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COUNCIL OF THE CITY OF PHILADELPHIA
PUBLIC HEARING AND PUBLIC MEETING
BEFORE THE COMMITTEE OF THE WHOLE

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- - -
Room 400, City Hall
Philadelphia, Pennsylvania
Wed., 6/23/99, 10:34 a.m.
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BILL 990453 - Amending Bill 970168 authorizing the
City to sell certain delinquent real-estate tax
claims. . .

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BILL 990454 - Amending Bill 970168, which
authorized the City to sell certain delinquent
real-estate tax claims. . .

9

10

RES. 990468 - Appointing Michael Hoch to Board of
Directors of Frankford Special Services District.

11

RES. 990469 - Appointing K. Youngblood to Board of
Directors of Frankford Special Services District.

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RES. 990470 - Appointing Ella Ryan to Board of
Directors of Frankford Special Services District.

13

RES. 990471 - Appointing G. Chimples to Board of
Directors of Frankford Special Services District.

14

RES. 990472 - Appointing Ralph Lewis to Board of
Directors of Frankford Special Services District.

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RES. 990510 - Nominating 24 Philadelphia residents
for appointment to Police Advisory Commission.

16

(Full text of above attached to transcript.)

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PRESENT: COUNCIL PRESIDENT ANNA C. VERNA, Chair

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COUNCILWOMAN JANNIE BLACKWELL

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COUNCILMAN DAVID COHEN

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COUNCILMAN JAMES F. KENNEY

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COUNCILWOMAN DONNA REED MILLER

COUNCILMAN MICHAEL A. NUTTER

COUNCILMAN FRANK DICICCO

COUNCILMAN RICHARD T. MARIANO

COUNCILMAN DARRYL CLARKE

COUNCILMAN FRANK RIZZO

CHARLES MCPHERSON, Chief Operating Off.

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2 I N D E X

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5 Bill 990453, 990454

6 Stephanie Franklin-Suber, Esquire. 7
Philadelphia City Solicitor

7 Nancy Kammerdeiner, Commissioner 17
Revenue Department

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2 P R O C E E D I N G S

3 COUNCIL PRESIDENT VERNA: Would all
4 Councilmembers please come to the Council
5 chambers. We're ready to start our public
6 hearing. Thank you.

7 Good morning, everyone. I apologize
8 for the delay. This is a public hearing of the
9 Committee of the Whole. I would ask Mr. McPherson
10 to please read the title of Resolution No. 990510.

11 MR. MCPHERSON: Resolution No. 990510,
12 a resolution nominating 24 Philadelphia residents
13 for appointment by the Mayor to the Police
14 Advisory Commission.

15 COUNCIL PRESIDENT VERNA: The Chair
16 recognizes Councilman Nutter.

17 COUNCILMAN NUTTER: Thank you, Madam
18 Chair.

19 Madam Chair, I wish to report that at
20 your direction, a City Council Special Committee
21 on the Police Advisory Commission was established,
22 the members being myself as Chair, Councilman
23 DiCicco, Councilman Longstreth, Councilwoman
24 Miller, and Councilman Brian O'Neill as members.

25 And in accordance with past practice

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2 regarding the sending of names to the Mayor for
3 appointment to the Police Advisory Commission, as
4 established through the executive order, the
5 committee met on May 3, 1999, interviewed a number
6 of candidates who expressed interest in serving on
7 the Police Advisory Commission. They also filled
8 out a questionnaire that was sent to them.

9 And the committee is reporting today to
10 the Committee of the Whole that the names that are
11 listed in the resolution that is the subject of
12 today's hearing, the committee took the action of
13 reporting those names out with a favorable
14 recommendation and asks the Committee of the Whole
15 to act favorably on this resolution so that those
16 names can now be sent to the Mayor for his
17 subsequent appointment of the appropriate number
18 of names from the list.

19 And that is the report on the Special
20 Committee on the Police Advisory Commission, Madam
21 Chair.

22 COUNCIL PRESIDENT VERA: Thank you,
23 Councilman.

24 It is my understanding that several of
25 the people are here. I don't see any reason for

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2 them to make any statements unless they so desire.
3 Since the hearing has been held, I don't think
4 that there have to be any questions either by
5 members of the committee.

6 Is there anyone here who has submitted
7 his name for the Police Advisory Committee who
8 would want to be heard?

9 (No response.)

10 COUNCIL PRESIDENT Verna: Seeing none,
11 you are all excused if you are here because we
12 have other business to attend to. Thank you for
13 coming in.

14 I would ask the -- I would ask
15 Mr. McPherson to please read the title of
16 Resolution No.-- can we read them all at one time?

17 MR. MCPHERSON: Yes.

18 COUNCIL PRESIDENT Verna: Resolution
19 No.'s 990468, 990469, 990470, 990471, and 990472.

20 MR. MCPHERSON: Resolution 990468, a
21 resolution appointing Michael Hoch to the Board of
22 Directors of the Frankford Special Services
23 District.

24 Resolution No. 990469, a resolution
25 appointing Kenneth Youngblood to the Board of

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2 Directors of the Frankford Special Services
3 District.

4 Resolution No. 990470, a resolution
5 appointing Ella Ryan to the Board of Directors of
6 the Frankford Special Services District.

7 Resolution No. 990471, appointing
8 George Chimples to the Board of Directors of the
9 Frankford Special Services District.

10 Resolution No. 990472, a resolution
11 appointing Ralph Lewis to the Board of Directors
12 of the Frankford Special Services District.

13 COUNCIL PRESIDENT VERNA: The Chair
14 recognizes Councilman Mariano.

15 COUNCILMAN MARIANO: Madam President,
16 none of the people are here that were here to be
17 named at this board could make it today. Four of
18 the people are regular blue-collar people from
19 Frankford, and Mr. Lewis is a senatorial aide.

20 They could not make it but they asked
21 me to speak for them. The reason we need these
22 people on the board for the Special Services
23 District is over the last year, it's a new board
24 that's only two years old. People have resigned
25 problems and they're having problems reaching a

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2 quorum so it's important that we can get this
3 done.

4 Thank you, Madam President.

5 COUNCIL PRESIDENT Verna: You're
6 welcome.

7 Are there any questions from members of
8 the committee?

9 (No questions.)

