

Committee on Licenses and Inspections
November 17, 2015

COUNCIL OF THE CITY OF PHILADELPHIA
LICENSES AND INSPECTIONS

Room 400, City Hall
Philadelphia, Pennsylvania
Tuesday, November 17, 2015
10:16 a.m.

PRESENT:

COUNCILWOMAN MARIA D. QUINONES-SANCHEZ - CHAIR
COUNCILWOMAN CINDY BASS - VICE
COUNCILMAN WILLIAM K. GREENLEE
COUNCILMAN BOBBY HENON
COUNCILMAN DAVID OH

ALSO PRESENT:

COUNCILMAN DENNIS O'BRIEN

BILLS: 150650, 150651, 150719, 150769

1 - - -

2 COUNCILWOMAN QUINONES-SANCHEZ: Good
3 morning. The Committee on Licenses and
4 Inspection hearing will now come to order
5 having established a quorum. To my right,
6 Councilwoman Bass, Councilman David Oh is
7 also to my right; to my left, Councilman
8 Greenlee and Councilman Henon.

9 Will the clerk read the first bill.

10 THE CLERK: Bill No. 150650: An
11 Ordinance amending Title IV of "The
12 Philadelphia Building Construction and
13 Occupancy Code," by amending Subcode "PM" of
14 The Philadelphia Code, by adding a section
15 requiring vacant property owners to allow
16 access for City inspections upon reasonable
17 notice; all under certain terms and
18 conditions.

19 COUNCILWOMAN QUINONES-SANCHEZ: Thank
20 you. The Chair will also recognize
21 Councilman Dennis O'Brien. I don't know if
22 he wants opening comments since this is his
23 Bill; and then we can call our first panel
24 of Rebecca Swanson, Andrew Thomas, Edward

1 McCann.

2 Did you want to say something?

3 COUNCILMAN O'BRIEN: Yeah. I will add
4 House Bill 15 --

5 COUNCILWOMAN QUINONES-SANCHEZ: Want to
6 speak into your speaker?

7 COUNCILMAN O'BRIEN: Thank you.

8 Thank you, Councilwoman. House Bill
9 150650 will allow the interior process to be
10 streamlined under this legislation. At the
11 time of obtaining a license for an LVCIP, an
12 owner must have the option -- will have the
13 option of completing a consent statement.
14 This statement will grant consent to the
15 City to access the building for the purposes
16 of inspection, enforcement of the City Code,
17 protection -- and protection of public
18 safety. This will allow for inspections to
19 be done quicker without having to wait for
20 the Law Department to obtain a court order.
21 A licensed for an LVCIP is not contingent on
22 the signing of a consent statement. The
23 consent statement is voluntary. If the
24 owner chooses not to give consent, then the

1 City shall take whatever steps necessary to
2 gain access to the building for an interior
3 inspection.

4 COUNCILWOMAN QUINONES-SANCHEZ: Thank
5 you. Going to start with Rebecca.

6 MS. SWANSON: Good morning chairman --
7 excuse me. Good morning, Chairwoman Sanchez
8 and Members of the Committee on Licenses and
9 Inspections. My name is Rebecca Swanson.
10 I'm the Director of Policy and Legislative
11 Affairs for the Department of Licenses and
12 Inspection.

13 Today I am here to provide testimony on
14 Bill No. 150650 which, if enacted, will
15 amend Title IX of the Philadelphia Code to
16 allow property owners to provide written
17 consent permitting the City to enter
18 property for the purpose of conducting
19 inspections.

20 The Department recognizes the increased
21 public safety threat posed by large vacant
22 commercial industrial buildings known as
23 LVCIPs; and as such, conducts proactive
24 inspections of such buildings. On the

1 infrequent occasion that these inspections
2 reveal potential dangerous condition in the
3 interior of the building that requires
4 further investigation, the Department has
5 procedures to gain access to the building by
6 obtaining permission from the owner or
7 seeking an administrative warrant through
8 the Philadelphia Court of Common Pleas.

9 This Bill would provide another avenue
10 for the Department to access such buildings
11 by providing an option to building owners to
12 provide proactive consent for such
13 inspections at the time of application for
14 renewal of a vacant property license. The
15 Department is prepared to enforce the
16 provisions of this Bill should it become
17 law.

18 Thank you for the opportunity to provide
19 the Department's testimony. I'd be happy to
20 answer any questions at this time.

21 COUNCILWOMAN QUINONES-SANCHEZ: We will
22 proceed with Mr. Thomas and then --

23 MR. THOMAS: Good morning. My name is
24 Andrew Thomas. I'm the President of the

1 International Association of Firefighters
2 and Paramedics Union. Like to thank
3 Councilman O'Brien and Councilwoman Sanchez
4 and the Members of Council for convening
5 this hearing today regarding the inspection
6 of vacant dwellings and the need for
7 information from Fire Department members
8 performing building inspections.

9 The Philadelphia Fire Department in
10 conjunction with License and Inspections
11 perform annual building inspections
12 throughout the City of Philadelphia. The
13 Fire Department will upon observing
14 violation during a building inspection in
15 the Fire, Building or Electrical Code make
16 notification to the Department of License
17 and Inspection.

18 The crucial part of the inspection
19 process is access to the interior of the
20 building. The interior profile of a
21 building can change over the years.
22 Buildings in Philadelphia have been
23 repurposed since originally construction
24 and/or redesign since the original

1 blueprints were used for construction. I am
2 sure Councilmembers are aware of different
3 buildings in their respective districts that
4 have been redesigned since their original
5 construction. The school and the district
6 may now be a retirement home or a factory
7 that once employed many may be abandoned and
8 stripped of the interior plumbing and
9 electrical systems. The secure vacant
10 buildings not open to trespasses are major
11 concern to the Philadelphia Fire Department.

12 The legislation before you will allow
13 for the inspection process to be streamlined
14 by giving the owners a chance to consent to
15 an interior access at the outset of the
16 licensing process. This access will allow
17 for a more efficient way to inspect
18 buildings enabling the members conducting
19 inspections to have a visual floor plan of
20 the interior of the building. Firefighters
21 need every advantage when responding to an
22 emergency situation for the protection of
23 themselves and the protection of the
24 surrounding citizens, homes and businesses.

1 The floor plan can be architectural
2 drawings, photographs or written statements
3 documenting the occupancy, contents and
4 hazards that are present. Firefighters need
5 to know if buildings contain chemicals may
6 be stored at that location or are there
7 floorboards in the building, open elevator
8 shafts, have the utilities been secured or
9 are the conditions so deteriorated that
10 entry during an emergency event is not
11 worthwhile unless a known life hazard is
12 immediately present.

13 The proposed amendments to Bill No.
14 150650 will be an asset to the safety of
15 Philadelphia Fire Department members and the
16 citizens of Philadelphia. I'd like to thank
17 Council for giving me the opportunity to
18 speak on this Bill, and I'm willing to
19 answer any questions you may have at this
20 time.

21 COUNCILWOMAN QUINONES-SANCHEZ: Thank
22 you.

23 Mr. McCann, and then we will ask any
24 questions.

1 MR. McCANN: Thank you, Chairwoman. And
2 thank you for the opportunity to speak to
3 you about this Bill, which is important
4 legislation that will help make our
5 commercial buildings safer.

6 The fire at the Thomas W. Buck Hosiery
7 Factory on East York Street in 2012 was a
8 terrible tragedy in which Firefighter Dan
9 Sweeney and Lieutenant Robert Neary were
10 killed. Our thoughts and prayers continue
11 to go out to their families and friends.

12 A little more than a year ago I
13 testified before you about other legislation
14 related to helping to make sure a tragedy
15 like that does not happen again. I want to
16 personally thank all of you and your
17 colleagues on Council on taking all of the
18 issues stemming from the fire tragedies
19 seriously, addressing them, holding hearings
20 and trying to hold our government officials
21 accountable. Without your voices, this
22 issue could have gone away. But I believe
23 that collectively we've been able to help
24 ensure some positive change in this area.

1 This Bill is quite simple in its scope;
2 yet, potentially quite powerful in its
3 potential to help avoid future tragedies.
4 It would require that the licensing process
5 for large vacant commercial industrial
6 properties include an owner consent
7 statement. Such a statement would remove
8 many impediments to onsite inspection and
9 code enforcement. This is a simple,
10 straightforward concept, allow more
11 inspections to ensure these buildings are in
12 compliance with the appropriate laws.

13 It is worth noting that the consent
14 statement is voluntary as was stated in the
15 prime sponsors memo of October 30. If the
16 owner chooses to not give consent, then the
17 City shall take whatever steps necessary to
18 gain access to the building for an interior
19 inspection. I do hope that if this
20 legislation is enacted into law, Council and
21 the Mayor will work towards maximizing the
22 number of properties for which consent has
23 been granted.

24 I do ask that you keep in mind two of

1 the most salient conclusions of the grand
2 jury investigating the deadly fire. L&I
3 inspection and enforcement procedures were
4 extraordinarily lax. And L&I took no action
5 for years until neighbors bombarded the City
6 with complaints. As you all know, you can't
7 pass all the laws in the world. But without
8 good operations, oversight and management,
9 tragedies like the one in 2012 can occur.
10 The grand jury report illustrates this fact.

11 For example, the report noted that even
12 though L&I had issued seven violation
13 notices against the building, no legal
14 action ever was instituted in that
15 particular case. So given greater access
16 for inspections is important, but the
17 quality of the inspections that are done are
18 the most important thing. And obviously,
19 your oversight of L&I is important to make
20 sure that that continues.

21 Thank you.

22 COUNCILWOMAN QUINONES-SANCHEZ: Thank
23 you. Any questions for our panel?

24 Bill sponsor? Oh, your light is on.

1 Councilman Henon.

2 COUNCILMAN HENON: Thank you, Madam
3 Chair. I have a few questions, and I
4 appreciate your testimony.

5 One of maybe -- Mr. Thomas, you were
6 talking about knowing -- you know, first
7 responders knowing what the status of the
8 property is in and what conditions it could
9 present. I mean, you don't know until you
10 actually get in. I know Councilman Squilla
11 and myself have had some, you know,
12 conversation about the different types of
13 material and how quickly coordinating with
14 some of the fire experts.

15 You know, the quickness of the burn that
16 may -- may take place whether it's wood or
17 these composite types of materials, you
18 know, burn quicker. And having -- this is
19 something separate, but it goes to the fact
20 that having consent allows you to get in a
21 lot quicker with the owner. But, you know,
22 some sort of notification in the future and
23 identification on the time gives you an idea
24 of the types of material before entering in

1 a building.

2 Is that --

3 MR. THOMAS: Yes. That actually works
4 well. We are also looking to parter with
5 L&I. Because I have an extensive background
6 in hazardous materials incidents. So we
7 want to know what possibly could be stored
8 in the building for over the long term. But
9 also, it could create an explosive effect
10 and have a negative effect in the air
11 quality surrounding a facility that may
12 cause a fire.

