal
15 transaction?

16 MR. JAMPEL: Yeah.

17 MR. PADILLA: And you have a PRA
18 restriction or a...

19 MR. JAMPEL: So the properties were -- I
20 mean they were conveyed --

21 MR. PADILLA: It just says here, conveyed
22 through PRA.

23 MR. JAMPEL: To the PRA and then from the
24 PRA -- yeah.

1 MR. PADILLA: When were you supposed to
2 complete the proposed development?

3 MR. JAMPEL: So the proposed development
4 was supposed to be -- it was contingent on
5 receiving funding.

6 And so what New Kensington committed to do
7 was to maintain these properties as open green
8 space. And they were hopeful that they would
9 get funding to do this development. And
10 unfortunately, they did not.

11 So they didn't commit to doing it during
12 any specific time period. What they committed
13 to do was to use their best efforts to get that
14 funding and to move forward with the
15 development. And they do did so. And
16 unfortunately, they didn't get that funding.

17 But, now we're here today to say that we
18 do have funding to do this, so we'd like to
19 move forward.

20 MR. PADILLA: So you're saying the
21 restriction did not have a time constraint?
22 They typically do.

23 MR. JAMPEL: So the restrictions does have
24 it. The VPRC restrictions, in the context of

1 this, would mean that during the five year
2 period that the restriction was in place, that
3 New Kensington needed to maintain the
4 properties and also look for funding, which
5 they did do during that period.

6 MR. O'DWYER: The restrictions that were
7 on it, are the ones consistent with side yards
8 or green space, not development.

9 MS. CUNNINGHAM: So there's a restriction
10 to develop, maintain and occupy?

11 MR. JAMPEL: Sorry?

12 MS. CUNNINGHAM: There was a restriction
13 to develop, maintain and occupy for a period of
14 five years?

15 MR. JAMPEL: So I believe that that was
16 the wording. And in the context of what you
17 would see in the transcript, what that meant
18 was to maintain this as open green space and
19 look for funding to develop it.

20 MS. CUNNINGHAM: Okay. But on the other
21 two, the proposal was to develop off street
22 parking.

23 MR. JAMPEL: There was no development
24 anticipated. The proposal was to use this as

1 off street parking for New Kensington.

2 And I'll also say that, I think, in 2002
3 when this was the contemplated use, New
4 Kensington thought that there would be more
5 demand on their part for parking than there
6 ended up being. I think they have more
7 employees now who are using public
8 transportation to get to work, who are walking
9 to work. And therefore, they don't have the
10 same need for that that they might have in
11 2002.

12 MR. RODRIGUEZ: I have a question. What
13 level of affordability is the proposed project?

14 MR. JAMPEL: We're proposing that these
15 will be single-family homes that will be
16 affordable to families with area median incomes
17 between 60 and 80 percent.

18 MR. RODRIGUEZ: So my question is, why
19 wouldn't you just carry the restriction over to
20 the new development to ensure affordable...

21 MR. JAMPEL: So I think that -- so first
22 of all, for financing purposes, in order for a
23 lender to be comfortable financing this, they
24 are going to need to know that this Committee

1 is not going to use its reversionary interest
2 in a way that would threaten these properties.

3 MR. RODRIGUEZ: We subordinate interest
4 all the time.

5 MR. PADILLA: Yeah. And we still have to
6 keep that until the development is completed
7 anyway.

8 MR. O'DWYER: If New Kensington met their
9 obligations, what basis would we have to put
10 new obligations on or not rescind the
11 obligations that we put on 15 years ago?

12 MR. RODRIGUEZ: What is their obligation?

13 MR. O'DWYER: For the properties on
14 Susquehanna and Oakdale that were given as
15 green space, I think that it's pretty clear
16 that they did.

17 MS. CUNNINGHAM: If they clean it.
18 Because it's kind of a mess, the one on
19 Oakdale.

20 CHAIRWOMAN JARMON: Can I get a
21 recommendation or are there any other
22 questions?

23 MR. KOONCE: I have a question. For
24 the -- what are you building on for four

1 affordable units?

2 MR. JAMPEL: On the core properties?

3 MR. KOONCE: Yeah.

4 MR. JAMPEL: So each property will be a
5 single-family home to be sold to a family with
6 an income between 60 and 80 percent AMI.

7 MR. KOONCE: What's the development cost?

8 MR. JAMPEL: The development cost, I don't
9 think that we have those exact numbers at the
10 moment. Do we, Greg?

11 MR. HORNE: So -- Brian Horne from NKCDC.
12 So for this project, we are doing two
13 additional houses, which will be at market
14 rate, included in this project overall. And
15 those will be used to help subsidize the four
16 other properties.

17 So for the total development costs, we're
18 looking at \$1.8 million for all six units.

19 MR. PADILLA: I think, personally, my
20 concern is -- and this goes to precedent --
21 when people pitch a project, they should be
22 ready to also produce a budget, sources and
23 uses, so that we're clear as to what's going at
24 that site with a timetable. And I don't see

1 that here today.

2 MR. JAMPEL: So I think, you know, our
3 request was for a release of the restrictions.
4 I think that if what this Committee is
5 comfortable with is extending the restrictions
6 and entering into a subordination agreement
7 that would make a lender comfortable moving
8 forward with this and also providing some sort
9 of letter of assurance to the lender that if
10 New Kensington does move forward with the
11 project, as contemplated today, that the VPRC
12 would not exercise its reversionary interest.

13 I think that would make sense going
14 forward. And certainly, if in order to
15 ultimately release those restrictions, you
16 wanted more information about the project that
17 we don't have right at this time, we'd
18 definitely provide that.

19 MR. RODRIGUEZ: I think at this point, we
20 can't negotiate the terms here. But you're
21 asking us for the City to forego any
22 reversionary action that could be discussed
23 here.

24 MR. O'DWYER: I don't think that -- I've

1 been on this Committee for a while -- I don't
2 think that we generally do. If somebody's met
3 their obligations, then we generally -- if this
4 was a private seller who had maintained it as a
5 side yard, wanted to sell it for development,
6 we wouldn't require that developer to come and
7 show project plans.

8 MR. PADILLA: We have before.

9 MS. CUNNINGHAM: I think the question is,
10 have they fulfilled their obligations and what
11 were the actual, original proposals.

12 MR. O'DWYER: According to the transcript
13 that I looked at, they agreed to maintain it as
14 green space, open space, and then aspirational
15 goal of affordable housing contingent on --

16 MS. CUNNINGHAM: What about the other two?

17 MR. O'DWYER: The other two, they said
18 they were going to use it for parking, off
19 street parking for their office space.

20 MR. RODRIGUEZ: And the restriction
21 rezoned it and it's supposed to build it as
22 Code, correct?

23 MR. O'DWYER: That is correct. So perhaps
24 the first two, we should remove the

1 restrictions and the second two, enter into a
2 subordination agreement?

3 MS. JOHNSON: They were all acquired for a
4 nominal fee.

5 MR. O'DWYER: But they were acquired
6 through two separate transactions.

7 MS. CUNNINGHAM: And two were acquired for
8 different purposes than the other two. So I
9 think that they've probably met their
10 obligation on the two that they were supposed
11 to maintain and keep as open green space. I'm
12 not convinced that they've met their obligation
13 on the two for off street parking.

14 MR. JAMPEL: I have some pictures of the
15 two for off street parking.

16 MS. CUNNINGHAM: We have pictures of it.
17 My understanding is that off street parking --
18 when you propose off street parking, you need
19 to have it rezoned for parking and paved.

20 MR. KOONCE: And a curb cut.

21 MS. CUNNINGHAM: And a curb cut. So
22 otherwise, the cars are just driving on the
23 sidewalk.

24 MR. JAMPEL: So I believe that there is a

1 curb cut here. I'll pass around pictures. I
2 have three for the Committee to look at.

3 MR. DALFO: In a particular instance,
4 though, the two lots that were supposed to be
5 set aside for parking -- and under the strict
6 terms and conditions, they need to be rezoned
7 to development in an appropriate matter.

8 And in this case, you're proposing to put
9 houses on those parking spots?

10 MS. CUNNINGHAM: Yes.

11 MR. DALFO: Then why would we make them
12 put a parking lot there to tear it out?

13 MR. O'DWYER: We're not.

14 MS. CUNNINGHAM: I don't think we would.
15 I think what we would do is keep the
16 restrictions until it's been developed into the
17 housing and subordinate our interest to the
18 lender. I don't think we are going to ask them
19 to build a parking lot no now, no.

20 MR. KOONCE: But I think if we do
21 subordinate, we need some kind of a timeline.

22 MS. CUNNINGHAM: Agreed.

23 MR. O'DWYER: Well, we'd have to
24 subordinate and grant an extension for six

1 months. And then they'd have to come back in
2 six months.

3 MR. PADILLA: We can't do that here,
4 right?

5 MR. O'DWYER: We can't grant an extension?

6 MS. CUNNINGHAM: Sure.

7 MR. PADILLA: Well, why didn't they ask
8 for an extension earlier?

9 MR. O'DWYER: I think that he said they
10 weren't aware that they weren't using the space
11 consistent with City Code. They have never
12 been told that they weren't, so they thought --

13 MR. PADILLA: Isn't that in the
14 restriction and the deed?

15 MR. O'DWYER: I'm not 100 percent sure
16 what the restrictions say exactly. It says
17 consistent with the comprehensive plan or
18 whatever.

19 MR. RODRIGUEZ: If I could make a
20 suggestion that we would allow them time to
21 come back with a proposal and more details
22 about the affordable housing.

23 I think this body is supportive of
24 affordable housing. And it's just a

1 timetable -- what do you think. You're saying
2 you only have 60 to 80 percent. Where's the
3 income qualifications, how do we know, you
4 know?

5 What's the time line if you're saying that
6 two properties have to be built and sold to
7 finance the other four? That's at least 18 to
8 24 months of development time before you put a
9 shovel in the ground for the other four.

10 So I think to my colleague's point, what's
11 the time line and what's the financing, is this
12 real --

13 MR. PADILLA: The two that were open
14 space, is it 2105 Susquehanna?

15 MR. O'DWYER: 2036 and 1832.

16 MR. PADILLA: Okay.

17 MR. KOONCE: I would suggest that we
18 approve those two.

19 MR. HUNTER: They haven't been really
20 maintained. I mean, the sidewalk is not
21 present for part of the lot. The grass is
22 growing into the sidewalk. There's no fence
23 there. There's nothing on the lot.

24 And the one on East Oakdale, it's covered

1 in debris. I don't know if it's been
2 maintained as open space or sidewalk.

3 MR. HORNE: If I may state to a point that
4 was before made before, as far as the time
5 line, we have been working on this project
6 since July of last year. And we have entered
7 into a contract with an architect and gotten
8 the required zoning permits.

9 At this point, we are looking to bid out
10 the project in April or May to begin
11 construction. And so I think it would be -- we
12 fully respect the decision of this Committee,
13 so whatever further information you require to
14 move forward, you know, we're more than happy
15 to pass that along.

16 MR. PADILLA: So any delay on the other
17 ones, it shouldn't delay your process. If
18 you're that advanced, then you should be able
19 to produce plans, your proposed development,
20 your sources and uses. I mean, this is real
21 estate development 101. Come prepared. If
22 you're pitching something, come prepared to
23 demonstrate what you're doing.

24 MR. JAMPEL: So I do have some sketches of

1 plans for the Committee to see, which I can
2 pass around, too.

3 MR. PADILLA: I'd rather see a quick four,
4 five page proposal -- when is that going to
5 happen. We just want to avoid -- we want to
6 facilitate you, as well, and avoid coming back
7 for any future extensions, because it is bound
8 by time. And development can be uncertain
9 depending on conditions.

10 So we just want to be very efficient and
11 effective in what we're trying to do. So I
12 think -- are we ready to move on something?

13 MR. HUNTER: I want to just add to that.
14 If you're proposing affordable housing, there
15 needs to be some sort of binding agreement
16 saying it's going to be affordable housing.

17 MR. PADILLA: That would have to be part
18 of it, absolutely. And it's going to impact
19 your development.

20 How long are you going to maintain, you
21 know, affordability at 60 to 80 percent. 60 to
22 80 percent require most definitely some type of
23 subsidy. Where is that coming from, you know?
24 We just need it spelled out a little bit

1 clearer.

2 MR. O'DWYER: So it sounds like we're
3 ready to move forward on Susquehanna and
4 Oakdale and then we want to table the
5 Cumberland properties.