10 COUNCIL PRESIDENT Verna: Seeing none,
11 I would ask the clerk to please read the title of
12 Bill No. 990453.

13 MR. MCPHERSON: Bill No. 990453, an
14 ordinance amending an ordinance approved May 9,
15 1997 (Bill No. 970168) which authorized the City
16 to sell certain delinquent real-estate tax claims
17 identified on Exhibit A to the ordinance to the
18 Philadelphia Authority for Industrial Development.

19 COUNCIL PRESIDENT Verna: I believe the
20 City Solicitor is going to testify on this bill.
21 Please approach the table.

22 (Law Department panel members come
23 forward.)

24 COUNCIL PRESIDENT Verna: Miss Suber,
25 do you think both bills should be considered at

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2 the same time?

3 MS. FRANKLIN-SUBER: Yes.

4 COUNCIL PRESIDENT VERNA: The Chair
5 recognizes Councilman Nutter.

6 COUNCILMAN NUTTER: Thank you, Madam
7 Chair.

8 I hate to have to do this, but I'm
9 about to chair another meeting outside of the
10 chambers, and I wish to ask if I may both be
11 excused and leave my vote for all bills and
12 resolutions to be reported out of -- I see the
13 head shaking.

14 COUNCIL PRESIDENT VERNA: We're going
15 to lose our quorum.

16 COUNCILMAN NUTTER: I understand.
17 Never mind.

18 COUNCIL PRESIDENT VERNA: I believe
19 that another Councilmember is on her way to
20 chamber so if you would please bear with us.
21 Thank you.

22 COUNCILMAN NUTTER: Absolutely.

23 COUNCIL PRESIDENT VERNA: I would ask
24 Mr. McPherson to please read the title of Bill No.
25 990454.

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2 MR. MCPHERSON: Bill No. 990454, an
3 ordinance amending an ordinance approved May 9,
4 1997 (Bill No. 970168) which authorized the City
5 to sell certain delinquent real-estate tax claims
6 identified on Exhibit A to the ordinance to the
7 Philadelphia Authority for Industrial Development.

8 COUNCIL PRESIDENT Verna: Good
9 morning. Please identify yourself for the record
10 and proceed with your testimony.

11 MS. FRANKLIN-SUBER: Good morning,
12 Council President Verna and members of City
13 Council. I am Stephanie Franklin-Suber, the City
14 Solicitor for the City of Philadelphia.

15 This morning, I'm here on behalf of the
16 Law Department to offer testimony in connection
17 with Bills No. 990453 and Bill No. 990454.
18 Joining me at the witness table is Revenue
19 Commissioner Nancy Kammerdeiner as well as: Paul
20 Rucci, a senior attorney with the Law Department;
21 Mimi Pulowski (ph.), Divisional Deputy City
22 Solicitor for Tax; and Jim Zwolak, our Deputy City
23 Solicitor who handles our foreclosure process.

24 At the conclusion of my formal
25 testimony, we would all be happy to answer any

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2 questions you might have.

3 By way of background to put this into
4 context for you, you will recall that in June of
5 1997, the City and the School District sold
6 certain delinquent real estate tax claims to the
7 Philadelphia Authority for Industrial Development
8 (PAID) under the terms of a purchase and sale
9 agreement. That agreement was authorized by an
10 ordinance of Council and a subsequent resolution
11 of Council.

12 In June of 1998, last year, City
13 Council amended what we'll call the "1997 Sale
14 Ordinance" to add additional delinquent tax claims
15 to the substitution pool so that the Law
16 Department would be able to make substitutions for
17 tax claims that had been sold under the purchase
18 and sale agreement.

19 Under the purchase and sale agreement,
20 you may remember that we built in a mechanism to
21 allow us to literally pull back tax claims that
22 had been transferred to PAID. We do that in two
23 situations. There's the concept of a mandatory
24 substitution, where we have a legal obligation
25 under the purchase and sale agreement to pull

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2 back, substitute, replace a tax claim that is
3 defective. In other words, there's some kind of
4 legal prohibition to our actually enforcing and
5 collecting on the claim -- bankruptcy, or there's
6 an existing payment agreement.

7 The other situation is what we call "a
8 discretionary substitution," where the City at its
9 option can pull back a claim that has been sold in
10 order to deal with a particular circumstance, such
11 as a taxpayer's financial hardship or to
12 facilitate a community or economic development
13 project.

14 Today, we are requesting that City
15 Council adopt two proposed ordinances which would
16 amend the original 1997 ordinance. Each of the
17 proposed amendments would simply add additional
18 delinquent real-estate tax claims to our
19 substitution pool. Again, this is a pool of tax
20 claims which would be available to the Law
21 Department to allow us to satisfy our mandatory
22 substitution obligations or to deal with
23 discretionary substitution situations.

24 The proposed ordinances are amendments
25 to the 1997 ordinance's Exhibit A. You may

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2 remember that Exhibit A to the 1997 ordinance had
3 different categories of real-estate tax claims.
4 Category A-1 was the sale portfolio, and those
5 claims were transferred. We then held back
6 categories of tax claims in 1997 for substitution
7 purposes. Those pools were depleted, we came back
8 in 1998, and Council adopted ordinances to
9 replenish that pool, and we are requesting
10 essentially the same consideration this time.

11 The first proposed ordinance, Bill No.
12 990453, authorizes the transfer for substitution
13 purposes tax claims which are the subject of
14 payment plan agreements which have defaulted. The
15 second ordinance, Bill No. 990454, authorizes
16 transfer for substitution purposes real-estate tax
17 claims that were delinquent in 1998. The two
18 ordinances, as I said, are similar to the two
19 ordinances which Council adopted in June of 1998.

20 It is important that we replenish or
21 substitute -- excuse me, supplement the
22 substitution pool in order to give us a
23 broad-based pool of substitution claims. The
24 substitution claims under the terms and conditions
25 of the purchase and sale agreement and the

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2 servicing agreement have to match in order for us
3 to actually substitute a claim. The criteria are
4 very narrow. The claim to be replaced has to be
5 comparable in terms of the type of property, the
6 total value of the claim, the age of the claim,
7 and the lien-to-value ratio.

8 If we can't match claims through our
9 substitution pool, then the City is required to
10 make cash substitutions in the amount of the claim
11 satisfaction value in order to deal with any
12 defective substitution or discretionary
13 substitution situations.

14 So, generally speaking, in conclusion,
15 the two proposed ordinances will enable the Law
16 Department, working in concert with the Revenue
17 Department, to satisfy the City's substitution
18 obligations under the purchase and sale
19 agreement. And, therefore, we are requesting City
20 Council's approval.

