

Vacant Property Review Committee
February 13, 2018

VACANT PROPERTY REVIEW COMMITTEE

Room 401, Caucus Room
Philadelphia, Pennsylvania
Tuesday, February 13, 2018
10:08 a.m.

PRESENT:

SUSIE JARMON, OHCD
LARRY PADILLA, PRA
WILLIAM NEWCOMB, ESQ., RDA
DEB CUNNINGHAM, PUBLIC PROPERTY
GARRETT O'DWYER, PACDC
LISA WALKER, REVENUE DEPARTMENT
WILLIAM KOONCE, COUNCIL PRESIDENT OFFICE
ANGEL RODRIGUEZ, PHDC
MARK DODDS, OHCD
CAROLYN PLACKE, LISC
ARIELLE HARRIS, L&I
JAMETTA JOHNSON, PLANNING COMMISSION
THOMAS DALFO, PIDC

Vacant Property Review Committee
February 13, 2018

Page 2

1 - - -

2 CHAIRMAN JARMON: Good morning. My name
3 is Susie Jarmon. We are going to get started.

4 Are there any attorneys in the room?

5 (Raised hands.)

6 CHAIRMAN JARMON: Want to come up?

7 (Applicant approaches podium.)

8 CHAIRMAN JARMON: What address are you
9 here for?

10 ATTORNEY3: 2317 Coral Street.

11 CHAIRMAN JARMON: State your name.

12 MR. MASCIANTONIO: My name is Paul
13 Masciantonio. I represent Veronica Clay,
14 administrator of the estate of Frederick W.
15 Richards. 2317 was acquired by the RDA on May 9,
16 2016. It is the request of the administrator
17 that she be permitted to sell the property free
18 and clear, and is under agreement of sale to do
19 so.

20 MR. RODRIGUEZ: Madam Chair, I have a
21 question. What is the balance of the mortgage?

22 CHAIRMAN JARMON: I attached the
23 mortgage, so someone would have to figure out
24 what's the balance from 2016. We will get the

Vacant Property Review Committee
February 13, 2018

Page 3

1 figure to you.

2 MR. MASCIANTONIO: Certainly, it would
3 be our intent to pay that.

4 CHAIRMAN JARMON: Yes. Any further
5 questions?

6 MR. KOONCE: I have one question. Have
7 you improved the property?

8 MR. MASCIANTONIO: I'm sorry?

9 MR. KOONCE: Can you improve the
10 property?

11 MR. MASCIANTONIO: I don't believe it
12 was. It was maintained.

13 MR. DALFO: This was a side yard.

14 CHAIRMAN JARMON: Yeah. This was a side
15 yard with a self amortizing mortgage against
16 title.

17 MR. KOONCE: The previous sale attached,
18 was that for more than a side yard?

19 MR. MASCIANTONIO: Yes. That is for the
20 house, too.

21 MR. KOONCE: Got it.

22 CHAIRMAN JARMON: Any further questions?

23 MR. KOONCE: We are going to approve it
24 with payment of the balance?

Vacant Property Review Committee
February 13, 2018

Page 4

1 CHAIRMAN JARMON: Of the self-amortizing
2 mortgage to be paid off.

3 MR. DALFO: So moved.

4 MR. RODRIGUEZ: Second.

5 CHAIRMAN JARMON: All in favor?

6 (Ayes.)

7 CHAIRMAN JARMON: Any opposed?

8 (No opposition.)

9 CHAIRMAN JARMON: Thank you.

10 (Applicant approaches podium.)

11 CHAIRMAN JARMON: Good morning.

12 MS. VESSER: Good morning. I am here
13 for 3238 Hartville Street. My name is Amy
14 Vesser. I represent the Estate of Juan Rosato.
15 This is an empty lot owned by the Estate and the
16 decedent's ex-wife. It's never been approved.
17 We learned after an agreement of sale was signed
18 recently that there were restrictions back from a
19 deed in 1989 from the RDA. Not to our decedent,
20 but to the person who owned title before him to a
21 lot that was simply used as a back yard for a
22 house on it.

23 CHAIRMAN JARMON: Yes. That's how it
24 was transferred out to the owner as a rear yard.

Vacant Property Review Committee
February 13, 2018

Page 5

1 Are there any questions?

2 Recommendations?

3 MR. DALFO: Move to allow the sale.

4 CHAIRMAN JARMON: I'm sorry?

5 MR. DALFO: Move to issue certificate of
6 completion, then? Is that what they need?

7 CHAIRMAN JARMON: Yeah.

8 MS. JOHNSON: Second.

9 CHAIRMAN JARMON: All in favor?

10 (Ayes.)

11 CHAIRMAN JARMON: Thank you.

12 MS. VESSER: Thank you.

13 (Applicant approaches podium.)

14 CHAIRMAN JARMON: Hi.

15 MR. MCILHINNEY: I know you don't like
16 the packets. This is for 1419 Orange Street.

17 CHAIRMAN JARMON: Okay. They are
18 selling their house along with the lot, correct?

19 MR. MCILHINNEY: These are -- it's a
20 vacant lot, Your Honor or Madam Chairwoman. My
21 name is Michael McIlhinney, Law Offices of
22 Orphanides and Toner. I'm here on behalf of
23 TBCPA, 1417 Orange Street, LLC.

24 The property at issue is at the

1 intersection of Orange Street and Miller Street
2 in the Fishtown neighborhood. My client is the
3 current owner of 1417 Orange Street. 1419 Orange
4 Street, which has the reverter language in it,
5 and then 426 Miller Street. There are three
6 parcels that make up the corner property. The
7 prior owner of the property is Margaret Wible.
8 She owned 1419 Orange Street. Her family, her
9 son owned the two neighboring properties.

10 Ms. Wible took title to the property
11 from the RDA in 2005. They maintained the
12 property for the past 15 years. It's been used
13 as a vacant lot, a yard basically for the
14 community. Ms. Wible lives down the block. It's
15 not exactly next door property. Her house a few
16 houses away, but it is part of the side yard
17 program. And in your packet at Exhibit 3 are the
18 historic photos from 2009 and 2011 showing the
19 property being approved as vacant yard.

20 At this point, we just request that the
21 reverter language in the middle property, the
22 1419 Orange Street be marked as satisfied and the
23 certificate of completion issued so we can
24 develop the properties in accordance with the

Vacant Property Review Committee
February 13, 2018

Page 7

1 neighborhood.

2 CHAIRMAN JARMON: And the correction on
3 the acquisition or disposition date should be
4 May 2005.

5 Any questions from the committee.

6 MS. CUNNINGHAM: You've already started
7 the development?

8 MR. MCILHINNEY: We cleared the lot with
9 heavy machinery, but haven't done any excavation
10 in terms of putting foundation down. That is the
11 plan to build three houses on the properties.

12 MS. JOHNSON: Do you have permits?

13 MR. MCILHINNEY: To do the construction?

14 MS. JOHNSON: Yes.

15 MR. MCILHINNEY: I'm not sure if the
16 permits have been pulled yet, but I believe it
17 was submitted for.

18 MR. RODRIGUEZ: Building permits or the
19 plan?

20 MR. MCILHINNEY: Well, the plan -- there
21 would be a zoning permit to redraw the lot. One
22 of the problems with this property that is part
23 of the side yard is substandard lot. It's very
24 small sliver. Whereas 1417, which we own, is

Vacant Property Review Committee
February 13, 2018

Page 8

1 also an oversized lot. They will be redrawn to
2 equal the lot sizes to make them equal so you can
3 build. 426 Miller Street is also small, so they
4 are going to increase the side yard, decrease the
5 back yard on orange street and increase the
6 Miller Street to be three equal lots. There is
7 approvals to redraw the lot line, correct.

8 CHAIRMAN JARMON: Any further questions?
9 Recommendation?

10 MR. KOONCE: Move to approve --

11 MR. RODRIGUEZ: Second.

12 MR. KOONCE: -- certificate of
13 completion.

14 CHAIRMAN JARMON: All in favor?

15 (Ayes.)

16 CHAIRMAN JARMON: Any opposed?

17 (No opposition.)

18 MR. MCILHINNEY: Thank you for your
19 time.

20 CHAIRMAN JARMON: Have a great day.

21 (Applicant approaches podium.)

22 CHAIRMAN JARMON: Good morning.

23 MR. LORENZO: Good morning.

24 CHAIRMAN JARMON: State your name for

Vacant Property Review Committee
February 13, 2018

Page 9

1 the record.

2 MR. LORENZO: Lorenzo D. McTally. I'm
3 here for 2630 North Bouvier Street. The property
4 has certain restrictions which my client is
5 asking to be lifted.

6 CHAIRMAN JARMON: Is that 2360?

7 MR. LORENZO: I think 26 -- it's Bouvier
8 Street.

9 MR. KOONCE: 2360.

10 CHAIRMAN JARMON: It's a property we
11 transferred to PHDC. Go ahead.

12 MR. LORENZO: And so, this property was
13 purchased at sheriff sale. And we can't obtain
14 title insurance without the restrictions being
15 lifted.

16 CHAIRMAN JARMON: Any questions from the
17 committee?

18 Recommendation?

19 MR. KOONCE: When was the property
20 purchased from the City?

21 MR. LORENZO: It was purchased at
22 sheriff sale.

23 MR. KOONCE: The prior purchase.

24 CHAIRMAN JARMON: It was purchased

Vacant Property Review Committee
February 13, 2018

Page 10

1 from -- PHDC transferred this property in '87.

2 MR. RODRIGUEZ: Yeah. Actually, in '84.

3 CHAIRMAN JARMON: Then it went up for
4 sheriff sale.

5 MR. RODRIGUEZ: So moved.

6 MR. DALFO: Second.

7 CHAIRMAN JARMON: All in favor?

8 (Ayes.)

9 CHAIRMAN JARMON: Thank you.

10 MR. LORENZO: Have a good day.

11 CHAIRMAN JARMON: You, too.

12 (Applicant approaches podium.)

13 CHAIRMAN JARMON: Good morning.

14 MS. BENNETT: Good morning. I'm here
15 for 2029 West Master Street. My name is --

16 CHAIRMAN JARMON: 2031?

17 MS. BENNETT: 2029 is a vacant lot.

18 2031 is the address at my client's Nina Bilynsky
19 and Jason Ristics.

20 CHAIRMAN JARMON: Right. That's what
21 you're here for.

22 MR. KOONCE: Hold on a second.

23 CHAIRMAN JARMON: It's on page 5. This
24 is a property that we transferred to the

Vacant Property Review Committee
February 13, 2018

Page 11

1 applicants. And shortly after, the Redevelopment
2 Authority condemned the property.

3 MR. KOONCE: Okay.

4 MS. CUNNINGHAM: PHA condemned the
5 property, not PRA.

6 MR. NEWCOMB: Yeah, the Housing
7 Authority.

8 CHAIRMAN JARMON: Are there any
9 questions from the Committee?

10 MS. CUNNINGHAM: Yeah.

11 There was a -- it looks like the request
12 is to get a release and forgive the rest of the
13 self-amortizing mortgage; is that correct?

14 MS. BENNETT: Yes, that's correct.

15 MS. CUNNINGHAM: I'm not okay with that.
16 Anybody else THAT would get proceeds from a
17 condemnation would be required to pay the balance
18 of the mortgage.

19 MS. BENNETT: In this situation, no
20 money changed hands when the mortgage was taken
21 out in 2013.

22 MS. CUNNINGHAM: Right.

23 MS. BENNETT: Our position is that
24 because of that fact, no money -- it wasn't a

1 third party lender, no money changed hands. It
2 was simply mechanism for the RPA to ensure that
3 my clients were maintaining the property, that
4 they shouldn't -- and then they were planning on
5 staying with the contract and completing the
6 mortgage as the terms had allowed until the
7 condemnation occurred. That was not by their
8 volition. They didn't sell the property. They
9 didn't default on the mortgage in any way. It
10 was a separate action by the City to condemn the
11 property.

12 So, there was no fault to my clients.
13 And if they had been allowed, they would have
14 completed the terms of the mortgage as stated.

15 MS. CUNNINGHAM: But your clients also
16 had no skin in the game, and they are getting a
17 38,000-dollar payment for the property, correct?
18 Plus interest, plus attorney fees.

19 MS. BENNETT: The terms of the order are
20 correct. The skin in the game for them is that
21 they have spent money to maintain the property.
22 They cleared it from a vacant lot that had glass
23 and it was a public nuisance and things like
24 that, and they beautified it. And they made it

1 into a playground for their daughter. So in that
2 way, they do have some skin in the game.

3 MR. KOONCE: They acquired the property
4 for a dollar. They signed the purchase mortgage
5 for the amount of 11,000.

6 MS. BENNETT: Yes.

7 MR. KOONCE: Couple years later or how
8 long was it that they --

9 MS. BENNETT: It was -- so the mortgage
10 and the deed were issued in September of 2013.
11 And the condemnation notice was issued in October
12 of 2015.

13 MR. KOONCE: Same year?

14 MS. BENNETT: Sorry. 2013 was the deed,
15 and the mortgage at 2015 was the notice for
16 condemnation.

17 MR. KOONCE: They acquired the property
18 for a dollar. They spent some money improving
19 the property. Then it gets condemned, and it's
20 appraised at \$38,000?

21 MS. BENNETT: Yes.

22 MR. KOONCE: And your client is getting
23 \$38,000 for the property, but you're asking that
24 we forgive.

1 MS. CUNNINGHAM: About \$5500.

2 MR. KOONCE: Well, actually more than
3 that.

4 MS. CUNNINGHAM: It would be -- because
5 it's been five years since the mortgage was
6 issued and self-amortizing is a ten-year
7 mortgage.

8 MR. KOONCE: But the transition
9 occurred --

10 MS. CUNNINGHAM: In 2013.

11 MR. KOONCE: But they -- they only had
12 the property for two years.

13 MS. CUNNINGHAM: Oh, okay. But the deed
14 of condemnation wasn't in 2015, that was just the
15 notice of taking. The deed of condemnation was
16 much later.

17 MS. BENNETT: Yes, I believe 2017 was --

18 MR. KOONCE: When purchase money
19 mortgage, when you go to settlement, it's taken
20 out of there.

21 MS. BENNETT: Yes, it is. We're asking
22 for it not to be because this was not by my
23 client's choosing. The condemnation was separate
24 action. And my clients would have kept and

1 maintained the property, done everything they
2 were supposed to do. And our position is they
3 shouldn't be penalized from their reward based on
4 a separate action.

5 MS. CUNNINGHAM: But they are not being
6 penalized. They are being rewarded.

7 MR. RODRIGUEZ: You got a property for a
8 dollar. It was -- the balance was mortgaged. It
9 was paid and due to the City. Now it's been
10 condemned. You are getting a windfall of 38,000
11 in terms of approval. The difference from a
12 dollar in a payment that you are -- you got a
13 great deal in terms of getting property.

14 How is that penalizing? How are you
15 being penalized?

16 MS. BENNETT: Because the intent of my
17 clients was to keep the property and to use it.
18 It was taken. That was where the penalizing
19 comes in.

20 MR. KOONCE: How much do you believe
21 that -- how much does your client believe that --
22 was put into the property via taxes and
23 improvements?

24 MS. BENNETT: She's actually right

1 there. If I can ask her real quick, because I
2 don't have that information.

3 CHAIRMAN JARMON: She can come up to the
4 podium and state your name for the record.

5 MS. BILYNSKY: Good morning. My name is
6 Nina Bilynsky. I'm the property owner at 2029
7 West Masters Street. And we were also the
8 property owners of 2031 West Master Street, which
9 is the property in question today.

10 My husband and I moved in to 2029 west
11 Master Street in 2013. 2031 was a vacant lot
12 directly next door to our home. It was in really
13 bad condition when we moved in. So, I'm
14 five-two. And the weeds on the lot were
15 literally taller than me. It was disgusting.
16 There was debris. There were animals, like,
17 possums living there. People were just like
18 having sex there leaving used condoms, drug
19 paraphernalia. It was blighted eye sore.

