VACANT PROPERTY REVIEW COMMITTEE

Caucus Room, City Hall Philadelphia, Pennsylvania Tuesday, January 10, 2017 10:15 a.m.

PRESENT:

SUSIE JARMON, OHCD, CHAIRWOMAN DAIANA RAMOS, OHCD ANDREW FRISHKOFF, LISC JEREMY GRADWOHL, Council President Clarke's Office LINDA MEDLEY, Law Department DAMARIS WALKER, Law Department LOWELL THOMAS, PHDC LISA WALKER, Revenue Department AMANDA DAVIS, PIDC MEREDITH TREGO, Commerce Department ALAN UREK, Public Property JAMETTA JOHNSON, Planning Commission MELVIS DUNBAR, RDA FREDERICK PURNELL, SR., Office of Planning and Development

		Page 2
1		
2	CHAIRWOMAN JARMON: Good	
3	morning. The Vacant Property Review	
4	Committee is now in session. My name is	
5	Susie Jarmon.	
6	Are there any attorneys in the	
7	room?	
8	(Hands raised.)	
9	CHAIRWOMAN JARMON: You want to	
10	come up. Go up to the podium there, sir.	
11	(Witnesses approached podium.)	
12	CHAIRWOMAN JARMON: And what	
13	address are you here for?	
14	MR. McGARRITY: 1539 South	
15	Cleveland.	
16	MR. THOMAS: That's on Page 4.	
17	CHAIRWOMAN JARMON: That's on	
18	Page 4.	
19	Could you state your name for	
20	the record.	
21	MR. McGARRITY: My name is	
22	James McGarrity. I represent the	
23	administrator, Edward Jenkins Jr., the	
24	estate of Edward Jenkins Sr.	
25	CHAIRWOMAN JARMON: And can you	

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1	VACANT PROPERTY REVIEW COMMITTEE - 1/10/17	
2	state your name for the record, sir.	
3	MR. JENKINS: Edward Jenkins	
4	Jr.	
5	CHAIRWOMAN JARMON: And you're	
6	here requesting a release on the property	
7	at 1539 South Cleveland Street?	
8	MR. McGARRITY: Yes. His	
9	parents own 1541. They were both in	
10	their mid 90's and passed away in 2016.	
11	He does have an agreement of sale that's	
12	contingent on selling both properties.	
13	Settlement was just held up until we get	
14	the release when it turned up on the	
15	title report.	
16	I have the administration	
17	letters and death certificates for both	
18	parties.	
19	CHAIRWOMAN JARMON: You can get	
20	those to me so we'll have it.	
21	Are there any questions from	
22	the Committee?	
23	(No response.)	
24	CHAIRWOMAN JARMON: This was	
25	issued as a side yard back in 1986.	

Page 4 1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17 MR. THOMAS: It does look from the picture like there's some debris from a plaster wall that's falling off and 5 some other stuff in the space. Can you 6 guys have that cleaned out to receive the release? MR. McGARRITY: Yes. And it's 8 9 part of the settlement too for the transfer. 10 11 CHAIRWOMAN JARMON: So you're 12 going to have to have this debris cleaned up before we can prepare the release. So 13 14 once that's done, you can contact me and let me know that it's done and we'll have 15 16 it inspected. 17 MR. McGARRITY: Okay. 18 He said the picture shows 19 debris. 20 CHAIRWOMAN JARMON: Debris on the side here. 2.1 22 MS. DUNBAR: The wall is 23 crumbling. MR. JENKINS: Yeah, yeah, yeah. 2.4 25 CHAIRWOMAN JARMON: Okay. Are

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		Page 5
1	VACANT PROPERTY REVIEW COMMITTEE - 1/10/17	
2	there any questions?	
3	(No response.)	
4	CHAIRWOMAN JARMON: Can I get a	
5	recommendation?	
6	MR. THOMAS: I move that we	
7	offer the release contingent upon	
8	photographic evidence that the condition	
9	is the lot had been cleaned up.	
10	(Duly seconded.)	
11	CHAIRWOMAN JARMON: All in	
12	favor?	
13	(Aye.)	
14	CHAIRWOMAN JARMON: Thank you.	
15	We'll be in touch.	
16	MR. McGARRITY: Thank you.	
17	CHAIRWOMAN JARMON: Any other	
18	attorneys?	
19	(Hands raised.)	
20	CHAIRWOMAN JARMON: What	
21	address are you here for, Judy? Are you	
22	here for the 12	
23	MR. KWAIT: Yes.	
24	CHAIRWOMAN JARMON: Okay. You	
25	want to come up?	

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(Witness approached podium.)	
CHAIRWOMAN JARMON: This was a	
property that was transferred to Habitat	
and then Habitat transferred to 1260	
Housing Development Corporation, 4245	
Stiles Street.	
MR. KWAIT: 4245 West Stiles	
Street. Robert Kwait on behalf of 1260	
Housing Development Corporation.	
This is a vacant lot that we	
acquired from Habitat in 2004, I believe,	
and I think Habitat acquired it back in	
'98 from the Redevelopment Authority.	
We've been maintaining it as a vacant	
lot. We have an agreement of sale,	
\$5,000 contingent upon a release of the	
reverter, which appeared in the title.	
And it's about a 12 by 50 foot lot, and	
we've kept it as open space, but we can't	
do anything with it, so	
CHAIRWOMAN JARMON: Are there	
any questions from the Committee?	
(No response.)	
CHAIRWOMAN JARMON:	
	(Witness approached podium.) CHAIRWOMAN JARMON: This was a property that was transferred to Habitat and then Habitat transferred to 1260 Housing Development Corporation, 4245 Stiles Street. MR. KWAIT: 4245 West Stiles Street. Robert Kwait on behalf of 1260 Housing Development Corporation. This is a vacant lot that we acquired from Habitat in 2004, I believe, and I think Habitat acquired it back in '98 from the Redevelopment Authority. We've been maintaining it as a vacant lot. We have an agreement of sale, \$5,000 contingent upon a release of the reverter, which appeared in the title. And it's about a 12 by 50 foot lot, and we've kept it as open space, but we can't do anything with it, so CHAIRWOMAN JARMON: Are there any questions from the Committee? (No response.)