21 We'd be happy to answer at this point
22 any questions members of Council may have.

23 COUNCIL PRESIDENT VERNA: Thank you.

24 Miss Suber, the tax claims in Bill No.
25 990453 that are requested to be added to the

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2 substitution pool represent liens on properties
3 that have not been included in the original lien
4 pool; is that correct?

5 MS. FRANKLIN-SUBER: That is correct.

6 COUNCIL PRESIDENT VERNA: Why has the
7 Law Department requested to make these properties
8 eligible for substitution instead of the City
9 trying to collect on the liens?

10 MS. FRANKLIN-SUBER: It is important
11 that we have a large broad-based pool of
12 replacement claims available in order for us to
13 satisfy our obligations under the purchase and
14 sale agreement. The criteria for matching claims
15 is so narrow that we have to satisfy a variety of
16 criteria -- the type of property, the total value
17 of the claim has to be comparable, the age of the
18 claim has to be comparable, and the loan-to-value
19 ratio has to be comparable.

20 Given the severe limitations of the
21 criteria we have to satisfy, if we are unable to
22 find a match, we then have to pay cash. So it's
23 important, to at least minimize the use of cash to
24 make substitutions, that we have a broad-based
25 pool that we can use for this purpose.

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2 It also does not mean that we would not
3 be taking enforcement action on claims. Simply
4 because a tax claim is available for substitution,
5 it doesn't mean that it will in fact be used. It
6 just gives us a broader pool for substitution
7 purposes. And it doesn't mean that we stop
8 collecting. The City continues its enforcement
9 collection efforts.

10 COUNCIL PRESIDENT VERNA: Can a
11 Councilperson have a property removed from the
12 substitution list? And if so, can you tell us
13 what the procedure should be?

14 MS. FRANKLIN-SUBER: At this point,
15 since it wouldn't actually be a formal
16 substitution request, a Councilperson could simply
17 send a letter to my attention, give us the
18 property address and information, and we will work
19 with them to make sure that we flag that
20 property. And if we are able to make sure that it
21 is not used for substitution purposes, we will
22 make every effort to do that.

23 So the short answer is yes.

24 COUNCIL PRESIDENT VERNA: And it's --
25 the properties that are included in Bill No. 90454

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2 are for properties whose prior liens have either
3 been sold or are currently eligible for
4 substitution; is that correct?

5 MS. FRANKLIN-SUBER: That is correct.
6 Bill No. 990454 authorizes new delinquent 1998
7 real-estate tax claims. Many of those claims are
8 against the same properties that liens were
9 previously transferred.

10 COUNCIL PRESIDENT VERNA: And what is
11 the priority of liens with respect to payment? Is
12 it that the older liens have to be satisfied
13 first?

14 MS. FRANKLIN-SUBER: That is correct.
15 The oldest liens, generally speaking, have to be
16 satisfied first. There are three exceptions to
17 that, which I will identify and then I will ask
18 the Revenue Commissioner to elaborate if you would
19 like.

20 The three exceptions include situations
21 where there is a current payment agreement; where
22 a senior citizen, I guess, has satisfied or
23 applied for a rebate program; and the third is the
24 low-income installment program. In those three
25 situations, the payments are applied to the

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2 current-year taxes.

3 (Nancy Kammerdeiner comes forward.)

4 MS. KAMMERDEINER: This is Nancy
5 Kammerdeiner, Revenue Commissioner.

6 If I could just elaborate a little bit
7 on that, the City Solicitor mentioned payment
8 agreements. If someone is up to date on a payment
9 agreement -- and most of our payment agreements do
10 require that they pay their current-year taxes as
11 well -- there is an exception to the priority
12 payment regulation that lets them pay not only
13 against their delinquent payment agreement but
14 also their current-year tax. And that holds true
15 whether that payment agreement is with the City or
16 with the servicer for sold liens.

17 And in terms of the senior citizens,
18 the exception that was mentioned is for senior
19 citizens who are applying to the State for their
20 real estate tax rebate. In order to get that
21 rebate, they have to have paid their current-year
22 tax, and so we've provided for them to do that
23 even if they have outstanding delinquencies.

24 And the third, as was mentioned, is the
25 installment payment agreement program. That

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2 program was established for low-income taxpayers
3 and is established for the payment of their
4 current-year tax. That is also an exception to
5 the payment of the oldest liens first so that they
6 can take advantage of a program for which they are
7 otherwise eligible.

8 COUNCIL PRESIDENT VERNA: Thank you.

9 The Chair recognizes Councilman Nutter.

10 COUNCILMAN NUTTER: Thank you, Madam
11 Chair. I appreciate the accommodation. I need to
12 ask permission to leave, and I wish to be recorded
13 as voting aye with regard to the favorable
14 recommendation of any of the bills or resolutions
15 in front of the Committee of the Whole today.

16 COUNCIL PRESIDENT VERNA: Thank you.

17 COUNCILMAN NUTTER: Thank you.

18 COUNCIL PRESIDENT VERNA: The Chair
19 recognizes Councilwoman Blackwell.

20 COUNCILWOMAN BLACKWELL: Thank you,
21 Madam President.

22 Madam Solicitor, is there a financial
23 impact or a legal impact in year s we didn't use
24 before? Does this have a financial impact?

25 COUNCIL PRESIDENT VERNA: Councilwoman,

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2 we can't hear you.

3 COUNCILWOMAN BLACKWELL: Thank you.

4 My question was, is there a financial
5 impact for the City since we're going after other
6 substitutions? And how does this relate to the
7 last bill in terms of that?

8 MS. KAMMERDEINER: The relationship to
9 the last bill is probably the one that we should
10 tackle first. This is very similar to the bills
11 that you approved a year ago. It provides a
12 substitution pool that would be available for
13 substitutions, as has been described. There are
14 different properties on this list than the last
15 time, but the purpose and the process for using
16 them would be very much the same.

17 In terms of the financial impact, if we
18 are not able to provide a property-for-property
19 substitution, we would need to pay cash for the
20 return of properties that have a mandatory
21 defective designation. In other words, a property
22 that we have identified a problem at the time of
23 the sale and we had to bring that property back
24 under the terms and conditions of the agreement,
25 and if we don't have any tax claims to substitute,

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2 we would need to make a cash payment for the
3 return of those tax claims.

4 COUNCILWOMAN BLACKWELL: Our
5 understanding was when we passed these bills, it
6 was extremely controversial, that it would be a
7 one-time thing. Unless my memory serves me wrong,
8 we thought we'd be doing this to generate some
9 money for the City, and then it would be over.