20 So, we have a small child who lives with
21 us at home. We didn't want her to somehow get
22 injured. There was people dumping garbage there
23 and so forth. So, my husband and I took it upon
24 ourselves to clean it up. And also, we went to

1 file a complaint about the property so that, you
2 know, the City would be aware of the conditions
3 of it. And we came to find out that the City
4 owned the property.

5 So, we also came to find out that there
6 was a program for the Redevelopment Authority
7 where we could obtain that property and get a
8 mortgage on it. And the agreement was that if we
9 maintained the property within the boundaries of
10 the stipulation set forth in the mortgage, then
11 after ten years, the property would become ours
12 outright.

13 So, we did maintain the property for
14 about two and a half years to three years. And
15 in 2015 in August, we got a -- it was a Notice of
16 Condemnation. I remember it was August because
17 we had just gotten back from our bachelor and
18 bachelorette vacation. We were getting married
19 in September.

20 We received the declaration of taking, I
21 forget which date offhand. But our intention was
22 once we had gotten married in September of 2015,
23 to actually, like, build a nice garden, put up a
24 fence, make an area for the the kids to play, not

1 only our daughter but our neighbors' kids and the
2 neighborhood where we live, there is no
3 playgrounds. There is not really anything for
4 the kids to do. So, we wanted to invest in some
5 of the money we received from our wedding in
6 September of 2015 into the property to, you know,
7 make it nice an habitable. Basically, an
8 extension of our home.

9 Of course, when we received the
10 declaration of taking, we didn't know what to do.
11 So, I can say that we never intended to sell the
12 property for any reason. Our home is directly
13 next door. We have a 30-year mortgage on our
14 home, so we are pretty invested in staying in the
15 city and staying in the neighborhood. And I
16 mean, at this point, I would love to just have
17 the land still. I'm a enthusiastic gardener.

18 I would also involve some of the
19 neighborhood kids and planting flowers and so
20 forth outside, teaching them a little bit about
21 gardening. That was one of the uses that I
22 wanted to include the property for. But again,
23 we are in this situation now. So, we are just
24 asking to be justly compensated.

1 MS. CUNNINGHAM: I'm sorry you think
2 that the \$38,000 payment are your damages. Up
3 from that, you are required to pay -- anybody
4 would be required to pay the balance of their
5 mortgage.

6 MS. BILYNSKY: Right. It was not our
7 choice to --

8 MS. CUNNINGHAM: It wasn't their choice
9 either. If they had a traditional mortgage, it
10 wouldn't be their choice either. And I just want
11 to correct one erroneous assertion in the letter.
12 The City of Philadelphia didn't condemn the
13 property. Philadelphia Housing Authority
14 condemned the property, just so you understand.
15 It wasn't the City that condemned the property.

16 MS. BILYNSKY: Right. But it's a city
17 agency funded by taxpayer money.

18 MS. CUNNINGHAM: No. It's a state
19 agency.

20 MS. BILYNSKY: Okay.

21 MR. RODRIGUEZ: Also, I have a question.
22 Is this accurate, the date on this photo
23 for the lot?

24 CHAIRMAN JARMON: I'm sorry?

Vacant Property Review Committee
February 13, 2018

Page 20

1 MR. RODRIGUEZ: Is the date on this
2 photo accurate, December 31, 2018? In the
3 packet --

4 CHAIRMAN JARMON: Okay. I'm --It was
5 just done.

6 MR. RODRIGUEZ: It was just done?

7 CHAIRMAN JARMON: Yes.

8 MS. BILYNSKY: All of the vacant land
9 was taken over by the Philadelphia Horticultural
10 Society. I guess their CLIP Program comes and
11 mows the lawn on the 1st and the 15th of every
12 month. But I also had to actually call out to
13 them to come and maintain the properties because
14 they don't always do so in a timely manner.

15 So since we -- since the property was
16 taken from us, you know, I'm not going to
17 maintain something that doesn't belong to me
18 anymore especially if there is a city agency,
19 which I am already paying through my taxes to
20 take care of it. Sometimes they need a little
21 bit of nudging.

22 The City offered us \$6,000 or so when
23 they took it. So, they severely tried to
24 underpay the value of the property. We had to

1 hire an appraiser to come up with a counter
2 appraisal. And actually came out to \$42,000.

3 MS. CUNNINGHAM: That's \$38,000 plus
4 \$4,000 attorney fee.

5 MR. KOONCE: Correct.

6 MS. BILYNSKY: We paid more. Under the
7 eminent domain, it says we are entitled to
8 repayment of \$4,000 of the legal fees, but we
9 have spent way more than that. Basically,
10 defending our position that, you know, we never
11 wanted to release the property in the first
12 place.

13 MR. KOONCE: I don't understand how you
14 feel that you've been harmed.

15 MS. BILYNSKY: I'm sorry?

16 MR. KOONCE: I don't understand how you
17 feel you've been harmed. You had the City convey
18 the property to you for a dollar, gave you a
19 purchase money mortgage, basically, which there
20 is no interest on it and it's forgiven. I mean,
21 there were no payments.

22 MS. BILYNSKY: Well, we're being harmed
23 because the property which we invested our time
24 and effort and blood, sweat and tears and our

1 money in it through property taxes and
2 improvements we made along the way has been taken
3 from us against our will. We never intended to
4 sell it within that ten-year time period. We
5 still would have liked to be the property owners
6 of 2031 today, investing even more money into
7 improving the appearance of the neighborhood.

8 MS. CUNNINGHAM: I understand your
9 frustration with that. But this isn't the forum
10 for your frustration with the eminent domain
11 situation. This has to do with the purchase
12 money mortgage. And from our point of view,
13 you've been justly compensated for your time,
14 your investment in the property.

15 Unless you're saying that that -- you've
16 spent more than \$38,000 on the side yard. From
17 what I understand, your maintenance has been
18 taken care of by PHS.

19 MS. BILYNSKY: No, not while we owned
20 it.

21 MS. CUNNINGHAM: It's --

22 MS. JOHNSON: How much does it cost to
23 maintain it? It's a vacant lot.

24 MS. BILYNSKY: Our intention was to

1 build a yard and --

2 MS. JOHNSON: But you haven't to date.
3 We are just talking about what you have done to
4 date.

5 MS. BILYNSKY: I don't have that figure.

6 MR. KOONCE: It's -- I understand your
7 hopes and aspirations, but we can't reimburse you
8 for that, or I can't support it.

9 MS. JOHNSON: But you will still net a
10 profit after you pay the City their balance.

11 MR. KOONCE: Substantial profit.

12 MS. BILYNSKY: I mean, I am just
13 confused how a separate board of viewers can
14 award us a certain figure. And then we come to a
15 different branch, and then that figure changes
16 significantly.

17 MR. RODRIGUEZ: It's in debt. You have
18 a mortgage; so therefore, it is a debt taxed to
19 the property which you got in -- it's a benefit
20 that you got it for a dollar. Your agreement was
21 you would maintain it, and then it would be
22 forgiven. Those were the terms.

23 MS. BILYNSKY: But we were never given
24 the opportunity to maintain it to the full extent

1 of the mortgage because it was taken from us
2 before that time period expired. That's why we
3 are disputing it.

4 MS. CUNNINGHAM: So is everybody else's
5 property who was included in that condemnation
6 and had private mortgages, and had to pay those
7 private mortgages out of the proceeds of the
8 condemnation. I'm not -- I'm just not
9 understanding what makes this mortgage different.

10 MS. BILYNSKY: They had every right to
11 get legal representations and do the same thing
12 that we are doing.

13 MR. KOONCE: But even if they had gotten
14 legal representation, that was just for the Board
15 of Review. Once the Board of Review establishes
16 the value, then the private mortgages are
17 deducted from that amount at settlement. You
18 have to pay the mortgage. Every one in that --
19 in those condemnations paid the mortgage in back
20 taxes and stuff.

21 MS. BILYNSKY: But isn't the mortgage
22 negated through the process of eminent domain?

23 MR. DALFO: No.

24 MS. BILYNSKY: Then why can't we still

Vacant Property Review Committee
February 13, 2018

Page 25

1 maintain our mortgage and keep the property?

2 It's confounding to me.

3 MR. KOONCE: I think that's a question
4 between -- that you should ask your lawyer.

5 MS. CUNNINGHAM: Agreed.

6 MS. BENNETT: For the record, it's
7 Lindsay Bennett from Avallone Law Associates.

8 CHAIRMAN JARMON: Are there any further
9 questions from the Committee?

10 If not, can I get a recommendation?

11 MS. CUNNINGHAM: I recommend that we
12 deny this certificate of completion until the
13 purchase money mortgage is satisfied.

14 MR. KOONCE: Second.

15 CHAIRMAN JARMON: All in favor?

16 (Ayes.)

17 CHAIRMAN JARMON: So, the Committee is
18 asking that the mortgage be paid off before this
19 is brought back before the Committee.

20 Thank you. Have a good day.

21 MS. BILYNSKY: Thank you.

22 (Applicant approaches podium.)

23 CHAIRMAN JARMON: Good morning.

24 Can you state your name for the record?

1 MS. COSTELLI: Good morning, my name is
2 Margaret Costelli. I'm the attorney for the
3 Estate of Mable Dockery. Mable was the owner of
4 1929 West George Street. And Walter -- she has
5 since died. And Walter Dockery who is here is
6 administrator of the estate. He inherited this
7 property. I have a copy of the deed if you need
8 it with the restrictions as well as the letters
9 of administration.

10 This property was used continuously as a
11 back yard.

12 MR. RODRIGUEZ: Excuse me, what was the
13 address again?

14 CHAIRMAN JARMON: 1929 West George
15 Street.

16 MR. DALFO: Page 5.

17 MS. CUNNINGHAM: Letter I.

18 MR. RODRIGUEZ: Letter I?

19 MS. CUNNINGHAM: Attachment I. Sorry.

20 MR. DALFO: It's the top of page 5.

21 CHAIRMAN JARMON: It's on page 5.

22 MR. KOONCE: Okay.

23 MS. COSTELLI: This property was used
24 continuously as a back yard to a property that

1 his family also owned on Cambridge Street. And
2 he has maintained it and used it continuously
3 over the years since 2004 when the property was
4 deeded from the RDA to Mable as a back yard. He
5 fenced it in. If you look at the yard, it's all
6 grass and everything right now.

7 When the estate was raised, Mr. Dockery
8 entered into a contract for the yard portion.
9 And then when we ran title, we discovered that
10 the restrictions were on that 2004 date. We're
11 asking the panel to remove the restrictions.

12 This is currently under contract to an
13 individual named Daniel Wallace who wants to
14 develop it with a single family dwelling. And we
15 are do and go to closing the minute we can get a
16 release of the restrictions.

17 MR. RODRIGUEZ: When was this conveyed?

18 MR. KOONCE: This was conveyed 2004?

19 CHAIRMAN JARMON: Yes. As a rear yard.

20 Any further questions?

21 MR. RODRIGUEZ: This is not used as a
22 parking lot?

23 CHAIRMAN JARMON: It was a rear yard.

24 It was fenced in. I think someone tore the

Vacant Property Review Committee
February 13, 2018

Page 28

1 fence --

2 MS. COSTELLI: It's fenced in.

3 CHAIRMAN JARMON: Yeah.

4 Any further questions? Recommendations?

5 MR. KOONCE: Motion to approve the
6 certificate of completion.

7 MS. PLACKE: Second.

8 CHAIRMAN JARMON: All in favor?

9 (Ayes.)

10 CHAIRMAN JARMON: Any opposed?

11 (No opposition.)

12 CHAIRMAN JARMON: And when is your
13 settlement scheduled, ma'am?

14 MS. COSTELLI: Actually, the minute we
15 can get the release papers. We've been ready to
16 go for a couple months.

17 CHAIRMAN JARMON: Okay. Thank you.

18 MS. COSTELLI: Thank you so much.

19 CHAIRMAN JARMON: You're welcome.

20 Going to start from beginning of the
21 Agenda, page 2. 52 North St. Bernard Street,
22 Kenton Brown.

23 (Applicant approaches podium.)

24 CHAIRMAN JARMON: Good morning.

Vacant Property Review Committee
February 13, 2018

Page 29

1 State your name for the record.

2 MR. BROWN: Good morning, Kenton Brown.

3 CHAIRMAN JARMON: You are here to
4 purchase 52 North St. Bernard Street?

5 MR. BROWN: Yes.

6 CHAIRMAN JARMON: And I have for you to
7 maintain and keep it clean. Do you own property
8 on that block?

9 MR. BROWN: Yes.

10 CHAIRMAN JARMON: The address?

11 MR. BROWN: 16 North St. Bernard Street.

12 MS. JOHNSON: Is that a house?

13 MR. BROWN: Yes.

14 MR. RODRIGUEZ: But you reside outside
15 of Philadelphia?

16 MR. BROWN: Yes.

17 MR. RODRIGUEZ: What are your plans for
18 the site?

19 MR. BROWN: Maintain, keep it clean.

20 MS. CUNNINGHAM: Can I ask why? You
21 don't live in the neighborhood and you're not --
22 I mean, I am just curious why you would want a
23 vacant lot to maintain and keep clean.

24 Are you planning to develop eventually?

1 MR. BROWN: For right now, just going to
2 maintain and keep it clean. We've been doing the
3 same for pretty much all our lives on the street
4 because people short dump construction materials
5 on the street. It makes the street look bad. A
6 lot of the neighbors that live on the street
7 don't have the finances and the ability to get
8 rid of the debris. I end up paying contractors
9 and sometimes even myself to move the debris
10 myself.

11 MS. JOHNSON: This is part of an
12 assemblage with about four other lots. Are you
13 going to keep -- those are private lots.

14 MR. BROWN: Those are private lots.

15 MS. JOHNSON: You are going to keep the
16 one lot clean?

17 MR. BROWN: No. We clean all four all
18 the time. And I pay landscapers to sometimes cut
19 the lots.

20 MR. RODRIGUEZ: Do you own the other
21 lots?

22 MR. BROWN: No.

23 MR. RODRIGUEZ: Do you own any of the
24 other lots?

Vacant Property Review Committee
February 13, 2018

Page 31

1 MR. KOONCE: Just one.

2 MS. JOHNSON: 4648 or 50.

3 MR. RODRIGUEZ: Is it my understanding
4 that we were intending to convey this at nominal?

5 CHAIRMAN JARMON: No. It's for sale.

6 MR. RODRIGUEZ: What's the appraised
7 value of this?

8 CHAIRMAN JARMON: We have to order an
9 appraisal once it's approved.

10 MR. KOONCE: Just for -- do you or any
11 entity you're affiliated with own any lots in the
12 city?

13 MR. BROWN: Other lots in the city?

14 MR. KOONCE: Yeah. Other than the ones
15 on St. Bernard.

16 MR. BROWN: I don't own any other lots.

17 MS. CUNNINGHAM: You own seven or eight
18 different properties in the city, correct?

19 MR. BROWN: Correct.

20 MS. CUNNINGHAM: Rental properties and
21 multifamily and one other vacant lot on North
22 51st Street?

23 MR. BROWN: No. It's -- they are all
24 properties.

Vacant Property Review Committee
February 13, 2018

Page 32

1 MS. CUNNINGHAM: Okay. It's been built
2 on since then?

3 MR. BROWN: What happened?

4 MS. CUNNINGHAM: It's been built on?

5 MR. BROWN: 17 North 51st Street, no,
6 that's a home. It's always been a home.

7 MS. CUNNINGHAM: Okay.

8 MR. KOONCE: There are no violations or
9 taxes due on any of the properties?

10 CHAIRMAN JARMON: No. And this property
11 has --

12 MS. HARRIS: I checked the violations
13 for every property. And there is none.

14 CHAIRMAN JARMON: -- been on since 1993.
15 And I don't have any other applicants for this
16 lot.

17 MR. KOONCE: Okay.

18 MR. RODRIGUEZ: So, this would be
19 considered direct sale?

20 CHAIRMAN JARMON: Yes.

21 MR. RODRIGUEZ: Okay.

22 CHAIRMAN JARMON: Can I get a
23 recommendation?

24 MR. RODRIGUEZ: Just a question in terms

1 of the process. Are we making a decision to
2 convey the property at this time?