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1	VACANT PROPERTY REVIEW COMMITTEE - 1/10/17	
2	Recommendation?	
3	MS. DUNBAR: Motion to release	
4	or provide the certificate of completion.	
5	(Duly seconded.)	
6	CHAIRWOMAN JARMON: All in	
7	favor?	
8	(Aye.)	
9	CHAIRWOMAN JARMON: Thank you.	
10	MR. KWAIT: Thank you.	
11	CHAIRWOMAN JARMON: We're going	
12	to get started on Page 2. We have three	
13	side yards - 2442 North Corlies, 3035	
14	North 8th Street, and 2628 North Douglas	
15	Street. Can I get a recommendation?	
16	(No response.)	
17	CHAIRWOMAN JARMON: Can I get a	
18	recommendation?	
19	MR. FRISHKOFF: Motion to	
20	transfer for no consideration.	
21	(Duly seconded.)	
22	CHAIRWOMAN JARMON: All in	
23	favor?	
24	(Aye.)	
25	CHAIRWOMAN JARMON: Thank you.	

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Page 8
 1
     VACANT PROPERTY REVIEW COMMITTEE - 1/10/17
 2.
                 The next items are urban garden
 3
       agreements that can be accepted.
                 The next items are properties
 5
       that are being sold by the Land Bank.
 6
       The first group, Raza Homes, LLC, are
       changing the name. They were on the
       agenda last month. So they want the name
 8
 9
       changed. They're changing the name from
       Raza Properties to Raza Home, LLC.
10
11
       addresses are 1307 North Newkirk, 2715
       West Cabot, 1437 North Dover Street.
12
                 MS. DUNBAR: Motion to
13
14
       authorize the name change.
15
                 (Duly seconded.)
16
                 CHAIRWOMAN JARMON:
                                      All in
17
       favor?
18
                 (Aye.)
19
                 CHAIRWOMAN JARMON:
                                      The next
20
       item is for a side yard, 2440 North
2.1
       Waterloo Street, Milianie Boyer Melendez.
       Can I get a recommendation?
22
                 MR. GRADWOHL: Move to
23
       transfer.
2.4
25
                 (Duly seconded.)
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Page 9
 1
     VACANT PROPERTY REVIEW COMMITTEE - 1/10/17
                 CHAIRWOMAN JARMON:
                                      All in
       favor?
 4
                 (Aye.)
 5
                 CHAIRWOMAN JARMON:
                                      The next.
 6
       item is 2208 Mascher Street, Iris Santa,
       as a side yard. Can I get a
       recommendation?
 8
 9
                 MS. DUNBAR: Motion to
10
       transfer.
11
                 (Duly seconded.)
12
                 CHAIRWOMAN JARMON:
                                      All in
13
       favor?
14
                 (Aye.)
                 CHAIRWOMAN JARMON:
15
                                      The next.
       item we want to table because we didn't
16
       get the name of the new entity from the
17
18
       Redevelopment Authority. So we're going
19
       to table this until February.
                 The next are three lots that
20
2.1
       the applicant is asking for a name
22
       change. She was here last month.
23
       Originally she was given a six-month
       extension. Now she's here asking that it
2.4
       be transferred to an LLC, if I'm not
25
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Page 10 1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17 2. mistaken. Can you come up to the podium, 4 Stephanie Green. 5 (Witnesses approached podium.) 6 CHAIRWOMAN JARMON: These properties were sold to Stephanie Green for \$10,000 for all three, and she 8 9 originally wanted to sell, but I'm not really sure what the request is today. 10 11 Can you just state your name 12 and let the Committee know what you're here for. 13 14 MS. GREEN: Good morning. name is Stephanie Green. I would like to 15 16 take this time and I really appreciate 17 your attention in helping me through this 18 process as a first-timer. 19 I'm sure you have questions 20 about -- I'm sorry. I'm sure you have 2.1 questions. I'm going to do my best to If it's all right, I would 22 address them. 23 like to -- if it's all right, I would like to answer any remaining questions 2.4 25 after you heard from both me and my

Page 11 1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17 2. partner, Vince, if that's okay. When I was here last month, I proposed an outright sale of the lots to 5 V2 Properties. Since then I reconsidered and decided to joint venture with V2 Properties, an idea in which you indicated you would be open to approving. 8 9 In addition to that, there are 10 two main reasons for my decision. One, I 11 think it would be best for the neighborhood, and I'll be able to be 12 leveraged with Vince and experience to 13 14 build this home in a better and a faster 15 manner. 16 Two, I'm going to benefit by 17 learning as I walk through this process 18 with a more experienced teammate. 19 We already formalized a partnership in the form of 2019 East 20 Huntingdon Street, LLC. So the first 2.1 steps we'll need to take is to transfer 22 23 the properties from my name to an LLC. This distributes everything fairly and 2.4 25 protects us from liability.