10 MS. FRANKLIN-SUBER: The one-time
11 aspect of the 1997 transaction was the sale of tax
12 claims. We are not here to request authorization
13 to sell any tax claims.

14 In 1997, as I touched on a little
15 earlier, there was an exhibit to the ordinance.
16 It was called Exhibit A. We had different
17 categories within Exhibit A. A-1 was the sale
18 portfolio, and those claims were transferred and
19 sold. And that was to generate -- you're correct
20 -- revenue for the School District. And in the
21 A-1 sale portfolio, we sold tax claims on 33,000
22 properties and generated what, over \$106 million.

23 But also on Exhibit A, we contemplated
24 at the very beginning of the transaction the need
25 to have a pool of delinquent real-estate tax

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2 claims available for substitution, and we had two
3 categories of tax claims on Exhibit A. We never
4 transferred them, we held them back, but they
5 would be used for substitution if necessary.

6 And the Law Department continued
7 collection efforts on them. They included
8 high-end commercial properties that we thought it
9 would be more cost effective for the Law
10 Department to enforce and also properties that we
11 had already listed for sheriff's sale.

12 So we are here -- we came back last
13 year to replenish the substitution pool. We are
14 doing the same thing now. So we are not
15 transferring these claims; we are simply
16 continuing to keep a pool of tax claims
17 available. Number one, Law continues enforcement
18 with Revenue, but these are the claims that we use
19 when we get calls from member of Council if
20 there's a financial hardship situation, if there's
21 a community or economic development project, these
22 are the claims that we then turn to to enable us
23 to pull back claims that have been transferred.

24 But also, as I said, it's not just the
25 discretionary pool. We have an obligation under

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2 the purchase and sale agreement to pull back
3 claims that are just legally defective.

4 That's the majority of claims that we
5 deal with. And so when you put it into context in
6 terms of a financial impact, our strong preference
7 is to substitute with other comparable real-estate
8 claims as compared to having to substitute with
9 cash. That's why it's important to keep the pool
10 sufficiently replenished.

11 COUNCILMAN COHEN: Could I just have
12 the City Solicitor repeat what she just said,
13 please.

14 COUNCIL PRESIDENT VERNA: Councilman,
15 can you speak closer into the mike, please. We
16 can't hear you.

17 COUNCILMAN COHEN: Would the City
18 Solicitor just repeat the part dealing with the
19 legal obligation of the City.

20 MS. FRANKLIN-SUBER: Yes. Under the
21 purchase and sale agreement, we have a legal
22 requirement, we are legally required to pull back
23 to substitute and replace a comparable lien or
24 cash for liens that we may have transferred but
25 that are for a legal or other reason the servicer

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2 is unable to collect on.

3 And an example includes a bankruptcy
4 situation or a situation where we have transferred
5 a lien, we've sold it. And then we find out that
6 the taxpayer really had entered into an agreement,
7 and we should not have, so we pull it back.

8 COUNCILMAN COHEN: So the legal
9 obligation is to keep a certain amount of money, a
10 certain amount of tax claims in the pool?

11 MS. FRANKLIN-SUBER: No. The legal
12 obligation is to make sure that we substitute,
13 whether it's with a tax claim that's comparable or
14 by cash. And so if we have defective --

15 COUNCILMAN COHEN: To substitute for
16 what?

17 MS. FRANKLIN-SUBER: We've transferred
18 real-estate tax claims.

19 COUNCILMAN COHEN: Yes.

20 MS. FRANKLIN-SUBER: The concept of
21 substitution is, we've transferred in and we can
22 pull claims back and substitute a different claim.

23 COUNCILMAN COHEN: In roughly the same
24 amount of money?

25 MS. FRANKLIN-SUBER: Yes. It has to be

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2 those who defaulted in payments under the lien
3 agreement? And the other bill allows you to deal
4 with the 1998 real estate?

5 MS. FRANKLIN-SUBER: That's correct.

6 COUNCILWOMAN BLACKWELL: The
7 real-estate taxes?

8 MS. FRANKLIN-SUBER: That's correct.

9 COUNCILWOMAN BLACKWELL: All right,
10 thank you.

11 I'm finished, Madam President.

12 COUNCIL PRESIDENT Verna: Thank you.

13 The Chair recognizes Councilman Clarke.

14 COUNCILMAN CLARKE: Thank you, Madam
15 Chair. Good morning, Miss Suber.

16 MS. SUBER-FRANKLIN: Good morning.

17 COUNCILMAN CLARKE: Miss Suber, I
18 looked at some of the properties listed on this
19 replacement pool in my Councilmatic district, and
20 a substantial portion of those properties were --
21 the liens were as low as \$200. From a
22 cost-effective standpoint, what purpose do we have
23 those in that pool as replacement properties?

24 MS. KAMMERDEINER: I think maybe I can
25 take that one.

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2 The liens that we sold in many cases
3 were of a similar value. We excluded from the
4 sale liens under, I believe it was, \$100. And,
5 therefore, when it comes time for substitution, we
6 also need to have in the pool some of those
7 properties that have lower-cost liens in order to
8 have them available for substitution. And so we
9 do, in order to have a broad cross section to be
10 able to provide for appropriate match, need also
11 to have some of those lower-dollar liens available
12 in the pool.

13 That doesn't mean, as has been
14 mentioned before, that we will not continue to
15 try, through our normal enforcement means, to
16 collect on those and to do so at the least costly
17 way of collection. And, certainly, anyone who
18 comes forward and pays or enters into a payment
19 agreement prior to the time that property might be
20 identified for a substitution would -- that
21 property would clearly not be substituted; we
22 would have the collection here at the City.

23 COUNCILMAN CLARKE: So what would the
24 cost of now deleting that property from the
25 substitution pool be? I mean, wouldn't it

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2 outweigh the cost of the value of the lien?

3 MS. KAMMERDEINER: There's no cost to
4 removing something from the substitution pool; we
5 would simply not make it available for
6 substitution. But it could mean that at a later
7 date, there would be a need for a substitution
8 from those properties that had already sold liens,
9 and we wouldn't have a comparable and would then
10 be paying cash to bring it back.

11 MS. FRANKLIN-SUBER: If there are
12 particular properties that you are concerned
13 about, it would be helpful if you would identify
14 them and send it over to my office, and then we
15 can try to work with you in terms of flagging
16 those or setting those aside, in terms of making
17 them available for substitution.