6 MR. PADILLA: Correct.

7 MR. O'DWYER: So I move that we issue a
8 Certificate of Completion for 2036 East
9 Susquehanna Avenue and 1832 East Oakdale
10 Street, contingent upon the lots being cleaned
11 to the satisfaction of the Chair.

12 And that we table 2105 and 2109 East
13 Cumberland Street until the next meeting.

14 (Duly seconded.)

15 CHAIRWOMAN JARMON: All in favor?

16 (Aye.)

17 CHAIRWOMAN JARMON: Any opposed?

18 (No response.)

19 MR. JAMPEL: Thank you.

20 CHAIRWOMAN JARMON: Any other attorneys in
21 the room?

22 (Witness approached podium.)

23 CHAIRWOMAN JARMON: Hi. Can you state
24 your name for the record?

Vacant Property Review Committee
March 12, 2019

Page 21

1 MR. KRIK: My name is Justin Krik.

2 CHAIRWOMAN JARMON: And you're here for?

3 MR. KRIK: I'm here for 5427 Delancey
4 Street.

5 CHAIRWOMAN JARMON: We just added this,
6 this morning. It looks like taxes of 2019 is
7 \$629.91 on the property.

8 MR. KRIK: Yes.

9 CHAIRWOMAN JARMON: And you're here
10 representing...

11 MR. KRIK: I'm here representing Soco
12 Properties II, LLC. I have a member, Matt
13 Soloff with me.

14 And we are here this morning seeking a
15 release of the reversionary interest that was
16 placed upon the property by deed in 1980, when
17 the City of Philadelphia transferred the
18 property to the RDA.

19 Since that time, the property has changed
20 plans about three different times. It is
21 currently a single-family residential dwelling
22 that is used as a rental property. Soco
23 Properties would like to clear up title as they
24 are transferring this property in a bundle

1 of -- in a portfolio of properties.

2 We believe that the restrictions and
3 criteria were met in the development of this
4 property by previous owners several years ago,
5 several decades ago.

6 And again, we're here just to seek that
7 this Committee authorized a release of that
8 restriction.

9 CHAIRWOMAN JARMON: Any question from the
10 Committee?

11 MR. RODRIGUEZ: Is this a PHCC property?

12 CHAIRWOMAN JARMON: It was a PHCC. They
13 transferred it out through the applicant. And
14 at the time, it was a single family dwelling.

15 MR. O'DWYER: And it's currently occupied,
16 you said?

17 MR. KRIK: It is currently occupied.

18 MR. PADILLA: And then the applicant sold
19 it to a third party?

20 MR. KRIK: The original person sold it
21 several times down the road.

22 MS. CUNNINGHAM: And these restrictions
23 are almost 40 years old.

24 MR. O'DWYER: I move that we issue the

1 Certificate of Completion.

2 MS. CUNNINGHAM: Contingent upon all
3 municipal encumbrances and liens being paid,
4 and that when we see a photograph that the
5 property is not falling down.

6 MR. KRIK: Sure. I can present that.

7 CHAIRWOMAN JARMON: We looked at it this
8 morning. I'll send you guys the picture when
9 my inspector brings it back to me today.

10 MS. CUNNINGHAM: Thank you.

11 MR. KOONCE: Second.

12 CHAIRWOMAN JARMON: All in favor?

13 (Aye.)

14 CHAIRWOMAN JARMON: Any opposed?

15 (No response.)

16 CHAIRWOMAN JARMON: Thank you. Any other
17 attorneys in the room?

18 (No response.)

19 CHAIRWOMAN JARMON: Let's get started on
20 Page 2. We have one Urban Garden Agreement,
21 1511 North Myrtlewood Street. May I get a
22 recommendation?

23 MR. O'DWYER: Move that we accept the
24 agreement.

Vacant Property Review Committee
March 12, 2019

Page 24

1 (Duly seconded.)

2 CHAIRWOMAN JARMON: All in favor?

3 (Aye.)

4 CHAIRWOMAN JARMON: Any opposed?

5 (No response.)

6 CHAIRWOMAN JARMON: The next are
7 properties being transferred to the
8 Redevelopment Authority on 40th Street.

9 MR. PADILLA: I'm going to recuse myself
10 from this vote. These are properties that are
11 being transferred to the PRA in support of a
12 request for a proposal, a multi-facet housing
13 development.

14 MS. JOHNSON: Does it, also, include the
15 properties on Page 4?

16 MR. PADILLA: That's correct. 805 North
17 40th and 818 North 40th Street. Those are from
18 the Philadelphia Land Bank.

19 CHAIRWOMAN JARMON: Recommendation?

20 MR. RODRIGUEZ: I do have a suggestion
21 that we bundle the land bank transfers with
22 these.

23 MR. PADILLA: Page 2, J and K?

24 MR. KOONCE: Motion to transfer of the

Vacant Property Review Committee
March 12, 2019

Page 25

1 properties to the Land Bank, item J and K, as
2 well as the properties?

3 MS. CUNNINGHAM: Second.

4 CHAIRWOMAN JARMON: All in favor?

5 (Aye.)

6 CHAIRWOMAN JARMON: Any opposed?

7 MR. RODRIGUEZ: Two recused.

8 CHAIRWOMAN JARMON: Next items are
9 properties to be transferred from the Land Bank
10 to applicant as side yards on Page 2 through to
11 3.

12 MR. RODRIGUEZ: Madam Chairwoman, I have
13 to recuse myself from this.

14 CHAIRWOMAN JARMON: Can I get a
15 recommendation?

16 MR. KOONCE: On just the side yards,
17 motion to approve, unless there's -- I haven't
18 checked the taxes.

19 MS. CUNNINGHAM: There's only one, letter
20 E, and it's a low amount. It's like \$136. And
21 they are from 2015.

22 I just have one quick question about G,
23 about West Harold Street. Ms. Waddell has a
24 trust and a life estate in the property. And

1 so in her property -- so she has a life estate,
2 but is it her or is it the beneficiary of the
3 life estate or the trust that wants the side
4 yard?

5 MR. RODRIGUEZ: I would have to follow up
6 on this. Typically, they have to ask owner
7 occupied and verify that.

8 MS. CUNNINGHAM: I mean she occupies.

9 MR. RODRIGUEZ: She would have been the
10 applicant in this process.

11 MS. CUNNINGHAM: And just make sure that
12 they are aware that they can't convey that
13 right into the trust.

14 MR. RODRIGUEZ: Yes. This is a 30 year
15 restriction on the property. On all of these
16 properties, it's restricted. The restriction
17 still follow with the land.

18 MS. CUNNINGHAM: I'm saying her current
19 house, her primary residence, is a life -- is
20 in trust for the beneficiary that will convey
21 on operation of law after she dies. It won't
22 be subject to probate.

23 MR. KOONCE: Are they family members?

24 MS. CUNNINGHAM: I don't know. It just

1 has names. The deed has names. I don't know
2 who they are.

3 MR. RODRIGUEZ: This would automatically
4 attach to her trust so --

5 MS. CUNNINGHAM: But it does say we
6 encourage them to consolidate.

7 MR. RODRIGUEZ: I doubt that.

8 CHAIRWOMAN JARMON: The recommendation?
9 Mike, you made the recommendation?

10 MR. KOONCE: I'm still a little bit
11 confused. You're saying the if we approve this
12 to Jannie Waddell at probate, who's going to
13 own the property?

14 MS. CUNNINGHAM: Jannie Waddell.

15 MR. KOONCE: Okay.

16 MS. CUNNINGHAM: But not her house. Her
17 house will convey upon her death without be
18 being subject to probate differently than if
19 they try to consolidate them.

20 MR. RODRIGUEZ: Her heirs would still have
21 to come back to the restricted use.

22 MR. KOONCE: Motion to approve the subject
23 to payment -- I'd like to have payment of taxes
24 for 3411 North 7th.

Vacant Property Review Committee
March 12, 2019

Page 28

1 MR. PADILLA: Second.

2 CHAIRWOMAN JARMON: All in favor?

3 (Aye.)

4 CHAIRWOMAN JARMON: Any opposed?

5 (No response.)

6 CHAIRWOMAN JARMON: Next item is a request

7 for extension of time, 2147 Federal, 2723

8 Oakford, 2727 Oakford. Ms. Siani(ph) is not

9 here. We're going to table this item.

10 Next items are Certificates. The first

11 address is 2728 West Master Street.

12 (Witness approached the podium.)

13 CHAIRWOMAN JARMON: Good morning. State

14 your name for the record.

15 MR. QARKAXHIA: My name is Eli Qarkaxhia.

16 I'm the real estate agent from Berkshire

17 Hathaway. I have a member of the LLC, 2728

18 West Master, David Ross.

19 We are seeking approval of the sale of the

20 property and removal of the VPRC restriction.

21 CHAIRWOMAN JARMON: We have attached the

22 Certificate of Occupancy and a picture.

23 MR. RODRIGUEZ: So moved.

24 MR. O'DWYER: Second.

Vacant Property Review Committee
March 12, 2019

Page 29

1 CHAIRWOMAN JARMON: All in a favor?

2 (Aye.)

3 CHAIRWOMAN JARMON: Any opposed?

4 (No response.)

5 CHAIRWOMAN JARMON: Thank you.

6 MR. QARKAXHIA: Would it be possible to
7 obtain a letter of --

8 CHAIRWOMAN JARMON: That it was approved
9 today?

10 MR. QARKAXHIA: Yes.

11 CHAIRWOMAN JARMON: Okay. I'll ask the
12 attorney to do it.

13 MR. QARKAXHIA: Can we email that?

14 CHAIRWOMAN JARMON: Okay. I'll email it.

15 MR. QARKAXHIA: Thank you so much.

16 CHAIRWOMAN JARMON: No problem. 1922 East
17 Oakdale?

18 MR. O'DWYER: The property has a
19 Certificate of Occupancy.

20 CHAIRWOMAN JARMON: And the property has
21 been developed. Can I get a recommendation?

22 MR. RODRIGUEZ: So moved.

23 MR. O'DWYER: Second.

24 CHAIRWOMAN JARMON: All in favor?

Vacant Property Review Committee
March 12, 2019

Page 30

1 (Aye.)

2 CHAIRWOMAN JARMON: Any opposed?

3 (No response.)

4 CHAIRWOMAN JARMON: 730 Daly Street. We
5 have a Certificate of Occupancy for this one.
6 And it was recently developed.

7 MR. RODRIGUEZ: So moved.

8 MR. O'DWYER: Second.

9 CHAIRWOMAN JARMON: All in a favor?

10 (Aye.)

11 CHAIRWOMAN JARMON: Any opposed?

12 (No response.)

13 CHAIRWOMAN JARMON: 5621 Beaumont Street.
14 She's the heir. She's the wife of the
15 deceased.

16 MR. RODRIGUEZ: I have a question.

17 CHAIRWOMAN JARMON: Do you want to come
18 up?

19 (Witness approached the podium.)

20 CHAIRWOMAN JARMON: Did you have a
21 question?

22 MR. RODRIGUEZ: I was wondering if she
23 resides in the property

24 CHAIRWOMAN JARMON: Can you state your

1 name for the record?

2 MS. BRYANT: Patricia Bryant.

3 CHAIRWOMAN JARMON: Do you occupy the
4 property?

5 MS. BRYANT: Not now. We're not occupying
6 it.

7 CHAIRWOMAN JARMON: Because?

8 MS. BRYANT: We had a little fire. And
9 there was some damage.

10 CHAIRWOMAN JARMON: Okay. And your
11 husband is deceased. So you're the heir to the
12 property?

13 MS. BRYANT: I didn't hear you.

14 CHAIRWOMAN JARMON: This was your husband,
15 Joseph?

16 MS. BRYANT: Yes.

17 CHAIRWOMAN JARMON: Okay. All right.

18 MR. RODRIGUEZ: How long ago was the fire?

19 MS. BRYANT: About a year.

20 CHAIRWOMAN JARMON: And we transferred
21 this out to your husband in 1995.

22 MR. RODRIGUEZ: I move we grant the
23 certificate.

24 MS. CUNNINGHAM: I second.

1 CHAIRWOMAN JARMON: All in favor?

2 (Aye.)