3 CHAIRMAN JARMON: Yes.

4 MR. RODRIGUEZ: Without an appraisal?

5 CHAIRMAN JARMON: Yes.

6 MR. DALFO: Subject to the appraisal.

7 CHAIRMAN JARMON: Can I get a
8 recommendation?

9 MR. DALFO: Move to convey --

10 CHAIRMAN JARMON: I don't want to order
11 appraisals until the property is approved for the
12 individual. And we lost money -- he's in
13 agreeance right here to purchase. So now we can
14 order an appraisal.

15 MR. RODRIGUEZ: Whatever the appraisal
16 price is, you are willing to purchase it?

17 MR. BROWN: I didn't hear you.

18 MR. RODRIGUEZ: Whatever the appraisal
19 price is, you are willing to purchase at that
20 price?

21 MR. BROWN: Within reason, yeah. A
22 million dollars -- not going to buy for a million
23 dollars. Within reason, yeah.

24 MS. CUNNINGHAM: That's not how

Vacant Property Review Committee
February 13, 2018

Page 34

1 appraisals work but.

2 MR. DALFO: I move to sell the property
3 at fair market value as determined by an
4 appraisal.

5 MS. JOHNSON: I second.

6 CHAIRMAN JARMON: All in favor?

7 (Ayes.)

8 CHAIRMAN JARMON: Thank you.

9 MR. BROWN: Thank you.

10 CHAIRMAN JARMON: BMK Properties,
11 1522-24 Parrish, 1536 Parrish, 1538 Parrish.

12 (Applicant approaches podium.)

13 CHAIRMAN JARMON: Good morning.

14 MR. McKNIGHT: Good morning, everyone.
15 Lawrence McKnight, BMK Properties.

16 CHAIRMAN JARMON: And your proposal for
17 these lots are to develop?

18 MR. McKNIGHT: Workforce sales.

19 CHAIRMAN JARMON: Any questions from the
20 Committee?

21 MR. KOONCE: Just for the record, this
22 is part of a larger project?

23 MR. McKNIGHT: Correct.

24 MR. KOONCE: And the other properties

1 would be coming from the Redevelopment Authority?

2 MR. McKNIGHT: Correct. My
3 understanding is that this has to be transferred
4 to the RDA, and then we purchase the remaining
5 parcels or all the parcels from the RDA.

6 MR. KOONCE: Or transfer to -- or both
7 the --

8 MR. O'DWYER: The other properties are
9 held by the RDA?

10 MR. McKNIGHT: Yes.

11 MR. DALFO: They are already under
12 agreement with the RDA?

13 MR. McKNIGHT: Yes.

14 MR. KOONCE: This was a -- as a result
15 of request of proposal ahead of the bid?

16 MR. McKNIGHT: Correct.

17 MR. O'DWYER: I'm not sure whether this
18 is a question for the Chair or Law Department,
19 but the workforce housing requirement would be
20 added in as a deed restriction in addition to the
21 normal deed language?

22 MR. KOONCE: It's actually added into
23 the -- Redevelopment Authority does it by -- they
24 have a redevelopment agreement. And it's

1 actually -- which is, yeah, incorporated by
2 reference.

3 MS. CUNNINGHAM: I think those are also
4 integrated into every deed that goes out from
5 there.

6 MR. RODRIGUEZ: This is part of an RFP
7 process.

8 MR. McKNIGHT: Correct.

9 MR. O'DWYER: Are these being
10 transferred at nominal.

11 CHAIRMAN JARMON: No. Looks like
12 disposition cost here, price it says, 228,609.

13 MS. CUNNINGHAM: For all of it, right?

14 CHAIRMAN JARMON: For all of those on
15 this fax sheet.

16 MS. CUNNINGHAM: It's reassessed value.

17 MR. KOONCE: It is a reduced price, but
18 the tradeoff is that properties can't be sold
19 after they are developed to anyone over
20 120 percent. So, the buyers are restricted to
21 120 percent of --

22 MR. McKNIGHT: The maximum purchase
23 price for the completed house is \$230,000.

24 MR. KOONCE: And the restriction is for

1 ten years. They have to stay there. Or if they
2 sell it, find someone to meet the requirements.

3 MR. RODRIGUEZ: Ten year resets for
4 total 30 -- if the first owners sells, they have
5 to sell to 120 AMI. The ten years resets, and
6 that puts sales out to total of 30 years.

7 MR. DALFO: Okay. All right.

8 CHAIRMAN JARMON: Recommendation?

9 MR. RODRIGUEZ: Move.

10 MR. O'DWYER: Second.

11 CHAIRMAN JARMON: This is to be
12 transferred to the Redevelopment Authority from
13 the City of Philadelphia. Just wanted to make
14 that clear.

15 All in favor?

16 (Ayes.)

17 CHAIRMAN JARMON: Thank you.

18 MR. KOONCE: They are not going to be
19 transferred to the Redevelopment Authority at
20 nominal.

21 CHAIRMAN JARMON: Yes.

22 MR. KOONCE: In other words, I think the
23 way it works is these properties have an
24 appraisal -- I mean, these properties will be

1 part of -- so if this -- if the developers went
2 to it in -- and there are ten properties, and
3 five of them are -- four of them are city
4 properties and the four -- 40 percent of the
5 proceeds would go -- will come back to VPRC.

6 CHAIRMAN JARMON: Thank you.

7 The next item is 2417 North Orianna
8 Street. This applicant was previously approved
9 to receive the lot as a side yard. However, she
10 said that she wanted to purchase. She didn't
11 want the mortgage against the title.

12 MR. RODRIGUEZ: This was conveyed in
13 1981?

14 CHAIRMAN JARMON: No. The City acquired
15 it in 1981. I'm going to table this item until
16 next month.

17 Have four side yards: 2250 North
18 Vanpelt, 19th East Bringhurst, 3438 West
19 Allegheny, 2750 Amber and 3867 Folsom Street.
20 There lots are to be transferred to the adjacent
21 owners as side yards.

22 Can I get a recommendation?

23 MS. CUNNINGHAM: Do we know for
24 Bringhurst and Allegheny, is that their stuff on

1 the lot? There is a lot of stuff.

2 CHAIRMAN JARMON: No. I have been in
3 contact with the lady on Bringhurst. A guy
4 across the street was dumping on the lot. I
5 spoke to him. And he said he's going to remove
6 whatever is on the lot which was his.

7 MS. CUNNINGHAM: Okay. And then
8 Allegheny looks like they were -- it's like
9 picnic table, that kind of thing, not trash.

10 CHAIRMAN JARMON: Right. I think that's
11 their items. They have been there in the
12 property.

13 MS. CUNNINGHAM: Somebody fenced it.

14 CHAIRMAN JARMON: Yeah. They did.

15 Can I get a recommendation?

16 MR. RODRIGUEZ: One question. All of
17 those applicants meet with the disposition policy
18 of side yard?

19 CHAIRMAN JARMON: Yes.

20 MR. RODRIGUEZ: So moved.

21 MR. KOONCE: Second.

22 CHAIRMAN JARMON: Next items are Urban
23 Garden Agreements that I can accept.

24 MR. DALFO: Don't we need to vote on

Vacant Property Review Committee
February 13, 2018

Page 40

1 that?

2 CHAIRMAN JARMON: On the side yards.

3 All in favor? Sorry.

4 (Ayes.)

5 CHAIRMAN JARMON: Any opposed?

6 (No opposition.)

7 CHAIRMAN JARMON: Next item is 1728

8 Marlton Avenue. This is a property that's being

9 transferred from the Land Bank to an individual

10 for a side yard.

11 Can I get a recommendation?

12 MR. RODRIGUEZ: Madam Chair, I abstain.

13 For the record, I abstain.

14 CHAIRMAN JARMON: Recommendation?

15 MR. O'DWYER: This is being transferred

16 fro a side yard?

17 CHAIRMAN JARMON: Yes.

18 MR. O'DWYER: In here it says, planned

19 housing for --

20 CHAIRMAN JARMON: Wait a minute, maybe

21 I'm mistaken.

22 MR. RODRIGUEZ: It's part of the

23 development. The developer owns over 75 percent

24 of the development.

Vacant Property Review Committee
February 13, 2018

Page 41

1 CHAIRMAN JARMON: Oh, yeah. I'm sorry.

2 That was my mistake.

3 MR. RODRIGUEZ: That was final parcel
4 they needed for reviewing.

5 MR. KOONCE: 1728, that's an infilled
6 lot.

7 MR. RODRIGUEZ: It's in the back.

8 CHAIRMAN JARMON: Recommendation?

9 MR. O'DWYER: Move that we sell for the
10 agreed upon price.

11 MS. CUNNINGHAM: Second.

12 MR. KOONCE: Hold -- can I say something
13 first? Can someone tell me a little bit about
14 the development in the back?

15 MR. RODRIGUEZ: The development site, he
16 was developing properties as the remainder that
17 he did not have. And then we put up for
18 competitive bid, he was sold responder. And
19 purpose was to tie it into the existing plan
20 development.

21 MR. KOONCE: Got it. Okay.

22 CHAIRMAN JARMON: Can I get a second?

23 MS. CUNNINGHAM: Second.

24 CHAIRMAN JARMON: All in favor?

1 (Ayes.)

2 CHAIRMAN JARMON: Next items are request
3 for extension of time. 5145 Hazel Avenue, 49
4 Wiota Street and 315 North 41st Street, W&W
5 Contractors.

6 (Applicant approaches podium.)

7 CHAIRMAN JARMON: Good morning. State
8 your name for the record.

9 MR. FILLARD: Morning. Anthony Fillard.

10 MR. WALKER: Willie Walker.

11 CHAIRMAN JARMON: You are here
12 requesting extension of time. Can you just let
13 the Committee know what's going on with these
14 three properties?

15 MR. FILLARD: Yes. And we also -- we
16 are going forward for the closing on all three
17 lots for construction. And we can't clear title.

18 CHAIRMAN JARMON: You can't clear title?

19 MS. CUNNINGHAM: Are you asking for a
20 release or for an extension?

21 CHAIRMAN JARMON: He was asking for an
22 extension because it hasn't been developed,
23 correct?

24 MR. FILLARD: Didn't hear what you said?

Vacant Property Review Committee
February 13, 2018

Page 43

1 CHAIRMAN JARMON: They haven't been
2 developed, right?

3 MR. FILLARD: No.

4 MR. WALKER: No.

5 MR. FILLARD: One is being --
6 construction now at 41st Street. And then we
7 have 315 Hazel Avenue and Wiota are the next
8 three. And you know, we have all -- all of the
9 drawings being submitted. And but -- we can't
10 clear title to get the construction loan done.

11 MS. CUNNINGHAM: Are you saying that
12 your lender wants a release of the restrictions
13 to give you a construction loan? I don't know
14 what you are saying when you say you can't clear
15 title.

16 MR. FILLARD: We purchased the lots from
17 VPRC.

18 MS. CUNNINGHAM: Yes.

19 MR. FILLARD: We thought that they
20 was -- the liens were cleared as we went in for
21 our construction loan. And when we -- the title
22 company went to verify that, then we learned that
23 we cannot clear title now.

24 MS. CUNNINGHAM: Are you saying there

1 are liens on the property that predate your
2 acquisition?

3 MR. FILLARD: Yes.

4 MS. CUNNINGHAM: What kind of liens?

5 (Applicant hands up paperwork.)

6 MR. FILLARD: This is for all three of
7 the properties.

8 CHAIRMAN JARMON: Is this a title
9 report, or just somebody pulled it off of the
10 website?

11 MR. RODRIGUEZ: Can I ask a clarifying
12 question? There is a difference between a deed
13 restriction and a lien. So, a lien would be
14 something attached to it saying the property is
15 like in arrears on water bills or that.

16 MR. WALKER: They are, yes.

17 MR. RODRIGUEZ: Then a deed restriction,
18 you got the property with the intent to develop.
19 And in which case that would -- once you get a
20 satisfaction letter, once the construction was
21 complete, you wouldn't get it prior to that.

22 Are you say -- asking this Committee to
23 waive liens that were on the deed on the title?

24 MR. FILLARD: Yes.

Vacant Property Review Committee
February 13, 2018

Page 45

1 MR. RODRIGUEZ: These are bills that
2 have not been paid yet?

3 MR. FILLARD: Yes.

4 MR. O'DWYER: Are they tax bills? Water
5 bills?

6 CHAIRMAN JARMON: That's the one --

7 MS. CUNNINGHAM: This -- when did you
8 acquire the property?

9 MR. FILLARD: '13 and '14.

10 MS. CUNNINGHAM: This lien is from 2013.
11 You already owned the property. These are water
12 liens, correct?

13 MR. RODRIGUEZ: In which case, you would
14 be responsible.

15 MS. CUNNINGHAM: There is one from 2014.
16 You are responsible for these liens. You owned
17 the property already when these liens --

18 MR. WALKER: Excuse me, ma'am, they are
19 liens prior to 2014. I think one is on there. I
20 think one is like 38,000, I believe. And I think
21 there is one 58-some thousand, I believe.

22 MS. CUNNINGHAM: There is one for
23 \$2,500. There's -- it's water side. It's the
24 water lien.

Vacant Property Review Committee
February 13, 2018

Page 46

1 MR. O'DWYER: On vacant property.

2 MS. CUNNINGHAM: Stormwater.

3 CHAIRMAN JARMON: I received something
4 from the Revenue Department this mortgage. You
5 owe \$10,000 in business taxes and also a thousand
6 real estate taxes on 315 North 41st Street.

7 Was the business tax for the 41st
8 Street, also?

9 MS. WALKER: Business taxes is just --

10 CHAIRMAN JARMON: Sorry. Just his
11 business tax for W&W.

12 MR. RODRIGUEZ: Madam Chair, point of
13 clarification. I don't think this Committee has
14 authority to waive liens.

15 CHAIRMAN JARMON: No. We don't have
16 authority to waive liens.

17 MR. RODRIGUEZ: The issue here is --

18 MS. CUNNINGHAM: Predating the --

19 MR. RODRIGUEZ: Which is an issue that
20 would happen offline outside of the Committee.
21 If you have deed liens that existed prior to your
22 taking ownership --

23 MR. FILLARD: Right. That is all we are
24 asking for.

1 MR. RODRIGUEZ: We are under the
2 impression that you are here for an extension of
3 time.

4 CHAIRMAN JARMON: He is here for an
5 extension of time because he had originally had
6 six months. He is asking for an additional six
7 months to complete the rehab. But he just handed
8 me something that says, we would like to order a
9 title search. He said: We are being refinanced.
10 And ideally, we would like to close by the end of
11 the month.

12 So, are trying to refinance on the
13 properties? We are trying to understand what --

14 MR. WALKER: No, ma'am. We secured
15 finances for the properties. It's contingent
16 upon the clear deeds. There are liens that we
17 have prior to the purchase of these lots that we
18 have to get clear.

19 MR. RODRIGUEZ: Your intent is to pay
20 off your loans?

21 MR. FILLARD: Yes. That's no problem.
22 Anything we own is fine. But there was some
23 liens that came up that was prior to us
24 purchasing the property.