18 But, again, what we are talking about
19 here today is not transferring those liens. We
20 are simply putting them in a pool so that they're
21 available. It doesn't mean that they will
22 actually be used for substitution purposes. We
23 still keep them in our inventory here at the City.

24 COUNCILMAN CLARKE: Okay. This leads
25 me to my next question. I'm glad you brought that

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2 up.

3 Earlier you had talked about working
4 with CDCs, nonprofits, and making sure that you
5 wouldn't necessarily include some of those
6 properties that they were interested in in the
7 development process. Who and how is that done?

8 MS. FRANKLIN-SUBER: Generally, we work
9 -- the Law Department and Revenue work closely
10 with the District Council members. And so we use
11 the substitution process as the way -- a vehicle
12 through which CDCs contact the District Council
13 person. The Councilperson then makes a
14 substitution request. They let us know the liens
15 that would be of interest in terms of an economic
16 development project, community development
17 project, and then we go forward and we try to work
18 with Council and the CDCs to see if we can work it
19 out.

20 COUNCILMAN CLARKE: Okay. So if that
21 CDC, if that nonprofit does not contract the
22 District Councilperson and that District
23 Councilperson then contact your office, then the
24 potential is that those properties will be gone.

25 MS. FRANKLIN-SUBER: That's correct.

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2 The arrangement that we work out with City Council
3 at the time the transaction was done in 1997 was
4 that the CDCs would work directly with District
5 Council. So we do not deal with them directly
6 unless we have already communicated with the
7 District Councilmember.

8 COUNCILMAN CLARKE: I see. Thank you.

9 COUNCIL PRESIDENT VERNA: The Chair
10 recognizes Councilwoman Miller.

11 COUNCILWOMAN MILLER: Thank you, Madam
12 Chair.

13 Miss Suber, what I'd like to know is, I
14 think during the first lien bill, the lienholders,
15 the collection agency said it didn't want to go
16 into the real-estate business, and now it's almost
17 to years. What is happening to the properties
18 that they're not able to collect taxes on? I
19 think I recall they said that they would make sure
20 that CDCs or religious organizations and other
21 people were able to get those properties. I'm
22 sure that they haven't had 100 percent success on
23 collecting taxes on properties.

24 MS. KAMMERDEINER: You're correct, they
25 haven't had 100 percent success, but they are

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2 initiating some foreclosure processes in order to
3 try and get those properties that are not occupied
4 or are not owner-occupied to a situation where
5 they're available for purchase by those who might
6 be interested.

7 They've had some meetings with the
8 Commerce Department and representatives of those
9 who may be interested in development projects.
10 They're trying a number of things in order to find
11 purchasers of properties or to identify ways for
12 those who do have those properties to enter into
13 agreements to pay. They have worked with mortgage
14 companies and in other ways attempted to provide a
15 vehicle for those who wish to pay to enter into
16 agreements.

17 So there's no one answer to that.
18 There are a number of things that are underway to
19 encourage payment and to identify those who might
20 be interested in a property if the current owner
21 is either not to be found or is no longer
22 interested in maintaining the property. So there
23 are a number of initiatives underway in that
24 regard.

25 COUNCILWOMAN MILLER: Okay. I'd like

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2 to get more information because periodically, I
3 get calls from constituents or groups about
4 properties that are right maybe on their block and
5 whatnot, and we just need to know how to help
6 serve them best.

7 MS. KAMMERDEINER: Okay.

8 COUNCILWOMAN MILLER: Thank you.

9 COUNCIL PRESIDENT VERNA: I'm sorry.
10 Did you want to respond to that?

11 MS. FRANKLIN-SUBER: Well, I was going
12 to say if it's a community group or a CDC, as I
13 said previously, that's interested in trying to
14 put together an economic development or community
15 development project and you bring it to our
16 attention, working with your office, then we will
17 try to make sure that we can pull back the liens
18 and see if we can work out an arrangement that's
19 acceptable.

20 COUNCILWOMAN MILLER: So is there a
21 time frame for how long the tax collection agency
22 can work on that particular property in terms of
23 trying to collect the lien?

24 MS. FRANKLIN-SUBER: Well, generally
25 speaking, the way that we structured this,

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2 technically, a servicer can enforce on a lien, and
3 even after notice has been sent of foreclosure and
4 petitions have been filed with the court and
5 hearings and so forth and so on, we literally have
6 up until an hour before any sheriff's sale to
7 substitute and pull back. And that you may recall
8 from the lengthy hearings that that was something
9 that we were adamant about. And so we have not
10 reached that point yet with any of the tax claims
11 that have been transferred.

12 And so, again, a variety of different
13 collection and enforcement efforts are underway.
14 Certainly petitions for foreclosure have been
15 filed. We haven't had any actual foreclosures
16 yet. But, again, we rely on members of Council to
17 bring to our attention any situations where even
18 after, you know, five notices and, you know,
19 opportunity for hearing, you know, we always want
20 to make sure that we are getting information about
21 potential hardship situations or the elderly or
22 what have you that may not be paying attention to
23 the notices so that we can try to jump in in any
24 event.

25 So there's generally time for any

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2 taxpayer to work out an agreement.

3 COUNCILWOMAN MILLER: Okay, thank you.

4 COUNCIL PRESIDENT Verna: Thank you.

5 The Chair recognizes Councilman Cohen.

6 COUNCILMAN COHEN: Thank you, Madam
7 President.

8 I'm having difficulty understanding why
9 there's a need for these ordinances. Is there
10 something being changed in the basic ordinance, or
11 is it that we're merely substituting tax claims in
12 Exhibit A? And if so, then I don't understand why
13 there's a need for ordinances, why the original
14 ordinance didn't say, and if there are, you know
15 authorizing substitutions. Or is it that we have
16 to get Council action every time a tax claim is
17 going to be transferred?

18 In other words, I'm trying to find out,
19 what it is the basis for these bills? I -- I --

20 MS. FRANKLIN-SUBER: Well, let me try
21 to explain.

22 COUNCILMAN COHEN: I'm going back to
23 the original issue I think raised by Councilwoman
24 Blackwell, and I'm looking for an answer and I
25 don't hear any.

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2 MS. FRANKLIN-SUBER: Let me try again,
3 Councilman Cohen. I apologize.

4 In 1997, there was an exhibit attached
5 to the original ordinance, and it listed all of
6 the liens. It was divided into categories. A-1
7 were liens that we sold. So we no longer have
8 those. There were additional liens on Exhibit A.
9 We'll call them A-2 and A-3 -- liens that we kept
10 in our inventory here in the City that Council
11 reviewed and approved for substitution purposes
12 that we retained.