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 2.
                 My new partner, Vince, is here
       to speak about our next steps, but before
 3
       I turn the podium over to him, I'd just
 5
       like to add that I am no stranger to the
 6
       South Philly and Point Breeze area.
       grew up directly around the corner from
       the 2200 block of Wilder Street, and I'm
 8
 9
       extremely excited and proud to be a part
       of this renewal.
10
11
                 Thank you again, and here's
12
       Vince to describe the rest of our plans,
       including our schedule and how else we
13
14
       will need your cooperation in going
       forward.
15
16
                 MR. VINEY:
                             So my name is Vince
17
       Viney with V2 properties.
18
                 So our goal really is to
       partner with Stephanie. We created an
19
20
       LLC, and we're going to be developing
21
       these three properties. We've built
       probably almost 300 homes in the Center
22
23
       City area over the past seven years.
       we thought that we could help Stephanie a
2.4
25
       lot by keeping her involved and keeping
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     VACANT PROPERTY REVIEW COMMITTEE - 1/10/17
 2.
       her on as a partner. So we'll
       aggressively, as we do, move through the
       construction process and get these
 5
       buildings built as quickly as possible so
       that we can -- that street, we already
       actually owned a property on our own on
       that block, and then with the three that
 8
 9
       we'll be partner with Stephanie, we'll be
       putting four new construction homes on
10
11
       that block. So we think we can vastly
12
       improve the block pretty quickly.
                 The last piece is that as we
13
14
       have with other situations in the past,
15
       when we work on these development
16
       opportunities, we need to bring banks
17
       into the picture for construction
18
       funding. The problem is that the banks
       are not -- they're not comfortable
19
20
       financing the properties unless they have
       a release in place, because the bank is
2.1
       not willing -- you can't ensure the title
22
       with the RDA release. So we'll also need
23
       your help in releasing the RDA right of
2.4
25
       reverter so that we can gain our
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Page 14 1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17 2. construction funding and build the properties out. 3 CHAIRWOMAN JARMON: Are there 5 any questions from the Committee? 6 MR. PURNELL: Yes. MS. MEDLEY: First of all, you're still within the six-month 8 9 extension. I'm not sure why you're saying that the banks won't give you 10 11 funding with the release in the deed, 12 because we do that all the time. On the rare occasions where that is a major 13 14 issue, and that's usually with way bigger 15 development deals, we do a subordination 16 agreement. So that's a non-issue. And I guess I'll let the 17 18 Committee discuss what they want to do 19 about the six-month extension versus -but the release, just to be clear, the 20 release is a non-issue. 2.1 22 MR. VINEY: So in the past when 23 I've been here on my own, I've had banks that have written a letter to the 2.4 25 Committee stating that without the

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 2.
       release they're -- because they're not
 3
       willing to take the exception to the
       title of having the RDA right of
 5
                  So they've required that we
       reverter.
 6
       had it removed before -- they won't fund
       the loan. I mean, I've had this happen
       at least three or four other times.
 8
                                             Tn
 9
       other occasions we have moved forward in
       that direction. It's been my experience.
10
11
       I mean, maybe other banks do something
12
       different, but the ones I partner with
       are not comfortable with --
13
14
                 MS. MEDLEY: Well, perhaps that
15
       is the case, because I myself have done a
16
       number of subordination agreements but,
17
       again, I guess they're on bigger deals.
18
       But in this case specifically, I know
       that given the length of time that's
19
       already expired, this Committee is not
20
21
       going to be able to grant a release.
22
       that's a non -- that's just not going to
23
       happen.
2.4
                 MR. VINEY:
                             So just to clarify,
25
       you're saying there's another way to go
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1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17 2. at this where there's the Committee, you issue a subordination to the bank? I'm unfamiliar. In the past we've done a 5 release, so this would educate me. MS. MEDLEY: That is an option if that's something the Committee wants to consider. I'm not saying it's going 8 9 to happen. I'm just saying that is an option. That is a way that other -- that 10 11 has been dealt with other situations, and that will be a non-issue. 12 13 MR. VINEY: So we're really 14 here to ask for an extension and -- we're here to ask for an extension and we're 15 16 asking that the Committee approve the 17 partnership of the new LLC. MS. MEDLEY: As I understand 18 it, you're currently -- well, Ms. Green 19 20 is currently under an extension that 2.1 hasn't expired. I believe that's due to 22 expire in March. So that would be the time that the Committee would consider an 23 additional extension. 2.4 25 MR. PURNELL: If I'm not

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 2.
       mistaken, you were here in December, and
       what the Committee at that time had
       advised you, that if you were able to
 5
       come forward with a development plan that
 6
       had a reasonable timeframe that we can --
                 MR. VINEY: We have that.
                 MR. PURNELL: -- review and act
 8
 9
       upon, then we would possibly consider
       moving forward. But I don't hear any of
10
11
       that.
12
                 MR. VINEY:
                            We have that.
       We'll hand that out. We have prepared
13
14
       that for you today.
                               To the Chair.
15
                 MR. PURNELL:
16
                 (Paperwork handed to Chairwoman
17
       Jarmon.)
18
                 MR. PURNELL: And just for the
19
       record, it would have been nice to have
20
       gotten this, since you were here last
2.1
       month, in advance of the meeting. So I'm
22
       not trying to steer the Committee in any
       direction, but most of us -- all of us
23
       will be seeing this for the first time.
2.4
25
                 MR. VINEY: I'm sorry about
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Page 18 1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17 2. I didn't realize we should have submitted that in advance. My apologies. MS. MEDLEY: Just so we're 5 clear for the Committee, what exactly is 6 your request today? MR. VINEY: Our request today is that the Committee -- we want to work 8 9 in good faith for Stephanie. I quess from my perspective, I don't want to 10 11 create this partnership, only to have the possibility that in six months when we 12 have three new construction homes that 13 14 are 80 percent complete, to have the 15 Committee not at that point be 16 comfortable releasing the RDA right of 17 revert. That would be a concern. If the Committee is comfortable with our 18 19 approach, and that this is an approach that we believe the Committee would 20 21 support. So you can see where I'm coming 22 from. So if we got --MS. MEDLEY: I think I hear 23 2.4 your point, but just to be clear, the

release won't be ready until the property

25

Page 19 1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17 2. is developed. So it wouldn't -- 80 3 percent wouldn't happen. But I just want to be clear so 5 the Committee knows what they're 6 considering. So Ms. Green today is requesting? MS. GREEN: To have the 8 9 properties transferred over into an LLC. MS. MEDLEY: 10 Okay. 11 MR. THOMAS: I was just going 12 to say, if I understand correctly, your concern is that you would have the 13 14 properties 80 percent complete and then 15 the Committee would execute reversionary 16 interest at that point and take the 17 properties back even though they were 18 nearly done? 19 Right. MS. VINEY: My concern 20 is that we transfer these properties into 2.1 the new LLC, of which Stephanie and I are partners of, and we continue and progress 22 23 through new construction development and then we come back in the March meeting or 2.4 25 the February meeting and the Committee