1 MR. RODRIGUEZ: Madam Chair, can we
2 separate the issues? I don't think this body has
3 the authority to waive a lien.

4 CHAIRMAN JARMON: Right. We want to
5 look at that later. I need to look at the title
6 report.

7 MR. RODRIGUEZ: That has to happen
8 later. This is not the venue for that.

9 CHAIRMAN JARMON: What you are initially
10 here for is asking for an additional six-month
11 extension.

12 MR. FILLARD: Correct.

13 MR. WALKER: Yes.

14 CHAIRMAN JARMON: Also, we need
15 something that your business taxes are up to
16 date. So, you're going to have to get a
17 clearance to us regarding that.

18 MR. FILLARD: Yes.

19 MR. WALKER: Yes.

20 CHAIRMAN JARMON: Also, it says a
21 thousand dollars is owed on real estate taxes
22 with the --

23 MR. FILLARD: We can get all that
24 cleared.

Vacant Property Review Committee
February 13, 2018

Page 49

1 CHAIRMAN JARMON: Get me something
2 stating that they are cleared.

3 MR. RODRIGUEZ: Madam Chair, I have a
4 question. On project number two, 315 41, you
5 stated that you would be going into review on
6 January 31. Has that reviewed occurred? There
7 is a memo here, a letter.

8 MR. FILLARD: That's from the architect.

9 MR. RODRIGUEZ: So, have you gotten your
10 permit reviewed done as of January 31?

11 MR. FILLARD: No. We are picking up
12 some last final documents from the architect for
13 him to submit that.

14 MR. RODRIGUEZ: With the lack of payment
15 on owed monies impact the permit review?

16 MS. CUNNINGHAM: No, it shouldn't.

17 MR. RODRIGUEZ: On Hazel Street, did you
18 go on before permit review on February --

19 MR. FILLARD: No. All of those are --
20 we are working to get all those in within the
21 next 15 to 30 days.

22 MR. RODRIGUEZ: Madam Chair, I suggest
23 we table this. I think you need to clear up the
24 outstanding liens and work on that, but also

1 update the timeline of when you plan on going to
2 permit so that we can make an informed decision.
3 Seems like this information is dated, right?

4 MR. FILLARD: Excuse me?

5 MR. RODRIGUEZ: The information in the
6 letter from the architect, seems all the dates
7 are off. We would need another something stating
8 what the timeline is.

9 MR. FILLARD: What the next timeline
10 are.

11 MR. RODRIGUEZ: Yes.

12 MR. FILLARD: So, how do we move forward
13 with the loans and all of that, as well? I mean,
14 it's like I'm being caught in a catch 22.

15 MR. RODRIGUEZ: You have to pay off your
16 portion of your loans.

17 MR. FILLARD: That's not a problem.

18 MR. RODRIGUEZ: I think we would have to
19 work with you on whatever predated your assuming
20 the property.

21 MS. CUNNINGHAM: That wouldn't be here.
22 That would be outside of us.

23 MR. FILLARD: Okay. Okay.

24 MS. CUNNINGHAM: I'm assuming you can

1 contact Susie's office and work on that.

2 MR. FILLARD: Okay. So the extension
3 would help us to get all those things done, and
4 we going to have it.

5 MR. KOONCE: Extension wouldn't help you
6 get those done.

7 MR. FILLARD: No. I'm saying that would
8 give me the time to get those things.

9 MR. RODRIGUEZ: What I am proposing is
10 we table this to next month and you resolve your
11 outstanding issues with your liens. Update this
12 letter from your architect, get new dates, what
13 is your project timeline, and then come back next
14 month. So, you have basically a month to clean
15 it -- to answer these questions. The lien issue
16 has to happen outside of this Committee.

17 MR. FILLARD: Okay.

18 CHAIRMAN JARMON: Just get a title
19 report to me so I can see what's on the title.

20 MR. KOONCE: Motion tabled.

21 MR. O'DWYER: Second.

22 CHAIRMAN JARMON: All in favor?

23 (Ayes.)

24 CHAIRMAN JARMON: Thank you.

1 - - -

2 CHAIRMAN JARMON: Next item is 3628
3 Brandywine, Kacman Investments.

4 (Applicant approaches podium.)

5 CHAIRMAN JARMON: Good morning. State
6 your name.

7 MR. IGHOLIDEN: Good morning, everyone.
8 My name is Brahim Ighliden for Kacman
9 Investments, LLC. I'm here for 3628 Brandywine.

10 We finished construction on this
11 property almost two months ago. I sent Ms.
12 Jarmon the CO. And actually, the property is
13 under contract for sale now. I would like to get
14 a release, please.

15 CHAIRMAN JARMON: Okay.

16 MR. RODRIGUEZ: So moved.

17 MS. CUNNINGHAM: Second.

18 CHAIRMAN JARMON: All in favor?

19 (Ayes.)

20 CHAIRMAN JARMON: Thank you.

21 MR. KOONCE: Madam Chair, is there a
22 reason why you can't just do the certificate of
23 completion?

24 CHAIRMAN JARMON: I probably can, yeah.

1 MS. CUNNINGHAM: If they have a
2 certificate.

3 CHAIRMAN JARMON: I can do it. There's
4 no problem. We will bring it before the
5 Committee, but they don't have to attend. Is
6 that what you're saying?

7 MR. KOONCE: Or you can just inform us
8 that you did it. I don't know why we would have
9 to vote on those completions.

10 MR. O'DWYER: Is that in the
11 legislation?

12 MR. KOONCE: There is very little in the
13 legislation. That's the problem.

14 MR. O'DWYER: Is that one of the
15 elements of it?

16 CHAIRMAN JARMON: No.

17 MR. O'DWYER: Certificates of completion
18 have to be?

19 CHAIRMAN JARMON: Saying that -- in the
20 thing says if they wanted a certificate, they
21 would have to come back before VPRC. I know that
22 is in the deed.

23 MR. KOONCE: It's in the deed?

24 MR. O'DWYER: I think.

Vacant Property Review Committee
February 13, 2018

Page 54

1 CHAIRMAN JARMON: Yeah. I don't think
2 we necessarily have to invite -- we can list the
3 property and have the attachment and I just
4 mention addresses. Okay.

5 Next item, 2344 Beulah? 2344 Beulah.

6 (Applicant approaches podium.)

7 CHAIRMAN JARMON: Good morning.

8 MR. ANDREWS: Good morning.

9 CHAIRMAN JARMON: Can you state your
10 name for the record?

11 MR. ANDREWS: Yes. Name is Irwin
12 Andrews. I'm here in reference to 2344 Beulah.
13 We are in the process of developing the property
14 to be sold, and I would like a release.

15 MR. O'DWYER: Could you repeat that? I
16 was unable to hear that. Can you speak into the
17 microphone, I can't hear what you are saying.

18 MR. ANDREWS: Good morning. My name is
19 Irwin Andrews. I'm here in reference to 2344
20 Beulah Street. We're in the process of
21 developing the property. And I would like a
22 release.

23 MR. RODRIGUEZ: You purchased this
24 property at sheriff sale?

Vacant Property Review Committee
February 13, 2018

Page 55

1 MR. ANDREWS: Yes, sir.

2 MR. KOONCE: What would you be
3 released -- what the nature of the release?

4 MS. JOHNSON: Transferred as a side
5 yard?

6 CHAIRMAN JARMON: Yeah. This was
7 transferred back in 1992 as a side yard to the
8 adjacent owner. And it has the five-year
9 restriction in the deed.

10 MR. RODRIGUEZ: So moved.

11 MR. O'DWYER: Second.

12 CHAIRMAN JARMON: All in favor?

13 (Ayes.)

14 MR. ANDREWS: Thank you.

15 CHAIRMAN JARMON: You're welcome.

16 1727 North Lambert Street? 1727
17 Lambert?

18 (No response.)

19 CHAIRMAN JARMON: This was transferred
20 as a side yard in '14. I'm assuming that it has
21 a mortgage against the title, so.

22 MS. CUNNINGHAM: It does.

23 CHAIRMAN JARMON: I would rather that
24 they be here with the mortgage.

Vacant Property Review Committee
February 13, 2018

Page 56

1 MS. CUNNINGHAM: Are they selling it?

2 CHAIRMAN JARMON: Yea. I am going to
3 table this until March.

4 Next item, 5748 Chestnut Street. This
5 was transferred back in '97, but then there was
6 several transfers after that.

7 (Applicant approaches podium.)

8 CHAIRMAN JARMON: State your name for
9 the record, please.

10 MR. HILL: Good morning. My name is
11 Barrington Hill.

12 CHAIRMAN JARMON: Are you the current
13 owner?

14 MR. HILL: Yes.

15 CHAIRMAN JARMON: And you are in the
16 process of selling?

17 MR. HILL: Say again, please.

18 CHAIRMAN JARMON: You are selling?

19 MR. HILL: Yes, ma'am.

20 CHAIRMAN JARMON: Any questions from the
21 Committee? Any questions?

22 MR. RODRIGUEZ: Is there a mortgage on
23 this?

24 CHAIRMAN JARMON: No. This is a

Vacant Property Review Committee
February 13, 2018

Page 57

1 commercial property.

2 MR. HILL: Yes, there is a mortgage.

3 MR. RODRIGUEZ: From not from the City,
4 though?

5 CHAIRMAN JARMON: No, not from us.

6 Can I get a recommendation?

7 MR. O'DWYER: Move that we issue
8 certificate of completion.

9 MR. KOONCE: Second.

10 CHAIRMAN JARMON: All in favor?

11 (Ayes.)

12 CHAIRMAN JARMON: Any opposed?

13 (No opposition.)

14 CHAIRMAN JARMON: Thank you.

15 MR. HILL: Thank you.

16 CHAIRMAN JARMON: You're welcome.

17 2050, 52 and 54 Susquehanna, Frozan
18 Ehmedi.

19 (Applicant approaches podium.)

20 CHAIRMAN JARMON: Good morning.

21 State your name for the record.

22 MR. EHMEDI: Good morning, Shokat

23 Ehmedi.

24 CHAIRMAN JARMON: And these properties

1 were transferred to your dad back in 2006 as --
2 for parking for his business?

3 MR. EHMEDI: Yes.

4 CHAIRMAN JARMON: Now your dad wants a
5 release so that he can develop on these lots,
6 correct?

7 MR. EHMEDI: Yes.

8 MS. CUNNINGHAM: We talked about this
9 back in August. He was here back in August.

10 CHAIRMAN JARMON: Yeah. For the other
11 property that we pulled.

12 MS. CUNNINGHAM: We talked about these
13 and how it was supposed to be developed with
14 parking, and he's done nothing with it for eleven
15 years; is that correct?

16 MR. EHMEDI: Well --

17 CHAIRMAN JARMON: It wasn't supposed to
18 be developed. They were using it for parking.

19 MS. CUNNINGHAM: The proposal was to do
20 a parking lot from what the Minutes and his
21 original attorney's letter had said. And that he
22 had not developed it in the eleven years that he
23 had.

24 MR. EHMEDI: It was initially supposed

1 to be used for truck parking in the neighborhood.

2 MS. CUNNINGHAM: Right he hasn't paved
3 it. He hasn't fenced it or made --

4 MR. EHMEDI: We fenced the front, but we
5 didn't have to pave it because it's -- it was
6 going to be used on a daily basis, it was going
7 to be stationed parking.

8 MS. CUNNINGHAM: It's zoned residential,
9 correct?

10 MS. JOHNSON: Yeah.

11 MR. RODRIGUEZ: It's zoned residential.

12 MR. EHMEDI: Sorry?

13 MR. RODRIGUEZ: It's zoned residential.
14 You would have had to make moves to, like, have
15 it rezoned for parking. You would have had to
16 have met the code for parking, which would have
17 been a parking pad. Which, according to this,
18 was never done.

19 MR. EHMEDI: So now we want to build on
20 it.

21 CHAIRMAN JARMON: And your dad purchased
22 them, correct?

23 MS. CUNNINGHAM: You still own it, and
24 you want to build on it -- well, your family.

Vacant Property Review Committee
February 13, 2018

Page 60

1 MR. EHMEDI: Right.

2 MS. CUNNINGHAM: You are not selling it
3 to somebody else to develop it?

4 MR. EHMEDI: No.

5 MS. CUNNINGHAM: Because the other lot
6 was sold to somebody else, correct?

7 MR. EHMEDI: No. Well, we want to build
8 on it. The other lot, we also going to build on
9 it. That deal fell through. We have plans to
10 build on them, and we submitted plans for
11 variance for these three lots because one of them
12 is a smaller lot than the others. We did a
13 variance and a committee meeting. And we going
14 to make all lots or almost equivalent to be able
15 to build.

16 MR. RODRIGUEZ: I have a question. Was
17 this conveyed nominally?

18 CHAIRMAN JARMON: No. They purchased it
19 fair market value back then.

20 MS. CUNNINGHAM: We paid \$5,750 for all
21 four lots. It's three now. We gave certificate
22 of completion on one of them.

23 CHAIRMAN JARMON: Your plans are to
24 develop on these lots?

Vacant Property Review Committee
February 13, 2018

Page 61

1 MR. EHMEDI: Yes.

2 MR. DALFO: What are you going to put on
3 them?

4 CHAIRMAN JARMON: What do you want to
5 develop on them?

6 MR. EHMEDI: As soon as they get the
7 release.

8 MR. DALFO: What are you going to
9 develop?

10 MR. EHMEDI: Oh, single family homes.

11 MR. RODRIGUEZ: Do you have financing
12 for that?

13 MR. EHMEDI: Yes.

14 MR. RODRIGUEZ: Do you have plans for
15 that?

16 MR. EHMEDI: Yes.

17 MS. CUNNINGHAM: My inclination is that
18 there is no merit for certificate of completion
19 because it hasn't been completed. I'm not sure
20 that this Committee can say it's been completed
21 when it wasn't.

22 MR. KOONCE: The reverse is, I'm not
23 sure this Committee can't say it wasn't. We just
24 don't know. It's been so long. And I don't know

1 that we --

2 MS. CUNNINGHAM: We have his father here
3 in the Minutes saying that he intended to develop
4 parking.

5 MR. RODRIGUEZ: Madam Chair, I would
6 suggest we table it.

7 You say that you have plans and you have
8 invested time. And so, you have plans for it,
9 you have project timeline and you have financing.

10 MR. EHMEDI: Yes.

11 MR. RODRIGUEZ: Correct?

12 MR. EHMEDI: Yes.

13 MR. RODRIGUEZ: Could you produce that
14 to the Chairwoman.

15 MR. EHMEDI: Of course.

16 MR. RODRIGUEZ: I would make a motion
17 that we table this so that gentleman can produce
18 these documents to the Chair and revisit it in
19 March for conveyance. Because if we bought it a
20 fair market value, you've invested in
21 predevelopment, I mean, and you're actually
22 going -- you're going to develop this yourself?
23 You're not selling this?

24 MR. EHMEDI: Right.

1 MR. RODRIGUEZ: Correct?

2 MR. EHMEDI: I'm sorry?

3 MR. RODRIGUEZ: You're not going to sell
4 it off, you are going to develop it yourself?

5 MR. EHMEDI: We going to develop, yes.
6 I'm not going to live in it.

7 MS. CUNNINGHAM: No, no, not live there.
8 You're going to build them?

9 MR. EHMEDI: Yes.

10 MR. RODRIGUEZ: Not like the other time
11 you got a release, you had a deal and it fell
12 through, right?

13 MR. EHMEDI: No. Yeah. This -- I am
14 actually building a house right behind these
15 properties that I own.

16 MR. RODRIGUEZ: Okay.

17 MR. EHMEDI: It's almost end of
18 construction now.

19 MR. RODRIGUEZ: So, I would make a
20 motion to table till the gentleman can produce
21 the project plans for this development, and then
22 it be put on next month's agenda for review.