13 Over the course of time, we have made
14 substitutions, we have used those liens, we have
15 depleted that pool. So we came back in '98 and we
16 asked that we replenish the pool. We had two
17 ordinances at that time. Since then, we have
18 again used those liens for substitution purposes.
19 That's how we satisfy requests when we have to
20 satisfy defective substitutions and discretionary
21 substitutions.

22 So we have again depleted the pool.
23 And we are here with additional liens that we want
24 to put into the pool to make them available for
25 substitution. So it's an ongoing process.

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2 And when we originally came before
3 Council in '97, we talked about the fact that we
4 would come back on a yearly basis because each
5 year, for example, we get a new group of
6 delinquent real-estate tax liens that -- revenue
7 liens on property that we've already transferred
8 liens on.

9 So we transferred in '97. For example,
10 if you have one property, we may have transferred
11 delinquent liens up to 1996. Well, there may be
12 now delinquent liens from 1997. And, again, 1998.
13 So instead of transferring those liens, we're
14 simply putting them into the pool to make them
15 available for substitution. Again, we're not
16 transferring anything; we're simply replenishing a
17 pool to allow us to satisfy our obligations under
18 the purchase and sale agreement.

19 COUNCILMAN COHEN: Well, why isn't
20 there in the original agreement -- or in an
21 amendment to the original ordinances a provision
22 that authorizes the City to do what you're doing
23 without having to come to us in City Council? I
24 mean, it seems like a mechanical process that's
25 taking place. Is there a time limit in the

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2 original ordinance which Councilwoman Blackwell
3 was getting at? Because --

4 MS. FRANKLIN-SUBER: Well, the notes
5 are outstanding until 2004. So remember, there is
6 an end to, generally speaking, the program
7 itself. And to be candid with you, Councilman
8 Cohen, City Council want to do make sure that it
9 had an opportunity to have the discussion we're
10 having today, even when it came to putting tax
11 claims in the substitution pool, and that was one
12 of the requirements when we came before Council in
13 1997.

14 COUNCILMAN COHEN: Could I have just a
15 moment. Yes?

16 (Mr. McPherson confers off the record
17 with Councilman Cohen.)

18 COUNCILMAN COHEN: Thank you, Madam
19 Chair.

20 COUNCIL PRESIDENT Verna: Thank you.
21 Are there any other questions? The
22 Chair recognizes Councilman Kenney.

23 COUNCILMAN KENNEY: Thank you, Madam
24 President.

25 Miss Suber or Miss Kammerdeiner, is

1 6/23/99 WHOLE COMM. - BILL 990453, 454
2 there any benefit to getting these bills out of
3 committee today since we're not going to be able
4 to pass them until September? Was there some
5 timing issue that required us to deal with these
6 two bills the day before our final session date?
7 I'm just curious as to -- is there something that
8 keeps the process flowing if these bills are voted
9 out of committee today?

10 I'm not suggesting we don't. I just --
11 I know usually when we get to this week, we're not
12 voting bills out of committee because they can't
13 be passed finally before the last day of session
14 anyway. I just. . .

15 MS. KAMMERDEINER: We had originally
16 hoped that these two bills would have had a
17 hearing in time to be approved before your session
18 ended. Unfortunately scheduling didn't develop
19 that way, and so we would like to have approval as
20 early in the session as after you return from
21 summer recess as possible and so the hearing date
22 was set up for today.

23 But we know that we would not be able
24 to have these additional properties and these tax
25 claims available in the pool until sometime in

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2 September.

3 COUNCILMAN KENNEY: I mean, it's not a
4 major issue, it's just a curiosity for me as to
5 why we're --

6 MS. KAMMERDEINER: During the summer
7 months, we will be working with a more constrained
8 pool for matching, and we may have some situations
9 that will develop where we will have to turn to a
10 cash match instead of a property tax claim match
11 because we can't otherwise match within the
12 existing pool. But I don't think that there will
13 be any major difficulties with delaying until
14 September on that.

15 MS. FRANKLIN-SUBER: We're not in a
16 crisis situation, but the pool is depleted and it
17 does make it difficult if we've got a major
18 economic development project that we are trying to
19 accommodate to come up with a configuration. It
20 also takes a bit of time operationally between
21 Revenue and Law to actually get all of the liens
22 into the system and make sure that we're ready to
23 move smoothly but we don't need suspension of the
24 rules or anything of that nature.

25 COUNCILMAN KENNEY: I understand, but

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2 my question that this action by the committee
3 today, putting it on the calendar for September,
4 doesn't benefit you in any way until we finally
5 pass it in September.

6 MS. FRANKLIN-SUBER: (Nods.)

7 COUNCILMAN KENNEY: Okay, thank you.

8 COUNCIL PRESIDENT VERNA: But I believe
9 the administration did ask for a public hearing to
10 be scheduled, and we did schedule it today.

11 Councilman Cohen, did you have another
12 question?

13 COUNCILMAN COHEN: What is this pool?
14 What is the amount of money in the pool? We keep
15 talking that we've got to replenish it and that we
16 may have to give them cash. I assume that means
17 General Fund money if we don't have something
18 else.

19 But what is the pool we have to --

20 MS. FRANKLIN-SUBER: Let's see. I'll
21 try to put this into a context for you, and we
22 would also be happy to provide the information to
23 you after the hearing.

24 But generally speaking --

25 COUNCILMAN COHEN: You also have to

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2 provide what?

3 MS. FRANKLIN-SUBER: We'd be happy to
4 provide it to you in writing after the hearing if
5 you would like. But generally speaking, currently
6 --

7 COUNCILMAN COHEN: Is the pool a
8 varying figure?

9 MS. FRANKLIN-SUBER: Yes, it is. It
10 changes every day. This is an ongoing day-to-day
11 process.

12 COUNCILMAN COHEN: I thought there was
13 sale of a certain amount of tax claims and that we
14 sold it for something like 70 percent of its
15 worth. And the profit would come, you know, if,
16 say, they made the collection of 100 percent,
17 which was unrealistic, but if they did it, they'd
18 make a 30 percent profit from which they'd have to
19 pay expenses and get to a net present profit. And
20 I thought there was a specific amount.