13 Once a building is locked and secured,
14 it should be fine. But we have a tendency
15 to respond late in the evening when nobody
16 is around and there is nobody to call and we
17 need access to the building. So any
18 additional information we have will give us
19 a greater chance of knowing what we have
20 going forward. We would know prior to.

21 It would show up on our MDTs on the
22 response time that may be, for instance, in
23 South Philadelphia on Broad Street there
24 used to be a sporting goods store. We would

1 respond to this building, but because the
2 information had not been updated, the
3 sporting goods store was long gone. But it
4 came across as storing massive amounts of
5 ammunition. And that is something that
6 wakes you up when you're responding to that
7 building. So if we had some updated
8 information coming across our CAT system, we
9 would be more informed prior to arrival.

10 COUNCILMAN HENON: Great. Thank you. I
11 have a few questions for Ms. Swanson.

12 How many vacant properties do we believe
13 that are in the City of Philadelphia? Some
14 have reported between 30 and 40,000.

15 Is that a good estimate?

16 MS. SWANSON: Vacant properties, we
17 expect there to be about 20,000 structures.
18 About 600 of those are LVCIPs, which we
19 define as 5,000 square feet or greater.

20 COUNCILMAN HENON: Six hundred?

21 MS. SWANSON: And that's a generous
22 estimate.

23 COUNCILMAN HENON: Okay. Understand.
24 Understand. Okay. If there is no good

1 address for notification, what happens?

2 MS. SWANSON: Well, we have -- we do do
3 research to try to locate an owner. We go
4 through if it's a lot either owned by an
5 LLC, we try to track down the principal.

6 We monitor these buildings. If there is
7 no owner, we -- we do have a hard time
8 prosecuting. So, those are ones that if
9 they are in an unsafe or in like dangerous
10 condition, they are prioritized for
11 demolition.

12 COUNCILMAN HENON: And --

13 MS. SWANSON: We also make sure they are
14 all sealed.

15 COUNCILMAN HENON: Right.

16 MS. SWANSON: That is one of our biggest
17 things to make sure they are all sealed from
18 entry. And we do monitor those proactively
19 to ensure.

20 COUNCILMAN HENON: Right. Hopefully,
21 the seal, I think, the Council -- the
22 Chairwoman had a little something to do with
23 the sealing of these properties and the
24 materials.

1 So if they are granted -- the City's
2 granted permission to enter and violations
3 are issued on the interior, do they have the
4 right to reinspect? Do we as a City
5 reinspect?

6 MS. SWANSON: Yes. Any time a violation
7 is issued, we reinspect to confirm
8 compliance. If there is not compliance
9 after reinspections, it becomes eligible for
10 prosecution. And then depending on the
11 severity of what those violations are, more
12 immediate action can be taken.

13 COUNCILMAN HENON: You would assume that
14 on vacant properties things are a little
15 more deteriorated than your normal, you
16 know, code inspection or property
17 maintenance inspection.

18 So if access is also being granted by
19 the City, does the City mean direct employee
20 city or another agency that would inspect?
21 Or is it just our City employees from
22 License and Inspection?

23 MS. SWANSON: It would be L&I. And for
24 the LVCIPs, the Fire Department, as well.

1 We have a partnership with the Fire
2 Department. This came out of Councilman
3 O'Brien's Bill from last year. We are doing
4 proactive inspection of all LVCIPs in the
5 City.

6 We began in the 7th District at the
7 Councilman and the Chairwoman's request.
8 We've inspected every LVCIP there in
9 partnership with the Fire Department. That
10 included a full exterior inspection, a full
11 review of all L&I history as well as police
12 and fire calls. We are -- we did extensive
13 research on all the owners that we have
14 accurate contact information.

15 We ended up demolishing two of those
16 buildings. There are around 60 in
17 Councilwoman's district. And we are now
18 moving onto the 5th and 8th Districts to
19 continue the program.

20 COUNCILMAN HENON: Okay. You are
21 creating a profile for the property, for the
22 address?

23 MS. SWANSON: Yes. We are also
24 partnering with the Fire Department and OIT

1 to develop an information sharing system
2 where we have a profile of everything that's
3 in the L&I history which would include a
4 history of violations, property ownership
5 information and any licenses or permits so
6 we know, for instance, a HazMat license.
7 And then that information will be combined
8 with some new information from some new
9 technologies, LiDAR flyover, so we can see
10 roof level if there is a hole in the roof.

11 That information is going to be pushed
12 into one file that the Fire Department will
13 have access to, whether it's in the fire
14 access or we're working on it having be when
15 they are en route to the fire. They will be
16 able to pull up that picture. We have seen
17 some prototypes of this. It's actually
18 going to be on display today over in the
19 Innovation Lab that we think will be a
20 really good way to combine the -- all of the
21 relevant data on the building in realtime
22 for the firefighters and for our inspectors
23 as well.

24 COUNCILMAN HENON: I think the data

1 sharing and, you know, the storage of the
2 profile of a property, you know, with its
3 history and its inspections of both interior
4 and exterior is critical. We have an office
5 of property data, you know, that hopefully
6 will be up in line running. We had funded
7 it over the last several years.

8 But I think -- a suggestion would be to
9 link up there, you know, with the Office of
10 Property and Date because it's -- I
11 understand it should be crucial, you know,
12 moving forward to knowing what a -- what a
13 property is in all its aspects and systems
14 and its information, its violations, its,
15 you know, property -- property value and
16 estimates. So, I think that is important.

17 Now last, would the exterior and
18 interior take place at the same time or we
19 doing them separately?

20 MS. SWANSON: We would do an exterior
21 inspection. And then based on what is found
22 during the exterior inspection and a review
23 of the history, if the Fire Department and
24 the L&I inspectors who are certified fire

1 code inspectors determine that it is
2 necessary to look at the interior of the
3 building, we will then use the procedures to
4 get in.

5 Again, currently we either obtain
6 permission from the owner if the owner is
7 accessible. If not, we do have process to
8 obtain administrative warrant.

9 That process, we just work with the
10 First Judicial District, the Law Department
11 did. And we streamline that process to
12 obtain administrative warrant to enter. Now
13 this Bill, we will have the option if the
14 owner did provide proactive consent at the
15 time of application or at the time of
16 renewal, and since the vacant property needs
17 to be renewed annually, that consent will be
18 somewhat current. We will use that to enter
19 if the Fire Department and L&I determine
20 that it's necessary.

21 COUNCILMAN HENON: Of the vacant
22 properties that you estimate, how many would
23 you estimate have vacant property license?

24 MS. SWANSON: For LVCIPs?

1 COUNCILMAN HENON: Yeah.

2 MS. SWANSON: Very few. Because the
3 license requirements to post a bond, it's
4 not possible. We have heard from many
5 property owners that they cannot obtain this
6 bond. There is no insurer that actually
7 issues this bond is what we've been told.
8 So many of them do not have this particular
9 license.

10 In many cases they will obtain a vacant
11 residential license because at least it's
12 something and we can at least have updated
13 contact information. Because again for us,
14 the license is a registration so we know
15 where to find you.

16 So we with our new Eclipse system, the
17 way a license will be issued, it will be one
18 license with a checkmark depending if you
19 are a lot, a residential structure or a
20 commercial building. So with this consent
21 form, we would make it available for no
22 matter what license you are applying for.

23 So --

24 COUNCILMAN HENON: So you would have

1 them registered?

2 MS. SWANSON: Yes. And the consent form
3 would be available for all vacant property
4 license.

5 COUNCILMAN HENON: What do we do moving
6 forward? How do we, you know, adjust for,
7 you know, the bonding and, you know, those
8 types of, you know, requirements by law?

9 MS. SWANSON: This has been ongoing
10 conversation with the Councilwoman's office.
11 And it is something that we are actively
12 looking for a solution for. There was a
13 amendment to the Bill, was it last year, to
14 add or other deposit in addition to a bond.
15 And we are working out operationally how
16 that can work as far as the Law Department's
17 working on that, can we collect cash and how
18 that works.

19 COUNCILMAN HENON: You have done a lot
20 of work over the last four years, haven't
21 we?

22 Okay, well. I look forward to trying to
23 figure that out in the next -- in the next
24 turn.

1 MS. SWANSON: If I can, if I make speak
2 to your point about there needing to be a
3 property inventory with the Office of
4 Property Data, that actually is what OIT is
5 building. Office of Property Data is
6 contributing to that. It brings in data
7 from every city agency from PGW, from the
8 Water Department, we'll have tax delinquency
9 information.

10 There will be this full -- you click on
11 it, there will be a street level photo and
12 radar. They call it LiDAR down onto the
13 roof plus all of the information that can
14 be -- will be accessible to everyone and
15 eventually to the public, as well.

16 COUNCILMAN HENON: How great is that? I
17 mean, that is --

18 MS. SWANSON: It's so cool.

19 COUNCILMAN HENON: -- the intent of
20 Office of Property Data. I just wish it
21 would be up and running. I don't know how
22 long it can take for it to build, all right,
23 but it would be nice if we had an Office of
24 Property Data with all of those identifiers.

1 MS. SWANSON: Yes.

2 COUNCILMAN HENON: And this way we can
3 really say that, you know, silos no longer
4 exist, you know, within this framework of
5 License and Inspections and Revenue and any
6 other City Department.

7 Because, I mean, I can't say enough how
8 important that is for everybody because, you
9 know, we're all doing a lot of good things.
10 We don't know if there is a CVN or NOV or
11 there's tax delinquencies or if there's
12 subsidiaries of an LLC and LPA, and a blah,
13 blah, blah, all these different letters, you
14 know, behind shells, you know, to protect
15 people's own personal liability.

16 But we have a responsibility to the
17 public and public safety. And we have
18 responsibility to the public, all right, not
19 to keep coming back and have our, you know,
20 have taxes increase in front of us when it
21 doesn't have to be that way.

22 MS. SWANSON: Absolutely. And I can
23 thank all of you for adding some money in
24 our budget and OIT's budget last year. And

1 this, again, came out of the Councilman's
2 bill. We hired additional GIS analyst,
3 research assistants to really build this and
4 to pay for the LiDAR, as well, because it's
5 not cheap but it's crucial. So again, thank
6 you all for that money because it's really
7 made this project move much faster.

8 And I do hope -- we are also doing a
9 presentation for Council so you guys can see
10 up close to see how cool it is.

11 COUNCILMAN HENON: Great. Thanks.

12 COUNCILWOMAN QUINONES-SANCHEZ: Thank
13 you.

14 Councilwoman, did you?

15 COUNCILWOMAN BASS: You know, I think
16 Councilman Henon pretty much covered it.
17 But I do just want to say a couple things
18 real quick.