3 CHAIRWOMAN JARMON: It was approved. So
4 we'll be in contact with you.

5 The next items are properties that are in
6 Land Bank's ownership, 2449 Marston and 2518
7 North Hope Street. They have the restrictions
8 from the City

9 MR. RODRIGUEZ: Madam Chairwoman, I'm
10 going to have to recuse myself. We're planning
11 on going to settlement as soon as the
12 restriction is lifted. This is a typical
13 situation where we transferred properties in
14 from VPRC. And upon title search, found out
15 that there was long-standing restrictions.

16 MR. O'DWYER: I move that we issue a
17 Certificate of Completion.

18 (Duly seconded.)

19 CHAIRWOMAN JARMON: All in favor?

20 (Aye.)

21 CHAIRWOMAN JARMON: Any opposed?

22 (No response.)

23 CHAIRWOMAN JARMON: Thank you. Next item,
24 522 West Susquehanna Avenue. This was

1 transferred in 2000. It looks like the lot
2 needs to be cleaned.

3 MR. RODRIGUEZ: Was this a side yard or a
4 development lot? What was the transfer?

5 CHAIRWOMAN JARMON: I'm not sure. I don't
6 have the answer. It was transferred in 2000.

7 I want to say it was a side yard, but I'm
8 not sure. And it's not that entire lot.

9 MR. RODRIGUEZ: Can we table this one?

10 MR. O'DWYER: Yeah, without knowing. I
11 don't know how we can do it.

12 MS. JOHNSON: There was an agreement of
13 sale on this.

14 MS. CUNNINGHAM: Mm-hmm.

15 CHAIRWOMAN JARMON: Next item, 2346 Fawn.
16 This was a single-family dwelling, still is.
17 They are asking to sell 39,000.

18 MR. O'DWYER: I move that we issue the
19 Certificate of Completion.

20 (Duly seconded.)

21 CHAIRWOMAN JARMON: All in favor?

22 (Aye.)

23 CHAIRWOMAN JARMON: Any opposed?

24 (No response.)

1 CHAIRWOMAN JARMON: Next item is 2831
2 Coral Street.

3 (Witnesses approached the podium.)

4 CHAIRWOMAN JARMON: Can you state your
5 name for the record?

6 MR. McLAUGHLIN: Sure. My name is Matt
7 McLaughlin. I'm the current owner of the
8 property.

9 We acquired the property at an auction,
10 one time auction, a couple years ago -- my wife
11 and I. Our intent was to develop. We kind of
12 didn't understand how hard it would be for just
13 two people to develop. We haven't been able to
14 secure loans or get the capital to do any
15 development.

16 Over that time, we've had offers to buy
17 the property, which we declined, because,
18 again, our intent was to develop on the
19 property.

20 MR. RODRIGUEZ: So when you purchased the
21 property at auction, you went to settlement at
22 the auction?

23 MR. McLAUGHLIN: Yeah.

24 CHAIRWOMAN JARMON: So I think this was in

1 2015. I think it's a typo on the acquisition
2 or disposition date. So it should say June of
3 2015.

4 MR. O'DWYER: How much did you pay for the
5 property?

6 MR. McLAUGHLIN: At the auction, we paid
7 1,750.

8 MS. CUNNINGHAM: What are all the tires?

9 MR. McLAUGHLIN: We were notified about
10 the tires. So we went and we were told that a
11 neighbor in the house right next to the lot, he
12 put the tires up. He parks there, but he
13 maintains it to stop trash and illegal dumping.
14 I have other pictures that show vacant lots
15 right next to it that have illegal dumping.

16 And then he put a fence in the back, as
17 well, to stop people from getting further back
18 to do drugs.

19 MR. PADILLA: But if it's your lot, you
20 have to maintain it.

21 MR. McLAUGHLIN: Yes. We were just made
22 aware of that. We went up -- we left a note
23 with the neighbor. He wasn't there.

24 Another neighbor was telling us who had

1 it. So we left a note with him saying it was
2 requested for us to clean the lot and clear it.
3 But, actually, he's doing a pretty good job, I
4 think.

5 MR. RODRIGUEZ: How much did you buy it
6 for?

7 MR. McLAUGHLIN: At auction, \$1,750.

8 MR. O'DWYER: And now you're selling it
9 for ten times that amount?

10 MR. McLAUGHLIN: That's just the market
11 value right now. And like I said, we weren't
12 really going to sell.

13 Mr. Murphy, here, is with me. He's part
14 of the development group. He approached us a
15 few times, too. And we said, no. But then he
16 came to our house and kind of laid a plan out
17 saying he wants to develop the neighboring
18 properties, too. We thought we're having a
19 hard time doing it. He's got a really good
20 plan to put something nice, we feel.

21 MR. PADILLA: Is this property under
22 construction one of yours right now next to
23 this lot? There's a property here in the
24 picture -- okay.

1 CHAIRWOMAN JARMON: No.

2 MR. O'DWYER: So when you came here,
3 originally, we told you that you had a year to
4 build, and that you had to come back for an
5 extension if you weren't done in a year. I
6 don't think you ever came back, did you?

7 MR. McLAUGHLIN: No. I'm sorry.

8 MR. O'DWYER: Why didn't you?

9 MR. McLAUGHLIN: I didn't realize I needed
10 to ask for an extension.

11 MR. RODRIGUEZ: This was an auction
12 property?

13 MR. O'DWYER: But he came before the VPRC.
14 I'm looking at the meeting minutes right here.
15 There will be one deed restriction if it isn't
16 done in a year. You can come back and ask for
17 an extension. Mr. McLaughlin, Okay.

18 MR. McLAUGHLIN: I apologize. I really
19 didn't understand that was...

20 CHAIRWOMAN JARMON: Recommendation of the
21 Committee?

22 MR. MURPHY: Would I, actually, be able to
23 add information that may be able to help with
24 the Panel's decision?

1 CHAIRWOMAN JARMON: One second, sir.

2 MR. KOONCE: I'm okay with letting it go
3 as long as the reversionary interest goes to
4 the new owner.

5 CHAIRWOMAN JARMON: So yeah. What they
6 are asking is that -- if we're able to keep
7 that year restriction in the deed. And then
8 you come back in a year, and then we'll remove
9 the restriction off the deed. Once you've done
10 your development.

11 MR. MURPHY: Unfortunately, that will not
12 work. I'm Charles Murphy. I'm a real estate
13 agent and also a developer with Nova
14 Contracting, real estate agent and developer,
15 who happens to also own the adjacent lot, 2829
16 Coral Street.

17 Now, these lots are extremely small. They
18 are 33 foot lots. What our plan is to combine
19 both 2831 and 2829 to build one house.

20 The street, also, does not have parking on
21 it. Therefore, our intent was to not only
22 build the house, but have a house with parking.

23 Unfortunately, from a financing
24 perspective, because it's an encumbrance with

1 this rider, we're asking that it be removed in
2 its entirety with our intention to develop both
3 properties as one unit.

4 MR. RODRIGUEZ: What's the square footage
5 on the lot?

6 MR. MURPHY: It's the same. It's 33 foot
7 lots. And unfortunately -- and that's with an
8 improved variance to build a 28 foot house
9 first floor at 21 foot house, second and third
10 floor. It just doesn't work.

11 MR. KOONCE: Either the buyer, the
12 original buyer, needs to clean the land and get
13 a Certificate of Completion, or come back to us
14 and we'll release the reversionary.

15 Or the buyer needs to take on the
16 reversionary interest. And we will subordinate
17 our mortgage to the buyer.

18 MR. MURPHY: So the first option would be
19 that we ask the neighbors to remove all the
20 tires and fencing?

21 CHAIRWOMAN JARMON: Yes.

22 MR. MURPHY: And then provide proof.

23 CHAIRWOMAN JARMON: Contact us.

24 MR. MURPHY: And the at that point, it

1 will be released?

2 MR. HUNTER: The restriction wasn't to
3 keep it as developed --

4 MS. CUNNINGHAM: I'm a little bit
5 confused. They said it was an auction, but was
6 it? Or was it just --

7 MR. McLAUGHLIN: This was an auction.

8 CHAIRWOMAN JARMON: It was a Fisher's
9 Auction.

10 MR. O'DWYER: Do you remember the auction
11 that Councilman Squilla did?

12 MR. PADILLA: In 2015.

13 MS. CUNNINGHAM: Okay. But was the
14 requirement to be developed?

15 MR. RODRIGUEZ: Is it developable?

16 CHAIRWOMAN JARMON: It's too small.

17 MR. DALFO: I mean, it's developable if
18 it's assembled with another...

19 CHAIRWOMAN JARMON: Right. Which is what
20 he's trying to do?

21 MR. DALFO: Right. As it was.

22 MS. CUNNINGHAM: So we were requiring him
23 to develop a lot that wasn't even buildable.

24 CHAIRWOMAN JARMON: Right.

1 MR. PADILLA: That's correct, right.

2 MR. DALFO: Then I think Mike's motion to
3 get the lot cleaned and maintained is really
4 the best option.

5 MS. CUNNINGHAM: Right. I agree. We need
6 to see a clean lot first. That's -- yeah.

7 MR. McLAUGHLIN: I didn't see what picture
8 you're looking at.

9 CHAIRWOMAN JARMON: Is it clean? This is
10 what we have.

11 MS. CUNNINGHAM: This is as of February
12 25th.

13 MR. McLAUGHLIN: This is just the other
14 day. This was this past weekend.

15 CHAIRWOMAN JARMON: All right. So it's
16 clean.

17 MR. McLAUGHLIN: It's not like that at
18 all.

19 MS. CUNNINGHAM: That's why we're looking
20 at it going...

21 MR. McLAUGHLIN: I thought you might have
22 had the same pictures. But that was just the
23 other day, this past weekend.

24 And like I said, I included other pictures

1 of what is next door, which is what, typically,
2 happens in that area. You can keep them if you
3 want.

4 CHAIRWOMAN JARMON: So I have a picture of
5 the lot and it's totally clean.

6 Recommendation?

7 MS. CUNNINGHAM: Move to recommend the
8 restrictions be released.

9 MR. KOONCE: Second.

10 CHAIRWOMAN JARMON: All in favor?

11 (Aye.)

12 CHAIRWOMAN JARMON: Any opposed?

13 (No response.)

14 CHAIRWOMAN JARMON: Thank you for the
15 pictures.

16 MR. McLAUGHLIN: Thank you.

17 CHAIRWOMAN JARMON: The next items are
18 2638 and 2640 Agate.

19 MR. O'DWYER: I think it's three
20 properties, 2638, 08.

21 CHAIRWOMAN JARMON: Yeah. We didn't own
22 the other one.

23 Hi. State your name for the record?

24 MR. DEALY: Brad Dealy. I'm here for

1 2638, I believe 42, also, but I may be wrong.
2 I purchased the properties about 18 months
3 ago -- all three of them for \$250,000 with the
4 sole mindset to redevelop them.

5 I had no idea the restrictions were from
6 1982. I had no idea that there was
7 restrictions. And no total company picked it
8 up until I just went -- I've already started
9 the foundations of the property.

10 But when I went to get the financing is
11 when I learned of the restrictions on the
12 property.

13 CHAIRWOMAN JARMON: And they both were
14 transferred as rear yards to the applicant who
15 lived on Tulip Street back in 1982.

16 MR. DALFO: What were the obligations on
17 that?

18 CHAIRWOMAN JARMON: Rear yards, just to
19 keep them clean. Can I get a recommendation?

20 MR. HUNTER: It looked like -- is there
21 fencing in the sidewalk right now for the
22 construction?

23 MR. DEALY: There may have been, yes,
24 while they were digging foundation.

1 MR. HUNTER: So if it's in the public
2 right of way, you need to get a sidewalk permit
3 from the Streets Department. That's one issue
4 for that site, so.

5 And I think before we issue it, I'd like
6 to see them get the necessary permits for it.

7 CHAIRWOMAN JARMON: So the recommendation
8 is?

9 MR. HUNTER: I guess the recommendation
10 would be to issue Certificate of Completion
11 subject to getting the sidewalk closure permit,
12 if needed, from the Streets Department.

13 CHAIRWOMAN JARMON: Do you know what that
14 is?

15 MR. DEALY: I do know what it is. It was
16 just very temporary.

17 MS. CUNNINGHAM: Is it no longer there?
18 The fence is gone?

19 MR. DEALY: Yes.

20 MR. O'DWYER: So the fence is no longer
21 there?

22 MR. DEALY: Yes.

23 MR. HUNTER: Then I withdraw my motion.

24 (Duly seconded.)

1 CHAIRWOMAN JARMON: All in favor.

2 (Aye.)