21 MS. FRANKLIN-SUBER: The confusion
22 comes in because we are not talking about the sale
23 portfolio; those liens are not at issue today.
24 We've transferred those liens. We transferred
25 A-1. That was the sale portfolio. It was liens

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2 on 33,000 properties. That's not the subject of
3 these ordinances at all what.

4 What we held back for substitution
5 purposes was A-2. That consisted of, in '97,
6 2,965 properties.

7 COUNCILMAN COHEN: But may I interrupt
8 you. You're not answering my question. Is it
9 that there was never a specific amount that was
10 sold? That actually, it's a shifting kind of
11 thing? My understanding and my memory was that we
12 sold a very specific amount of which -- and we
13 were going to get a specific return, a percentage
14 of what we sold.

15 MS. FRANKLIN-SUBER: We did sell --

16 COUNCILMAN COHEN: And that had nothing
17 to do with Exhibits A, B or C. It dealt with how
18 much we were selling and what we were receiving
19 for that.

20 MS. FRANKLIN-SUBER: But it did have to
21 do, Councilman Cohen, with Exhibit A. Exhibit A
22 had A-1, which was the sale portfolio. It was
23 very specific. It identified 33,000 properties.
24 We sold the liens on those properties. That is
25 not at issue today. They are gone. And you're

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2 absolutely correct, we got over \$100 million.

3 What I'm talking about are the
4 different categories of liens on Exhibit A that we
5 kept, we did not sell them -- Category A-2 and
6 Category A-3. At the time, in 1997, in Category
7 A-2, we had liens on close to 3,000 properties.
8 We sold liens on 33,000, we kept back liens on
9 about 3,000 to 4,000 properties for substitution.

10 This is the pool that has been depleted
11 over time, and all we're trying to do is add new
12 leans to that substitution pool to enable us to
13 satisfy requests for discretionary substitutions
14 if there's a financial hardship or if there's a
15 defective lien to substitute.

16 It is a small pool. But it does change
17 every day because every day, we are dealing with
18 substitution requests. But it's a small pool.
19 It's not the liens that we sold.

20 COUNCILMAN COHEN: But, see, but what
21 we sold --

22 MS. FRANKLIN-SUBER: Is gone.

23 COUNCILMAN COHEN: Well, but there was
24 a certain amount. What did we sell it for? Can
25 we talk numbers? 'Cause I'm having -- I'm just

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2 trying --

3 MS. FRANKLIN-SUBER: We sold liens on
4 33,000 properties, and the amount of money that we
5 got was \$106,319,079.

6 COUNCILMAN COHEN: And what did the
7 claims amount to at that time?

8 MS. FRANKLIN-SUBER: That's the amount
9 of the claims, but those were sold. 106.

10 COUNCILMAN COHEN: And none were
11 substituted for?

12 MS. FRANKLIN-SUBER: No. We sold
13 them. And if there's a defective, we pull it back
14 and we substitute a comparable claim.

15 COUNCILMAN COHEN: So then the amount
16 should never change.

17 MS. FRANKLIN-SUBER: That's correct.
18 Of what we sold -- you're absolutely correct. The
19 overall value should never change except, except
20 when we substitute a claim, we do build in the
21 amount that the servicer charges for collection.

22 So there is an additional cost for
23 substitution. It's not just at the time we sold
24 the claims, that the tax claim was sold for, you
25 know, principal and interest, whatever, let's say,

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2 the face value of the claim. And now we add on
3 attorneys' fees and collection costs.

4 COUNCILMAN COHEN: Could you give us on
5 idea of what kind of figure that is?

6 Well, maybe we ought to go to the
7 memorandum because as it's discussed, it always
8 seems unclear, and yet it seems to me it ought to
9 be a very simple thing.

10 MS. FRANKLIN-SUBER: We can give you
11 information about the number of claims that were
12 available in 1997 for substitution purposes.

13 COUNCILMAN COHEN: Really, I'm not
14 interested in that. What I'm interested in is,
15 what did we sell it for, and is that what we have
16 to provide them? We have to give them claims from
17 which they can make the same amount of money as
18 they would have made if we never substituted? Is
19 that the goal?

20 MS. FRANKLIN-SUBER: The concept really
21 is that we have to preserve the overall value of
22 the portfolio that was sold. You're absolutely
23 correct.

24 COUNCILMAN COHEN: Right, that I
25 understand.

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2 MS. FRANKLIN-SUBER: And that's why

3 when we --

4 COUNCILMAN COHEN: And if we cause them
5 to spend more by substituting, we've got to pay
6 them for that.

7 MS. FRANKLIN-SUBER: Correct, because
8 they collected over time on particular liens.
9 That's correct.

10 COUNCILMAN COHEN: That sounds fair if
11 the charges to it are correct.

12 MS. FRANKLIN-SUBER: Correct.

13 COUNCILMAN COHEN: You know, if they're
14 not using that as an excuse to get more money from
15 us.

16 MS. FRANKLIN-SUBER: Correct.

17 COUNCILMAN COHEN: If the costs are
18 accurate, then I can understand that.

19 MS. FRANKLIN-SUBER: Correct.

20 COUNCILMAN COHEN: Then why can't we
21 just get a simple explanation? Like how much are
22 we short now, what do we owe them, what do we owe
23 to bring that up to date? Are we current with
24 them now? Are we in good shape?

25 MS. FRANKLIN-SUBER: We are current on

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2 that issue. That is not the issue, however, that
3 is before Council. We really are talking about --

4 COUNCILMAN COHEN: No, I understand
5 that, but isn't that really the issue? Isn't that
6 why you're having a substitute pool because you're
7 expecting that there may be a need for
8 substitutions which may be initiated by
9 Councilmembers?

10 MS. FRANKLIN-SUBER: That's correct.

11 COUNCILMAN COHEN: And the requests to
12 you may be initiated by the City?

13 MS. FRANKLIN-SUBER: That's correct.

14 COUNCILMAN COHEN: Because of economic
15 development reasons?

16 MS. FRANKLIN-SUBER: That's correct.

17 COUNCILMAN COHEN: Or it could be
18 initiated by the City for any reason.

19 MS. FRANKLIN-SUBER: That's correct.

20 COUNCILMAN COHEN: Because, as I read
21 the original agreement, the City didn't have to
22 have a reason except that the City made a decision
23 that it wanted to pull something back.

24 MS. FRANKLIN-SUBER: That's correct.

25 We have liens that we can use right now for

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2 substitution purposes.