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     VACANT PROPERTY REVIEW COMMITTEE - 1/10/17
 2.
       isn't comfortable potentially granting
 3
       the removal of the right of revert.
                 MR. THOMAS: Like Ms. Medley
 5
       said, we would only do that when the
       property is completed, but we've never --
 6
       if a property is nearly done, we've never
       executed reversionary interest to take it
 8
 9
              There would be no reason to do
       that, if that allays your concern at all.
10
11
                 But I do have some questions
12
       surrounding the timeline here.
       permitting, you have 1/10 to 2/21, but
13
14
       I'm a little unclear. Have you guys
15
       actually formalized the LLC or is that
16
       still -- are you waiting -- is the
17
       formalization of the LLC contingent upon
       the decision of this Committee?
18
19
                 MS. VINEY: That's correct.
20
                 MR. THOMAS: How long does that
2.1
       take and then how long would you begin
       getting permits?
22
23
                             Thank you for the
                 MS. VINEY:
2.4
       question. So, yeah, to answer your
25
       question, yes. We have not formalized
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Page 21 1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17 2. the LLC yet. We were waiting for the direction of the -- approval of the Committee. Once the Committee does so, 5 actually Steph and I are planning to go 6 right from here to a notary to actually execute that agreement and then begin the process of submitting for building 8 9 permits. CHAIRWOMAN JARMON: Any further 10 11 questions from the Committee? 12 MR. GRADWOHL: So the point at issue is the name change, right? 13 14 MR. FRISHKOFF: Well, I think 15 it's the name change, but I also think 16 it's resetting the clock. Putting aside 17 that we're still within the extension 18 period, I think the request is an 19 extension that reflects this timeline 20 with also the new entity. 2.1 MS. VINEY: I would agree. 22 Thank you. 23 MR. THOMAS: We can't do that. 2.4 MR. GRADWOHL: We can't grant 25 the extension right now, though, until

Page 22 1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17 2. it's up. MR. FRISHKOFF: I say we 4 probably can, because once it's a new 5 entity, the extension is moot. Once it's 6 a new entity, we're starting from scratch. 8 MS. MEDLEY: No. 9 MS. DUNBAR: No, that's not 10 true. 11 MS. MEDLEY: Not necessarily. 12 MR. FRISHKOFF: Well, we could. 13 I mean, there's no reason why it 14 couldn't. 15 MS. DUNBAR: So can we --16 MS. MEDLEY: If the Committee 17 wanted to do that, I guess that would be 18 something that the Committee can discuss, 19 but to me it doesn't make sense given --20 specifically it doesn't make sense, but 2.1 given the circumstances of this case, why not wait until the end of the current 22 23 extension. 2.4 MR. FRISHKOFF: I'm just not 25 sure what we are looking for at the end

Page 23 1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17 of the current extension. MS. MEDLEY: Movement. 3 4 MR. FRISHKOFF: Are we looking 5 at basically that excavation and 6 foundation work has begun based on the timeline? That's a little bit odd. Т mean, we want the property done, so why 8 9 not make an extension that --MS. JOHNSON: The extension 10 doesn't in any way impact their ability 11 to move forward with it. If they have to 12 come back, they'll just come back and let 13 14 us see the progress that they've made at 15 that point. 16 MR. FRISHKOFF: But why would 17 we give --18 MS. JOHNSON: Because there's 19 been some complications with this 20 specific disposition that we want to 2.1 monitor and ensure that it is moving forward. I think that that gives us 22 cause for concern. I think it's 23 perfectly reasonable that we should see 2.4 25 when this extension ends in March that we

1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17 2. can be given an update. At that point we would issue another extension. no reason -- that doesn't stop the 5 progress of their development. Madam Chair? 6 MS. VINEY: MS. DUNBAR: What I think that we could say is that you don't 8 9 necessarily have to come back in March, but you would demonstrate that you have 10 11 formalized the new LLC, that you have 12 gotten your permits and you've shown some progress. So you could submit in writing 13 14 the request, along with your 15 documentation, to show that you've made 16 that progress and you're requesting an 17 extension. So that way, you don't have 18 to come back in, but it would be presented to the Committee that you have 19 20 demonstrated all those steps and progress is being made. We will not unreasonably 2.1 22 withhold any type of request as long 23 you're showing progress. 2.4 MS. VINEY: Okay. That would 25 be great. And I just -- my only last

Page 25 1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17 2. concern is that would the bank want to see that an extension is in place to cover the timeline of the project? Just 5 because the bank is going to be funding 6 this project and they're going to want to know that the Committee is on board with the actions that we're taking. 8 9 This is new territory for me, because in the past we've had releases. 10 11 MS. MEDLEY: If the bank 12 requests a letter from the City saying what the current status of it is, we 13 14 could get that to you. 15 MS. VINEY: Great. Thank you. 16 CHAIRWOMAN JARMON: Can I get a 17 recommendation? 18 MS. DUNBAR: So --19 MR. GRADWOHL: I had a 20 question. 2.1 CHAIRWOMAN JARMON: Sorry. 22 MR. GRADWOHL: With the new 23 LLC, 2019 East Huntingdon Street, LLC, so this will be a nominal transfer from 2.4

Stephanie Green to that LLC, correct?

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Page 26 1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17 2. MS. VINEY: Correct. 3 MR. GRADWOHL: But that LLC has not been formed yet? 4 The LLC already is 5 MS. VINEY: 6 formed. That's why the address is unusual. It was an LLC I've used for another project. So it is already formed 8 9 and active. MR. GRADWOHL: Okay. So in 10 11 that case, could you speak to what extent of the value of the property Ms. Green is 12 holding on to in this process? 13 14 MS. VINEY: Ms. Green will hold 15 on to 50 percent of the value of the 16 property. 17 MR. GRADWOHL: 50 percent? 18 MS. VINEY: Yes. 19 MR. GRADWOHL: Okay. 20 CHAIRWOMAN JARMON: Can I get a 2.1 recommendation? 22 MS. DUNBAR: So I'd like to make a recommendation that we authorize 23 2.4 the name change as requested, the 2019 --25 MS. VINEY: East Huntingdon

Page 27 1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17 2. Street. MS. DUNBAR: -- East Huntingdon Street, LLC and to also have it have the 5 extension, subject to the submission of 6 the necessary documentation to prove progress has been made, specifically that the LLC has been formalized and that the 8 9 permits have been requested and provided. And by March based on this, you're saying 10 11 excavation and foundation work will have 12 begun. 13 MS. VINEY: Correct. 14 MS. DUNBAR: You're going to submit that documentation to the 15 16 Chairperson and it will be presented to the Committee at the next meeting, 17 18 whatever following the date that you 19 submit the information. 20 MR. VINEY: Great. 2.1 (Duly seconded.) 22 MR. PURNELL: That was a 23 motion? 24 CHAIRWOMAN JARMON: All in 25 favor?