19 Number one, I do want to thank the Bill
20 sponsor because I think that this is
21 something that's long overdue and Councilman
22 O'Brien for the work on this.

23 I'm just trying to think if there was
24 anything else. Real quick. Can you just

1 walk through the process of, you know,
2 recognizing that there would be, you know, a
3 need to do an inspection on a property.

4 Let's say, you know, if you don't have
5 consent to do go inside of a property, you
6 can do a visual on the exterior. But what
7 about the interior? How do we -- what is
8 the actual formal process. I am assuming
9 since you have already done a number of
10 districts, you have a process in place.

11 MS. SWANSON: I can speak generally. I
12 will leave the real technical stuff to our
13 C&I, our fire inspectors and also to the
14 inspectors from the Fire Department.

15 But generally we look at whether or
16 not -- what was the previous use of the
17 building? Was it a factory? Did they have
18 HazMat licenses? What was manufactured
19 there?

20 Because even kind of things that you
21 wouldn't think would be dangerous our
22 inspectors know or the Fire Department knows
23 this is something we should probably look at
24 that might be something stored inside. If

1 the building is open to trespass, that's a
2 concern because we don't know what's in
3 there, who is in there.

4 COUNCILWOMAN BASS: Yeah.

5 MS. SWANSON: And then if there are
6 unsafe violations or emulate dangers, we
7 wouldn't send anyone into a dangerous
8 building for their safety. But if there is
9 an unsafe violation where we know there is
10 some possible compromise of the roof or of
11 the flooring system, we wouldn't want anyone
12 to go too far inside.

13 COUNCILWOMAN BASS: Sure.

14 MS. SWANSON: But to be able to get that
15 idea. I can get more details from our
16 inspectors and the Fire Department
17 inspectors as to exactly what their criteria
18 is, but I think that I would cover it
19 generally.

20 COUNCILWOMAN BASS: Okay. It would be
21 helpful to know just because as was
22 mentioned, we can have all the rules and
23 regulations. But if we don't have the
24 enforcement, the tools for enforcement, then

1 it becomes ineffective. And that's where,
2 you know, we want to be helpful.

3 MS. SWANSON: Absolutely. I can get
4 that to you.

5 COUNCILWOMAN BASS: That would be
6 fantastic. And I think that's it. Thank
7 you very much.

8 COUNCILWOMAN QUINONES-SANCHEZ: Thank
9 you. I do want to add Councilman O'Brien
10 has worked really hard on this pilot that
11 has now been extended into the 5th and the
12 8th Councilmatic District. Is has been
13 tremendous to watch the Fire Department and
14 L&I collaborate on these inspections. It's
15 something that was a long time coming.

16 And I think they are going to get better
17 with time as we roll out these pilots about
18 how more proactive we can be with our fire
19 officials.

20 I do want to recognize that this was a
21 very important initiative. And I think one
22 that is going to prevent a lot of serious
23 situations and hopefully avoid the tragedy
24 that we had on York Street. So both from

1 the Fire Department and L&I perspective,
2 it's been very, very good.

3 COUNCILWOMAN BASS: And one other quick
4 question, when will you be in the 8th? Do
5 you have an estimate?

6 COUNCILWOMAN QUINONES-SANCHEZ: Invite
7 her out so she can see this.

8 COUNCILWOMAN BASS: Well, come on up and
9 I can see it right in the District.

10 MS. SWANSON: I don't know if it's the
11 5th or the 8th that we are starting with.
12 We are currently researching both.

13 COUNCILWOMAN BASS: The 5th or the 8th?

14 MS. SWANSON: One of you is first. I'm
15 just not sure which one, but I can let you
16 know. And if you'd like to come out --

17 COUNCILWOMAN QUINONES-SANCHEZ: It's
18 based on the number of vacant large
19 structures. It's not based on --

20 COUNCILWOMAN BASS: Okay.

21 MS. SWANSON: We selected those two
22 given our research as to how many potential,
23 LVCIPs were in the area.

24 COUNCILWOMAN BASS: Okay.

1 COUNCILWOMAN QUINONES-SANCHEZ: Trust
2 me. I didn't want to be first, but I was
3 the worst.

4 COUNCILWOMAN BASS: Is that right?

5 COUNCILWOMAN QUINONES-SANCHEZ: Yeah.

6 COUNCILWOMAN BASS: So roughly, when do
7 you think, you know, worst case scenario do
8 you think that you could be in the 8th with
9 your inspections?

10 MS. SWANSON: I believe we plan on doing
11 them over the winter. Because of the
12 Oversight Board and the special independent
13 commissions report that we hired some, I
14 kind of created a new fire code unit that is
15 a combination from our C&I inspectors and
16 the Fire Department. We are getting that
17 kind of under way. Those are the people who
18 would be focusing on the inspections because
19 they are ones with the fire code knowledge.

20 COUNCILWOMAN BASS: Okay.

21 MS. SWANSON: So, I think those two
22 things are kind of happening simultaneously.
23 But we will definitely let you know if you
24 want to come out. Give you an L&I jacket

1 and stuff.

2 COUNCILWOMAN BASS: Yeah. Looking
3 forward to it. Thank you.

4 COUNCILWOMAN QUINONES-SANCHEZ:
5 Councilman O'Brien.

6 COUNCILMAN O'BRIEN: I just gave a copy
7 of the letter that I had sent in April to
8 the L&I Commissioner. And I was just
9 wondering if Rebecca could respond to it.

10 MS. SWANSON: Absolutely. This letter
11 from Councilman O'Brien was sent to
12 Commissioner Williams in September. It asks
13 for an update on the Bill. And you have to
14 forgive me, I don't remember the Bill number
15 from last year that covered all of this type
16 of information around the creation of vacant
17 property inventory and the LVCIP inspection
18 program.

19 What I can say is that we had convened a
20 task force of many agencies, all of whom
21 touch vacant properties in some way, even if
22 it's PGW and their gas shutoffs. That met,
23 I believe, in April. I was not here.

24 And since then, we have had kind of a

1 smaller core -- we call it the core team.
2 And it involves L&I, OIT, the Land Bank and
3 then representatives from all the other
4 agencies that, again, touch the data around
5 vacant properties in some way. And that has
6 really contributed to the building of the
7 vacant property inventory. That is in its
8 final stages of being complete. We are
9 still getting some of the outside data. We
10 are doing quality insurance on the LiDAR and
11 the street level views.

12 So that -- the inventory that was
13 spurred by the Councilman's legislation is
14 almost complete. And we are doing a
15 demonstration of that actually today over at
16 the Innovation Lab. And then, again,
17 Council is having one, I believe, it's on
18 the 30th. You are going to get the
19 demonstration.

20 I know the question is going to be asked
21 to why Council has not been invited to those
22 meetings. And I understand that that is --
23 I will take the hit for that one. We
24 probably did not coordinate those meetings

1 as well as we should. And for that, I
2 apologize. I do hope now that the inventory
3 is completed, we will -- as we continue
4 going on because this inventory will be
5 continuously updated. We want to look at
6 it. We want to see where we can get more
7 information and maybe where our data isn't
8 that strong. This -- we will be bringing in
9 more people to kind of take a look at what
10 we've done.

11 And you'll have to forgive me. I'm just
12 kind of flipping --

13 COUNCILWOMAN QUINONES-SANCHEZ: Let me
14 suggest that the departments schedule a
15 briefing and an update with Councilman
16 O'Brien before there is more public
17 discussions to ensure that --

18 MS. SWANSON: We will be happy to do
19 that. And then a lot of the other things in
20 this letter were regarding the actual
21 inspection process with the building
22 placards, the fire inspection checklist. I
23 actually would have to go back to our
24 inspectors who are actually handling those

1 inspections who handle the pilot program and
2 get the details on that program. So, I
3 will -- I can put that together and get that
4 to your office as soon as possible.

5 COUNCILWOMAN QUINONES-SANCHEZ: Anything
6 else, Councilman? Okay.

7 Anyone else here to testify?

8 Seeing none, thank you to our panel. We
9 will move on.

10 Will the clerk read the title of Bill
11 150651.

12 THE CLERK: Bill No. 150651: An
13 Ordinance amending Title 4 "The Philadelphia
14 Building Construction and Occupancy Code,"
15 of the Philadelphia Code, by amending
16 Subcode "P," (The Philadelphia Plumbing
17 Code) by adding new requirements for food
18 waste grinders in some new residential
19 construction; all under certain terms and
20 conditions.

21 COUNCILWOMAN QUINONES-SANCHEZ: Thank
22 you. I don't know if the Bill Sponsor has
23 something to say first.

24 COUNCILMAN O'BRIEN: Just a brief

1 statement, Madam Chair. In voting for this
2 ordinance, Philadelphia will remain a leader
3 among U.S. cities in addressing the
4 challenges and the opportunities associated
5 with household food scraps.

6 COUNCILWOMAN QUINONES-SANCHEZ: Thank
7 you. The rest of the panel Rebecca, Phil
8 Bresee, Kendall Christiasen. And there is a
9 letter from the Building Industry
10 Association, letters in everyone's packet in
11 support of this Bill.

12 Rebecca, you want to start?

13 MS. SWANSON: Absolutely.

14 Good morning, Chairwoman Sanchez and
15 Members of the Committee on Licenses and
16 Inspections. My name is Rebecca Swanson.
17 I'm the Director of Policy and Legislative
18 Affairs for the Department of Licenses and
19 Inspections. Today I'm here to provide
20 testimony on Bill No. 150651, which if
21 enacted will amend the Philadelphia Plumbing
22 Code by adding new requirements for food
23 waste grinders and certain new residential
24 construction.

1 This Bill will require contractors
2 seeking to build single family, two family
3 and multi-family dwellings to install food
4 waste disposal units in kitchen areas.
5 Should this Bill become law, the Department
6 is prepared to enforce it's divisions as
7 part of its plumbing permit plan review
8 process.

9 Thank you for the opportunity to provide
10 the Department's testimony on Bill No.
11 150651. Happy to answer any questions at
12 this time.

13 COUNCILWOMAN QUINONES-SANCHEZ: We will
14 hear from the Streets Department.

15 MR. BRESEE: Good morning, Madam Chair
16 Sanchez, Bill Sponsor Councilman O'Brien and
17 Members of the Committee on Licenses and
18 Inspections. My name is Phil Bresee, the
19 City's Recycling Director in the Department
20 of Streets. I am here to provide testimony
21 on Bill No. 150651, which will amend Title
22 IV of the Philadelphia Building Construction
23 and Occupancy Code by adding new
24 requirements for waste -- food waste

1 grinders in some new residential
2 construction within certain parameters.

3 We appreciate the opportunity to provide
4 input and offer our support of this
5 legislation. As noted in the Bill's
6 legislative findings, food waste makes up
7 more than 10 percent of the roughly 500,000
8 tons of the residential garbage
9 Philadelphians dispose of each year. This
10 comes with a price to the City of about \$3
11 million in disposal fees, plus costs for
12 associated operations personnel and it
13 increase the City's carbon footprint.