3 CHAIRWOMAN JARMON: Any opposed?

4 (No response.)

5 CHAIRWOMAN JARMON: Thank you. 2725 West
6 Stiles Street.

7 MR. O'DWYER: Wait. Was that -- he
8 withdrew his motion. Did we have a new motion
9 that didn't have that contingency?

10 MR. RODRIGUEZ: Motion was to approve.

11 CHAIRWOMAN JARMON: 2725.

12 MR. CZERNIAK: My name is Jim Czerniak.
13 I'm here for 2725 West Stiles. On the deed,
14 there's an expired reverter that we're trying
15 to get out so we can close as soon as possible.

16 MR. RODRIGUEZ: Motion to approve.

17 (Duly seconded.)

18 CHAIRWOMAN JARMON: All in favor?

19 (Aye.)

20 CHAIRWOMAN JARMON: So you have settlement
21 scheduled?

22 MR. CZERNIAK: We're trying to. We
23 couldn't until we had this. Is it possible to
24 get anything I could hand to the title so we

1 can get everything processed?

2 CHAIRWOMAN JARMON: I'll speak to my
3 attorney. I can email it to you.

4 MR. CZERNIAK: That would be great. I'll
5 give you my email address.

6 Recommendation?

7 MR. O'DWYER: We moved for --

8 CHAIRWOMAN JARMON: All in favor?

9 (Aye.)

10 CHAIRWOMAN JARMON: Any opposed?

11 (No response.)

12 CHAIRWOMAN JARMON: On to the addendum,
13 one item, 5621 Beaumont, we can delete that
14 item. We had that on the agenda, which is on
15 the second page.

16 2644 North Waterloo Street. There's a
17 balance of \$563.15 in taxes.

18 (Witness approached the podium.)

19 CHAIRWOMAN JARMON: State your name for
20 the record, please.

21 MS. RUIZ: Good morning. My name is --

22 CHAIRWOMAN JARMON: Just try to raise your
23 voice a little bit.

24 MS. RUIZ: My name is Evelyn Ruiz. I'm on

Vacant Property Review Committee
March 12, 2019

Page 47

1 behalf of Gladys Davila on 2644 North Waterloo
2 Street.

3 CHAIRWOMAN JARMON: Okay. And we have a
4 balance of \$563.15 in taxes that needs to be
5 paid at the time of your settlement.

6 MS. RUIZ: Yes.

7 MR. O'DWYER: And the lot appears to be a
8 mess.

9 CHAIRWOMAN JARMON: You're going to have
10 to have the lot cleaned.

11 MS. RUIZ: We have on many, many
12 occasions. And we've changed the fencing on
13 many, many occasions. That's why we've
14 chosen -- well, we've not chosen, we've been
15 under court order to sell that property.

16 CHAIRWOMAN JARMON: Yeah, but you want to
17 have to clean it before we do the release.

18 MR. O'DWYER: I move that we issue the
19 Certificate of Completion contingent upon the
20 lot being cleaned and all taxes being settled.

21 MS. CUNNINGHAM: Second.

22 CHAIRWOMAN JARMON: All in favor?

23 (Aye.)

24 CHAIRWOMAN JARMON: Any opposed?

1 (No response.)

2 CHAIRWOMAN JARMON: Thank you.

3 2216 Emerald Street.

4 (Witness approached the podium.)

5 CHAIRWOMAN JARMON: State your name for
6 the record.

7 MR. BERRIOS: Jose Berrios, realtor from
8 Realty Mark.

9 MR. RODRIGUEZ: Is this conveyed as a side
10 yard?

11 CHAIRWOMAN JARMON: Yes. You have to
12 remove the truck that's on the lot. It must be
13 removed.

14 MR. BERRIOS: Yeah. It actually is the
15 owner's truck. He'll take it out.

16 MS. CUNNINGHAM: He's not allowed to park
17 there. It's not conveyed for parking.

18 CHAIRWOMAN JARMON: Okay. There's a
19 \$2,358.66 tax balance that needs to be paid.

20 MR. RODRIGUEZ: Say that again.

21 CHAIRWOMAN JARMON: 2,358.66.

22 MR. BERRIOS: And that's the reason he's
23 selling the property.

24 CHAIRWOMAN JARMON: Okay. So they'll pay

Vacant Property Review Committee
March 12, 2019

Page 49

1 off that?

2 MR. BERRIOS: Yes.

3 CHAIRWOMAN JARMON: So you must remove,
4 the car, the truck.

5 MR. O'DWYER: And clean the lot.

6 CHAIRWOMAN JARMON: And clean.

7 MR. PADILLA: So move to approve
8 contingent on removal of the existing vehicle
9 and lot and demonstrating -- writing evidence
10 that the lot has been cleaned.

11 MR. O'DWYER: And taxes.

12 MR. PADILLA: And taxes in the amount of
13 2,358.66.

14 MS. CUNNINGHAM: And any other municipal
15 encumbrances and liens.

16 MR. BERRIOS: He has it under contract for
17 the purpose of selling it so they can pay those
18 taxes.

19 MS. CUNNINGHAM: The settlement agent will
20 send us proof of payment of those things.

21 MR. O'DWYER: Second.

22 CHAIRWOMAN JARMON: All in favor?

23 (Aye.)

24 CHAIRWOMAN JARMON: Thank you, sir. 1817

1 East Albert Street. Can you state your name
2 for the record?

3 MR. ROUCO: Frank Rouco, I am the sole
4 member of the 1924 East Hagert Street, LLC.
5 And the owner of the property at 1817 East
6 Albert.

7 I'm requesting that the restrictions be
8 removed that goes back to 2000. I was the
9 fourth owner of that property, and no one had
10 ever picked it up. And I have a contractor
11 ready to develop the land, but they won't move
12 forward without the restrictions being lifted.

13 CHAIRWOMAN JARMON: Okay. And you're
14 going to develop with the 1815?

15 MR. ROUCO: Correct. I also acquired
16 1815. It was a house originally. I had to
17 tear it down, as well, because of drugs going
18 on in there. And that was a mess.

19 CHAIRWOMAN JARMON: Can I get a
20 recommendation?

21 MR. O'DWYER: So this was conveyed as a
22 side yard?

23 CHAIRWOMAN JARMON: Yes, mm-hmm.

24 MR. O'DWYER: And it looks clean.

Vacant Property Review Committee
March 12, 2019

Page 51

1 CHAIRWOMAN JARMON: Recommendation,
2 please?

3 MR. O'DWYER: Is that a giant pile of dirt
4 in the back?

5 MR. ROUCO: It's just the angle.

6 CHAIRWOMAN JARMON: Recommendation,
7 please.

8 MR. PADILLA: Move to approve.

9 CHAIRWOMAN JARMON: All in favor?

10 (Aye.)

11 CHAIRWOMAN JARMON: Any opposed?

12 (No response.)

13 CHAIRWOMAN JARMON: Thank you, sir.

14 MR. ROUCO: Is there any way I can get a
15 letter on that soon?

16 CHAIRWOMAN JARMON: Okay.

17 MR. ROUCO: How long would that take?

18 CHAIRWOMAN JARMON: A day.

19 MR. ROUCO: So come back here?

20 CHAIRWOMAN JARMON: No. I'll email you.

21 I'm Ms. Jarmon.

22 MR. ROUCO: Oh. Hi, Ms. Jarmon. Okay.

23 Thank you very much. I appreciate it.

24 CHAIRWOMAN JARMON: You're welcome.

1 5150 Wakefield Street. This was just
2 added this morning. It's a single-family
3 dwelling. There's a tax balance of \$767.09,
4 which is 2019.

5 (Witness approached the podium.)

6 CHAIRWOMAN JARMON: Can you state your
7 name for the record?

8 MS. BEISER: I'm Brenda Beiser. I'm the
9 realtor for Dave McCoy, who is selling the
10 property, which he inherited from his mother.
11 He lives in Cincinnati.

12 And there's an agreement of sale. And so
13 as soon as the clauses are lifted, he can get
14 the title insurance and deal with closing.

15 MR. O'DWYER: Is this house habitable?

16 MS. BEISER: This house is habitable. It
17 needs a little help. I mean, he's put a lot of
18 money into it. And, you know, he put in a
19 heater, central air. And he's been trying to
20 sell it for a long time.

21 CHAIRWOMAN JARMON: My inspector is
22 inspecting it today. Online it looks okay from
23 the outside. It was transferred in 1986.

24 MR. KOONCE: No violations?

Vacant Property Review Committee
March 12, 2019

Page 53

1 CHAIRWOMAN JARMON: I just have that they
2 owe the 2019 tax bill, 767.09.

3 MS. CUNNINGHAM: It's not due until
4 March 31st.

5 MR. O'DWYER: I move that we issue the
6 Certificate of Completion contingent upon
7 their --

8 MR. KOONCE: He's checking to see if there
9 was any liens. No violations.

10 MR. O'DWYER: I move that we issue the
11 Certificate of Completion.

12 MR. KOONCE: Second.

13 CHAIRWOMAN JARMON: All in favor?
14 (Aye.)

15 CHAIRWOMAN JARMON: Any opposed?
16 (No response.)

17 CHAIRWOMAN JARMON: Thank you.

18 MS. BEISER: Can I send you an email to
19 get a letter for the title company?

20 CHAIRWOMAN JARMON: Okay. Last item, 2600
21 West Girard Avenue.

22 (Witness approached the podium.)

23 CHAIRWOMAN JARMON: Good morning. State
24 your name for the record.

1 MR. KNECHEL: My name is Ernie Knechel.

2 I'm with ABA Real Estate 2, the owner.

3 MR. RODRIGUEZ: You're building by right?

4 MR. KNECHEL: We're still unsure. We're
5 working with a -- we were asking for a
6 variance. We did get denied. We do have the
7 community's support. And we're kind of going
8 back to see what we can do with the community.

9 MR. RODRIGUEZ: So you're not building by
10 right?

11 MR. KNECHEL: We're still unsure.

12 MS. CUNNINGHAM: You're unsure?

13 MR. RODRIGUEZ: But you submitted an
14 application for a variance?

15 MR. KNECHEL: Yeah.

16 MR. RODRIGUEZ: And it was denied?

17 MR. KNECHEL: It was denied. It will
18 probably be a by right plan.

19 MR. RODRIGUEZ: Have you gone to ZBA yet?

20 MR. KNECHEL: Yeah. I was there in
21 February, I believe.

22 MS. JOHNSON: Why was it denied?

23 MS. CUNNINGHAM: Were you the original
24 recipient?

1 MR. KNECHEL: Yeah. It was, actually, my
2 boss, but he was sick.

3 MS. CUNNINGHAM: So for the last five
4 years, you've been hatching a plan on how
5 you're going to develop this?

6 MR. KNECHEL: Yeah.

7 MS. CUNNINGHAM: That's a long time.

8 MR. KNECHEL: It was a very long process
9 working with the architect. He came up with a
10 great plan. Like they mirrored the properties
11 at Girard College. Like architecturally, it
12 looks great, so...

13 And we were working with the community a
14 long time to create something that was a win,
15 win. We moved the trash inside. We did a
16 setback in the back and lowered -- took off the
17 roof deck and lowered the height of the
18 building.

19 MR. RODRIGUEZ: So let me stop you.
20 You're asking for an extension of time, but you
21 don't know what you're doing. Why would we
22 give you an extension? So you can think about
23 it?

24 MR. KNECHEL: I mean, it's a 99 percent

1 chance we have to build it by right. So that's
2 what it's going to be.

3 MS. JOHNSON: What was the issue with the
4 community?

5 MR. KNECHEL: There was no issue. We had
6 their support.

7 MS. JOHNSON: Why was it denied at the
8 Zoning Board?

9 MR. KNECHEL: The ZBA denied it.

10 MR. DALFO: What did you go for ZBA for?

11 MR. KNECHEL: Our by right is for 16
12 units. And we went for 20. We just have to
13 lower it one floor.

14 MR. DALFO: So you would adjust it and
15 build 16 units then by right?

16 MR. KNECHEL: Yeah. Architecturally, it's
17 the same. It's just one floor less.

18 MR. O'DWYER: So where are you going to
19 be -- the extension that we could offer is six
20 months. Where do you expect to be six months
21 from now with your by right development?