		Page 28
1	VACANT PROPERTY REVIEW COMMITTEE - 1/10/17	
2	(Aye.)	
3	MR. PURNELL: Second by Jeremy.	
4	CHAIRWOMAN JARMON: All in	
5	favor?	
6	(Aye.)	
7	MS. VINEY: Thank you.	
8	MS. GREEN: Thank you.	
9	MS. VINEY: Thank you very	
10	much.	
11	CHAIRWOMAN JARMON: The next	
12	item is 5129 Lancaster Avenue.	
13	(Witnesses approached podium.)	
14	CHAIRWOMAN JARMON: Hi. Can	
15	you state your name for the record.	
16	MR. KAHAN: Bill Kahan, and I'm	
17	redeveloping the properties at Lancaster	
18	Avenue and Merion Avenue with the	
19	principal, Phil Miller to my right.	
20	These properties that we're	
21	referring to this morning were purchased	
22	in the 1980s and the 1990s by Phil's	
23	father-in-law and they operated New Deal	
24	Lumber there until the end of May 2016.	
25	Economic conditions and other health	

1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17 2. conditions dictated that the property be redeveloped. At this point, we have obtained a lease to redevelop the 5 property for betterment with a high-end retailer, a Rite Aid property. We have a 6 signed 20-year lease. 8 These properties, as I 9 mentioned, were purchased in the late 1980s and early 1990s, and the properties 10 11 were complied with with all of the restrictions for the reverters and used 12 as commercial property. In our title 13 14 search in going forward with the 15 development, when we found this when we did a lot consolidation of the 24 lots 16 that we have there that comprise the 1.3 17 acres, that this was still on the title. 18 Therefore, what we are requesting this 19 20 morning is that these be -- these restrictions be released and 2.1 extinguished. 22 23 At this point, I'm going to introduce Bill Miller, principal of RCF 2.4 25 Inc., and I believe an affidavit was also

1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17 2. submitted to your office before this saying that the properties were used as commercial properties since the initial 5 purchase. 6 MR. MILLER: Good morning. Му name is Philip Miller. I'm President of RCF and also New Deal Lumber Company. 8 9 New Deal Lumber Company was a Philadelphia corporation since 1935, and 10 we occupied the property at Lancaster and 11 12 Merion in 1946. I joined the company in 1977, and we closed the company in 2016, 13 14 but along the route, we obtained 15 properties from the City in both 1988 and 16 1999. They had abandoned homes on the 17 properties, which we mortgaged the 18 property and we took down the homes. 19 fenced and lighted and put down concrete 20 pads and incorporated all the properties 2.1 into the use of our daily business. Unfortunately due to economic reasons and 22 23 also health reasons on my behalf, we decided to close the business last year 2.4 25 in May and we want to move forward with

1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17 2. any development of the property. We have a 20-year signed lease with Rite Aid, and today I come to you to ask you to 5 extinguish and release the restrictions 6 on the property so we can move forward with our development. MR. THOMAS: Are all of these 8 9 properties vacant lots or are some of 10 them part of whatever structure there was 11 for the lumber company? 12 MR. MILLER: They're all 13 incorporated into the structure of the 14 lumber yard. MR. THOMAS: And is that -- so 15 16 is this -- I don't know if you need to 17 see this, but so is it all like one big 18 giant vacant lot or is it a building? 19 MR. MILLER: No. There are 20 buildings on the lots that have to be demolished. 2.1 MR. THOMAS: And are there 22 23 any -- it's just a lot of properties and varying lengths of time that they've been 2.4 25 vacant. Are there any outstanding liens

Page 32 1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17 or violations against these properties? MR. MILLER: No. No. properties are maintained, and at this 5 point in time, we have people who maintain the property and clean it and it 6 is still lighted. It's insured. There's burglar alarms and sprinkler systems in 8 9 the empty building. So all the codes are maintained, things up to date. 10 11 CHAIRWOMAN JARMON: Are there 12 any further questions? 13 (No response.) 14 CHAIRWOMAN JARMON: Recommendation? 15 16 MR. FRISHKOFF: I make a motion 17 to approve. 18 (Duly seconded.) 19 CHAIRWOMAN JARMON: All in 20 favor? 2.1 (Aye.) 22 CHAIRWOMAN JARMON: Thank you. 23 MR. MILLER: Thank you very 24 much. 25 CHAIRWOMAN JARMON: You're

	Page 33
1	VACANT PROPERTY REVIEW COMMITTEE - 1/10/17
2	welcome.
3	432 Budd Street.
4	(Witness approached podium.)
5	MR. PAPADOPOULOS: Hello.
6	CHAIRWOMAN JARMON: Good
7	morning. Can you state your name for the
8	record.
9	MR. PAPADOPOULOS: Alexi
10	Papadopoulos.
11	CHAIRWOMAN JARMON: And you're
12	here to?
13	MR. PAPADOPOULOS: To get a
14	release. I have a letter from the
15	Department of L&I saying that my final
16	inspection was good, and I have an
17	agreement of sale for the property. A
18	friend of mine wants to buy it from me,
19	so it's a friendly deal.
20	CHAIRWOMAN JARMON: Can I get a
21	copy of that letter from L&I when you get
22	a chance?
23	MR. PAPADOPOULOS: Mm-hmm.
24	CHAIRWOMAN JARMON: Okay. The
25	letter states, On 12/15/2016 a final