14 In-sink disposers can turn food waste
15 into a fluid slurry that can be transported
16 to wastewater treatment facilities and
17 converted into energy through processing in
18 anaerobic digesters all using our existing
19 waste water treatment infrastructure.

20 Stuffing food wastes down the sink even with
21 the garbage disposal may run counter to what
22 we've all been told for many years, but we
23 should note that Philadelphia's wastewater
24 treatment system was designed for a city of

1 more than 2 million people and heavier
2 industry. The wastewater infrastructure
3 piping in new residential construction is
4 more than adequately sized and engineered to
5 handle the increased loads.

6 Indeed, the Streets Department and the
7 Water Department participated in a pilot
8 program with the InSinkErator in 2012 and
9 '13 to determine whether household food
10 waste disposals can reduce food waste
11 disposal in residential areas. We installed
12 food waste disposal units or InSinkErator
13 installed units in 175 homes in the
14 neighbors of Point Breeze and West Oak Lane.
15 And those households received specialized
16 outreach and education through direct-mail,
17 door-to-door canvassing, community meetings,
18 et cetera.

19 My Department's analysis of the waste
20 composition data gathered from a baseline
21 study performed in April 2012 and the
22 results of the final study performed in
23 July 2013 showed that households with the
24 installed in-sink disposers realized a 1.37

1 pounds per week reduction in food waste
2 disposed. And expressed as a percentage,
3 households saw a 34 percent reduction in
4 food waste disposed per week. Now if we
5 extrapolate those results across the roughly
6 530,000 household the Streets Department
7 provides residential recycling and garbage
8 collections for, nearly 19,000 tons of food
9 waste can be diverted from disposal or
10 nearly 4 percent of a residential waste
11 train.

12 While this is certainly not
13 insignificant, the investment required to
14 expand this option through financing and/or
15 support of disposers among existing
16 households and the accompanying public
17 education outreach would be exorbitant for
18 the City of Philadelphia. For that reason,
19 the approach as envisioned in Councilman's
20 O'Brien bill is a sound one that was
21 discussed and universally accepted by the
22 Department, project partners and
23 stakeholders.

24 In closing, Councilmembers may recall

1 recent discussions on organics recycling and
2 recovery, including last November as a part
3 of a joint hearing of the Committees on
4 Streets and Services and the Environment
5 sponsored by Councilwoman Bass in a
6 February 2015 passage of Councilman's
7 O'Brien Dumpster Bill.

8 The Streets Department is also in the
9 beginning stages of grant-funded feasibility
10 study to examine potential options for
11 managing the organic fraction of our solid
12 waste stream, which in this case includes
13 both food waste and yard wastes. While it's
14 far too early to share any recommendations,
15 we do believe that in-sink disposers for
16 food wastes can be part of a broader
17 strategy at reducing the amount of organic
18 wastes we dispose of.

19 Thank you again for the opportunity to
20 testify. And I'm happy to take questions.

21 COUNCILWOMAN QUINONES-SANCHEZ: Okay.
22 We are going to hear from Mr. Kendall
23 Christiansen. I will note that we do have
24 your testimony. It's like five pages long.

1 I promised my colleagues we would get out of
2 here in an hour. So if you can summarize
3 this wonderful report, we would greatly
4 appreciate it.

5 MR. CHRISTIANSEN: Thank you. Maybe
6 have the version with pictures in it.

7 COUNCILWOMAN QUINONES-SANCHEZ: We do
8 have the version with pictures. I refer to
9 my colleagues as you present. Okay.

10 You may proceed.

11 THE CLERK: Look who is joining us.
12 Good morning, Chairwoman Sanchez and Members
13 of the Committee and Councilman O'Brien. I,
14 too, am pleased to speak with you on this
15 bill today.

16 My name is Kendall Christiansen. I am
17 the principal of Gaia Strategies, my
18 consulting practice that provide public
19 affairs support to environmental-focused
20 businesses. I also served as the founding
21 Assistant Director of New York City's
22 recycling-system program and later chaired
23 its Recycling Advisory Board and worked with
24 clients around the U.S. and Canada.

1 I have in the past represented
2 InSinkErator, but I am not here on its
3 behalf today. But I am involved in this
4 topic broadly around the U.S. and Canada. I
5 wish to make five quick points in support of
6 this bill. You picked a very hot topic to
7 focus in with it.

8 First, the ordinance makes good and
9 common sense. Food is primarily water,
10 which makes it heavy, messy and sticky,
11 expensive to transport and difficult to deal
12 with. But it's easy to convert it into a
13 liquid slurry conveyed through underground
14 pipes that already exist and received and
15 processed at modern. It's not wastewater
16 anymore. It's water resource recovery
17 facilities operated by PWD.

18 In-sink disposers in the market for more
19 than 75 years, start that process. They
20 provide a convenient, hygienic, quiet and
21 effective means to divert food scraps, keep
22 it out of trash and make streets and
23 neighborhoods cleaner.

24 The whole process is about rethinking

1 that food is not a solid, but a liquid full
2 of water that needs to be recovered, energy
3 that can be captured as biogas and full of
4 nutrients that can be returned to soil in
5 the form of biosolids.

6 Second, the ordinance is based on sound
7 technical research, best experience and
8 ample presence around the world. More than
9 50 millions homes in the U.S. have at least
10 one in-sink disposer. But the code
11 requirements of the sort discussed today
12 that exist in dozens of cities -- including
13 Detroit, Indianapolis and many in
14 California -- and performance standards for
15 operation were developed by the plumbing
16 industry more than 50 years ago.

17 As Phil noted, Philadelphia has a
18 well-established precedent that supports
19 this requirement. The update earlier this
20 year, the City's Commercial Waste Ordinance
21 and regulations regarding disposal of waste.

22 Third, the ordinance is supported by
23 that demonstration project conducting a
24 partnership with the Streets and the Water

1 Department and the Office of Sustainability.
2 Phil gave you the highlights of that, which
3 I will not repeat. But before -- but the
4 top line results from the Philly project
5 have been largely confirmed by five similar
6 projects that Philly inspired in the cities
7 of Chicago, Milwaukee, Tacoma, Boston and
8 Calgary Alberta. Namely three, a
9 significant reduction in food waste, nearly
10 a hundred percent participation and
11 perceived value in having an in-sink
12 disposers. Meaning, that participants were
13 highly likely to replace it when the time
14 became necessary.

15 Quality of line considerations were
16 important, too, cleaner kitchens and
17 streets, less garbage for rodents and
18 vermin, less odors in the summer, and less
19 significant operational issues. Overall,
20 the City was a terrific partner in this from
21 the Mayor on down to the Commissioners and
22 the office of Sustainability. And Phil and
23 his clients at the Streets Department.

24 Fourth, the ordinance directly supports

1 three key elements of Greenworks, the City's
2 sustainability plan, reduce the collection
3 of and disposal of municipal solid waste,
4 reduce Greenhouse gas emissions and produce
5 more renewable energy.

6 Fifth, the ordinance can be effectively
7 implemented without significant cost and
8 provide the opportunity for meaningful
9 public engagement and participation. They
10 are -- disposers are a well-established
11 appliance. Estimated 40 percent of
12 Philadelphia homes and apartments currently
13 have at least one, and many new housing
14 units already include them. They are not
15 expensive to install nor to operate. And
16 typically, last more than a decade without
17 the need for maintenance. Philly residents
18 can directly make a difference by doing
19 something that offers them immediate
20 benefits, too.

21 Finally, Philly will remain a leader
22 among U.S. cities in addressing the
23 challenges and opportunities associated with
24 household food scraps. Other cities are

1 considering a wide range of initiatives to
2 expand their installation and use, including
3 the Mayor's Office in Boston told me a week
4 ago that the Boston Housing Authority is now
5 committed to begin installing an initial
6 2,500 as they renovate units. But this
7 direct action by the City of Philadelphia
8 will influence significantly the
9 consideration of such alternatives by cities
10 elsewhere in U.S. and around the world.

11 Thank you for this opportunity and look
12 forward to your questions.

13 COUNCILWOMAN QUINONES-SANCHEZ: Thank
14 you. I cannot live without my disposal. I
15 know that.

16 Any questions from our panel?

17 Councilman Henon.

18 COUNCILMAN HENON: Thank you. I know.
19 I'm trying to get out of here within an
20 hour. My apologies.

21 I commend everybody involved with
22 reducing our waste and being friendly to the
23 environment and also changing behavior. And
24 I think that's critical. And it's an

1 investment, as well.

2 Couple things. You know, I'm reading
3 through these preparation and the
4 legislation and the legislative findings
5 that in the -- and the testimony for the
6 Streets Department, you say it may be a
7 typo. Testimony say there is a price tag of
8 \$3 million of disposal fees; yet in the
9 legislative findings, the waste -- the food
10 wastes in the Streets Department spent about
11 \$29.5 million a year.

12 Is that fees to dispose of, not just our
13 cost of collecting?

14 MR. BRESEE: Yes, Councilman. And
15 thanks for bringing that up, so I can
16 clarify. The \$3 million that I reference in
17 my remarks is the amount of money that goes
18 to dispose of the food waste fraction of our
19 solid waste strain. The \$30 million figure
20 that is in the legislative findings is the
21 total disposal budget that we pay on all of
22 the garbage that the City has to dispose of
23 or residential.

24 COUNCILMAN HENON: Okay. When you

1 dispose of that waste with the 3 million,
2 where does it go?

3 MR. BRESEE: To either incinerators or
4 transfer station or to a spec fuel, which is
5 an engineered fuel.

6 COUNCILMAN HENON: What do we have here
7 locally that can handle that? You mentioned
8 the Water Department. We have the state of
9 the art Water Department Recycling type of
10 biowaste. So, I am sure you are quite
11 familiar with that.

12 MR. BRESEE: I'm not going to speak on
13 behalf of the Philly Water Department's
14 technology. But they have bio-digesters as
15 part of their infrastructure.

16 COUNCILMAN HENON: Brand new.

17 MR. BRESEE: Yeah.

18 COUNCILMAN HENON: Brand new.

19 MR. BRESEE: Yeah. Which are able to
20 handle, you know, these types of wastes and
21 able to convert them into methane which then
22 they use to help power their facilities.
23 It's very closed-loop approach.

24 COUNCILMAN HENON: It is absolutely a

1 closed-loop approach. And it's inhouse. We
2 would save the \$3 million or a portion of
3 that?