23 MR. EHMEDI: You want me to bring in my
24 plans?

1 MR. RODRIGUEZ: Send them to Ms. Jarmon.

2 MR. EHMEDI: Okay. No problem.

3 MR. KOONCE: Do you have a GC?

4 MR. EHMEDI: I'm sorry?

5 MR. KOONCE: Do you have a contractor.

6 MR. EHMEDI: Actually, I'm my own
7 contractor.

8 MR. RODRIGUEZ: You have financing, and
9 a project budget and all of that?

10 MR. EHMEDI: Yes.

11 MR. RODRIGUEZ: Be very specific about
12 what I'm asking you.

13 MR. EHMEDI: Yes. Yes.

14 MR. RODRIGUEZ: You have all of that?

15 MR. DALFO: Can you provide evidence of
16 all that, the financing, as well?

17 MR. EHMEDI: I can provide you all a
18 copy of my account, my bank account.

19 MR. RODRIGUEZ: Not bank account.

20 I'm --

21 MR. EHMEDI: Financing my whole project.

22 MS. PLACKE: You're sole financing?

23 MR. DALFO: Provide a construction cost
24 estimate and estimate of resources from third

Vacant Property Review Committee
February 13, 2018

Page 65

1 party or your own equity.

2 MR. RODRIGUEZ: Approved, like, a site
3 plan.

4 MR. EHMEDI: Yes, I have the drawn
5 plans, sealed.

6 CHAIRMAN JARMON: Okay. I will put this
7 back on --

8 MR. EHMEDI: I put this to L&I. I'm
9 waiting for release. I want to wait for release
10 before I submit my plans.

11 CHAIRMAN JARMON: All right. I'm going
12 to table this until next month. And then I will
13 hear from you.

14 MR. EHMEDI: Have a nice day.

15 CHAIRMAN JARMON: You too.

16 The next item, 1802 -- the Agenda has
17 2nd Street but this is 5th Street. Rafael LaBoy.
18 This was transferred as a side yard.

19 Anyone here for 1802 North 5th Street?

20 (Applicant approaches podium.)

21 CHAIRMAN JARMON: Okay. Good morning.

22 MR. REGAN: Good morning. I'm Gerald
23 Regan and this is Mr. Rawl.

24 CHAIRMAN JARMON: Are you the current

Vacant Property Review Committee
February 13, 2018

Page 66

1 owners?

2 MR. REGAN: Yes.

3 CHAIRMAN JARMON: What are your plans
4 for the lot?

5 MR. REGAN: We are approved for three
6 units.

7 CHAIRMAN JARMON: You are going to
8 build?

9 MR. RAWL: Yes.

10 MR. REGAN: Yes.

11 MS. CUNNINGHAM: This was back in
12 January these photos. I think that's a smoker.
13 Has that been removed?

14 MR. RAWL: That's not actually on our
15 lot. Our lot is in between.

16 MS. CUNNINGHAM: That's the one next to
17 it?

18 MR. RAWL: Yes.

19 MS. CUNNINGHAM: Okay.

20 CHAIRMAN JARMON: Any further questions?

21 MR. O'DWYER: I move that we issue the
22 certificate of completion.

23 MS. CUNNINGHAM: Second.

24 CHAIRMAN JARMON: All in favor?

Vacant Property Review Committee
February 13, 2018

Page 67

1 (Ayes.)

2 CHAIRMAN JARMON: Thank you.

3 MR. REGAN: Thank you.

4 MR. RAWL: Thanks.

5 CHAIRMAN JARMON: 5300 Whitby?

6 (Applicant approaches podium.)

7 MR. GOODMAN: Good morning, Madam Chair,
8 Members of the Committee. My name is Gerald
9 Goodman. I'm the attorney for the owner of the
10 property. This Comcast Philadelphia, LLC.

11 We are looking for the issuance of the
12 certificate of completion. This property was
13 developed in the late '90s, early 2000. Comcast
14 got control of the property in 2018 and used it
15 as a tech site cable operations site. It's an
16 industrial property. The property is now vacant.
17 It's no longer being used and Comcast would like
18 to sell it.

19 CHAIRMAN JARMON: Any questions from the
20 Committee?

21 MR. RODRIGUEZ: Is it going to be sold
22 as an industrial site?

23 MR. GOODMAN: Yes. I believe to be sold
24 for whatever it's zoned for. They would have to

Vacant Property Review Committee
February 13, 2018

Page 68

1 use it for existing zoning.

2 MS. JOHNSON: It's CMX2.

3 CHAIRMAN JARMON: Any further questions?
4 Recommendation?

5 MR. RODRIGUEZ: Move we grant
6 certificate.

7 MR. KOONCE: Second.

8 CHAIRMAN JARMON: All in favor?

9 (Ayes.)

10 CHAIRMAN JARMON: Any opposed?

11 (No opposition.)

12 CHAIRMAN JARMON: Thank you.

13 MR. GOODMAN: Thank you.

14 CHAIRMAN JARMON: 1323, 25, 27, 29 North
15 17th Street?

16 MS. LASSIMER: Attorney Lassimer, the
17 attorney representing the property. We were here
18 back in December for these properties. As you
19 know, we were planning to development them. Our
20 community meeting, we have to go through the
21 zoning process, was delayed due to snow. So, we
22 are actually meeting next week with the
23 community. We have a zoning hearing on March 7.

24 CHAIRMAN JARMON: You have a hearing

Vacant Property Review Committee
February 13, 2018

Page 69

1 when?

2 MS. LASSIMER: March 7.

3 CHAIRMAN JARMON: I think the Committee
4 wanted to know the outcome of the hearing for
5 zoning, so we may have to bring this back.

6 MS. LASSIMER: They actually asked us to
7 come back after our community meeting, because we
8 weren't schedule for our zoning hearing yet.
9 They asked us to come back this month. The
10 community meeting obviously was delayed due to
11 weather. They asked us to come next week.

12 The hearing will be the following week
13 in March.

14 CHAIRMAN JARMON: What's the
15 recommendation of the Committee?

16 MR. KOONCE: Was the --

17 CHAIRMAN JARMON: Going to table this
18 until next month. The meeting is March 13.

19 MS. LASSIMER: Perfect.

20 MR. KOONCE: What was your timeline for
21 developing the property? You can start from
22 approval of, you know, the zoning.

23 MS. LASSIMER: Right. Once we get our
24 zoning approval, we can submit for the permits 30

1 days thereafter. And then beginning with
2 permits, you are ready to go.

3 MR. RODRIGUEZ: And financing is in
4 place?

5 MS. LASSIMER: So, we need to finalize
6 our zoning before we can finalize our bank
7 financing. They would like us to be approved for
8 the project before they will sign off on the
9 loan.

10 CHAIRMAN JARMON: Any further questions?

11 MR. KOONCE: I don't think -- if they
12 are not going to be ready next month, if they
13 haven't got through, then why don't they just
14 notify us when they have, you know, their
15 request -- when they have zoning, and then we
16 will put it on the next Agenda.

17 MS. LASSIMER: Can we have an extension
18 through that period? We initially started this
19 process because our extension had expired when my
20 client purchased the property. And he will need
21 that extension to get through that process.

22 MR. RODRIGUEZ: You're RCO meeting is
23 when?

24 MS. LASSIMER: February 21. ZBA is

Vacant Property Review Committee
February 13, 2018

Page 71

1 March 7.

2 MR. KOONCE: We can give ZBA a letter
3 allowing them to approve. Either way it doesn't
4 matter. I am fine with three months, six months,
5 whatever.

6 CHAIRMAN JARMON: The recommendation is?

7 MR. DALFO: Three.

8 CHAIRMAN JARMON: To approve a three
9 month extension.

10 MS. LASSIMER: We will be back in May.

11 CHAIRMAN JARMON: Just give me a call
12 when you have everything in order.

13 MR. RODRIGUEZ: I propose be granted
14 three-month extension.

15 MR. KOONCE: Second.

16 CHAIRMAN JARMON: All in favor?

17 (Ayes.)

18 CHAIRMAN JARMON: 2228 Wilder, 2235 and
19 2238 Wilder.

20 (Applicant approaches podium.)

21 MS. CUNNINGHAM: We have certificates of
22 occupancy for everything but 38; is that correct?
23 2235 and this is the one for --

24 CHAIRMAN JARMON: Did we have all of

1 three certificates?

2 MR. VINEY: I have here. If you don't,
3 I emailed you. But here is a copy of all of them
4 just so you have them.

5 CHAIRMAN JARMON: I have all three of
6 them.

7 MR. VINEY: My name is Vince Viney. I
8 am one of the owners of 29 East Huntingdon, LLC.

9 CHAIRMAN JARMON: Vince, was it 2236 or
10 38?

11 MR. VINEY: It's 2228, 2235 and 2236 are
12 the three properties.

13 CHAIRMAN JARMON: Okay. All right.
14 Thank you. Recommendation?

15 MR. O'DWYER: Move that we issue the
16 certificate of completion.

17 MR. RODRIGUEZ: Second.

18 CHAIRMAN JARMON: All in favor?

19 (Ayes.)

20 MR. VINEY: Just for clarification, does
21 that remove the reversion, as well?

22 CHAIRMAN JARMON: Yes.

23 MR. VINEY: Thank you very much.

24 CHAIRMAN JARMON: You're welcome.

Vacant Property Review Committee
February 13, 2018

Page 73

1 The last item, 2202 North 11th Street?

2 No? Let me see what this looks like.

3 This was a property that was transferred
4 as a side yard back in '88.

5 MR. RODRIGUEZ: Is the representative
6 here? Is the person here?

7 CHAIRMAN JARMON: No. I want to see
8 what the picture looks like.

9 MR. RODRIGUEZ: It's a big lot.

10 CHAIRMAN JARMON: Is it fenced?

11 MS. CUNNINGHAM: It's a piece of that
12 huge lot.

13 MR. RODRIGUEZ: It's in a choice area.

14 MR. O'DWYER: If it was transferred as a
15 side yard --

16 CHAIRMAN JARMON: Yeah. It was
17 transferred as a side yard.

18 MR. O'DWYER: Requirements would appear.

19 MS. JOHNSON: There's no house.

20 MR. O'DWYER: Doesn't appear that there
21 was supposed to be a house.

22 CHAIRMAN JARMON: Probably was a house
23 back then.

24 MR. RODRIGUEZ: I assume --

Vacant Property Review Committee
February 13, 2018

Page 74

1 CHAIRMAN JARMON: It was a side yard.

2 MS. CUNNINGHAM: So from a historical
3 photos, you can see there was a house in 1996 and
4 there is not now. Whatever the side yard was.

5 CHAIRMAN JARMON: Right.

6 MR. DODDS: Owner is property next door.

7 CHAIRMAN JARMON: Can I get a
8 recommendation on this? It was transferred as a
9 side yard.

10 MR. O'DWYER: I recommend that we issue
11 a certificate of completion.

12 MR. DALFO: Second.

13 CHAIRMAN JARMON: All in favor?

14 (Ayes.)

15 CHAIRMAN JARMON: Like to add
16 January 16, 2018 Minutes to the Agenda.

17 The meeting is now adjourned. Thank
18 you. Have a good day.

19 (VPRC adjourned at 11:24 a.m.)
20
21
22
23
24

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

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

ANGELA M. KING, RPR
Court Reporter - Notary Public

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

Vacant Property Review Committee
February 13, 2018

A	41:10	applicants	aspirations	bachelorette	28:21 29:4	32:5 33:17	Chair 2:20
a.m 1:5 74:19	agreement	11:1 32:15	23:7	17:18	29:11 31:15	33:21 34:9	35:18 40:12
ability 30:7	2:18 4:17	39:17	assemblage	back 4:18,21	Beulah 54:5,5	budget 64:9	46:12 48:1
able 60:14	17:8 23:20	apply 75:16	30:12	8:5 17:17	54:12,20	build 7:11 8:3	49:3,22
abstain 40:12	35:12,24	appraisal	assertion	24:19 25:19	bid 35:15	17:23 23:1	52:21 62:5
40:13	Agreements	21:2 31:9	19:11	26:11,24	41:18	59:19,24	62:18 67:7
accept 39:23	39:23	33:4,6,14	Associates	27:4 38:5	big 73:9	60:7,8,10	CHAIRMAN
account	ahead 9:11	33:15,18	25:7	41:7,14	bills 44:15	60:15 63:8	2:2,6,8,11
64:18,18,19	35:15	34:4 37:24	assume 73:24	51:13 53:21	45:1,4,5	66:8	2:22 3:4,14
accurate	Allegheny	appraisals	assuming	55:7 56:5	Bilynsky	building 7:18	3:22 4:1,5,7
19:22 20:2	38:19,24	33:11 34:1	50:19,24	58:1,9,9	10:18 16:5	63:14	4:9,11,23
accurately	39:8	appraised	55:20	60:19 65:7	16:6 19:6	built 32:1,4	5:4,7,9,11
75:5	allow 5:3	13:20 31:6	attached 2:22	66:11 68:18	19:16,20	business 46:5	5:14,17 7:2
acquire 45:8	allowed 12:6	appraiser	3:17 44:14	69:5,7,9	20:8 21:6	46:7,9,11	8:8,14,16
acquired 2:15	12:13	21:1	attachment	71:10 73:4	21:15,22	48:15 58:2	8:20,22,24
13:3,17	allowing 71:3	approaches	26:19 54:3	73:23	22:19,24	buy 33:22	9:6,10,16
38:14	Amber 38:19	2:7 4:10	attend 53:5	bad 16:13	23:5,12,23	buyers 36:20	9:24 10:3,7
acquisition	AMI 37:5	5:13 8:21	attorney	30:5	24:10,21,24		10:9,11,13
7:3 44:2	amortizing	10:12 25:22	12:18 21:4	balance 2:21	25:21	C	10:16,20,23
action 12:10	3:15	28:23 34:12	26:2 67:9	2:24 3:24	bit 18:20	C 75:1,1	11:8 16:3
14:24 15:4	amount 13:5	42:6 52:4	68:16,17	11:17 15:8	20:21 41:13	cable 67:15	19:24 20:4
add 74:15	24:17	54:6 56:7	attorney's	19:4 23:10	blighted	call 20:12	20:7 25:8
added 35:20	Amy 4:13	57:19 65:20	58:21	bank 40:9	16:19	71:11	25:15,17,23
35:22	and/or 75:18	67:6 71:20	ATTORNE...	64:18,19	block 6:14	Cambridge	26:14,21
addition	Andrews 54:8	approval	2:10	70:6	29:8	27:1	27:19,23
35:20	54:11,12,18	15:11 69:22	attorneys 2:4	Barrington	blood 21:24	care 20:20	28:3,8,10
additional	54:19 55:1	69:24	August 17:15	56:11	BMK 34:10	22:18	28:12,17,19
47:6 48:10	55:14	approvals 8:7	17:16 58:9	based 15:3	34:15	CAROLYN	28:24 29:3
address 2:8	ANGEL 1:11	approve 3:23	58:9	basically 6:13	board 23:13	1:12	29:6,10
10:18 26:13	ANGELA	8:10 28:5	authority	18:7 21:9	24:14,15	case 44:19	31:5,8
29:10	75:11	71:3,8	11:2,7 17:6	21:19 51:14	body 48:2	45:13	32:10,14,20
addresses	animals	approved	19:13 35:1	basis 59:6	bought 62:19	catch 50:14	32:22 33:3
54:4	16:16	4:16 6:19	35:23 37:12	beautified	boundaries	Caucus 1:4	33:5,7,10
adjacent	answer 51:15	31:9 33:11	37:19 46:14	12:24	17:9	caught 50:14	34:6,8,10
38:20 55:8	Anthony 42:9	38:8 65:2	46:16 48:3	beginning	Bouvier 9:3,7	certain 9:4	34:13,16,19
adjourned	anybody	66:5 70:7	Avallone 25:7	28:20 70:1	Brahim 52:8	23:14	36:11,14
74:17,19	11:16 19:3	architect 49:8	Avenue 40:8	behalf 5:22	branch 23:15	Certainly 3:2	37:8,11,17
administrat...	anymore	49:12 50:6	42:3 43:7	believe 3:11	Brandywine	certificate 5:5	37:21 38:6
26:9	20:18	51:12	award 23:14	7:16 14:17	52:3,9	6:23 8:12	38:14 39:2
administrat...	appear 73:18	area 17:24	aware 17:2	15:20,21	bring 53:4	25:12 28:6	39:10,14,19
2:14,16	73:20	73:13	Ayes 4:6 5:10	45:20,21	63:23 69:5	52:22 53:2	39:22 40:2
26:6	appearance	ARIELLE	8:15 10:8	67:23	Bringhurst	53:20 57:8	40:5,7,14
affiliated	22:7	1:13	25:16 28:9	belong 20:17	38:18,24	60:21 61:18	40:17,20
31:11	applicant 2:7	arrears 44:15	34:7 37:16	benefit 23:19	39:3	66:22 67:12	41:1,8,22
agency 19:17	4:10 5:13	asked 69:6,9	40:4 42:1	Bennett	brought	68:6 72:16	41:24 42:2
19:19 20:18	8:21 10:12	69:11	51:23 52:19	10:14,17	25:19	74:11	42:7,11,18
agenda 28:21	25:22 28:23	asking 9:5	55:13 57:11	11:14,19,23	Brown 28:22	certificates	42:21 43:1
63:22 65:16	34:12 38:8	13:23 14:21	67:1 68:9	12:19 13:6	29:2,2,5,9	53:17 71:21	44:8 45:6
70:16 74:16	42:6 44:5	18:24 25:18	71:17 72:19	13:9,14,21	29:11,13,16	72:1	46:3,10,15
ago 52:11	52:4 54:6	27:11 42:19	74:14	14:17,21	29:19 30:1	certification	47:4 48:4,9
agreeance	56:7 57:19	42:21 44:22		15:16,24	30:14,17,22	75:15	48:14,20
33:13	65:20 67:6	46:24 47:6	B	25:6,7	31:13,16,19	certify 75:3	49:1 51:18
agreed 25:5	71:20	48:10 64:12	bachelor	Bernard	31:23 32:3	certifying	51:22,24
			17:17			75:19	