		Page 34
1	VACANT PROPERTY REVIEW COMMITTEE - 1/10/17	1490 31
2	inspection was made on the premises. You	
3	have passed this inspection. And this is	
4	from License and Inspection.	
5	Do I have any questions from	
6	the Committee?	
7	MR. GRADWOHL: Have you	
8	received your certificate of occupancy?	
9	MR. PAPADOPOULOS: I asked them	
10	about that at the L&I office, and they	
11	said they don't issue a certificate of	
12	occupancy for a single-family dwelling.	
13	CHAIRWOMAN JARMON: Any further	
14	questions?	
15	MR. GRADWOHL: Move I'm	
16	sorry.	
17	CHAIRWOMAN JARMON:	
18	Recommendation?	
19	MR. GRADWOHL: Move to grant a	
20	release.	
21	(Duly seconded.)	
22	CHAIRWOMAN JARMON: All in	
23	favor?	
24	(Aye.)	
25	CHAIRWOMAN JARMON: Thank you.	
in the second		

Vacant Property Review Board January 10, 2017

		Page 35
1	VACANT PROPERTY REVIEW COMMITTEE - 1/10/17	
2	You want this back or you can send me a	
3	copy?	
4	MR. PAPADOPOULOS: I have a	
5	copy.	
6	CHAIRWOMAN JARMON: Okay.	
7	We'll be in touch.	
8	MR. PAPADOPOULOS: Thank you.	
9	CHAIRWOMAN JARMON: 713 Mercy	
10	Street, VC Properties.	
11	(Witness approached podium.)	
12	CHAIRWOMAN JARMON: Hi. State	
13	your name for the record again.	
14	MS. VINEY: Yes. Vincent S.	
15	Viney, owner of V2 Properties.	
16	CHAIRWOMAN JARMON: And you're	
17	here requesting a release and you have	
18	the certificate of occupancy.	
19	MR. VINEY: Yes.	
20	CHAIRWOMAN JARMON: Are there	
21	any questions from the Committee?	
22	(No response.)	
23	CHAIRWOMAN JARMON:	
24	Recommendation?	
25	MR. FRISHKOFF: Motion to	

Vacant Property Review Board January 10, 2017

	Page 36
1	VACANT PROPERTY REVIEW COMMITTEE - 1/10/17
2	approve.
3	(Duly seconded.)
4	CHAIRWOMAN JARMON: All in
5	favor?
6	(Aye.)
7	CHAIRWOMAN JARMON: Thank you.
8	MR. VINEY: Have a good day.
9	CHAIRWOMAN JARMON: 2426 East
10	Firth Street.
11	(No response.)
12	CHAIRWOMAN JARMON: We're going
13	to table this until next month, because
14	the lot is full of debris.
15	Vince, you have 2426 Firth
16	also.
17	MS. VINEY: I'm sorry. Firth?
18	I'm sorry. Yes.
19	CHAIRWOMAN JARMON: But it's
20	just a vacant lot that needs to be
21	cleaned. So what's going on with that
22	one?
23	(Witness approached podium.)
24	MS. VINEY: Yes. It's a vacant
25	lot. My question to you was, we're

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1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17 2. getting ready to start excavation within the next week and a half. It actually is cleared, but the grass is overgrown. We 5 can cut it certainly, but I didn't know if we're going to be excavating, if it 6 made sense to cut the grass if we're going to be digging it up in a week and a 8 9 half. MR. THOMAS: Do you have 10 11 permits to begin excavation? 12 MS. VINEY: We have permits in place, yeah. We actually -- we don't 13 14 physically have them, but L&I released 15 the building statements and we have to 16 just go pick up the permits. So they're 17 approved. We just haven't picked them up 18 yet. 19 MR. THOMAS: Can you send a 20 copy of the permits to the Chair? 2.1 MS. VINEY: Sure. 22 CHAIRWOMAN JARMON: Any further 23 questions? 2.4 MR. VINEY: And the grass may 25 already be cut. If it's cut, you want me

		Page 38
1	VACANT PROPERTY REVIEW COMMITTEE - 1/10/17	
2	to just send you the pictures?	
3	MR. THOMAS: Yeah.	
4	MR. VINEY: One or the other,	
5	right?	
6	MR. THOMAS: Yeah.	
7	So I move that we issue the	
8	certificate of completion contingent upon	
9	either photographic evidence that the lot	
10	has been cleaned and the grass is cut or	
11	the permits for excavation.	
12	(Duly seconded.)	
13	CHAIRWOMAN JARMON: All in	
14	favor?	
15	(Aye.)	
16	MS. VINEY: Thank you very	
17	much.	
18	CHAIRWOMAN JARMON: You're	
19	welcome.	
20	1236 North 5th Street, Miguel	
21	and Gloria Leon.	
22	(Witness approached podium.)	
23	MR. LEON: Good morning.	
24	CHAIRWOMAN JARMON: Good	
25	morning.	