4 MR. BRESEE: Yes. If we diverted 100
5 percent of that material, sure, we would
6 save the associated disposal fees.

7 COUNCILMAN HENON: Can we?

8 MR. BRESEE: Can we divert 100 percent
9 of food wastes?

10 COUNCILMAN HENON: Can we -- can we set
11 goals of 50 percent?

12 MR. BRESEE: What I would respectfully
13 recommend is that we examine -- I think
14 towards the end of my testimony, I talked
15 about the comprehensive plan that we are
16 looking at for organics recycling
17 feasibility. I think that looking at goals,
18 recovery goals, would probably be or
19 definitely are going to be part of that
20 study.

21 So as far as, you know, could I tell you
22 today, you know, whether 50 percent would be
23 a good goal or not? I really couldn't
24 answer that question.

1 COUNCILMAN HENON: What is our general
2 practice now? Why would there be a need to
3 codify it?

4 MR. BRESEE: I'm sorry. I didn't hear.

5 COUNCILMAN HENON: What is our general
6 practice as exists? And why would we need
7 to codify, make it a law, to do a pilot
8 program, you know, in the City for -- I see
9 some pretty cool words. Description of
10 sink -- in-sink disposal and fluid, slurry.
11 Kind of cool. 2015, I guess -- slurry.

12 So what are we doing in our current
13 practice? And how is that different than
14 what we're -- what we're trying to pilot?

15 MR. BRESEE: Right. In our current
16 practice insofar as managing organics at
17 least on the food waste side, we don't
18 really have an outlet at this -- at the
19 Streets Department level, so those materials
20 unfortunately go in the garbage.

21 So again, we believe that this bill
22 would help pave the way for an additional
23 tool that could help reduce the amount of
24 food wastes that are getting disposed of.

1 And again, as I mentioned, we don't
2 necessarily see this as the proverbial
3 silver bullet. But we definitely think that
4 this could be -- it's definitely part of a
5 broader range of options that the City
6 should be exploring and taking a look at.

7 COUNCILMAN HENON: It would be
8 incrementally -- you know, incremental
9 change.

10 MR. BRESEE: Sure. Sure.

11 COUNCILMAN HENON: With changing
12 behaviors and people's conscious awareness
13 of the environment and how we dispose of our
14 waste products. I'm interested in, you
15 know, composites as well as far as
16 composting.

17 How do we -- I mean, what -- is the City
18 doing anything with composting? How does
19 that kind of in your -- as you ended your
20 testimony with the broader strategy in
21 reducing the amount of organic waste and
22 deposits of.

23 Is composting ever a part of the
24 conversation? And it would be a

1 complimentary type of way of organically
2 disposing of our waste food?

3 MR. BRESEE: Yes. And so when I talk
4 about organic recycling and/or composting, I
5 typically include the yard waste fraction,
6 leaves, grass, brush as well as the food
7 waste fraction. So they can be handled
8 differently, separately or they can be
9 handled the same.

10 And so again, one of the things that
11 we're going to have to get better arms
12 around, I guess, as part of the feasibility
13 study is what is the most effective way and
14 what is the best way to handle this entire
15 organic waste treatment. Again, food waste,
16 yard waste. Do we divert some differently
17 or do we manage them altogether?

18 Again, that is something we need to get
19 our arms around to get a better answer to.

20 COUNCILMAN HENON: I agree. You got to
21 start somewhere. This may be the beginning
22 of a collective strategy.

23 Has that -- is there a study or broader
24 strategy been put in place, or is it being

1 worked on now?

2 MR. BRESEE: Yes. As part of the
3 feasibility study, I also wanted to mention
4 that we do have, you know, a pretty robust
5 leaf collection dropoff program that's going
6 on right now. And we thought -- added more
7 crews for leaf vacuum collections that have
8 undergone -- being conducted in the City
9 right now.

10 But yeah so, again, one of the key
11 issues with organic recycling is processing
12 capacity. So right now, there are very few
13 facilities in this area that have the
14 ability to handle the amount of materials
15 that we can collect and deliver. So, part
16 of the feasibility study is going to be to
17 identify what is that existing capacity,
18 what are the potential end uses for this
19 material. Again, whether it's the all-in,
20 the yard waste and the food waste or
21 segments of that.

22 COUNCILMAN HENON: Right.

23 MR. BRESEE: And I think before we
24 understand those questions fully, again,

1 that's -- that's all part of developing the
2 overall policy and approach to organics
3 management.

4 COUNCILMAN HENON: I will end with this,
5 Madam Chair.

6 Is there a timeline on the -- putting
7 together the study and, you know, figuring
8 out the methodology of how we survey and
9 have, you know, the experts of organic
10 processing?

11 MR. BRESEE: Yes. I think that the
12 study -- we expect that probably within the
13 next six months the study will be complete.
14 And I also will point out that we have a
15 solid waste and recycling advisory committee
16 that meet -- that is basically our
17 stakeholders. And they also have organics
18 recycling or recovery subcommittee that
19 meets monthly to talk about these issues in
20 various ways forward.

21 So, they're plugged into this approach.
22 And the organic study, I should say, the
23 feasibility studies is a part of our overall
24 solid waste management strategic plan that

1 we are also in the process of updating right
2 now.

3 COUNCILMAN HENON: Is that commissioned
4 solely by the Streets Department or are you
5 sharing it with the Water Department and any
6 other city --

7 MR. BRESEE: Yeah. The Water Department
8 has provided most of the input.

9 For example, on biosolids management.
10 The Water Department has a staff member that
11 is a member of the committee. We work -- we
12 work in concert with MOS, as well. In fact,
13 they have a member that's -- a staff member
14 that's on the committee, as well.

15 It's definitely a intra-agency or
16 interagency, you know, study and committee.

17 COUNCILMAN HENON: Great. Thank you
18 very much.

19 MR. BRESEE: Hopefully answered your
20 questions.

21 COUNCILWOMAN QUINONES-SANCHEZ: Thank
22 you. Any more questions? Anyone else to
23 testify?

24 Seeing none, will the clerk read the

1 title of the next bill. Thank you, the
2 panel, for coming. We will have Rebecca and
3 Kevin Sidella.

4 THE CLERK: Bill No. 150719: An
5 Ordinance amending Title IV of the
6 Philadelphia Code (The Philadelphia Building
7 Construction and Occupancy Code), Subcode PM
8 (The Philadelphia Property Maintenance
9 Code), by providing for definitions and
10 amending requirements applicable to
11 foreclosed residential premises, all under
12 certain terms and conditions.

13 COUNCILWOMAN QUINONES-SANCHEZ: Thank
14 you.

15 Rebecca, you want to start?

16 MS. SWANSON: Sure.

17 Good morning Chairwoman Sanchez and
18 Members of the Committee on Licenses and
19 Inspection. My name is Rebecca Swanson.
20 I'm the Director of Policy and Legislative
21 Affairs for the Department of Licenses and
22 Inspections.

23 Today I am here to provide testimony on
24 Bill No. 150719, which if enacted will

1 expand the definition of foreclosed vacant
2 residential property and owner in Section
3 202 of the Philadelphia Property Maintenance
4 Code.

5 The Department supports this bill and
6 its intention to close a loophole that
7 allowed entities in control of foreclosed
8 vacant residential properties to avoid
9 compliance with requirements of the Property
10 Maintenance Code. The change in definitions
11 will allow the departments to hold lenders,
12 mortgage servicers, banks and other entities
13 responsible for the maintenance of
14 foreclosed residential properties even if
15 entities do not hold title to the
16 properties.

17 The Department is prepared to enforce
18 the provisions of this bill should it become
19 law.

20 Thank you for the opportunity to provide
21 the Department's testimony on Bill No.
22 150719. Happy to answer any questions at
23 this time.

24 COUNCILWOMAN QUINONES-SANCHEZ: Thank

1 you. We will here from our next panelist.

2 We have distributed your packet to the
3 entire panel.

4 You want to proceed?

5 MR. SIDELLA: Wonderful. Thank you all
6 for having us here today.

7 Andrew, do you want to start?

8 MR. HOHENSEE: Sure. Good morning.

9 COUNCILWOMAN QUINONES-SANCHEZ: Do you
10 have written testimony? Because we don't
11 have it in the packet other than
12 presentation.

13 MR. HOHENSEE: No, we don't.

14 COUNCILWOMAN QUINONES-SANCHEZ: Okay.
15 Just making sure.

16 MR. HOHENSEE: Thank you for taking the
17 time to speak with us this morning. My name
18 is Andrew Hohensee. I'm with a company
19 called Community Champions. And what we do
20 is we help cities all across the country
21 pass, you know, substantive ordinances that
22 require banks and mortgage servicers to
23 register properties when they file a
24 foreclosure action against that property.

1 It's very important that these
2 ordinances are proactive in nature so that
3 it's requiring that registration upon
4 foreclosure filing rather than, I believe,
5 what is currently in the code as vacant
6 structure. Right now the City of
7 Philadelphia has over 13,000 properties at
8 some stage in foreclosure. And an ordinance
9 such as this would greatly help code
10 enforcement, Licensing and Inspection staff.

11 Proactively, look at these properties
12 that are going through the foreclosure
13 process. Because inevitably, those
14 properties that are in foreclosure will end
15 up being the vacant properties causing
16 blight within the community.

17 So again, what we do is help alleviate
18 some of the burden on the staff withing code
19 enforcement, Licensing and Inspection and
20 really become the conduit to speak to these
21 banks and mortgage servicers to ensure that
22 they are in compliance with local ordinance.
23 That also includes maintenance of these
24 properties once they do become vacant.

1 We have more than 4,000 direct contacts
2 with all of the major banks and small banks
3 throughout the entire country. These are
4 contacts that are within the appropriate
5 departments to resolve property issues and
6 get these properties registered.

7 In full disclosure, I came to Community
8 Champions from a major national bank where I
9 managed the operations responsible for
10 registering these properties and maintaining
11 them. And I can tell you firsthand, the
12 value of a program where there is one
13 centralized website for these banks to go
14 and register properties that are in
15 foreclosure is helpful in gaining compliance
16 from the banks. It makes it much simpler
17 when there are over 2,000 registration
18 ordinances nationwide, most of them
19 containing, you know, different language and
20 different verbiage within the ordinance.

21 It's important that these banks have one
22 central location to go and register these
23 properties. It's, again, a very beneficial
24 ordinance. And I think that the City of

1 Philadelphia could greatly benefit from
2 having very proactive ordinance like this.
3 We have worked with other communities of
4 similar size such as Jacksonville, Florida
5 and Tampa, Florida who are partners with us.

6 And then also, there is a revitalization
7 side to this where we actually take some of
8 the funds that the banks pay to register
9 these properties and work to -- work with
10 local nonprofits to help rehab vacant
11 properties.

12 So it's again, a no-cost solution to the
13 city. The banks are paying the registration
14 fee. And it's a revenue positive program
15 for the City.

16 Anything else to add?

17 MR. SIDELLA: Yes. I can speak to this
18 program from an elected official standpoint.
19 I was an elected official here in
20 Pennsylvania, local elected official. We
21 were the first municipality to partner with
22 Community Champions here in Pennsylvania.