3 What we can't project -- I mean, we can
4 tell you what's pending. What we can't project,
5 however, is what may arise in the upcoming year.
6 You know, there could be a major economic
7 development project that we need to try to work
8 through in the upcoming year. We can't project at
9 this stage, you know, what we may need. We just
10 need to have a pool available.

11 COUNCILMAN COHEN: But you could tell
12 us the history.

13 MS. FRANKLIN-SUBER: Yes.

14 COUNCILMAN COHEN: You could tell us
15 how much was substituted.

16 MS. FRANKLIN-SUBER: Absolutely.

17 COUNCILMAN COHEN: And the reasons for
18 the various substitutions.

19 MS. FRANKLIN-SUBER: Absolutely.

20 COUNCILMAN COHEN: If you could furnish
21 that to the President, I think that would be fine.

22 MS. FRANKLIN-SUBER: Yes.

23 COUNCILMAN COHEN: And it might give us
24 a clearer picture.

25 MS. FRANKLIN-SUBER: Yes, yes, we can

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2 do that.

3 COUNCILMAN COHEN: Thank you, Madam
4 President.

5 COUNCIL PRESIDENT Verna: Thank you.

6 Are there any other questions from
7 members of the committee?

8 (No further questions.)

9 COUNCIL PRESIDENT Verna: Do we have
10 anyone else to testify on the two bills that we
11 just heard?

12 (No response.)

13 COUNCILMAN COHEN: Thank you all very
14 much.

15 COUNCIL PRESIDENT Verna: This
16 concludes our public hearing.

17 - - -

18 COUNCIL PRESIDENT Verna: We will now
19 go into our public meeting.

20 The Chair recognizes Councilwoman
21 Blackwell regarding Resolution No. 990510.

22 COUNCILWOMAN BLACKWELL: Madam
23 President, we move that Bill No. 990510 be
24 reported out of committee with a favorable
25 recommendation.

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2 COUNCIL PRESIDENT Verna: Is there a
3 second?

4 (Duly seconded.)

5 COUNCIL PRESIDENT Verna: It has been
6 moved and seconded that Resolution No. 990510 be
7 reported out of committee with a favorable
8 recommendation.

9 All in favor will signify by saying
10 aye.

11 Those opposed?

12 The ayes have it and the motion is
13 carried.

14 The Chair recognizes Councilman Kenney
15 regarding Bill No. 990453.

16 COUNCILMAN KENNEY: Madam Chair, I move
17 that Bill No. 990453 be reported out of this
18 committee with a favorable recommendation.

19 (Duly seconded.)

20 COUNCIL PRESIDENT Verna: It has been
21 moved and seconded that Bill No. 990453 be
22 reported out of committee with a favorable
23 recommendation.

24 All in favor will signify by saying
25 aye.

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2 Those opposed?

3 The ayes have it and the motion is
4 carried.

5 The record will also reflect that
6 Councilman Nutter is voting in the affirmative.

7 The Chair recognizes Councilman Kenney
8 regarding Bill No. 990454.

9 COUNCILMAN KENNEY: Madam Chair I move
10 that Bill No. 990454 be reported out of this
11 committee favorably.

12 (Duly seconded.)

13 COUNCIL PRESIDENT VERNA: It has been
14 moved and properly seconded that Bill No. 990454
15 be reported out of committee with a favorable
16 recommendation.

17 All in favor will signify by saying
18 aye.

19 Those opposed?

20 The ayes have it and the motion is
21 carried.

22 The Chair recognizes Councilman Mariano
23 regarding Resolution No. 990468.

24 COUNCILMAN MARIANO: Madam Chair, I
25 recommend that Resolution No. 990468 be voted out

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2 of committee with a favorable recommendation.

3 (Duly seconded.)

4 COUNCIL PRESIDENT Verna: It has been

5 moved and properly seconded that Resolution No.

6 990468 be reported out of committee with a

7 favorable recommendation.

8 All in favor will survey by saying aye.

9 Those opposed?

10 The ayes have it, the motion is

11 carried.

12 The Chair recognizes Councilman

13 Mariano.

14 COUNCILMAN MARIANO: Madam Chair, I

15 recommend that Resolution No. 990469 be voted out

16 of committee with a favorable recommendation.

17 (Duly seconded.)

18 COUNCIL PRESIDENT Verna: It has been

19 moved and seconded that Resolution No. 990469 be

20 reported out of committee with a favorable

21 recommendation.

22 All in favor will signify by saying

23 aye.

24 Those opposed?

25 The ayes have it and the resolution

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2 will be placed on our calendar.

3 The Chair recognizes Councilman Mariano
4 regarding Bill No. 990470.

5 COUNCILMAN MARIANO: Madam Chairwoman,
6 I recommend that Resolution No. 990470 be voted
7 out of committee with a favorable recommendation.

8 (Duly seconded.)

9 COUNCIL PRESIDENT Verna: It has been
10 moved and properly seconded that Resolution No.
11 990470 be reported out of committee with a
12 favorable recommendation.

13 All in favor will signify by saying
14 aye.

15 Those opposed?

16 The ayes have it and the motion is
17 carried.

18 The Chair recognizes Councilman
19 Mariano.

20 COUNCILMAN MARIANO: Madam Chair, I
21 recommend that Resolution No. 990471 be voted out
22 of committee with a favorable recommendation.

23 (Duly seconded.)

24 COUNCIL PRESIDENT Verna: It has been
25 moved and properly seconded that Resolution No.

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2 990471 be reported out of committee with a
3 favorable recommendation.

4 All in favor will signify by saying
5 aye.

6 Those opposed?

7 The ayes have it, the motion is
8 carried.

9 The Chair recognizes Councilman
10 Mariano.

11 COUNCILMAN MARIANO: Madam Chair, I
12 recommend that Resolution No. 990472 be voted out
13 of committee with a favorable recommendation.

14 (Duly seconded.)

15 COUNCIL PRESIDENT Verna: It has been
16 moved and properly seconded that Resolution No.
17 990472 be reported out of committee with a
18 favorable recommendation.

19 All in favor will signify by saying
20 aye.

21 Those opposed?

22 The ayes have it and the motion has
23 been carried.

24 This concludes the public meeting of
25 the Committee of the Whole. Thank you all very

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2 much.

3 (Adjourned at 11:39 a.m.)

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C E R T I F I C A T E

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RE: COUNCIL COMMITTEE OF THE WHOLE

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BILL NO.'S 990453, 990454

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RESOLUTION NO.'S 990468, 69, 70, 71, 72
and 990510

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JOSEPHINE CARDILLO,

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Registered Professional Reporter

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