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```
1
     VACANT PROPERTY REVIEW COMMITTEE - 1/10/17
 2.
                 MR. LEON:
                            I'm Miquel Leon.
                                               Mv
 3
       wife and I, Gloria Leon, own this
       property since 1991. It's about 25 years
 5
             It was a vacant lot that's adjacent
       to our home at 502 West Thompson. Over
       the years we've used it as a garden and
       at times we had vegetable plants on the
 8
 9
       garden, and we used it for home purposes.
       However, our children have grown and
10
11
       moved out. My wife and I are older, and
12
       the properties in that area are being
       purchased and renovated. New homes are
13
14
       being built. And we need to sell the
15
       property at this time to pay off
16
       obligations that we have, including a
       guarantee to educational loans.
17
18
                 We entered an agreement of
              The title company sent us a title
19
       sale.
20
       report, and in it they make reference to
2.1
       the reversion clause that appears in the
       deed from the Redevelopment Authority to
22
23
       my wife and I. And I spoke with people
       from the title company. They told me
2.4
25
       they cannot give clear title to the
```

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1 VACAN	T PROPERTY REVIEW COMMITTEE - 1/10/17
2 pur	chaser unless the reversion clause is
3 rel	eased. I'm here to request a release
4 of	the reversion clause.
5	CHAIRWOMAN JARMON: Okay. Are
6 the	re any questions from the Committee?
7	(No response.)
8	MR. FRISHKOFF: Motion to
9 app	rove.
10	(Duly seconded.)
11	CHAIRWOMAN JARMON: All in
12 fav	or?
13	(Aye.)
14	CHAIRWOMAN JARMON: We'll be in
15 tou	ch.
16	MR. LEON: Thank you.
17	CHAIRWOMAN JARMON: No problem.
18	2117 Cross Street, Katherine
19 Bri	ddell.
20	(Witnesses approached podium.)
21	CHAIRWOMAN JARMON: Good
22 mor	ning.
23	MS. BRIDDELL: Good morning.
24	CHAIRWOMAN JARMON: Please
25 sta	te your name for the record.

		Page 41
1	VACANT PROPERTY REVIEW COMMITTEE - 1/10/17	
2	MS. BRIDDELL: Katherine	
3	Briddell Jackson.	
4	CHAIRWOMAN JARMON: And you're	
5	here requesting a release. You own the	
6	adjacent property?	
7	MR. BRIDDELL: Yes.	
8	CHAIRWOMAN JARMON: You	
9	received this as a side yard	
10	MS. BRIDDELL: Yes.	
11	CHAIRWOMAN JARMON: back in	
12	2001. And you're requesting to sell for	
13	147,500?	
14	MS. BRIDDELL: Yes.	
15	CHAIRWOMAN JARMON: Any	
16	questions from the Committee?	
17	(No response.)	
18	CHAIRWOMAN JARMON:	
19	Recommendation?	
20	MR. GRADWOHL: The lot appears	
21	to have some debris on it. I don't know	
22	if the members	
23	MS. BRIDDELL: I sent the	
24	picture to	
25	MS. DREER: Hello. My name is	

Page 42

- 7 the fence or just bags flying from the
- 8 wind. But it has been cleaned since
- 9 then. We did take pictures, but since
- 10 then it snowed. We did send -- I did
- 11 send Ms. Jarmon an e-mail of the picture
- just when we came in.
- 13 CHAIRWOMAN JARMON: Oh, okay.
- 14 MS. DREER: So I did send that
- to your e-mail, but it has been cleared
- 16 since then.
- MR. GRADWOHL: Okay.
- 18 CHAIRWOMAN JARMON: Okay.
- 19 MS. DUNBAR: Do you have a
- 20 picture on your phone?
- MS. DREER: Yes, I do.
- 22 CHAIRWOMAN JARMON: Can I get a
- 23 recommendation?
- MR. THOMAS: I think she's just
- 25 going to show the picture.

		Page 43
1	VACANT PROPERTY REVIEW COMMITTEE - 1/10/17	
2	MS. DREER: Feel free to pass	
3	it around, yes.	
4	CHAIRWOMAN JARMON: It just has	
5	snow on it now, so that covers up	
6	whatever was there.	
7	MS. DUNBAR: We're good.	
8	Motion to release.	
9	(Duly seconded.)	
10	CHAIRWOMAN JARMON: All in	
11	favor?	
12	(Aye.)	
13	CHAIRWOMAN JARMON: Thank you.	
14	MR. BRIDDELL: Thank you.	
15	MS. DREER: Thank you so much.	
16	Have a good day.	
17	MS. DUNBAR: You too. Thank	
18	you.	
19	CHAIRWOMAN JARMON: Innova	
20	Redevelopment, 1452 South Bouvier, 1411	
21	South Colorado, 1523 South Colorado, and	
22	1528 South Bouvier.	
23	(Witness approached podium.)	
24	MR. ALLEGRETTI: Hi. I'm Bud	
25	Allegretti with Innova Redevelopment.	

Page 44 1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17 2. Allegretti is spelled A-L-L-E-G-R-E-T-T-I. I'm here to request a certificate of completion and release reverter conditions for these four 5 properties, which are the final four properties of the 15-unit workforce housing development. Two of them are 8 9 complete and have received certificates 10 of occupancy from L&I and the remaining 11 two will be complete by the end of the month, with all the settlement dates with 12 buyers this month. 13 14 MR. THOMAS: When are the sale 15 dates of the properties that don't have 16 the certificates of occupancy? 17 MR. ALLEGRETTI: Well, the settlement dates on the certificates of 18 19 sale are the 31st of this month. MR. THOMAS: And those 20 2.1 properties will be done by then? 22 MR. ALLEGRETTI: Yes. 23 And you have MR. THOMAS: certificates of occupancy? 2.4 25 MR. ALLEGRETTI: Yes. We have

Page 45 1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17 2. the inspection scheduled for next week, beginning of next week. MR. THOMAS: And so which of 5 these -- which two are done and have the 6 CO? MR. ALLEGRETTI: 1411 Colorado and 1528 Bouvier are done with CO's. 8 9 MR. THOMAS: And 1528 Bouvier? MR. ALLEGRETTI: And 1528 10 11 Bouvier. 12 MR. THOMAS: So I move that for 1411 and 1528 -- or 1411 South Colorado 13 14 and 1528 South Bouvier Street we issue a certificate of completion, and then for 15 1452 South Bouvier Street and 1523 South 16 17 Colorado Street we issue a certificate of 18 completion contingent upon receiving the 19 certificates of occupancy from you to Ms. 20 Jarmon. 2.1 MR. ALLEGRETTI: Okay. 22 (Duly seconded.) 23 CHAIRWOMAN JARMON: All in 24 favor? 25 (Aye.)

		Page 46
1	VACANT PROPERTY REVIEW COMMITTEE - 1/10/17	
2	CHAIRWOMAN JARMON: Thank you.	
3	MR. ALLEGRETTI: Thank you.	
4	CHAIRWOMAN JARMON: 2007 North	
5	5th Street, Sonia Santiago.	
6	(No response.)	
7	CHAIRWOMAN JARMON: We're going	
8	to table this. The applicant isn't here	
9	and there's an old car parked on this	
10	lot. We want to table this until next	
11	month.	
12	MR. THOMAS: The letter says	
13	she now resides in Florida. So I don't	
14	know if that will be	
15	CHAIRWOMAN JARMON: I'm sorry.	
16	So can we get it approved contingent upon	
17	this vehicle being removed.	
18	MR. THOMAS: Just to clarify,	
19	the lot in question is just the one with	
20	the car, not the one next to it?	
21	CHAIRWOMAN JARMON: Right.	
22	Just the one that has the fence around it	
23	where the car is.	
24	MR. THOMAS: I move that we	
25	offer a certificate of completion when	

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Page 47
 1
     VACANT PROPERTY REVIEW COMMITTEE - 1/10/17
       the applicant shows that the lot is
       cleared of any debris and old
       automobiles.
 5
                  (Duly seconded.)
 6
                 CHAIRWOMAN JARMON:
                                      All in
       favor?
 7
 8
                  (Aye.)
 9
                 CHAIRWOMAN JARMON:
                                      Thank you.
10
                  2668 to 70 Coral Street,
11
       William Duffy.
12
                  (No response.)
13
                 CHAIRWOMAN JARMON: We're going
14
       to table this until next month.
                 The next item is 2308 Collins
15
16
       Street, Diane Flanagan.
17
                  (No response.)
18
                 CHAIRWOMAN JARMON:
                                      All right.
19
       We're going to table it until next month.
20
                 2705 Belgrade.
2.1
                  (No response.)
22
                 CHAIRWOMAN JARMON:
                                      We're going
23
       to table this Belgrade until next month.
       They were supposed to send me the letter
2.4
25
       and the agreement and I never received
```