23 My experience from your standpoint was
24 occasionally I would get phone calls from

1 local residents saying there is a house
2 across the street, the grass is this high,
3 the windows are busted out, is there
4 anything you can do. I'd do research. We
5 would have the staff do research. We'd
6 figure out that a large bank owned it. And
7 I could not never get anyone to be
8 responsive.

9 Eventually, we would send the municipal
10 crew out. They board up the windows or cut
11 the grass. Sometimes we would contract with
12 a -- with a company to do those kinds of
13 activities. We would lien the property, and
14 most of the time we would not get the money
15 back. After pulling my hair out to try to
16 deal with these issues, as I am sure some of
17 you do, with partnered with Community
18 Champions.

19 The relationship with me has grown a lot
20 here in Pennsylvania. Since then, we passed
21 it in Reading, Allentown, Bethlehem, Easton,
22 York, Harrisburg, Scranton, Wilkes Barre.
23 And across the nation we are operating in
24 seven different states. We have over 4

1 million homes registered to our lists. The
2 benefits here in Philadelphia. Now keep in
3 mind, my municipality had 49 foreclosures
4 and I thought I was overwhelmed. You have
5 over 13,000.

6 But we can really provide your staff
7 with a local point of contact that's
8 responsible for the upkeep of the home as it
9 goes through the foreclosure process. And
10 then it's also a great revenue generator
11 when you have that many homes paying the
12 registration fee. It can make a difference
13 for your code department.

14 We know this bill doesn't speak directly
15 to a home foreclosure registry, but we are
16 advocating for it to be amended to include
17 the home foreclosure registry.

18 COUNCILWOMAN QUINONES-SANCHEZ: Is that
19 the end of your testimony? Any questions?

20 Question. What kind of research do you
21 think that you have the ability to do that's
22 better than the one that was outlined
23 earlier by Rebecca in terms of Department of
24 License and Inspections?

1 MR. SIDELLA: Well, like we said, there
2 are 2,000 home foreclosure registries passed
3 around the nation. We have about 60 of
4 those communities partnered with us. The
5 different between our program and the
6 program that doesn't have a third-party
7 entity collecting the registration fee is
8 one of proactive, one a reactive.

9 Your code staff, I think sometimes, find
10 themselves in overwhelmed position. And
11 they are not professional bill collectors.
12 We know exactly who to call at these banks.
13 We do it all day, every day. We have a team
14 of 30 people behind you. We will build your
15 database for free. We will train your staff
16 on how to use it. We will give you as many
17 passwords as you need.

18 For me, personally, we gave it to our
19 police officers. There's a smartphone
20 application so that when they're out on the
21 beat at 3 a.m., squatter that crawled
22 through a window in a foreclosed home and is
23 stripping the copper out, we can notify that
24 property, that responsible person/property

1 manager immediately that there is an issue.

2 And hopefully, it gets addressed faster.

3 I mean, I always say this to the communities
4 we are talking to, we will not solve the
5 blight problem here in Philadelphia, but we
6 can be a vital tool in your arsenal to deal
7 with it.

8 COUNCILWOMAN QUINONES-SANCHEZ: What --
9 how is your assertion is that banks respond
10 better to you than the City. Why?

11 What tools, what hammer do you have that
12 the City doesn't utilize you feel?

13 MR. SIDELLA: Do you want to speak to
14 that, Andrew?

15 MR. HOHENSEE: Sure. Thank you. It's
16 not that we have a hammer, so to speak. We
17 partner with the City to really get those
18 banks to respond. Where we come in is that
19 we have the direct contacts with the
20 appropriate departments within each bank
21 that are responsible for getting this done.

22 And like I testified to earlier, we
23 also -- the banks actually prefer
24 registering properties with us because we

1 have that centralized easy website. They
2 can bulk upload registrations. They don't
3 have to fill out handwritten forms like they
4 do in so many other communities. It's
5 really just powerful tool. And again, like
6 Kevin said, we also have staff of about 30
7 people that every day that's all they are
8 doing is researching who is out of
9 compliance, which properties are in
10 compliance and getting the banks to --

11 COUNCILWOMAN QUINONES-SANCHEZ: Which
12 bank is buying which bank and who is
13 foreclosing?

14 MR. HOHENSEE: Like I said --

15 COUNCILWOMAN QUINONES-SANCHEZ: And
16 shell company.

17 MR. HOHENSEE: I came from Wells Fargo.
18 I understand the mortgage nightmare and the
19 mess when buy banks are buying other banks.
20 So, it's helpful for us that we stay on top
21 of all these different bank transactions.
22 It's definitely a good tool for the City.

23 COUNCILWOMAN QUINONES-SANCHEZ: I know
24 we have been working really hard. Rebecca

1 has -- and I don't know if Rebecca has
2 anything to add -- this vacant property
3 strategy stuff. She probably sleeps this,
4 right?

5 MS. SWANSON: I actually have a question
6 if that's okay.

7 COUNCILWOMAN QUINONES-SANCHEZ: Uh-huh.

8 MS. SWANSON: What we are okay with is
9 when bank has taken title of a property and
10 we send notice to them of different code
11 violation. They actually are on the whole
12 very responsive. It's -- what this bill was
13 designed to do was close that loophole for
14 the banks that have foreclosed but have not
15 yet taken title. We see that all of the
16 time.

17 Correct me if I'm wrong, but our
18 impression is that they do that and then
19 take title right before they are about to
20 sell it so they don't have that
21 responsibility between the time of
22 foreclosure and then sale. They only are
23 responsible for about 30 days.

24 MR. HOHENSEE: With a well written

1 ordinance, they will have the responsibility
2 to maintain those properties prior to taking
3 title. And within every mortgage document
4 that exist, there is a clause that states
5 that the bank has a right to maintain a
6 property prior to taking title.

7 MS. SWANSON: Yes. We know that. That
8 is what that bill is designed to do, to
9 close that loophole. The issue for us is we
10 don't have any way of knowing that a
11 property has been foreclosed upon.

12 We go out to a property and that -- yes,
13 the bank has that proactive responsibility
14 that they are supposed to be maintaining.
15 But if they don't, even with the passage of
16 this ordinance which we think is fantastic
17 way to close that loophole, that doesn't
18 mean they are necessarily going to comply
19 with it. So we are going to have -- we have
20 this period of time where our inspectors go
21 out, we realize it's in compliance, but we
22 are sending the notice of violation to the
23 legal owner, which is not yet the bank. And
24 we have no way of knowing that that property

1 has been foreclosed upon.

2 So what would be really helpful for us,
3 I don't know if your company does this or if
4 you have a product, is to give us a flag of
5 properties that have -- are in the
6 foreclosure process. You say that you know
7 there's 13,000. If we could have a flag of
8 those so that we know that, so that when we
9 go out we say, okay, this property has been
10 marked as being in foreclosure.

11 MR. HOHENSEE: Our live website would
12 contain all of the properties that are in
13 some stage of foreclosure within the City of
14 Philadelphia. Your staff would all have
15 access to all of those properties. It would
16 show whether the bank is in compliance with
17 registration. Also, you would have the
18 ability to go onto the website and actually,
19 you know, flag it for a violation.

20 Say there is tall grass and a broken
21 window, your Code Enforcement staff can log
22 that on our website. And an email will
23 automatically be sent to the mortgage
24 servicer, the trustee of that loan, the

1 field service company that's responsible for
2 maintaining the property and any other
3 responsible party that we have identified.

4 COUNCILWOMAN QUINONES-SANCHEZ: We have
5 to continue this conversation. I think one
6 of the things that we are interested in from
7 a City is to get to the place even before
8 the property goes to foreclosure. And your
9 relationship with the -- with the banks is
10 critical in kind of having that
11 conversation, you know.

12 At what point -- you know, we can't
13 regulate banks to tell us, you know, who is
14 going to come up for foreclosure. It's like
15 even getting earlier. As many times as
16 people are approached to that, and we pride
17 ourselves with our mortgage foreclosure
18 prevention strategy is at what point do
19 people walk away and how long does the gap
20 in between people walking away from a house
21 and then a bank deciding that they want to
22 foreclose on a property based on value,
23 mortgage to -- to -- to value.

24 So, we want to thank you. I know that

1 you have provided us some good information
2 and the conversation is not ending with. It
3 actually is continuing because we are trying
4 to figure out what's the best way and we
5 have made a substantial investment in
6 technology to be able to do some of the work
7 that you have done, but there are some other
8 areas where I think the expertise warrants
9 further conversation.

10 We thank you very much for coming in
11 testifying today.

12 MR. HOHENSEE: Thank you very much. We
13 are happy to continue the conversation.

14 COUNCILWOMAN QUINONES-SANCHEZ: Thank
15 you.

16 Will the clerk read the title of the
17 next bill.

18 THE CLERK: Bill No. 150769: An
19 Ordinance amending Chapter 9-2200 of The
20 Philadelphia Code, entitled "Expeditors," by
21 revising the rules, obligations and
22 procedures pertaining to expeditor licenses,
23 all under certain terms and conditions.

24 COUNCILWOMAN QUINONES-SANCHEZ: Okay.

1 We, for the record, want to recognize that
2 Linda Brown an expediter submitted a written
3 testimony, and that will be part of the
4 record.

5 We are going to start with Larry
6 Persofsky. I'm sorry if I tear up your
7 name. They tear up mine all the time. And
8 then Rebecca and Michael Frohlich.

9 Larry, if you want to begin.

10 MR. PERSOFSKY: Thank you.

11 Councilmembers, my name is Larry
12 Persofsky and no disrespect to staff, as
13 well. My name is Larry Persofsky. I am
14 currently a licensed expediter in
15 Philadelphia. And I have performed as an
16 expediter for approximately 30 years.

17 I have worked in that capacity to assist
18 developers, architects, engineers,
19 attorneys, contractors and property owners
20 in obtaining licenses and permits for the
21 improvement, development and safe use of
22 real estate in our City. I am here today to
23 propose revisions to Bill No. 150769
24 introduced to City Council on October 15,

1 2015 which amends Chapter 9-2200 of The
2 Philadelphia Code.

3 It is important to state here that the
4 purpose of expeditors as they are employed
5 to save time for the people who employ them.
6 Expeditors within the limits of their
7 knowledge report to their clients a changing
8 complex set of requirements and procedures
9 necessary to obtain permits, licenses and
10 secure violations. Expeditors assist their
11 clients in obtaining archived documents such
12 as deeds, former applications, plans, maps,
13 approved permits, et cetera. And in the
14 preparation of applications, they can be
15 reviewed expeditiously by City officials.

16 Expeditors route applications to various
17 locations as required. And expeditors meet
18 with City officials when necessary to
19 enhance the process of communication.
20 Furthermore, it is the duty of expeditors to
21 defer to other professionals as appropriate
22 and as required by law and fully inform
23 their clients as to limitations. It is also
24 incumbent for the expeditor to become

1 somewhat familiar with various codes and
2 regulations for which they are involved.