Vacant Property Review Committee
February 13, 2018

Page 2

52:2,5,15	31:12,13,18	11:9 25:9	condition	35:2,16	63:7 66:11	decision 33:1	died 26:5
52:18,20,24	37:13 38:3	25:17,19	16:13	36:8 42:23	66:16,19,23	50:2	difference
53:3,16,19	38:14 57:3	34:20 42:13	conditions	45:12 48:12	71:21 73:11	declaration	15:11 44:12
54:1,7,9	clarification	44:22 46:13	17:2	58:6,15	74:2	17:20 18:10	different
55:6,12,15	46:13 72:20	46:20 51:16	condoms	59:9,22	curious 29:22	decrease 8:4	23:15 24:9
55:19,23	clarifying	53:5 56:21	16:18	60:6 62:11	current 6:3	deducted	31:18
56:2,8,12	44:11	60:13 61:20	confounding	63:1 71:22	56:12 65:24	24:17	direct 32:19
56:15,18,20	Clay 2:13	61:23 67:8	25:2	75:8	currently	deed 4:19	75:18
56:24 57:5	clean 16:24	67:20 69:3	confused	correction	27:12	13:10,14	directly 16:12
57:10,12,14	29:7,19,23	69:15	23:13	7:2	cut 30:18	14:13,15	18:12
57:16,20,24	30:2,16,17	community	considered	cost 22:22		26:7 35:20	discovered
58:4,10,17	51:14	6:14 68:20	32:19	36:12 64:23	D	35:21 36:4	27:9
59:21 60:18	clear 2:18	68:23 69:7	construction	Costelli 26:1	D 9:2	44:12,17,23	disgusting
60:23 61:4	37:14 42:17	69:10	7:13 30:4	26:2,23	dad 58:1,4	46:21 53:22	16:15
65:6,11,15	42:18 43:10	company	42:17 43:6	28:2,14,18	59:21	53:23 55:9	disposition
65:21,24	43:14,23	43:22	43:10,13,21	COUNCIL	daily 59:6	deeded 27:4	7:3 36:12
66:3,7,20	47:16,18	compensated	44:20 52:10	1:11	DALFO 1:14	deeds 47:16	39:17
66:24 67:2	49:23	18:24 22:13	63:18 64:23	counter 21:1	3:13 4:3 5:3	default 12:9	disputing
67:5,19	clearance	competitive	contact 39:3	couple 13:7	5:5 10:6	defending	24:3
68:3,8,10	48:17	41:18	51:1	28:16	24:23 26:16	21:10	Dockery 26:3
68:12,14,24	cleared 7:8	complaint	contained	course 18:9	26:20 33:6	delayed 68:21	26:5 27:7
69:3,14,17	12:22 43:20	17:1	75:5	62:15	33:9 34:2	69:10	documents
70:10 71:6	48:24 49:2	complete	contingent	Court 75:12	35:11 37:7	deny 25:12	49:12 62:18
71:8,11,16	client 6:2 9:4	44:21 47:7	47:15	CUNNING...	39:24 61:2	Department	DODDS 1:12
71:18,24	13:22 15:21	completed	continuously	1:9 7:6 11:4	61:8 64:15	1:10 35:18	74:6
72:5,9,13	70:20	12:14 36:23	26:10,24	11:10,15,22	64:23 71:7	46:4	doing 24:12
72:18,22,24	client's 10:18	61:19,20	27:2	12:15 14:1	74:12	determined	30:2
73:7,10,16	14:23	completing	contract 12:5	14:4,10,13	damages 19:2	34:3	dollar 13:4,18
73:22 74:1	clients 12:3	12:5	27:8,12	15:5 19:1,8	Daniel 27:13	develop 6:24	15:8,12
74:5,7,13	12:12,15	completion	52:13	19:18 21:3	date 7:3	27:14 29:24	21:18 23:20
74:15	14:24 15:17	5:6 6:23	contractor	22:8,21	17:21 19:22	34:17 44:18	dollars 33:22
Chairwoman	CLIP 20:10	8:13 25:12	64:5,7	24:4 25:5	20:1 23:2,4	58:5 60:3	33:23 48:21
5:20 62:14	close 47:10	28:6 52:23	contractors	25:11 26:17	27:10 48:16	60:24 61:5	domain 21:7
changed	closing 27:15	53:17 57:8	30:8 42:5	26:19 29:20	dated 50:3	61:9 62:3	22:10 24:22
11:20 12:1	42:16	60:22 61:18	control 67:14	31:17,20	dates 50:6	62:22 63:4	door 6:15
changes	CMX2 68:2	66:22 67:12	75:18	32:1,4,7	51:12	63:5	16:12 18:13
23:15	code 59:16	72:16 74:11	convey 21:17	33:24 36:3	daughter	developed	74:6
checked	Comcast	completions	31:4 33:2,9	36:13,16	13:1 18:1	36:19 42:22	drawings
32:12	67:10,13,17	53:9	conveyance	38:23 39:7	day 8:20	43:2 58:13	43:9
Chestnut	come 2:6 16:3	condemn	62:19	39:13 41:11	10:10 25:20	58:18,22	drawn 65:4
56:4	20:13 21:1	12:10 19:12	conveyed	41:23 42:19	65:14 74:18	67:13	drug 16:18
child 16:20	23:14 38:5	condemnati...	27:17,18	43:11,18,24	days 49:21	developer	due 15:9 32:9
choice 19:7,8	51:13 53:21	11:17 12:7	38:12 60:17	44:4 45:7	70:1	40:23	68:21 69:10
19:10 73:13	69:7,9,11	13:11,16	copy 26:7	45:10,15,22	deal 15:13	developers	dump 30:4
choosing	comes 15:19	14:14,15,23	64:18 72:3	46:2,18	60:9 63:11	38:1	dumping
14:23	20:10	17:16 24:5	Coral 2:10	49:16 50:21	DEB 1:9	developing	16:22 39:4
city 9:20	coming 35:1	24:8	corner 6:6	50:24 52:17	debris 16:16	41:16 54:13	dwelling
12:10 15:9	commercial	condemnati...	correct 5:18	53:1 55:22	30:8,9	54:21 69:21	27:14
17:2,3	57:1	24:19	8:7 11:13	56:1 58:8	debt 23:17,18	development	
18:15 19:12	COMMISS...	condemned	11:14 12:17	58:12,19	decedent 4:19	7:7 40:23	E
19:15,16	1:13	11:2,4	12:20 19:11	59:2,8,23	decedent's	40:24 41:14	E 75:1
20:18,22	committee	13:19 15:10	21:5 31:18	60:2,5,20	4:16	41:15,20	early 67:13
21:17 23:10	1:1 7:5 9:17	19:14,15	31:19 34:23	61:17 62:2	December	63:21 68:19	East 38:18
					20:2 68:18		72:8

effort 21:24	everybody 24:4	fell 60:9	75:7,15	13:22 15:10	great 8:20	4:22 5:18	integrated
Ehmedi	64:15 75:4	63:11	forget 17:21	15:13 17:18	15:13	6:15 29:12	36:4
57:18,22,23	evidence	fence 17:24	forgive 11:12	give 43:13	guess 20:10	36:23 63:14	intended
58:3,7,16	64:15 75:4	28:1	13:24	51:8 71:2	guy 39:3	73:19,21,22	18:11 22:3
58:24 59:4	ex-wife 4:16	fenced 27:5	forgiven	71:11		74:3	62:3
59:12,19	exactly 6:15	27:24 28:2	21:20 23:22	given 23:23	H	houses 6:16	intending
60:1,4,7	excavation	39:13 59:3	forth 16:23	glass 12:22	habitable	7:11	31:4
61:1,6,10	7:9	59:4 73:10	17:10 18:20	go 9:11 14:19	18:7	housing 11:6	intent 3:3
61:13,16	Excuse 26:12	figure 2:23	forum 22:9	27:15 28:16	half 17:14	19:13 35:19	15:16 44:18
62:10,12,15	45:18 50:4	3:1 23:5,14	forward	38:5 49:18	handed 47:7	40:19	47:19
62:24 63:2	Exhibit 6:17	23:15	42:16 50:12	68:20 70:2	hands 2:5	huge 73:12	intention
63:5,9,13	existed 46:21	file 17:1	foundation	goes 36:4	11:20 12:1	Huntingdon	17:21 22:24
63:17,23	existing 41:19	Fillard 42:9,9	7:10	going 2:3	44:5	72:8	interest 12:18
64:2,4,6,10	68:1	42:15,24	four 30:12,17	3:23 8:4	happen 46:20	husband	21:20
64:13,17,21	expired 24:2	43:3,5,16	38:3,4,17	20:16 28:20	48:7 51:16	16:10,23	intersection
65:4,8,14	70:19	43:19 44:3	60:21	30:1,13,15	happened		6:1
eight 31:17	extension	44:6,24	Frederick	33:22 37:18	32:3	I	invest 18:4
either 19:9,10	18:8 42:3	45:3,9	2:14	38:15 39:5	harmed	ideally 47:10	invested
71:3	42:12,20,22	46:23 47:21	free 2:17	42:13,16	21:14,17,22	Ighliden 52:7	18:14 21:23
elements	47:2,5	48:12,18,23	fro 40:16	48:16 49:5	HARRIS	52:8	62:8,20
53:15	48:11 51:2	49:8,11,19	front 59:4	50:1 51:4	1:13 32:12	impact 49:15	investing
eleven 58:14	51:5 70:17	50:4,9,12	Frozan 57:17	56:2 59:6,6	Hartville	impression	22:6
58:22	70:19,21	50:17,23	frustration	60:8,13	4:13	47:2	investment
else's 24:4	71:9,14	51:2,7,17	22:9,10	61:2,8	Hazel 42:3	improve 3:9	22:14
emailed 72:3	extent 23:24	final 41:3	full 23:24	62:22,22	43:7 49:17	improved 3:7	Investments
eminent 21:7	eye 16:19	49:12	fully 75:5	63:3,4,5,6,8	hear 33:17	improveme...	52:3,9
22:10 24:22		finalize 70:5	funded 19:17	65:11 66:7	42:24 54:16	15:23 22:2	invite 54:2
empty 4:15	F	70:6	further 3:4	67:21 69:17	54:17 65:13	improving	involve 18:18
ensure 12:2	F 75:1	finances 30:7	3:22 8:8	70:12	hearing 68:23	13:18 22:7	Irwin 54:11
entered 27:8	fact 11:24	47:15	25:8 27:20	good 2:2 4:11	68:24 69:4	inclination	54:19
enthusiastic	fair 34:3	financing	28:4 66:20	4:12 8:22	69:8,12	61:17	issuance
18:17	60:19 62:20	61:11 62:9	68:3 70:10	8:23 10:10	heavy 7:9	include 18:22	67:11
entitled 21:7	family 6:8	64:8,16,21		10:13,14	held 35:9	included 24:5	issue 5:5,24
entity 31:11	27:1,14	64:22 70:3	G	16:5 25:20	help 51:3,5	incorporated	46:17,19
equal 8:2,2,6	59:24 61:10	70:7	game 12:16	25:23 26:1	Hi 5:14	36:1	51:15 57:7
equity 65:1	father 62:2	find 17:3,5	12:20 13:2	28:24 29:2	Hill 56:10,11	increase 8:4,5	66:21 72:15
equivalent	fault 12:12	37:2	garbage	34:13,14	56:14,17,19	individual	74:10
60:14	favor 4:5 5:9	fine 47:22	16:22	42:7 52:5,7	57:2,15	27:13 33:12	issued 6:23
erroneous	8:14 10:7	71:4	garden 17:23	54:7,8,18	hire 21:1	40:9	13:10,11
19:11	25:15 28:8	finished	39:23	56:10 57:20	historic 6:18	industrial	14:6
especially	34:6 37:15	52:10	gardener	57:22 65:21	historical	67:16,22	issues 48:2
20:18	40:3 41:24	first 21:11	18:17	65:22 67:7	74:2	infilled 41:5	51:11
ESQ 1:9	51:22 52:18	37:4 41:13	gardening	74:18	Hold 10:22	inform 53:7	item 38:7,15
establishes	55:12 57:10	Fishtown 6:2	18:21	Goodman	41:12	information	40:7 52:2
24:15	66:24 68:8	five 14:5 38:3	GARRETT	67:7,9,23	home 16:12	16:2 50:3,5	54:5 56:4
estate 2:14	71:16 72:18	five-two	1:10	68:13	16:21 18:8	informed	65:16 73:1
4:14,15	74:13	16:14	GC 64:3	gotten 17:17	18:12,14	50:2	items 39:11
26:3,6 27:7	fax 36:15	five-year 55:8	gentleman	17:22 24:13	32:6,6	inherited	39:22 42:2
46:6 48:21	February 1:5	flowers 18:19	62:17 63:20	49:9	homes 61:10	26:6	
estimate	49:18 70:24	following	George 26:4	grant 68:5	Honor 5:20	initially 48:9	
64:24,24	fee 21:4	69:12	26:14	granted	hopes 23:7	58:24 70:18	J
eventually	feel 21:14,17	Folsom 38:19	Gerald 65:22	71:13	Horticultural	injured 16:22	JAMETTA
29:24	fees 12:18	foregoing	67:8	grass 27:6	20:9	insurance	1:13
	21:8		getting 12:16		house 3:20	9:14	January 49:6
							49:10 66:12