22 MR. KNECHEL: In six months, we should be
23 breaking ground. We've been talking with a
24 contractor.

1 MR. RODRIGUEZ: So you have plans. And
2 you're ready to get your L&I permit?

3 MR. KNECHEL: We have plans, yes.

4 MR. PADILLA: So where's the evidence?

5 MR. KNECHEL: So some of our by right, it
6 was for 16 units. And some of our
7 neighborhood -- to work with the neighbors,
8 they were concerned about parking and just the
9 number of people with 20 units. So we we're
10 going to do 20 units that were all one
11 bedrooms.

12 But our by right plan has no bedroom
13 count. It's just 16 units that we can build.
14 So we're trying to come up with a mixed use,
15 two bedrooms, do we do all one bedroom again.
16 That's kind of where we're at right now.

17 MR. RODRIGUEZ: You're saying 16 units,
18 one bedroom or just --

19 MR. PADILLA: They don't have a bedroom
20 distribution.

21 So basically, if you're requesting a time
22 extension, that has to be tied to your
23 developments plans, which we don't have, we're
24 not able to evaluate.

1 Or we're going to get into this, you
2 know -- this cycle of coming back for another
3 extension.

4 And after five years waiting, the track
5 record isn't too great on your end.

6 MR. KNECHEL: We have other buildings that
7 we have built. We're not struggling that way.
8 we don't have financial contingencies.

9 MR. PADILLA: I understand. But we're
10 talking about this one.

11 MR. KNECHEL: I do have -- I can send --
12 we do have a full plan for 16 units by right
13 completed. So I can send that over.

14 MR. O'DWYER: I mean, we could table this
15 until next month and ask them to come back with
16 more robust plans.

17 MR. PADILLA: I request we table this
18 item.

19 MS. CUNNINGHAM: It's not even close.
20 There's no way they can get this done at six
21 months.

22 MR. PADILLA: I'm just going to warn you,
23 the City may be able to exercise its
24 revisionary right at that point.

1 MR. KNECHEL: Okay.

2 MR. O'DWYER: So are we going to table it
3 until next month and ask for some plans before
4 we issue the six month extension?

5 MR. KOONCE: I don't think -- you can't do
6 it in six months.

7 MS. CUNNINGHAM: I think we can table it
8 until next month and allow him time to speak to
9 his boss.

10 MR. KNECHEL: I'll have the owner here.

11 MR. O'DWYER: And I would definitely bring
12 some plans and have this --

13 MR. PADILLA: Sources and uses. I mean,
14 what's the development?

15 MR. O'DWYER: And what the development
16 time line is and make sure this is, in a month,
17 much more baked.

18 MR. PADILLA: The extension requires a
19 hundred percent completion or that you're in
20 it. You're still in the process of doing it.

21 MR. O'DWYER: We can keep giving as many
22 extensions as we want.

23 CHAIRWOMAN JARMON: As long as he's
24 working on the property.

1 MR. RODRIGUEZ: I believe if we table it
2 and ask for plans that will make up and sources
3 and uses of funding.

4 MR. KOONCE: How much is it going to cost
5 you, where are the dollars coming from, and
6 what's your time line.

7 MR. PADILLA: The time line is crucial, as
8 well, because it goes into your extension.

9 MR. O'DWYER: Do we have a motion?

10 MR. PADILLA: We're tabling it.

11 MS. CUNNINGHAM: In the meantime, I ask
12 that you to continue to send your bi-weekly
13 crews out to go clean the lot, because it looks
14 like it gets...

15 MR. KNECHEL: Between the trolley stop and
16 the bus stop, it gets trashed so quickly. But
17 we've been doing that. Thank you.

18 CHAIRWOMAN JARMON: Angel, you said
19 somebody wanted to speak regarding...

20 MR. RODRIGUEZ: This property.

21 MR. ALI: Good morning, my name is Jihad
22 Ali. I'm involved in the community at 26th and
23 Girard. I'm involved with -- there's a woman
24 that lives directly behind that property. And

1 she had been objecting -- she was one of the
2 main complainants that took action against
3 them.

4 The issue was the trash. There was
5 nowhere for him to put the trash besides the
6 amount of units they were going to put. There
7 was a lot of opposition to that. This was the
8 second time. So there's a whole lot of stuff
9 going on about this property.

10 His boss is an attorney. He very well
11 knows this whole process. And the fact that
12 he's not here -- he's building multiple places
13 in the City.

14 But this particular place, the issue was
15 they were trying to go up to exceed the height
16 limit. The community was upset over that and
17 those amount of units.

18 For this to be the second time that he's
19 been to ZBA and denied -- why are we playing
20 this game when he could end this? He could
21 build by right like he said. Let's just end it
22 and make him go according to the plans. And
23 the community -- we can all work in place.
24 Nobody is asking to change the rules. We just

Vacant Property Review Committee
March 12, 2019

1 want him to obey the rules. And he's been
2 there two times.

3 MR. KOONCE: We already voted.

4 MR. ALI: I just wanted to make my point.
5 Thanks for giving me time.

6 CHAIRWOMAN JARMON: I'd like to add last
7 month's agenda to the February the 12th --
8 minutes. I'm sorry.

9 MR. O'DWYER: Second.

10 CHAIRWOMAN JARMON: Meeting is adjourned.

11 - - - - -

12 (Whereupon the hearing concluded at 11:11 a.m.)

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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.

Kathryn Doyle
Court Reporter - Notary Public

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Vacant Property Review Committee
March 12, 2019

A	Agate 42:18	46:18 48:4	Avenue 20:9	Berkman	36:5	31:7,10,14	clarification
a.m 1:4 62:12	agenda 2:5	52:5 53:22	32:24 53:21	2:24	buyer 39:11	31:17,20	3:12 5:12
ABA 54:2	46:14 62:7	appropriate	avoid 19:5,6	Berkshire	39:12,15,17	32:1,3,9,19	clarify 5:17
able 3:23	agent 28:16	15:7	aware 16:10	28:16		32:21,23	Clarke's 1:12
4:11 18:18	38:13,14	approval	26:12 35:22	Berrios 48:7	C	33:5,15,21	clauses 52:13
34:13 37:22	49:19	28:19	Aye 20:16	48:7,14,22	C 63:2,2	33:23 34:1	clean 10:17
37:23 38:6	ago 10:11	approve	23:13 24:3	49:2,16	capital 34:14	34:4,24	36:2 39:12
57:24 58:23	22:4,5	17:18 25:17	25:5 28:3	best 7:13 41:4	car 49:4	37:1,20	41:6,9,16
absolutely	31:18 34:10	27:11,22	29:2 30:1	bi-weekly	CAROLYN	38:1,5	42:5 43:19
19:18	43:3	45:10,16	30:10 32:2	60:12	1:14	39:21,23	47:17 49:5
accept 23:23	agree 41:5	49:7 51:8	32:20 33:22	bid 18:9	carry 9:19	40:8,16,19	49:6 50:24
accurately	agreed 13:13	approved	42:11 45:2	bill 53:2	cars 14:22	40:24 41:9	60:13
63:6	15:22	29:8 32:3	45:19 46:9	binding 19:15	case 15:8	41:15 42:4	cleaned 20:10
acquired 3:22	agreement	April 3:21	47:23 49:23	bit 19:24	Caucus 1:3	42:10,12,14	33:2 41:3
4:21 14:3,5	12:6 14:2	18:10	51:10 53:14	27:10 40:4	central 52:19	42:17,21	47:10,20
14:7 34:9	23:24 33:12	architect 18:7		46:23	certainly	43:13,18	49:10
50:15	52:12	architectur...	B	Board 56:8	12:14	44:7,13	clear 10:15
acquisition	air 52:19	55:11 56:16	back 16:1,21	body 16:23	certificate	45:1,3,5,11	11:23 21:23
35:1	Albert 50:1,6	area 9:16	19:6 23:9	boss 55:2	20:8 23:1	45:18,20	36:2
action 12:22	Ali 60:21,22	42:2	27:21 35:16	59:9 61:10	28:22 29:19	46:2,8,10	clearer 20:1
61:2	62:4	aside 15:5	35:17 37:4	bound 19:7	30:5 31:23	46:12,19,22	close 45:15
activity 5:2	allow 16:20	asking 4:15	37:6,16	Brad 42:24	32:17 33:19	47:3,9,16	58:19
actual 13:11	59:8	5:8 12:21	38:8 39:13	breaking	39:13 44:10	47:22,24	closing 52:14
add 2:4 19:13	allowed 48:16	33:17 38:6	43:15 50:8	56:23	47:19 53:6	48:2,5,11	closure 44:11
37:23 62:6	AMI 11:6	39:1 54:5	51:4,19	Brenda 52:8	53:11	48:18,21,24	Code 13:22
added 21:5	amount 6:11	55:20 61:24	54:8 55:16	Brian 2:21	Certificates	49:3,6,22	16:11
52:2	25:20 36:9	aspirational	58:2,15	11:11	28:10	49:24 50:13	colleague's
addendum	49:12 61:6	13:14	baked 59:17	bring 59:11	certification	50:19,23	17:10
2:4,13	61:17	assembled	balance 46:17	brings 23:9	63:15	51:1,6,9,11	College 55:11
46:12	Angel 1:13	40:18	47:4 48:19	Bryant 31:2,2	certify 63:4	51:13,16,18	combine
additional	60:18	associate 2:22	52:3	31:5,8,13	certifying	51:20,24	38:18
11:13	angle 51:5	assurance	bank 1:13	31:16,19	63:19	52:6,21	come 2:10
additionally	answer 33:6	12:9	24:18,21	budget 11:22	Chair 20:11	53:1,13,15	13:6 16:1
2:23 4:7	anticipated	attach 27:4	25:1,9	build 13:21	Chairwoman	53:17,20,23	16:21 18:21
address 28:11	8:24	attached	Bank's 32:6	15:19 37:4	1:9 2:1,10	59:23 60:18	18:22 27:21
46:5	anyway 10:7	28:21	basically 6:3	38:19,22	2:12 3:4,14	62:6,10	30:17 37:4
adjacent	apologize	attorney 2:19	57:21	39:8 56:1	5:14 10:20	chance 56:1	37:16 38:8
38:15	37:18	2:24 29:12	basis 10:9	56:15 57:13	20:15,17,20	change 61:24	39:13 51:19
adjourned	appears 47:7	46:3 61:10	Beaumont	61:21	20:23 21:2	changed	57:14 58:15
62:10	applicant	attorneys 2:8	30:13 46:13	buildable	21:5,9 22:9	21:19 47:12	comfortable
adjust 56:14	2:14 22:13	20:20 23:17	bedroom	40:23	22:12 23:7	Charles	9:23 12:5,7
advanced	22:18 25:10	auction 34:9	57:12,15,18	building	23:12,14,16	38:12	coming 19:6
18:18	26:10 43:14	34:10,21,22	57:19	10:24 54:3	23:19 24:2	checked 2:5	19:23 58:2
affordability	application	35:6 36:7	bedrooms	54:9 55:18	24:4,6,19	25:18	60:5
5:16 9:13	54:14	37:11 40:5	57:11,15	61:12	25:4,6,8,12	checking 53:8	Commerce
19:21	apply 63:16	40:7,9,10	behalf 47:1	buildings	25:14 27:8	chosen 47:14	1:12
affordable	appreciate	Authority	Beiser 52:8,8	58:6	28:2,4,6,13	Cincinnati	Commission
3:7 4:17	51:23	24:8	52:16 53:18	built 17:6	28:21 29:1	52:11	1:15
5:10 9:16	approached	authorized	believe 8:15	58:7	29:3,5,8,11	City 1:3 6:7	commit 7:11
9:20 11:1	2:11 20:22	22:7	14:24 22:2	bundle 21:24	29:14,16,20	12:21 16:11	commitment
13:15 16:22	28:12 30:19	automatical...	43:1 54:21	24:21	29:24 30:2	21:17 32:8	4:13
16:24 19:14	34:3 36:14	27:3	60:1	bus 60:16	30:4,9,11	58:23 61:13	committed
19:16			beneficiary	buy 34:16	30:13,17,20		7:6,12
			26:2,20		30:24 31:3		