3 Expeditors receive money for their
4 services and also expected to produce
5 permits, licenses and cure violations. They
6 are expected to always be available to
7 perform work in a timely manner, to have
8 thorough knowledge of everything related to
9 permits and license process, to overcome
10 language barriers and attitudes of various
11 city employees and to eliminate obstacles of
12 time imposed by processing and legal
13 requirements. And also to influence
14 outcomes for their clients and to never come
15 back with disappointing results.

16 I would like to say that my wife had
17 expectations when she married me. I don't
18 know if she came out all that happy, but I
19 didn't give her any documents to tell her
20 this is what she can legitimately expect.

21 Analogous, my clients have expectations
22 often romantic of me like an expediter.
23 While I hate to disappoint them, in the end
24 I will pay the price if I don't tell them up

1 front my limitations. Therefore, I propose
2 expeditors submit a copy of a code of ethics
3 to their clients. Expeditors must retain a
4 copy for their file for a minimum of one
5 year should a dispute arise. This code of
6 ethics should be attached to the Bill No.
7 150769 included above requirements and
8 others listed below for your consideration.

9 I did make a list here. If there is any
10 questions as to why I included something in
11 a list, I will be glad to clarify.

12 Expeditors are required to use embossed
13 seal where applications bear the expeditor's
14 name. Expeditors should be required to pass
15 a course developed by the Philadelphia
16 Expeditors Association. That association
17 has not yet been formed, but I think it's in
18 the interest of -- public interest to have
19 such an organization to represent the public
20 good and the professionalism that expeditors
21 are expected to have by the City. Even
22 though we are in competition, we always have
23 the association and judges and other
24 professional organizations and for good

1 reason.

2 This organization and the course
3 developed should be approved by the
4 Department of L&I.

5 Three, expeditors are required proof of
6 experience with a minimum of five years
7 working for a licensed expeditor before an
8 application to become a licensed expeditor
9 may be approved. I indicated -- I put this
10 in here because there are a number of people
11 who are getting expeditor licenses telling
12 people that they can do this or they can do
13 that, making promises they shouldn't be
14 making and taking people's money for the
15 same level of competency I may have taken 30
16 years to learn.

17 I would like the same kind of
18 professional requirements that you would
19 have for plumbers and engineers where you
20 serve under somebody and that person takes
21 responsibility to look over you.

22 Four, expeditors should obtain a letter
23 of authorization from an owner of a property
24 or an appointed agent to act as an expeditor

1 stating name of the expediter, the address
2 of the property and the property involved.
3 This will formally in the Zoning Code. For
4 a while, we experienced some problems with
5 it because you have large corporations. I
6 had to indicate the owner's authorized
7 agent. Plus, the authorized agent might be
8 an attorney, an architect or an engineer.
9 It should always be in writing and always
10 kept on file should a litigation -- should
11 litigation ever occur. The expediter would
12 be wise to have that.

13 Five, present to their clients a copy of
14 the following code of ethics which states;
15 A, expediters are not permitted to practice
16 law, architecture or engineer. They are
17 limited to the guidance from their clients
18 and other licensed professionals.
19 Expediters are limited to perform
20 architectural drafting. They are not
21 designing. They are essentially copying and
22 are limited to reporting current and/or
23 proposed regulations of the -- and/or code
24 provisions.

1 Expeditors must work within the boundary
2 of the law and not lay claim to special
3 relationship with public officials which
4 would give their client an advantage over
5 other citizens.

6 When people ask me in the past, oh, come
7 on, you know everybody, you know how to get
8 this done. I tell them, look, some people
9 at L&I love me and some hate me and some
10 really don't give a damn. I say, it's in
11 your best interest to have somebody with
12 experience. And here is what I can tell you
13 and limit myself to what I can tell them
14 based on the codes and my experience.

15 C, expeditors are responsible for
16 continuing education of ten hours per year.
17 I just chose ten out of the hat because it's
18 one base that least serves minimum. The
19 Department or your Board may suggest
20 something different. These are, again, what
21 I am proposing here is simply proposals.
22 Not --

23 COUNCILWOMAN QUINONES-SANCHEZ: I
24 thought you put a lot of thought into that.

1 I was going to tell you it's very thoughtful
2 and you gave yourself up.

3 MR. PERSOFSKY: I am glad that I --

4 COUNCILWOMAN QUINONES-SANCHEZ: I am
5 going to ask you to summarize this so much
6 because I am going to lose quorum, and we
7 have to vote.

8 MR. PERSOFSKY: Okay. I am going to
9 leave the rest of what's here to the panel
10 to look at. It's there. And I would like
11 to leave it open to question with the
12 exception of Section 9-2205, agency who
13 prepares forms.

14 Most importantly, two things that I
15 would like to get out of this in sum. First
16 of all, strike the line copy of the contract
17 for services which shall include a
18 description of specific services to be
19 provided with relevant price terms. The --
20 I feel that's somewhat onerous. However
21 it -- it doesn't really get to the --
22 doesn't really get to the heart of the
23 matter where you want competent people who
24 are going to be held responsible. That is

1 why I insisted on a code of ethics might be
2 put in there and be recorded. It could slow
3 things down.

4 I have had calls from people that have
5 passed -- Chairman of the Zoning Board
6 called me and asked me to do something for
7 him. And he would really be put aside if I
8 said we got to negotiate a contract. That
9 would be problematic. That one item I would
10 strike and put in the letter of
11 authorization from the owner of a designated
12 agent of the property and a code of ethics
13 that this Board would consider appropriate.

14 That's primarily my -- and I wish the
15 expeditors would be granted the extra level
16 of education to occur after -- after, again,
17 2017. They have that one year to work with
18 an expeditor's license prior to January 1,
19 2015 shall be exempted from the provision
20 where they would have to be -- have an
21 apprenticeship.

22 COUNCILWOMAN QUINONES-SANCHEZ: Thank
23 you.

24 CLS?

1 MR. FROEHLICH: Good morning. My name
2 is Michael Froehlich. And I'm the managing
3 attorney of CLS' Home Ownership and Consumer
4 Rights Unit. I welcome the opportunity to
5 speak on the bill. A copy of my written was
6 left at the desk.

7 COUNCILWOMAN QUINONES-SANCHEZ: It's
8 been circulated.

9 MR. FROEHLICH: Because of time, I will
10 make this short.

11 Low income Philadelphians commonly come
12 to CLS after they've paid money to an
13 individual in order to facilitate the
14 delivery of some type of a service, but have
15 not received what they were promised.

16 For example, individuals may have paid
17 money to somebody to help them prepare a
18 deed or fill out a form to get Medicaid or
19 some type of health insurance. They may
20 have asked somebody to -- paid money to
21 somebody to fill out an immigration
22 document. We have even discovered an
23 individual who charged money to bring
24 someone to CLS for free legal representation

1 without explaining that CLS never charges
2 our clients for our services.

3 There is two significant problems with
4 these deceptive practices. First, the low
5 income consumers that come to us frequently
6 don't understand what they are paying for
7 and what they can expect. And two, the
8 services that they commonly receive are
9 wrong. And put them on even worst position
10 without an available form of address.

11 I'm not aware of how many of the
12 individuals who charge our clients money for
13 these spurious and undefined services are
14 licensed with the City as expeditors.
15 However, many of them bill themselves as
16 multi-service agencies that provide a
17 variety of services. And I suspect that
18 many of them are also providing expediting
19 services to the Department of License and
20 Inspections or other City agencies.

21 By further regulating expeditors, the
22 City will not only protect consumers and
23 especially low income consumers like
24 Community Legal Services clients, but will

1 take away the competitive advantage that
2 dishonest individuals may now enjoy. By
3 protecting low income consumers, this bill
4 will help to maintain integrity of the
5 marketplace by leveling the playing field
6 for those who play for by the rules.

7 Thank you for inviting CLS to testify
8 regarding this bill this morning. And look
9 forward to continue to work with the
10 Committee on these important consumer
11 issues.

12 COUNCILWOMAN QUINONES-SANCHEZ: Thank
13 you so much for coming today.

14 Rebecca.

15 MS. SWANSON: Good morning, Chairwoman
16 Sanchez and Members of the Committee on
17 Licenses and Inspections. My name is Rebecca
18 Swanson. I'm the Director of Policy and
19 Legislative Affairs for the Department of
20 Licenses and Inspections. Today I am hear
21 to provide testimony on Bill No. 150769
22 which, if enacted, will revise the
23 requirements and procedures pertaining to
24 expeditors in Title IX of The Philadelphia

1 Code.

2 The Department supports this bill and
3 its intention to tighten regulations for
4 individuals acting as and seeking to be
5 licensed as an expediter. The bill requires
6 applicants for expediter licenses to
7 disclose any judgments regarding fraud,
8 deceptive conduct or breach of contract.
9 This information was not previously
10 required.

11 The bill also allows the Department to
12 refuse to issue an expediter license to an
13 applicant with a history of substantiated
14 complaints of fraudulent conduct. The bill
15 also compels expediters to provide on client
16 contracts more accurate disclosures of an
17 expediter's powers and to furnish a copy of
18 this contract to the Department.

19 Finally, the bill gives the Department
20 expanded authority to disqualify an
21 individual from obtaining or renewing an
22 expedited license for a period of time if
23 the applicant has a history of improper
24 conduct.

1 The Department believes that expeditors
2 when engaging in compliance with the law can
3 provide an important service for those
4 seeking to engage in construction activity
5 in the City. These changes will improve the
6 quality of these services by helping to
7 eliminate bad actors requiring more
8 transparency by applicants and provide a
9 protection for those who hire expeditors.

10 The Department is prepared to enforce
11 the provisions of this bill should it become
12 law. Thank you for the opportunity to
13 provide the Department's testimony on Bill
14 No. 150769.

15 Happy to answer any questions at this
16 time.

17 COUNCILWOMAN QUINONES-SANCHEZ: Thank
18 you, Rebecca. I just want to recognize that
19 some of the things offered today are
20 important as we spell out some of these
21 regulations in terms of the Code of Ethics
22 and so forth. While I understand there are
23 some hesitancy about providing the
24 contracts, you know, this is a bill that --

1 that I've been pushing for as the lead
2 sponsor because we have many people who even
3 after Zoning Code reformed, are charging
4 people for things they can do by right that
5 really don't require this kind of service.
6 That's why the importance of the contract
7 and the value of the contract. Because we
8 believe that there are some bad actors who
9 are overcharging people for some basic,
10 basic, basic stuff.

11 So right now, there is nothing in place.
12 And that's why this -- it's a timely matter
13 that we get this out of Committee today.
14 Because if not, technically, there is no
15 expedited license to be had.