Vacant Property Review Committee
February 13, 2018

Page 4

74:16 Jarmon 1:8 2:2,3,6,8,11 2:22 3:4,14 3:22 4:1,5,7 4:9,11,23 5:4,7,9,11 5:14,17 7:2 8:8,14,16 8:20,22,24 9:6,10,16 9:24 10:3,7 10:9,11,13 10:16,20,23 11:8 16:3 19:24 20:4 20:7 25:8 25:15,17,23 26:14,21 27:19,23 28:3,8,10 28:12,17,19 28:24 29:3 29:6,10 31:5,8 32:10,14,20 32:22 33:3 33:5,7,10 34:6,8,10 34:13,16,19 36:11,14 37:8,11,17 37:21 38:6 38:14 39:2 39:10,14,19 39:22 40:2 40:5,7,14 40:17,20 41:1,8,22 41:24 42:2 42:7,11,18 42:21 43:1 44:8 45:6 46:3,10,15 47:4 48:4,9 48:14,20 49:1 51:18 51:22,24 52:2,5,12 52:15,18,20 52:24 53:3 53:16,19 54:1,7,9	55:6,12,15 55:19,23 56:2,8,12 56:15,18,20 56:24 57:5 57:10,12,14 57:16,20,24 58:4,10,17 59:21 60:18 60:23 61:4 64:1 65:6 65:11,15,21 65:24 66:3 66:7,20,24 67:2,5,19 68:3,8,10 68:12,14,24 69:3,14,17 70:10 71:6 71:8,11,16 71:18,24 72:5,9,13 72:18,22,24 73:7,10,16 73:22 74:1 74:5,7,13 74:15 Jason 10:19 JOHNSON 1:13 5:8 7:12,14 22:22 23:2 23:9 29:12 30:11,15 31:2 34:5 55:4 59:10 68:2 73:19 Juan 4:14 justly 18:24 22:13 <hr/> K Kacman 52:3 52:8 keep 15:17 25:1 29:7 29:19,23 30:2,13,15 Kenton 28:22 29:2 kept 14:24 kids 17:24 18:1,4,19 kind 39:9	44:4 KING 75:11 know 5:15 17:2 18:6 18:10 20:16 21:10 38:23 42:13 43:8 43:13 53:8 53:21 61:24 61:24 68:19 69:4,22 70:14 KOONCE 1:11 3:6,9 3:17,21,23 8:10,12 9:9 9:19,23 10:22 11:3 13:3,7,13 13:17,22 14:2,8,11 14:18 15:20 21:5,13,16 23:6,11 24:13 25:3 25:14 26:22 27:18 28:5 31:1,10,14 32:8,17 34:21,24 35:6,14,22 36:17,24 37:18,22 39:21 41:5 41:12,21 51:5,20 52:21 53:7 53:12,23 55:2 57:9 61:22 64:3 64:5 68:7 69:16,20 70:11 71:2 71:15 <hr/> L L&I 1:13 65:8 LaBoy 65:17 lack 49:14 lady 39:3 Lambert 55:16,17 land 18:17	20:8 40:9 landscapers 30:18 language 6:4 6:21 35:21 larger 34:22 LARRY 1:8 Lassimer 68:16,16 69:2,6,19 69:23 70:5 70:17,24 71:10 late 67:13 Law 5:21 25:7 35:18 lawn 20:11 Lawrence 34:15 lawyer 25:4 learned 4:17 43:22 leaving 16:18 legal 21:8 24:11,14 legislation 53:11,13 lender 12:1 43:12 letter 19:11 26:17,18 44:20 49:7 50:6 51:12 58:21 71:2 letters 26:8 lien 44:13,13 45:10,24 48:3 51:15 liens 43:20 44:1,4,23 45:12,16,17 45:19 46:14 46:16,21 47:16,23 49:24 51:11 lifted 9:5,15 liked 22:5 Lindsay 25:7 line 8:7 LISA 1:10 LISC 1:12 list 54:2 literally	16:15 little 18:20 20:20 41:13 53:12 live 18:2 29:21 30:6 63:6,7 lives 6:14 16:20 30:3 living 16:17 LLC 5:23 52:9 67:10 72:8 loan 43:10,13 43:21 70:9 loans 47:20 50:13,16 long 13:8 61:24 longer 67:17 look 27:5 30:5 48:5,5 looking 67:11 looks 11:11 36:11 39:8 73:2,8 Lorenzo 8:23 9:2,2,7,12 9:21 10:10 lost 33:12 lot 4:15,21 5:18,20 6:13 7:8,21 7:23 8:1,2,7 10:17 12:22 16:11,14 19:23 22:23 27:22 29:23 30:6,16 31:21 32:16 38:9 39:1,1 39:4,6 41:6 58:20 60:5 60:8,12 66:4,15,15 73:9,12 lots 8:6 30:12 30:13,14,19 30:21,24 31:11,13,16 34:17 38:20 42:17 43:16 47:17 58:5	60:11,14,21 60:24 love 18:16 <hr/> M M 75:11 ma'am 28:13 45:18 47:14 56:19 Mable 26:3,3 27:4 machinery 7:9 Madam 2:20 5:20 40:12 46:12 48:1 49:3,22 52:21 62:5 67:7 maintain 12:21 17:13 20:13,17 22:23 23:21 23:24 25:1 29:7,19,23 30:2 maintained 3:12 6:11 15:1 17:9 27:2 maintaining 12:3 maintenance 22:17 making 33:1 manner 20:14 March 56:3 62:19 68:23 69:2,13,18 71:1 Margaret 6:7 26:2 MARK 1:12 marked 6:22 market 34:3 60:19 62:20 Marlton 40:8 married 17:18,22 Masciantonio 2:12,13 3:2 3:8,11,19 Master 10:15	16:8,11 Masters 16:7 materials 30:4 matter 71:4 75:7 maximum 36:22 McIlhinney 5:15,19,21 7:8,13,15 7:20 8:18 McKNIGHT 34:14,15,18 34:23 35:2 35:10,13,16 36:8,22 McTally 9:2 mean 18:16 21:20 23:12 29:22 37:24 50:13 62:21 means 75:17 mechanism 12:2 meet 37:2 39:17 meeting 60:13 68:20 68:22 69:7 69:10,18 70:22 74:17 Members 67:8 memo 49:7 mention 54:4 merit 61:18 met 59:16 Michael 5:21 microphone 54:17 middle 6:21 Miller 6:1,5 8:3,6 million 33:22 33:22 minute 27:15 28:14 40:20 Minutes 58:20 62:3 74:16 mistake 41:2 mistaken	40:21 money 11:20 11:24 12:1 12:21 13:18 14:18 18:5 19:17 21:19 22:1,6,12 25:13 33:12 monies 49:15 month 20:12 38:16 47:11 51:10,14,14 65:12 69:9 69:18 70:12 71:9 month's 63:22 months 28:16 47:6,7 52:11 71:4 71:4 morning 2:2 4:11,12 8:22,23 10:13,14 16:5 25:23 26:1 28:24 29:2 34:13 34:14 42:7 42:9 52:5,7 54:7,8,18 56:10 57:20 57:22 65:21 65:22 67:7 mortgage 2:21,23 3:15 4:2 11:13,18,20 12:6,9,14 13:4,9,15 14:5,7,19 17:8,10 18:13 19:5 19:9 21:19 22:12 23:18 24:1,9,18 24:19,21 25:1,13,18 38:11 46:4 55:21,24 56:22 57:2 mortgaged 15:8
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Vacant Property Review Committee
February 13, 2018

mortgages 24:6,7,16	neighbors 30:6	72:15 73:14 73:18,20	57:13 68:11	26:16,20,21 28:21	36:21 38:4 40:23	18:19	46:21 47:17
motion 28:5	neighbors' 18:1	74:10	orange 5:16	paid 4:2 15:9	Perfect 69:19	play 17:24	47:23
51:20 62:16	net 23:9	obtain 9:13	5:23 6:1,3,3	21:6 24:19	period 22:4	playground 13:1	private 24:6
63:20	never 4:16	17:7	6:8,22 8:5	25:18 45:2	24:2 70:18	playgrounds 18:3	24:7,16
move 5:3,5	18:11 21:10	obviously 69:10	order 12:19	60:20	permit 7:21	18:3	30:13,14
8:10 30:9	22:3 23:23	69:10	31:8 33:10	panel 27:11	49:10,15,18	please 52:14	probably 52:24 73:22
33:9 34:2	59:18	occupancy 71:22	33:14 47:8	papers 28:15	50:2	56:9,17	problem 47:21 50:17
37:9 41:9	new 51:12	occurred 12:7	71:12	paperwork 44:5	permits 7:12	plus 12:18,18	53:4,13
50:12 57:7	NEWCOMB	14:9 49:6	Orianna 38:7	parapherna... 16:19	7:16,18	21:3	64:2
66:21 68:5	1:9 11:6	October 13:11	original 58:21	parcel 41:3	69:24 70:2	podium 2:7	problems 7:22
72:15	nice 17:23	offered 20:22	originally 47:5	parcels 6:6	permitted 2:17	4:10 5:13	proceedings 75:4
moved 4:3	18:7 65:14	offhand 17:21	Orphanides 5:22	parking 27:22 58:2	person 4:20	8:21 10:12	proceeds 11:16 24:7
10:5 16:10	Nina 10:18	office 1:11	outcome 69:4	27:22 58:2	73:6	16:4 25:22	38:5
16:13 39:20	16:6	51:1	outright 17:12	58:14,18,20	PHA 11:4	28:23 34:12	process 24:22
52:16 55:10	nominal 31:4	Offices 5:21	outside 18:20	59:1,7,15	PHDC 1:11	42:6 52:4	33:1 36:7
moves 59:14	36:10 37:20	offline 46:20	29:14 46:20	59:16,17	9:11 10:1	54:6 56:7	54:13,20
mows 20:11	nominally 60:17	Oh 14:13	50:22 51:16	62:4	Philadelphia 1:4 19:12	57:19 65:20	56:16 68:21
multifamily 31:21	normal 35:21	OHCD 1:8,12	outstanding 49:24 51:11	Parrish 34:11	19:13 20:9	67:6 71:20	70:19,21
N	North 9:3	okay 5:17	oversized 8:1	34:11,11	29:15 37:13	point 6:20	produce 62:13,17
N 75:1	28:21 29:4	11:3,15	owe 46:5	part 6:16	67:10	18:16 22:12	63:20
name 2:2,11	29:11 31:21	14:13 19:20	owed 48:21	7:22 30:11	photo 19:22	46:12	68:21
2:12 4:13	32:5 38:7	20:4 26:22	49:15	34:22 36:6	20:2	policy 39:17	70:19,21
5:21 8:24	38:17 42:4	28:17 32:1	owned 4:15	38:1 40:22	photos 6:18	portion 27:8	produce 62:13,17
10:15 16:4	46:6 55:16	32:7,17,21	4:20 6:8,9	party 12:1	66:12 74:3	50:16	63:20
16:5 25:24	65:19 68:14	37:7 39:7	17:4 22:19	65:1	PHS 22:18	11:23 15:2	profit 23:10
26:1 29:1	73:1	41:21 50:23	27:1 45:11	Paul 2:12	picking 49:11	21:10	23:11
42:8 52:6,8	Notary 75:12	50:23 51:2	45:16	pave 59:5	picnic 39:9	possums 16:17	program 6:17
54:10,11,18	noted 75:4	51:17 52:15	owner 4:24	paved 59:2	picture 73:8	PRA 1:8 11:5	project 34:22
56:8,10	notes 75:6	54:4 63:16	6:3,7 16:6	pay 3:3 11:17	PIDC 1:14	predate 44:1	49:4 51:13
57:21 67:8	notice 13:11	64:2 65:6	26:3 55:8	19:3,4	piece 73:11	predated 50:19	62:9 63:21
72:7	13:15 14:15	65:21 66:19	56:13 67:9	23:10 24:6	place 21:12	Predating 46:18	64:9,21
named 27:13	17:15	72:13	74:6	24:18 30:18	70:4	46:18	70:8
nature 55:3	notify 70:14	once 17:22	owners 16:8	47:19 50:15	PLACKE 1:12 28:7	predevelop... 62:21	properties 6:9,24 7:11
necessarily 54:2	nudging 20:21	24:15 31:9	22:5 37:4	47:19 50:15	64:22	62:21	20:13 31:18
need 5:6	nuisance 12:23	44:19,20	38:21 66:1	paying 20:19	plan 7:11,19	PRESENT 1:7	31:20,24
20:20 26:7	number 49:4	69:23	72:8	30:8	7:20 41:19	PRESIDENT 1:11	32:9 34:10
39:24 48:5	O	ones 31:14	ownership 46:22	12:17 15:12	50:1 65:3	pretty 18:14	34:15,24
48:14 49:23	O 75:1	operations 67:15	owns 40:23	19:2 49:14	planned 40:18	30:3	35:8 36:18
50:7 70:5	O'DWYER	opportunity 23:24	P	payments 21:21	planning 1:13	previous 3:17	37:23,24
70:20	1:10 35:8	opposed 4:7	PACDC 1:10	21:21	12:4 29:24	previously 38:8	38:2,4
needed 41:4	35:17 36:9	8:16 28:10	packet 6:17	penalized 15:3,6,15	68:19	price 33:16	41:16 42:14
negated 24:22	37:10 40:15	40:5 57:12	20:3	penalizing 15:14,18	plans 29:17	33:19,20	44:7 47:13
neighborho... 6:2 7:1 18:2	40:18 41:9	68:10	packets 5:16	Pennsylvania 1:4	60:9,10,23	36:12,17,23	47:15 57:24
18:15,19	45:4 46:1	opposition 4:8 8:17	pad 59:17	people 16:17	61:14 62:7	41:10	63:15 68:18
22:7 29:21	51:21 53:10	28:11 40:6	PADILLA 1:8	16:22 30:4	62:8 63:21	prior 6:7 9:23	72:12
59:1	53:14,17,24	page 10:23	page 10:23	percent 36:20	63:24 65:5	44:21 45:19	property 1:1
neighboring 6:9	54:15 55:11				65:10 66:3		1:9 2:17 3:7
	57:7 66:21				planting		3:10 5:24
							6:6,7,10,12