Vacant Property Review Committee
March 12, 2019

Page 2

Committee 1:1 2:2 9:24 12:4 13:1 15:2 18:12 19:1 22:7 22:10 37:21	39:23 contained 63:6 contemplated 9:3 12:11 context 7:24 8:16 contingencies 58:8 contingency 45:9 contingent 7:4 13:15 20:10 23:2 47:19 49:8 53:6 continue 60:12 contract 18:7 49:16 Contracting 38:14 contractor 50:10 56:24 control/or 63:18 convey 26:12 26:20 27:17 conveyed 3:17,20 6:20,21 48:9,17 50:21 convinced 14:12 Coral 34:2 38:16 core 11:2 Corporation 2:21 correct 13:22 13:23 20:6 24:16 41:1 50:15 63:9 cost 11:7,8 60:4 costs 11:17 Council 1:12 Councilman 40:11 construction 2:22 18:11 36:22 43:22 contact 32:4	court 47:15 63:12 covered 17:24 create 55:14 crews 60:13 criteria 22:3 crucial 60:7 Cumberland 2:15,16 4:20,20 5:21 20:5 20:13 CUNNING... 1:11 8:9,12 8:20 10:17 13:9,16 14:7,16,21 15:10,14,22 16:6 22:22 23:2,10 25:3,19 26:8,11,18 26:24 27:5 27:14,16 31:24 33:14 35:8 40:4 40:13,22 41:5,11,19 42:7 44:17 47:21 48:16 49:14,19 53:3 54:12 54:23 55:3 55:7 58:19 59:7 60:11 curb 14:20,21 15:1 current 26:18 34:7 currently 3:5 21:21 22:15 22:17 cut 4:6 14:20 14:21 15:1 cycle 58:2 Czerniak 45:12,12,22 46:4	41:2 43:16 56:10,14 Daly 30:4 damage 31:9 date 35:2 Dave 52:9 David 28:18 Davila 47:1 day 41:14,23 51:18 deal 52:14 Dealy 42:24 42:24 43:23 44:15,19,22 death 27:17 DEB 1:11 debris 18:1 decades 22:5 deceased 30:15 31:11 decision 18:12 37:24 deck 55:17 declined 34:17 deed 3:17 16:14 21:16 27:1 37:15 38:7,9 45:13 definitely 12:18 19:22 59:11 Delancey 21:3 delay 18:16 18:17 delete 46:13 deleterious 5:2 demand 9:5 demonstrate 18:23 demonstrat... 49:9 denied 54:6 54:16,17,22 56:7,9 61:19 Department 1:10,10,11 44:3,12 depending	19:9 details 16:21 develop 3:6 4:17 8:10 8:13,19,21 34:11,13,18 36:17 39:2 40:23 50:11 50:14 55:5 developable 40:15,17 developed 5:15 15:16 29:21 30:6 40:3,14 developer 13:6 38:13 38:14 developing 3:24 4:8 5:10 development 2:20 4:1,15 7:2,3,9,15 8:8,23 9:20 10:6 11:7,8 11:17 13:5 15:7 17:8 18:19,21 19:8,19 22:3 24:13 33:4 34:15 36:14 38:10 56:21 59:14 59:15 developments 57:23 dies 26:21 different 14:8 21:20 differently 27:18 digging 43:24 direct 63:18 directly 60:24 dirt 51:3 discussed 12:22 disposition 35:2 distribution 57:20 doing 7:11	11:12 18:23 36:3,19 55:21 59:20 60:17 dollars 60:5 door 42:1 doubt 27:7 downturn 4:4 Doyle 63:12 drastically 4:6 driving 14:22 drugs 35:18 50:17 due 53:3 Duly 20:14 24:1 32:18 33:20 44:24 45:17 dumping 5:1 35:13,15 dwelling 21:21 22:14 33:16 52:3	encumbrance 38:24 encumbran... 23:3 49:15 ended 9:6 ensure 9:20 enter 14:1 entered 18:6 entering 12:6 entire 33:8 entirety 39:2 Ernie 54:1 estate 18:21 25:24 26:1 26:3 28:16 38:12,14 54:2 evaluate 57:24 Evelyn 46:24 evidence 49:9 57:4 63:5 exact 11:9 exactly 16:16 exceed 61:15 exercise 12:12 58:23 existing 49:8 expect 56:20 expired 45:14 extending 12:5 extension 15:24 16:5 16:8 28:7 37:5,10,17 55:20,22 56:19 57:22 58:3 59:4 59:18 60:8 extensions 19:7 59:22 extremely 38:17	favor 20:15 23:12 24:2 25:4 28:2 29:1,24 30:9 32:1 32:19 33:21 42:10 45:1 45:18 46:8 47:22 49:22 51:9 53:13 Fawn 33:15 February 41:11 54:21 62:7 Federal 28:7 fee 14:4 feel 36:20 fence 17:22 35:16 44:18 44:20 fenced 4:24 fencing 39:20 43:21 47:12 finance 17:7 financial 58:8 financing 9:22,23 17:11 38:23 43:10 fire 31:8,18 first 3:18 9:21 13:24 28:10 39:9,18 41:6 Fisher's 40:8 five 8:1,14 19:4 55:3 58:4 floor 39:9,10 56:13,17 follow 26:5,17 foot 38:18 39:6,8,9 footage 39:4 forego 12:21 foregoing 63:8,15 forward 3:8 4:8,11,17 5:9 7:14,19 12:8,10,14 18:14 20:3 50:12
---	--	---	---	--	---	--	---

Vacant Property Review Committee
March 12, 2019

found 32:14	19:16,18,20	heater 52:19	income 4:1	1:15	47:22,24	57:16	36:1
foundation	24:9 27:12	height 55:17	11:6 17:3	Jampel 2:18	48:2,5,11	Knechel 54:1	Legal 3:1
43:24	28:9 32:10	61:15	incomes 9:16	2:19 5:23	48:18,21,24	54:1,4,11	lender 9:23
foundations	32:11 36:12	heir 30:14	individuals	6:13,16,19	49:3,6,22	54:15,17,20	12:7,9
43:9	41:20 47:9	31:11	2:6	6:23 7:3,23	49:24 50:13	55:1,6,8,24	15:18
four 3:3	50:14,17	heirs 27:20	information	8:11,15,23	50:19,23	56:5,9,11	Let's 23:19
10:24 11:15	54:7 55:5	help 11:15	12:16 18:13	9:14,21	51:1,6,9,11	56:16,22	61:21
17:7,9 19:3	56:2,18	37:23 52:17	37:23	11:2,4,8	51:13,16,18	57:3,5 58:6	letter 3:13
fourth 50:9	57:10 58:1	Hi 2:18 20:23	informed 6:7	12:2 14:14	51:20,21,22	58:11 59:1	5:13 12:9
Frank 50:3	58:22 59:2	42:23 51:22	inherited	14:24 18:24	51:24 52:6	59:10 60:15	25:19 29:7
Friday 3:14	60:4 61:6,9	home 4:1,5	52:10	20:19	52:21 53:1	know 2:6	51:15 53:19
5:14	good 2:1	11:5	inside 55:15	Jannie 27:12	53:13,15,17	9:24 12:2	letting 38:2
fulfilled 13:10	28:13 36:3	homes 9:15	inspecting	27:14	53:20,23	17:3,4 18:1	level 9:13
full 58:12	36:19 46:21	Hope 32:7	52:22	Jarmon 1:9	59:23 60:18	18:14 19:21	liens 23:3
fully 18:12	53:23 60:21	hopeful 7:8	inspector	2:1,3,10,12	62:6,10	19:23 26:24	49:15 53:9
63:6	gotten 18:7	Horne 2:22	23:9 52:21	10:20 20:15	Jihad 60:21	27:1 33:11	life 25:24
funding 3:24	grant 15:24	11:11,11	instance 15:3	20:17,20,23	Jim 45:12	44:13,15	26:1,3,19
4:5 7:5,9,14	16:5 31:22	18:3	insurance	21:2,5,9	job 36:3	52:18 55:21	lifted 32:12
7:16,18 8:4	grass 17:21	house 26:19	52:14	22:9,12	JOHNSON	58:2	50:12 52:13
8:19 60:3	great 46:4	27:16,17	intent 34:11	23:7,12,14	1:15 14:3	knowing	limit 61:16
further 18:13	55:10,12	35:11 36:16	34:18 38:21	23:16,19	24:14 33:12	33:10	LINDA 1:10
35:17	58:5	38:19,22,22	intention	24:2,4,6,19	54:22 56:3	knows 61:11	line 17:5,11
future 19:7	green 7:7 8:8	39:8,9	39:2	25:4,6,8,14	56:7	KOONCE	18:5 59:16
	8:18 10:15	50:16 52:15	interest 10:1	27:8 28:2,4	JONES 1:10	1:12 10:23	60:6,7
G	13:14 14:11	52:16	10:3 12:12	28:6,13,21	1:11	11:3,7	LISC 1:14
G 25:22	Greg 11:10	houses 11:13	15:17 21:15	29:1,3,5,8	Jose 48:7	14:20 15:20	little 19:24
game 61:20	ground 17:9	15:9	38:3 39:16	29:11,14,16	Joseph 2:18	17:17 23:11	27:10 31:8
Garden 23:20	56:23	housing 3:1,7	intermitten...	29:20,24	31:15	24:24 25:16	40:4 46:23
GARRETT	group 36:14	4:4,17 5:10	5:3	30:2,4,9,11	Judy 2:23	26:23 27:10	52:17
1:14	growing	13:15 15:17	involved	30:13,17,20	July 18:6	27:15,22	lived 43:15
generally	17:22	16:22,24	60:22,23	30:24 31:3	June 35:2	38:2 39:11	lives 52:11
13:2,3	guess 44:9	19:14,16	issue 20:7	31:7,10,14	Justin 21:1	42:9 52:24	60:24
getting 35:17	guys 23:8	24:12	22:24 32:16	31:17,20		53:8,12	LLC 21:12
44:11	H	hundred	33:18 44:3	32:1,3,19	K	59:5 60:4	28:17 50:4
giant 51:3	habitable	59:19	44:5,10	32:21,23	K 24:23 25:1	62:3	loans 34:14
Girard 53:21	52:15,16	HUNTER	47:18 53:5	33:5,15,21	Kathryn	Krik 21:1,1,3	long 1:16
55:11 60:23	Hagert 50:4	1:12 17:19	53:10 56:3	33:23 34:1	63:12	21:8,11	19:20 31:18
give 46:5	Hall 1:3	19:13 40:2	56:5 59:4	34:4,24	keep 10:6	22:17,20	38:3 51:17
55:22	hand 45:24	43:20 44:1	61:4,14	37:1,20	14:11 15:15	23:6	52:20 55:7
given 10:14	hands 2:9	44:9,23	item 25:1	38:1,5	38:6 40:3		55:8,14
giving 59:21	happen 19:5	husband	28:6,9	39:21,23	42:2 43:19	L	59:23
62:5	happen	31:11,14,21	32:23 33:15	40:8,16,19	59:21	L&I 57:2	long-standi...
Gladys 47:1	38:15 42:2	I	34:1 46:13	40:24 41:9	Kensington	laid 36:16	32:15
go 38:2 56:10	happy 18:14	idea 43:5,6	46:14 53:20	41:15 42:4	2:13,20,23	land 1:13	longer 44:17
60:13 61:15	hard 34:12	II 21:12	58:18	42:10,12,14	3:5,21,21	24:18,21	44:20
61:22	36:19	illegal 5:1	items 3:13	42:17,21	4:2,7,13,21	25:1,9	look 8:4,19
goal 13:15	Harold 25:23	35:13,15	25:8 28:10	43:13,18	4:23 5:6 6:5	26:17 32:6	15:2
goals 11:20	hatching 55:4	impact 19:18	32:5 42:17	44:7,13	7:6 8:3 9:1	39:12 50:11	looked 13:13
38:3 50:8	Hathaway	improved		45:1,3,5,11	9:4 10:8	larger 3:24	23:7 43:20
60:8	28:17	39:8	J	45:18,20	12:10	LARRY 1:9	looking 11:18
going 9:24	He'll 48:15	include 24:14	J 24:23 25:1	46:2,8,10	KEVIN 1:12	law 1:10,10	18:9 37:14
10:1 11:23	hear 31:13	included	J-A-M-P-E...	46:12,19,22	kind 10:18	1:11 26:21	41:8,19
12:13 13:18	hearing 62:12	11:14 41:24	2:19	47:3,9,16	15:21 34:11	learned 43:11	looks 21:6
15:18 19:4			JAMETTA		36:16 54:7	left 35:22	