		Page 48
1	VACANT PROPERTY REVIEW COMMITTEE - 1/10/17	
2	it.	
3	6229 Germantown Avenue,	
4	Hardimon Property.	
5	(No response.)	
6	CHAIRWOMAN JARMON: We're going	
7	to table.	
8	1514 Parrish Street, 1514 to 16	
9	Parrish Street, LLC.	
10	(Witness approached podium.)	
11	CHAIRWOMAN JARMON: Hi.	
12	MS. MATZ: Hi, Susie. How are	
13	you?	
14	CHAIRWOMAN JARMON: Good	
15	morning. Can you state your name for the	
16	record.	
17	MS. MATZ: Karen Matz, M-A-T-Z.	
18	I'm with Matz Land Transfer Services,	
19	Inc.	
20	CHAIRWOMAN JARMON: And you're	
21	representing the LLC?	
22	MS. MATZ: Yes, the current	
23	owner of the property.	
24	CHAIRWOMAN JARMON: Are there	
25	any questions from the Committee?	

Page 49 1 VACANT PROPERTY REVIEW COMMITTEE - 1/10/17 2. MR. GRADWOHL: This property is new construction? MS. MATZ: That's correct. 5 They just did new construction on it. 6 It's been vacant forever and then finally they did new construction on it. So we have to remove the reverter on their 8 9 behalf. Their lender is requiring that 10 it be done. 11 MR. GRADWOHL: Okay. MS. MATZ: I'm sorry. My voice 12 is a little -- I have a cold. 13 14 MR. GRADWOHL: That's fine. 15 Do they have a certificate of 16 occupancy? 17 MS. MATZ: I believe they do. 18 If you require it, I'll certainly ask 19 them of it and get that for you. 20 MR. GRADWOHL: Okay. 2.1 CHAIRWOMAN JARMON: Okay. Can 22 I get a recommendation? 23 MS. DUNBAR: Motion to -- you want to do it? 2.4 MR. GRADWOHL: I'll do it. 25

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Page 50
     VACANT PROPERTY REVIEW COMMITTEE - 1/10/17
 1
 2.
                 Move to grant the certificate
 3
       of completion contingent upon the receipt
       of the certificate of occupancy.
 4
 5
                 MS. MATZ: Great. I will get
 6
       that right away.
 7
                  (Duly seconded.)
                 CHAIRWOMAN JARMON: All in
 8
 9
       favor?
10
                 (Aye.)
11
                 MS. MATZ:
                             Thank you very much.
12
                 CHAIRWOMAN JARMON: Thank you.
                  I just want to add the minutes
13
14
       from the December 13th, 2016 meeting.
                 MR. FRISHKOFF: Motion to
15
16
       approve the minutes.
17
                  (Duly seconded.)
                 CHAIRWOMAN JARMON: All in
18
19
       favor?
20
                  (Aye.)
2.1
                 CHAIRWOMAN JARMON:
                                       Thank you.
       The meeting has been adjourned.
22
23
                  (Vacant Property Review
       Committee concluded at 11:00 a.m.)
24
25
```

		Page 51
1		
2	CERTIFICATE	
3	I HEREBY CERTIFY that the	
4	proceedings, evidence and objections are	
5	contained fully and accurately in the	
6	stenographic notes taken by me upon the	
7	foregoing matter, and that this is a true and	
8	correct transcript of same.	
9		
10		
11		
12		
13		
14	MICHELE L. MURPHY	
15	RPR-Notary Public	
16		
17		
18		
19		
20	(The foregoing certification of this	
21	transcript does not apply to any reproduction	
22	of the same by any means, unless under the	
23	direct control and/or supervision of the	
24	certifying reporter.)	
25		

							Page 1
	l . .	l . .	l	l	l	l	
A	ALAN 1:14	9:24 16:16	best 10:21	certificate 7:4	43:4,10,13	17:5 19:24	company
A-L-L-E-G	alarms 32:8	attention	11:11	34:8,11	43:19 45:23	23:13,13	30:8,9,12
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30:16	43:24,25	Authority	big 31:17	49:15 50:2	47:22 48:6	13:19 15:13	18:14 19:14
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accurately	AMANDA	automobiles	bit 23:7	45:19	chance 33:22	1:14	7:4 38:8
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acres 29:18	answer 10:24	Aye 5:13 7:8	43:20,22	certifying	changing 8:7	Committee	23:19
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