Vacant Property Review Committee
February 13, 2018

Page 6

6:15,19,21 7:22 9:3,10 9:12,19 10:1,24 11:2,5 12:3 12:8,11,17 12:21 13:3 13:17,19,23 14:12 15:1 15:7,13,17 15:22 16:6 16:8,9 17:1 17:4,7,9,11 17:13 18:6 18:12,22 19:13,14,15 20:15,24 21:11,18,23 22:1,5,14 23:19 24:5 25:1 26:7 26:10,23,24 27:3 29:7 32:10,13 33:2,11 34:2 39:12 40:8 44:1 44:14,18 45:8,11,17 46:1 47:24 50:20 52:11 52:12 54:3 54:13,21,24 57:1 58:11 67:10,12,14 67:16,16 68:17 69:21 70:20 73:3 74:6 proposal 34:16 35:15 58:19 propose 71:13 proposing 51:9 provide 64:15 64:17,23 public 1:9 12:23 75:12 pulled 7:16 44:9 58:11 purchase	9:23 13:4 14:18 21:19 22:11 25:13 29:4 33:13 33:16,19 35:4 36:22 38:10 47:17 purchased 9:13,20,21 9:24 43:16 54:23 59:21 60:18 70:20 purchasing 47:24 purpose 41:19 put 15:22 17:23 41:17 61:2 63:22 65:6,8 70:16 puts 37:6 putting 7:10 <hr/> Q question 2:21 3:6 16:9 19:21 25:3 32:24 35:18 39:16 44:12 49:4 60:16 questions 3:5 3:22 5:1 7:5 8:8 9:16 11:9 25:9 27:20 28:4 34:19 51:15 56:20,21 66:20 67:19 68:3 70:10 quick 16:1 <hr/> R R 75:1 Rafael 65:17 raised 2:5 27:7 ran 27:9 Rawl 65:23 66:9,14,18 67:4 RCO 70:22 RDA 1:9 2:15 4:19 6:11	27:4 35:4,5 35:9,12 ready 28:15 70:2,12 real 16:1 46:6 48:21 really 16:12 18:3 rear 4:24 27:19,23 reason 18:12 33:21,23 52:22 reassessed 36:16 receive 38:9 received 17:20 18:5 18:9 46:3 recommend 25:11 74:10 recommend... 8:9 9:18 25:10 32:23 33:8 37:8 38:22 39:15 40:11,14 41:8 57:6 68:4 69:15 71:6 72:14 74:8 Recommen... 5:2 28:4 record 9:1 16:4 25:6 25:24 29:1 34:21 40:13 42:8 54:10 56:9 57:21 redevelo... 11:1 17:6 35:1,23,24 37:12,19 redraw 7:21 8:7 redrawn 8:1 36:17 reduced reference 36:2 54:12 54:19 refinance 47:12	refinanced 47:9 Regan 65:22 65:23 66:2 66:5,10 67:3 regarding 48:17 rehab 47:7 reimburse 23:7 release 11:12 21:11 27:16 28:15 42:20 43:12 52:14 54:14,22 55:3 58:5 61:7 63:11 65:9,9 released 55:3 remainder 41:16 remaining 35:4 remember 17:16 remove 27:11 39:5 72:21 removed 66:13 Rental 31:20 repayment 21:8 repeat 54:15 report 44:9 48:6 51:19 reporter 75:12,19 represent 2:13 4:14 representat... 24:14 representat... 24:11 representat... 73:5 representing 68:17 reproduction 75:17 request 2:16 6:20 11:11 35:15 42:2	70:15 requesting 42:12 required 11:17 19:3 19:4 requirement 35:19 requirements 37:2 73:18 resets 37:3,5 reside 29:14 residential 59:8,11,13 resolve 51:10 resources 64:24 responder 41:18 response 55:18 responsible 45:14,16 rest 11:12 restricted 36:20 restriction 35:20 36:24 44:13,17 55:9 restrictions 4:18 9:4,14 26:8 27:10 27:11,16 43:12 result 35:14 Revenue 1:10 46:4 reverse 61:22 reversion 72:21 reverter 6:4 6:21 review 1:1 24:15,15 49:5,15,18 63:22 reviewed 49:6 49:10 reviewing 41:4 revisit 62:18 reward 15:3	rewarded 15:6 rezoned 59:15 RFP 36:6 Richards 2:15 rid 30:8 right 10:20 11:22 15:24 19:6,16 24:10 27:6 30:1 33:13 36:13 37:7 39:10 43:2 46:23 48:4 50:3 59:2 60:1 62:24 63:12,14 65:11 69:23 72:13 74:5 Ristics 10:19 RODRIGU... 1:11 2:20 4:4 7:18 8:11 10:2,5 15:7 19:21 20:1,6 23:17 26:12 26:18 27:17 27:21 29:14 29:17 30:20 30:23 31:3 31:6 32:18 32:21,24 33:4,15,18 36:6 37:3,9 38:12 39:16 39:20 40:12 40:22 41:3 41:7,15 44:11,17 45:1,13 46:12,17,19 47:1,19 48:1,7 49:3 49:9,14,17 49:22 50:5 50:11,15,18 51:9 52:16 54:23 55:10 56:22 57:3 59:11,13	60:16 61:11 61:14 62:5 62:11,13,16 63:1,3,10 63:16,19 64:1,8,11 64:14,19 65:2 67:21 68:5 70:3 70:22 71:13 72:17 73:5 73:9,13,24 room 1:4,4 2:4 Rosato 4:14 RPA 12:2 RPR 75:11 <hr/> S sale 2:18 3:17 4:17 5:3 9:13,22 10:4 31:5 32:19 52:13 54:24 sales 34:18 37:6 satisfaction 44:20 satisfied 6:22 25:13 saying 22:15 43:11,14,24 44:14 51:7 53:6,19 54:17 62:3 says 21:7 36:12 40:18 47:8 48:20 53:20 schedule 69:8 scheduled 28:13 sealed 65:5 search 47:9 second 4:4 5:8 8:11 10:6,22 25:14 28:7 34:5 37:10 39:21 41:11 41:22,23 51:21 52:17 55:11 57:9	66:23 68:7 71:15 72:17 74:12 secured 47:14 see 51:19 73:2,7 74:3 self 3:15 self-amortiz... 4:1 11:13 14:6 sell 2:17 12:8 18:11 22:4 34:2 37:2,5 41:9 63:3 67:18 selling 5:18 56:1,16,18 60:2 62:23 sells 37:4 Send 64:1 sent 52:11 separate 12:10 14:23 15:4 23:13 48:2 September 13:10 17:19 17:22 18:6 set 17:10 settlement 14:19 24:17 28:13 seven 31:17 severely 20:23 sex 16:18 sheet 36:15 sheriff 9:13 9:22 10:4 54:24 Shokat 57:22 short 30:4 shortly 11:1 showing 6:18 side 3:13,14 3:18 6:16 7:23 8:4 22:16 38:9 38:17,21 39:18 40:2 40:10,16 45:23 55:4 55:7,20
--	---	---	---	---	--	--	---

Vacant Property Review Committee
February 13, 2018

65:18 73:4 73:15,17 74:1,4,9 sign 70:8 signed 4:17 13:4 significantly 23:16 simply 4:21 12:2 single 27:14 61:10 sir 55:1 site 29:18 41:15 65:2 67:15,15,22 situation 11:19 18:23 22:11 six 47:6,6 71:4 six-month 48:10 sizes 8:2 skin 12:16,20 13:2 sliver 7:24 small 7:24 8:3 16:20 smaller 60:12 smoker 66:12 snow 68:21 Society 20:10 sold 36:18 41:18 54:14 60:6 67:21 67:23 sole 64:22 somebody 39:13 44:9 60:3,6 son 6:9 soon 61:6 sore 16:19 sorry 3:8 5:4 13:14 19:1 19:24 21:15 26:19 40:3 41:1 46:10 59:12 63:2 64:4 speak 54:16 specific 64:11	spent 12:21 13:18 21:9 22:16 spoke 39:5 St 28:21 29:4 29:11 31:15 start 28:20 69:21 started 2:3 7:6 70:18 state 2:11 8:24 16:4 19:18 25:24 29:1 42:7 52:5 54:9 56:8 57:21 stated 12:14 49:5 stating 49:2 50:7 stationed 59:7 stay 37:1 staying 12:5 18:14,15 stenographic 75:6 stipulation 17:10 Stormwater 46:2 street 2:10 4:13 5:16 5:23 6:1,1,3 6:4,5,8,22 8:3,5,6 9:3 9:8 10:15 16:7,8,11 26:4,15 27:1 28:21 29:4,11 30:3,5,5,6 31:22 32:5 38:8,19 39:4 42:4,4 43:6 46:6,8 49:17 54:20 55:16 56:4 65:17,17,19 68:15 73:1 stuff 24:20 38:24 39:1 Subject 33:6	submit 49:13 65:10 69:24 submitted 7:17 43:9 60:10 substandard 7:23 23:11 Suggest 49:22 62:6 supervision 75:19 support 23:8 supposed 15:2 58:13 58:17,24 73:21 sure 7:15 35:17 61:19 61:23 Susie 1:8 2:3 Susie's 51:1 Susquehanna 57:17 sweat 21:24 <hr/> T T 75:1,1 table 38:15 39:9 49:23 51:10 56:3 62:6,17 63:20 65:12 69:17 tabled 51:20 take 20:20 taken 11:20 14:19 15:18 20:9,16 22:2,18 24:1 75:6 talked 58:8 58:12 talking 23:3 taller 16:15 tax 45:4 46:7 46:11 taxed 23:18 taxes 15:22 20:19 22:1 24:20 32:9 46:5,6,9 48:15,21	taxpayer 19:17 TBCPA 5:23 teaching 18:20 tears 21:24 tech 67:15 tell 41:13 ten 17:11 37:1,3,5 38:2 ten-year 14:6 22:4 terms 7:10 12:6,14,19 15:11,13 23:22 32:24 Thank 4:9 5:11,12 8:18 10:9 25:20,21 28:17,18 34:8,9 37:17 38:6 51:24 52:20 55:14 57:14 57:15 67:2 67:3 68:12 68:13 72:14 72:23 74:17 Thanks 67:4 thing 24:11 39:9 53:20 things 12:23 51:3,8 think 9:7 19:1 25:3 27:24 36:3 37:22 39:10 45:19,20,20 46:13 48:2 49:23 50:18 53:24 54:1 66:12 69:3 70:11 third 12:1 64:24 THOMAS 1:14 thought 43:19 thousand 45:21 46:5	48:21 three 6:5 7:11 8:6 17:14 42:14,16 43:8 44:6 60:11,21 66:5 71:4,7 71:8 72:1,5 72:12 three-month 71:14 tie 41:19 till 63:20 time 8:19 21:23 22:4 22:13 24:2 30:18 33:2 42:3,12 47:3,5 51:8 62:8 63:10 timeline 50:1 50:8,9 51:13 62:9 69:20 timely 20:14 title 3:16 4:20 6:10 9:14 27:9 38:11 42:17,18 43:10,15,21 43:23 44:8 44:23 47:9 48:5 51:18 51:19 55:21 today 16:9 22:6 Toner 5:22 top 26:20 tore 27:24 total 37:4,6 tradeoff 36:18 traditional 19:9 transcript 75:8,16 transfer 35:6 transferred 4:24 9:11 10:1,24 35:3 36:10 37:12,19 38:20 40:9	40:15 55:4 55:7,19 56:5 58:1 65:18 73:3 73:14,17 74:8 transfers 56:6 transition 14:8 trash 39:9 tried 20:23 truck 59:1 trying 47:12 47:13 Tuesday 1:5 two 6:9 14:12 17:14 49:4 52:11 <hr/> U unable 54:16 underpay 20:24 understand 19:14 21:13 21:16 22:8 22:17 23:6 47:13 understand... 24:9 31:3 35:3 units 66:6 update 50:1 51:11 Urban 39:22 use 15:17 68:1 uses 18:21 <hr/> V vacant 1:1 5:20 6:13 6:19 10:17 12:22 16:11 20:8 22:23 29:23 31:21 46:1 67:16 vacation 17:18 value 20:24 24:16 31:7 34:3 36:16 60:19 62:20	Vanpelt 38:18 variance 60:11,13 venue 48:8 verify 43:22 Veronica 2:13 Vesser 4:12 4:14 5:12 view 22:12 viewers 23:13 Vince 72:7,9 Viney 72:2,7 72:7,11,20 72:23 violations 32:8,12 volition 12:8 vote 39:24 53:9 VPRC 38:5 43:17 53:21 74:19 <hr/> W W 2:14 W&W 42:4 46:11 wait 40:20 65:9 waiting 65:9 waive 44:23 46:14,16 48:3 Walker 1:10 42:10,10 43:4 44:16 45:18 46:9 47:14 48:13 48:19 Wallace 27:13 Walter 26:4,5 want 2:6 16:21 19:10 29:22 33:10 38:11 48:4 59:19,24 60:7 61:4 63:23 65:9 73:7 wanted 18:4 18:22 21:11	37:13 38:10 53:20 69:4 wants 27:13 43:12 58:4 wasn't 11:24 14:14 19:8 19:15 58:17 61:21,23 water 44:15 45:4,11,23 45:24 way 12:9 13:2 21:9 22:2 37:23 71:3 we're 14:21 21:22 27:10 54:20 We've 28:15 30:2 weather 69:11 website 44:10 wedding 18:5 weeds 16:14 week 68:22 69:11,12 welcome 28:19 55:15 57:16 72:24 went 10:3 16:24 38:1 43:20,22 weren't 69:8 west 10:15 16:7,8,10 26:4,14 38:18 Whitby 67:5 Wible 6:7,10 6:14 Wilder 71:18 71:19 WILLIAM 1:9,11 Willie 42:10 willing 33:16 33:19 windfall 15:10 Wiota 42:4 43:7 words 37:22 work 34:1
--	--	---	--	--	---	--	---

Vacant Property Review Committee
February 13, 2018

Page 8

49:24 50:19	71:2	2 28:21	2750 38:19	5th 65:17,19		
51:1	zoned 59:8,11	2,500 45:23	29 68:14 72:8			
workforce	59:13 67:24	2000 67:13	2nd 65:17	<u>6</u>		
34:18 35:19	zoning 7:21	2004 27:3,10		6,000 20:22		
working	68:1,21,23	27:18	<u>3</u>			
49:20	69:5,8,22	2005 6:11 7:4	3 6:17	<u>7</u>		
works 37:23	69:24 70:6	2006 58:1	30 37:4,6	7 68:23 69:2		
wouldn't	70:15	2009 6:18	49:21 69:24	71:1		
19:10 44:21		2011 6:18	30-year 18:13	75 40:23		
50:21 51:5	<u>0</u>	2013 11:21	31 20:2 49:6			
		13:10,14	49:10	<u>8</u>		
<u>X</u>	<u>1</u>	14:10 16:11	315 42:4 43:7	84 10:2		
	10,000 46:5	45:10	46:6 49:4	87 10:1		
<u>Y</u>	10:08 1:5	2014 45:15	3238 4:13	88 73:4		
yard 3:13,15	11,000 13:5	45:19	3438 38:18			
3:18 4:21	11:24 74:19	2015 13:12	3628 52:2,9	<u>9</u>		
4:24 6:13	11th 73:1	13:15 14:14	38 71:22	9 2:15		
6:16,19	120 36:20,21	17:15,22	72:10	90s 67:13		
7:23 8:4,5	37:5	18:6	38,000 13:20	97 56:5		
22:16 23:1	13 1:5 45:9	2016 2:16,24	13:23 15:10			
26:11,24	69:18	2017 14:17	19:2 21:3			
27:4,5,8,19	1323 68:14	2018 1:5 20:2	22:16 45:20			
27:23 38:9	14 45:9 55:20	67:14 74:16	38,000-dollar			
39:18 40:10	1417 5:23 6:3	2029 10:15	12:17			
40:16 55:5	7:24	10:17 16:6	3867 38:19			
55:7,20	1419 5:16 6:3	16:10				
65:18 73:4	6:8,22	2031 10:16	<u>4</u>			
73:15,17	15 6:12 49:21	10:18 16:8	4,000 21:4,8			
74:1,4,9	1522-24	16:11 22:6	40 38:4			
yards 38:17	34:11	2050 57:17	401 1:4			
38:21 40:2	1536 34:11	21 70:24	41 49:4			
Yea 56:2	1538 34:11	22 50:14	41st 42:4 43:6			
yeah 3:14 5:7	15th 20:11	2202 73:1	46:6,7			
10:2 11:6	16 29:11	2228 71:18	42,000 21:2			
11:10 28:3	74:16	72:11	426 6:5 8:3			
31:14 33:21	17 32:5	2235 71:18	4648 31:2			
33:23 36:1	1727 55:16	71:23 72:11	49 42:3			
39:14 41:1	55:16	2236 72:9,11				
52:24 54:1	1728 40:7	2238 71:19	<u>5</u>			
55:6 58:10	41:5	2250 38:17	5 10:23 26:16			
59:10 63:13	17th 68:15	228,609	26:20,21			
73:16	1802 65:16	36:12	5,750 60:20			
year 13:13	65:19	230,000	50 31:2			
37:3	1929 26:4,14	36:23	5145 42:3			
years 6:12	1981 38:13	2317 2:10,15	51st 31:22			
13:7 14:5	38:15	2344 54:5,5	32:5			
14:12 17:11	1989 4:19	54:12,19	52 28:21 29:4			
17:14,14	1992 55:7	2360 9:6,9	57:17			
27:3 37:1,5	1993 32:14	2417 38:7	5300 67:5			
37:6 58:15	1996 74:3	25 68:14	54 57:17			
58:22	19th 38:18	26 9:7	5500 14:1			
	1st 20:11	2630 9:3	5748 56:4			
<u>Z</u>		27 68:14	58-some			
ZBA 70:24	<u>2</u>		45:21			