Vacant Property Review Committee
March 12, 2019

Page 4

33:1 50:24	Matt 21:12	57:14	39:24	14:4	objecting	28:4 29:3	23:20 24:15
52:22 55:12	34:6	mm-hmm	Myrtlewood	North 23:21	61:1	30:2,11	24:23 25:10
60:13	matter 15:7	33:14 50:23	23:21	24:16,17	obligation	32:21 33:23	46:15
lot 6:1 15:12	63:8	moment	<hr/>	27:24 32:7	10:12 14:10	42:12 45:3	paid 6:11
15:19 17:21	McCoy 52:9	11:10	N	46:16 47:1	14:12	46:10 47:24	23:3 35:6
17:23 33:1	McLAUGH...	money 52:18	N 63:2	Notary 63:12	obligations	51:11 53:15	47:5 48:19
33:4,8	34:6,7,23	month 58:15	name 2:3,17	note 3:11	10:9,10,11	opposition	pairs 3:16
35:11,19	35:6,9,21	59:3,4,8,16	2:18 20:24	5:12 35:22	13:3,10	4:9 61:7	Panel's 37:24
36:2,23	36:7,10	month's 62:7	21:1 28:14	36:1	43:16	option 39:18	park 5:4
38:15 39:5	37:7,9,17	months 16:1	28:15 31:1	noted 63:5	obtain 29:7	41:4	48:16
40:23 41:3	37:18 40:7	16:2 17:8	34:5,6	notes 63:7	occasions	order 3:8	parking 4:22
41:6 42:5	41:7,13,17	43:2 56:20	42:23 45:12	notified 35:9	47:12,13	9:22 12:14	5:22,22,24
47:7,10,20	41:21 42:16	56:20,22	46:19,21,24	Nova 38:13	Occupancy	47:15	6:1 8:22 9:1
48:12 49:5	mean 6:20	58:21 59:6	48:5 50:1	number 57:9	28:22 29:19	original	9:5 13:18
49:9,10	8:1 17:20	morning 2:1	52:7 53:24	numbers 11:9	30:5	13:11 22:20	13:19 14:13
52:17 60:13	18:20 26:8	2:5 21:6,14	54:1 60:21	<hr/>	occupied	39:12 54:23	14:15,17,18
61:7,8	40:17 52:17	23:8 28:13	names 27:1,1	O	22:15,17	originally	14:19 15:5
lots 5:21 15:4	55:24 58:14	46:21 52:2	necessary	O 63:2	26:7	37:3 50:16	15:9,12,19
20:10 35:14	59:13	53:23 60:21	44:6	O'DWYER	occupies 26:8	outside 52:23	38:20,22
38:17,18	means 63:17	mortgage	need 9:10,24	1:14 8:6	occupy 8:10	overall 11:14	48:17 57:8
39:7	meant 8:17	5:18 39:17	14:18 15:6	10:8,13	8:13 31:3	owe 53:2	parks 35:12
low 25:20	median 9:16	mother 52:10	15:21 19:24	12:24 13:12	occupying	owed 2:7	part 3:24 9:5
lower 56:13	MEDLEY	motion 24:24	41:5 44:2	13:17,23	31:5	owner 26:6	17:21 19:17
lowered	1:10	25:17 27:22	needed 8:3	14:5 15:13	offer 56:19	34:7 38:4	36:13
55:16,17	meet 4:13	41:2 44:23	37:9 44:12	15:23 16:5	offers 34:16	50:5,9 54:2	particular
<hr/>	meeting	45:8,8,10	needs 19:15	16:9,15	office 1:13	59:10	15:3 61:14
M	20:13 37:14	45:16 60:9	33:2 39:12	17:15 20:2	13:19	owner's 48:15	party 22:19
Madam	62:10	move 3:8 4:8	39:15 47:4	20:7 22:15	Oh 51:22	owners 22:4	pass 15:1
25:12 32:9	MELISSA	4:11,17 5:9	48:19 52:17	22:24 23:23	OHCD 1:9	ownership	18:15 19:2
main 61:2	1:16	7:14,19	negotiate	28:24 29:18	okay 8:20	4:1,5 32:6	Patricia 31:2
maintain	member	12:10 18:14	12:20	29:23 30:8	17:16 27:15	owns 3:5	paved 14:19
4:14 7:7 8:3	21:12 28:17	19:12 20:3	neighbor	32:16 33:10	29:11,14	<hr/>	pay 35:4
8:10,13,18	50:4	20:7 22:24	35:11,23,24	33:18 35:4	31:10,17	P	48:24 49:17
13:13 14:11	members	23:23 31:22	neighborho...	36:8 37:2,8	36:24 37:17	PACDC 1:14	payment
19:20 35:20	26:23	32:16 33:18	5:3 57:7	37:13 40:10	38:2 40:13	PADILLA	27:23,23
maintained	mentioned	42:7 47:18	neighboring	42:19 44:20	47:3 48:18	1:9 6:10,14	49:20
4:3,24 13:4	3:4 5:13	49:7 50:11	36:17	45:7 46:7	48:24 50:13	6:17,21 7:1	Pennsylvania
17:20 18:2	mess 10:18	51:8 53:5	neighbors	47:7,18	51:16,22	7:20 10:5	1:3
41:3	47:8 50:18	53:10	39:19 57:7	49:5,11,21	52:22 53:20	11:19 13:8	people 11:21
maintaining	met 10:8 13:2	moved 28:23	never 6:6	50:21,24	59:1	16:3,7,13	34:13 35:17
3:22	14:9,12	29:22 30:7	16:11	51:3 52:15	old 22:23	17:13,16	57:9
maintains	22:3	46:7 55:15	new 2:13,20	53:5,10	Once 38:9	18:16 19:3	percent 9:17
35:13	MICHAEL	moving 12:7	2:22 3:5,20	56:18 58:14	ones 8:7	19:17 20:6	11:6 16:15
manner 6:6	1:12	multi-facet	3:21 4:2,7	59:2,11,15	18:17	22:18 24:9	17:2 19:21
March 1:4	Mike 27:9	24:12	4:13,21,23	59:21 60:9	Online 52:22	24:16,23	19:22 55:24
53:4	Mike's 41:2	multiple	5:6 6:5 7:6	62:9	open 7:7 8:18	28:1 35:19	59:19
Mark 48:8	million 11:18	61:12	8:3 9:1,3,20	Oakdale 2:15	13:14 14:11	36:21 40:12	period 6:5
market 11:13	mindset 43:4	municipal	10:8,10	3:19 10:14	17:13 18:2	41:1 49:7	7:12 8:2,5
36:10	minutes	23:3 49:14	12:10 38:4	10:19 17:24	operation	49:12 51:8	8:13
Marston 32:6	37:14 62:8	Murphy	45:8	20:4,9	26:21	57:4,19	permit 44:2
MARY 1:11	mirrored	36:13 37:22	nice 36:20	29:17	opposed	58:9,17,22	44:11 57:2
Master 28:11	55:10	38:11,12	NKCDC	Oakford 28:8	20:17 23:14	59:13,18	permits 18:8
28:18	mixed 4:1	39:6,18,22	11:11	28:8	24:4 25:6	60:7,10	44:6
materials 5:4			nominal 6:14	obey 62:1		page 19:4	

Vacant Property Review Committee
March 12, 2019

person 22:20	30:19 34:3	49:20	9:14 15:8	38:12,14	remember	restriction	9:12,18
personally	46:18 48:4	properties	19:14	54:2	40:10	6:18 7:21	10:3,12
11:19	52:5 53:22	3:3,4,7,15	provide 12:18	realize 37:9	removal	8:2,9,12	12:19 13:20
perspective	point 12:19	3:20 4:3,14	39:22	really 17:19	28:20 49:8	9:19 13:20	16:19 22:11
38:24	17:10 18:3	4:18,19,21	providing	36:12,19	remove 13:24	16:14 22:8	24:20 25:7
PHCC 22:11	18:9 39:24	4:24 5:11	12:8	37:18 41:3	38:8 39:19	26:15,16	25:12 26:5
22:12	58:24 62:4	5:15,17,19	public 1:11	realtor 48:7	48:12 49:3	28:20 32:12	26:9,14
Philadelphia	portfolio 22:1	5:24 6:1,6	9:7 44:1	52:9	removed 39:1	37:15 38:7	27:3,7,20
1:3,13	possible 29:6	6:12,19 7:7	63:12	Realty 48:8	48:13 50:8	38:9 40:2	28:23 29:22
21:17 24:18	45:15,23	8:4 10:2,13	purchase	rear 43:14,18	rental 21:22	restrictions	30:7,16,22
PHILIP 1:10	PRA 1:9 6:17	11:2,16	5:18	reason 48:22	reporter	3:6,10 4:16	31:18,22
photograph	6:22,23,24	17:6 20:5	purchased	reasons 4:10	63:12,19	5:7,8,16	32:9 33:3,9
23:4	24:11	21:12,23	34:20 43:2	receiving 7:5	representing	7:23,24 8:6	34:20 36:5
picked 43:7	precedent	22:1 24:7	purpose 3:22	recipient	21:10,11	12:3,5,15	37:11 39:4
50:10	11:20	24:10,15	4:22 49:17	54:24	reproduction	14:1 15:16	40:15 45:10
picture 23:8	prepared	25:1,2,9	purposes	recommend	63:17	16:16 22:2	45:16 48:9
28:22 36:24	18:21,22	26:16 32:5	9:22 14:8	42:7	request 12:3	22:22 32:7	48:20 54:3
41:7 42:4	present 1:8	32:13 36:18	pursue 4:14	recommend...	24:12 28:6	32:15 42:8	54:9,13,16
pictures	17:21 23:6	39:3 42:20	put 10:9,11	10:21 23:22	58:17	43:5,7,11	54:19 55:19
14:14,16	President	43:2 55:10	15:8,12	24:19 25:15	requested	50:7,12	57:1,17
15:1 35:14	1:12	property 1:1	17:8 35:12	27:8,9	36:2	reversionary	60:1,20
41:22,24	pretty 10:15	1:11 2:2,7	35:16 36:20	29:21 37:20	requesting	10:1 12:12	roof 55:17
42:15	36:3	2:12 6:8	52:17,18	42:6 43:19	3:9 50:7	12:22 21:15	room 1:3 2:8
PIDC 1:15	prevent 5:1	11:4 21:7	61:5,6	44:7,9 46:6	57:21	38:3 39:14	20:21 23:17
pile 51:3	previous 22:4	21:16,18,19		50:20 51:1	require 13:6	39:16	Ross 28:18
pitch 11:21	price 5:18	21:22,24	Q	51:6	18:13 19:22	reverter	Rouco 50:3,3
pitching	primary	22:4,11	Qarkaxhia	record 2:17	required 18:8	45:14	50:15 51:5
18:22	26:19	23:5 25:24	28:15,15	20:24 28:14	requirement	Review 1:1	51:14,17,19
place 8:2	private 13:4	26:1,15	29:6,10,13	31:1 34:5	40:14	2:2	51:22
61:14,23	probably	27:13 28:20	29:15	42:23 46:20	requires	revisionary	Ruiz 46:21,24
placed 21:16	14:9 54:18	29:18,20	qualifications	48:6 50:2	59:18	58:24	46:24 47:6
places 61:12	probate	30:23 31:4	17:3	52:7 53:24	requiring	rezoned 5:22	47:11
PLACKE	26:22 27:12	31:12 34:8	question 5:20	58:5	40:22	13:21 14:19	rules 61:24
1:14	27:18	34:9,17,19	9:12,18	recuse 24:9	rescind 10:10	15:6	62:1
plan 16:17	problem	34:21 35:5	10:23 13:9	25:13 32:10	residence	rider 39:1	
36:16,20	29:16	36:21,23	22:9 25:22	recused 25:7	26:19	right 12:17	S
38:18 54:18	proceedings	37:12 43:9	30:16,21	redevelop	residential	16:4 26:13	sale 28:19
55:4,10	63:5	43:12 47:15	questions	43:4	21:21	31:17 35:11	33:13 52:12
57:12 58:12	process 18:17	48:23 50:5	6:10 10:22	Redevelop...	resides 30:23	35:15 36:11	satisfaction
planning 1:15	26:10 55:8	50:9 52:10	quick 19:3	24:8	respect 18:12	36:22 37:14	20:11
32:10	59:20 61:11	59:24 60:20	25:22	referring	respectfully	40:19,21,24	saying 7:20
plans 3:8	processed	60:24 61:9	quickly 60:16	5:17	3:9 5:8	41:1,5,15	17:1,5
13:7 18:19	46:1	proposal 8:21		regarding	response	43:21 44:2	19:16 26:18
19:1 21:20	produce	8:24 16:21	R	60:19	20:18 23:15	54:3,10,18	27:11 36:1
57:1,3,23	11:22 18:19	19:4 24:12	R 63:2	Regional 2:24	23:18 24:5	56:1,11,15	36:17 57:17
58:16 59:3	program 4:5	proposals	raise 46:22	release 12:3	28:5 29:4	56:21 57:5	says 6:14,21
59:12 60:2	project 4:8,10	13:11	raised 2:9	12:15 21:15	30:3,12	57:12,16	16:16
61:22	9:13 11:12	propose	rate 11:14	22:7 39:14	32:22 33:24	58:12,24	scheduled
playing 61:19	11:14,21	14:18	RDA 21:18	47:17	42:13 45:4	61:21	45:21
please 46:20	12:11,16	proposed 7:2	ready 11:22	released 3:10	46:11 48:1	road 22:21	search 32:14
51:2,7	13:7 18:5	7:3 9:13	19:12 20:3	4:16 5:9	51:12 53:16	robust 58:16	second 14:1
podium 2:11	18:10	18:19	50:11 57:2	40:1 42:8	restricted	RODRIGU...	23:11 25:3
20:22 28:12	proof 39:22	proposing	real 17:12	remarks 3:12	26:16 27:21	1:13 5:20	28:1,24
			18:20 28:16				29:23 30:8

Vacant Property Review Committee
March 12, 2019

Page 6

31:24 38:1	14:23 17:20	spots 15:9	11:15	12:20 15:6	57:21 59:8	trashed 60:16	unsure 54:4
39:9 42:9	17:22 18:2	square 39:4	subsidy 5:18	Thank 5:19	59:16 60:6	trolley 60:15	54:11,12
46:15 47:21	43:21 44:2	Squilla 40:11	19:23	20:19 23:10	60:7 61:8	truck 48:12	upset 61:16
49:21 53:12	44:11	stalled 4:10	suggest 17:17	23:16 29:5	61:18 62:5	48:15 49:4	Urban 23:20
61:8,18	single 22:14	started 2:3	suggestion	29:15 32:23	timeline	trust 25:24	use 7:13 8:24
62:9	single-family	23:19 43:8	16:20 24:20	42:14,16	15:21	26:3,13,20	9:3 10:1
seconded	9:15 11:5	state 2:17	supervision	45:5 48:2	times 21:20	27:4	13:18 27:21
20:14 24:1	21:21 33:16	18:3 20:23	63:19	49:24 51:13	22:21 36:9	try 4:7 27:19	57:14
32:18 33:20	52:2	28:13 30:24	support	51:23 53:17	36:15 62:2	46:22	uses 5:5
44:24 45:17	sir 38:1 49:24	34:4 42:23	24:11 54:7	60:17	timetable	trying 19:11	11:23 18:20
secure 3:23	51:13	46:19 48:5	56:6	Thanks 62:5	11:24 17:1	40:20 45:14	59:13 60:3
34:14	site 11:24	50:1 52:6	supportive	they'd 16:1	tires 35:8,10	45:22 52:19	
see 8:17	44:4	53:23	16:23	things 49:20	35:12 39:20	57:14 61:15	V
11:24 19:1	situation	stenographic	supposed 7:1	think 3:15	title 21:23	Tuesday 1:4	vacant 1:1
19:3 23:4	32:13	63:7	7:4 13:21	9:2,6,21	32:14 45:24	Tulip 43:15	2:2 35:14
41:6,7 44:6	six 11:18	Stiles 45:6,13	14:10 15:4	10:15 11:9	52:14 53:19	two 3:16,17	value 36:11
53:8 54:8	15:24 16:2	stop 35:13,17	sure 16:6,15	11:19 12:2	today 2:21	3:18 4:19	variance 39:8
seek 22:6	56:19,20,22	55:19 60:15	23:6 26:11	12:4,13,19	3:2 7:17	5:21 8:21	54:6,14
seeking 21:14	58:20 59:4	60:16	33:5,8 34:6	12:24 13:2	12:1,11	11:12 13:16	vehicle 49:8
28:19	59:6	storing 6:2	59:16	13:9 14:9	23:9 29:9	13:17,24	verify 26:7
sell 13:5	sketches	street 4:22	Susie 1:9 2:3	15:14,15,18	52:22	14:1,6,7,8	violations
33:17 36:12	18:24	8:21 9:1	Susquehanna	15:20 16:9	told 16:12	14:10,13,15	52:24 53:9
47:15 52:20	small 38:17	13:19 14:13	2:14 3:19	16:23 17:1	35:10 37:3	15:4 17:6	voice 46:23
seller 13:4	40:16	14:15,17,18	10:14 17:14	17:10 18:11	total 11:17	17:13,18	vote 24:10
selling 36:8	Soco 21:11,22	20:10,13	20:3,9	19:12 34:24	43:7	25:7 34:13	voted 62:3
48:23 49:17	sold 11:5 17:6	21:4 23:21	32:24	35:1 36:4	totally 42:5	57:15 62:2	VPRC 3:6,9
52:9	22:18,20	24:8,17	T	37:6 41:2	track 58:4	type 19:22	5:7 6:13
send 23:8	sole 43:4 50:3	25:23 28:11	T 63:2,2	42:19 44:5	trailer 5:4 6:3	typical 32:12	7:24 12:11
49:20 53:18	Soloff 21:13	30:4,13	table 20:4,12	55:22 59:5	transaction	typically 7:22	28:20 32:14
58:11,13	somebody	32:7 34:2	28:9 33:9	59:7	6:15	26:6 42:1	37:13
60:12	60:19	38:16,20	58:14,17	third 22:19	transactions	typo 35:1	W
sense 12:13	somebody's	43:15 45:6	59:2,7 60:1	39:9	14:6	U	Waddell
sent 3:13 5:13	13:2	46:16 47:2	59:2,7 60:1	THOMAS	transcript	ultimately	25:23 27:12
separate 14:6	soon 32:11	48:3 50:1,4	tabling 60:10	1:15	8:17 13:12	12:15	27:14
Services 3:1	45:15 51:15	52:1	take 39:15	thought 9:4	63:9,16	uncertain	Wait 45:7
set 15:5	52:13	Streets 44:3	48:15 51:17	16:12 36:18	transfer	19:8	waiting 58:4
setback 55:16	sorry 8:11	44:12	taken 63:7	41:21	24:24 33:4	understand	Wakefield
settled 47:20	37:7 62:8	strict 15:5	talk 3:18	threaten 10:2	transferred	34:12 37:19	52:1
settlement	sort 12:8	58:7	talking 56:23	three 15:2	21:17 22:13	58:9	walking 9:8
32:11 34:21	19:15	stuff 61:8	58:10	21:20 42:19	24:7,11	understand...	want 3:11
45:20 47:5	sounds 20:2	subject 3:5	tax 48:19	43:3	25:9 31:20	5:23 6:4	19:5,5,10
49:19	sources 11:22	26:22 27:18	52:3 53:2	tied 57:22	32:13 33:1	14:17	19:13 20:4
shovel 17:9	18:20 59:13	27:22 44:11	taxes 2:5,6	time 4:12,23	33:6 43:14	unfortunat...	30:17 33:7
show 13:7	60:2	submitted	21:6 25:18	7:12,21	52:23	4:3 7:10,16	42:3 47:16
35:14	space 7:8 8:8	54:13	27:23 46:17	10:4 12:17	transferring	38:11,23	59:22 62:1
Siani(ph)	8:18 10:15	subordinate	47:4,20	16:20 17:5	21:24	39:7	wanted 12:16
28:8	13:14,14,19	10:3 15:17	49:11,12,18	17:8,11	transfers	unit 39:3	13:5 60:19
sick 55:2	14:11 16:10	15:21,24	tear 15:12	18:4 19:8	24:21	units 11:1,18	62:4
side 8:7 13:5	17:14 18:2	39:16	50:17	21:19 22:14	transportat...	56:12,15	wants 26:3
25:10,16	speak 46:2	subordinati...	telling 35:24	28:7 34:10	9:8	57:6,9,10	36:17
26:3 33:3,7	59:8 60:19	12:6 14:2	temporary	34:16 36:19	trash 35:13	57:13,17	warn 58:22
48:9 50:22	specific 7:12	subsidize	44:16	47:5 52:20	55:15 61:4	58:12 61:6	wasn't 35:23
sidewalk	spelled 19:24		ten 36:9	55:7,14,20	61:5	61:17	40:2,23
			terms 5:6				

Vacant Property Review Committee
March 12, 2019

Waterloo 46:16 47:1 way 6:9 10:2 44:2 51:14 58:7,20 we'll 32:4 38:8 39:14 we're 3:8 4:15 7:17 9:14 11:17,23 15:13 18:14 19:11 20:2 22:6 28:9 31:5 32:10 36:18 38:6 39:1 41:19 45:14,22 54:4,4,7,11 57:9,14,16 57:23 58:1 58:7,9 60:10 we've 34:16 47:12,13,14 47:14 56:23 60:17 weekend 41:14,23 welcome 51:24 went 34:21 35:10,22 43:8,10 56:12 weren't 4:11 6:2 16:10 16:10,12 36:11 37:5 West 25:23 28:11,18 32:24 45:5 45:13 53:21 wife 30:14 34:10 win 55:14,15 withdraw 44:23 withdrew 45:8 Witness 20:22 28:12 30:19 46:18 48:4 52:5	53:22 Witnesses 2:11 34:3 woman 60:23 wondering 30:22 wording 8:16 work 5:5 9:8 9:9 38:12 39:10 57:7 61:23 working 18:5 54:5 55:9 55:13 59:24 wouldn't 9:19 13:6 writing 49:9 wrong 43:1 wrote 5:14 <hr/> X <hr/> Y <hr/> yard 13:5 26:4 33:3,7 48:10 50:22 yards 8:7 25:10,16 43:14,18 yeah 6:16,24 10:5 11:3 33:10 34:23 38:5 41:6 42:21 47:16 48:14 54:15 54:20 55:1 55:6 56:16 year 8:1 18:6 26:14 31:19 37:3,5,16 38:7,8 years 4:2 8:14 10:11 22:4,23 34:10 55:4 58:4 <hr/> Z <hr/> ZBA 54:19 56:9,10 61:19 zoned 5:24 zoning 18:8 56:8	<hr/> 0 <hr/> 08 42:20 <hr/> 1 <hr/> 1,750 35:7 36:7 1.8 11:18 10 4:2 10:45 1:4 100 16:15 101 18:21 11:11 62:12 12 1:4 12th 62:7 136 25:20 15 10:11 1511 23:21 16 56:11,15 57:6,13,17 58:12 18 17:7 43:2 1815 50:14 50:16 1817 49:24 50:5 1832 2:14 3:18 17:15 20:9 1922 29:16 1924 50:4 1980 21:16 1982 43:6,15 1986 52:23 1995 31:21 <hr/> 2 <hr/> 2 23:20 24:23 25:10 54:2 2,358.66 48:19,21 49:13 20 56:12 57:9 57:10 2000 33:1,6 50:8 2002 4:22 9:2 9:11 2009 3:21 4:4 2015 25:21 35:1,3 40:12 2019 1:4 21:6 52:4 53:2	2036 2:14 3:19 17:15 20:8 21 39:9 2105 2:15 4:19 17:14 20:12 2109 2:15 4:20 20:12 2147 28:7 2216 48:3 2346 33:15 24 17:8 2449 32:6 250,000 43:3 2518 32:6 25th 41:12 2600 53:20 2638 42:18 42:20 43:1 2640 42:18 2644 46:16 47:1 26th 60:22 2723 28:7 2725 45:5,11 45:13 2727 28:8 2728 28:11 28:17 28 39:8 2829 38:15 38:19 2831 34:1 38:19 <hr/> 3 <hr/> 3 25:11 30 26:14 31st 53:4 33 38:18 39:6 3411 27:24 39,000 33:17 <hr/> 4 <hr/> 4 24:15 40 22:23 40th 24:8,17 24:17 42 43:1 <hr/> 5 <hr/> 5150 52:1 522 32:24	5427 21:3 5621 30:13 46:13 563.15 46:17 47:4 <hr/> 6 <hr/> 60 9:17 11:6 17:2 19:21 19:21 629.91 21:7 <hr/> 7 <hr/> 730 30:4 767.09 52:3 53:2 7th 27:24 <hr/> 8 <hr/> 80 9:17 11:6 17:2 19:21 19:22 805 24:16 818 24:17 <hr/> 9 <hr/> 99 55:24			
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