16 I thank all of you for coming today. If
17 there is no question from the Committee.

18 Councilman Oh?

19 COUNCILMAN OH: Yeah. I do have some
20 questions because I'm just not really
21 familiar with this.

22 So, there is no expediter license
23 actually or there is an expediter license?

24 MS. SWANSON: There is an expediter

1 license.

2 COUNCILWOMAN QUINONES-SANCHEZ: There is
3 an expediter license, but there is no law to
4 regulate it.

5 COUNCILMAN OH: Okay. And are you, you
6 know -- I understand the bill is about doing
7 an ethics code of conduct?

8 COUNCILWOMAN QUINONES-SANCHEZ: It
9 expands the authority that the Department
10 has in issuing licenses and requiring
11 further transparency of folks who have
12 judgment against them, the contract that
13 they are engaging with, with the individual.

14 COUNCILMAN OH: Yeah. That part I
15 understand and that makes a lot of sense.
16 But what is the Code of Ethics? Is that
17 just a proposal or --

18 COUNCILWOMAN QUINONES-SANCHEZ: That's
19 just a proposal.

20 COUNCILMAN OH: That's not in this bill?

21 COUNCILWOMAN QUINONES-SANCHEZ: No.

22 COUNCILMAN OH: Okay. And then the
23 description of the services, that I
24 understand. There is a contract.

1 And then the issue that I'm wondering
2 about is the price. And I understand that
3 there's a issue about some people are being
4 overcharged for simple services and some
5 service that they can do themselves.

6 What is your position on that?

7 MS. SWANSON: Me?

8 COUNCILMAN OH: Yes.

9 MS. SWANSON: Well, for L&I's
10 perspective, we issue the license. And we
11 think the majority of expeditors do act in
12 good faith and in providing an important
13 service to client. We do recognize that
14 there are bad actors out there who probably
15 take advantage of people who don't
16 understand the permitting process as well as
17 an expeditor does. And they believe it's
18 more complicated than it actually is.

19 We believe this bill is very important
20 to make sure that when we are licensing
21 people to be expeditors, that they are
22 properly vetted and they don't have a
23 history of fraudulent conduct; they don't
24 have a history of complaints against them.

1 None of that information that is contained
2 in the bill is previously required as part
3 of the license application.

4 COUNCILMAN OH: Okay. But they get a
5 license for how long to be an expediter?

6 MS. SWANSON: It's an annual license.

7 COUNCILMAN OH: Okay. Do they need to
8 provide a contract for each client that they
9 have for a year?

10 MS. SWANSON: When they file their entry
11 of appearance, they need to provide a
12 contract with the client for those services.

13 COUNCILMAN OH: Okay. They are licensed
14 for a year. And each time they come before
15 whomever to do what they do, they have to
16 file that they are representing this
17 person --

18 MS. SWANSON: Yes.

19 COUNCILMAN OH: -- and provide that
20 contract.

21 MS. SWANSON: Yes. And as part of the
22 license application and renewal application
23 each year, they need to provide that history
24 of whether or not there are judgments or

1 substantiated complaints against them.

2 COUNCILMAN OH: Okay. And on file, the
3 Administration -- the Department will have
4 all the contracts they filed over the
5 previous year, the year before that, things
6 like that?

7 MS. SWANSON: I believe it would be --
8 we would maintain that as part of the
9 whole -- when an expediter comes in to do
10 the entry of appearance, we would maintain
11 that as part of permanent file on that
12 particular property.

13 COUNCILMAN OH: And you are -- you are
14 not looking at the price of the service to
15 say that's too much or that's too little?

16 MS. SWANSON: We would not be making
17 that judgment.

18 COUNCILMAN OH: But you would have a
19 recording of it?

20 MS. SWANSON: We would have a recording
21 of it which would provide protection for the
22 consumer in the future if there needs to be
23 litigation if they find out that they were
24 overcharged.

1 COUNCILMAN OH: But they have a copy of
2 their own contract.

3 MS. SWANSON: They would have it and we
4 would have an official copy as well provided
5 by the expediter.

6 COUNCILMAN OH: I am okay with it. I
7 just don't understand why you -- I
8 understand that you will have a contract for
9 the description of services and all that to
10 make sure that the person is representing a
11 person within the parameters of what they
12 contracted.

13 Why you would keep a contract when they
14 have a contract, the two parties have
15 contracts?

16 MS. SWANSON: Just an important part of
17 the record, so there's an official
18 documentation if it comes up in future
19 litigation.

20 COUNCILWOMAN QUINONES-SANCHEZ: The
21 spirit of the bill is to disclose it. We
22 believe -- use examples of if someone has a
23 contract for someone for \$10,000 for a
24 simple variance on, let's say, height, you

1 know, that shouldn't cost \$10,000. It's
2 more for us to be able to track when there's
3 complaints to be able to go back and say
4 these are exorbitant fees.

5 From what we have found, and CLS can
6 attest to this, is that most of the time
7 people don't have a description of services
8 and a fee structure. People hire expeditors
9 all the time and there is nothing. This
10 will force even for a consumer, what did you
11 agree to and what was the scope of services
12 particularly when they want to do
13 architectural and other services that are
14 not within the scope of the expeditor
15 license.

16 COUNCILMAN OH: Okay.

17 MR. PERSOFSKY: Point of information.
18 That the -- everything an expeditor does can
19 be done by any citizen of Philadelphia that
20 concerns their property. There is nothing
21 that I do that can't be done by a homeowner.
22 They can file for their zoning. They can
23 file -- or any building owner.

24 I'm not doing anything other than

1 saying, look, I've been here a lot of years.
2 I know where the Streets Department office
3 is. I know that every building is required
4 to have two exits from what I have seen in
5 the Code. And so based on my experience and
6 knowledge, I can point them in the right
7 direction and I can save them probably some
8 time because I have been there and know what
9 I'm doing.

10 I think that's extremely important for
11 people to understand. Most of my clients
12 understand that and they simply hire me
13 because I'm cheaper than their legal fees
14 for doing the same things that homeowners
15 and builders can do themselves. But I am
16 able to go ahead and move the process along
17 to help them.

18 My only -- my biggest objection to this
19 has been that it's not that you have a
20 contract. I spoke with one lawyer who says,
21 yeah, I think under the bar we are supposed
22 to have contracts with our clients, although
23 we don't always do it. But you leave
24 yourself exposed by not having a contract.

1 The other thing is regarding price
2 history, I think that can be done --
3 presented after the fact. Every time I talk
4 to -- I talk to an attorney. They have ten
5 different clients and it comes to me all the
6 time. And another attorney from another big
7 organization, they come to me multiple times
8 and several architects and engineers who
9 will use me on a regular basis. Every time
10 to come in and say, I'm sorry, we are not
11 going to go into this. We have to negotiate
12 a contract. Otherwise, I have to go back to
13 working for Ballard Spahr or Montgomery
14 McCracken as a full time employee in order
15 to overcome the dilemma I have with this
16 proposal.

17 COUNCILMAN OH: What I kind of
18 understand is that we as a City require, for
19 example, in landlord/tenant cases, that
20 there be a written contract or be a
21 certification of the renter's license and
22 all that. And there will be a contract
23 between the tenant and the lessor and the
24 lessee. And so long as we all understand

1 that two adults are able to contract however
2 they please for whatever price they please,
3 we are not assuming anyone is incompetent as
4 adults, and that is just a matter of record
5 and that's fine. Otherwise, we will be
6 policing prices which we just don't do.

7 MR. PERSOFSKY: As you know, this is --
8 yeah. What I was -- what I was concerned
9 about is that I would not be able to act
10 efficiently. The diamond industry in New
11 York does things on a hand shake. I've seen
12 plenty of contracts can be torn up that are
13 meaningless. Try to get paid when too
14 expensive to sue.

15 If a lawyer or an engineer does work
16 regularly comes to me, says, Larry, I need
17 you to do this right now, I want to stop and
18 I want to get it done. And I will take the
19 exposure of saying, well, maybe they won't
20 pay me. There is another side of the coin
21 if I ever went to court, I would lose
22 because I don't have a contract. I'm really
23 exposed that way.

24 COUNCILMAN OH: All right. Thank you

1 very much.

2 COUNCILWOMAN QUINONES-SANCHEZ: Thank
3 you. That concludes the Public Hearing on
4 the Committee on Licensing and Inspection.
5 We will now go into our Public Meeting.

6 - - -

7 (At this time, the Public Hearing adjourns
8 and the Public Meeting commences.)

9 - - -

10 COUNCILWOMAN QUINONES-SANCHEZ: The
11 Chair recognizes Councilman Greenlee for a
12 motion on the Amendment to Bill 150650.

13 COUNCILMAN GREENLEE: Thank you, Madam
14 Chair. I move the adoption of the Amendment
15 to Bill No. 150650.

16 COUNCILMAN HENON: Second.

17 COUNCILWOMAN QUINONES-SANCHEZ: All in
18 favor?

19 (Chorus of Ayes)

20 COUNCILWOMAN QUINONES-SANCHEZ: Any
21 oppositions?

22 Seeing none, the Amendment to 150650 has
23 been adopted.

24 Councilman Greenlee.

1 COUNCILMAN GREENLEE: Madam Chair, I
2 move that Bill No. 150650 as amended be
3 reported out of this Committee with a
4 favorable recommendation, and the Rules of
5 Council be suspended to allow for first
6 reading at our next session of Council.

7 COUNCILMAN HENON: Second.

8 COUNCILWOMAN QUINONES-SANCHEZ: All in
9 favor?

10 (Chorus of Ayes)

11 COUNCILWOMAN QUINONES-SANCHEZ: Any
12 opposition?

13 Seeing none, Bill 150650 is adopted with
14 a Rules Suspension.

15 Councilman Greenlee, Bill No. 150651.

16 COUNCILMAN GREENLEE: Madam Chair, I
17 move that Bill No. 150651 be reported out of
18 this Committee with a favorable
19 recommendation, and that the Rules of
20 Council be suspended to allow for first
21 reading at our next session of Council.

22 COUNCILMAN HENON: Second.

23 COUNCILWOMAN QUINONES-SANCHEZ: All in
24 favor?

1 (Chorus of Ayes)

2 COUNCILWOMAN QUINONES-SANCHEZ: Any
3 opposition?

4 Seeing none, Bill 150651 has been
5 adopted with a Rules Suspension.

6 Councilman Greenlee, Bill 150719.

7 COUNCILMAN GREENLEE: Madam Chair, I
8 move that Bill No. 150719 be reported out of
9 this Committee favorably with a Rules
10 Suspension to allow for first reading at our
11 next session of Council.

12 COUNCILMAN HENON: Second.

13 COUNCILWOMAN QUINONES-SANCHEZ: All in
14 favor?

15 (Chorus of Ayes)

16 COUNCILWOMAN QUINONES-SANCHEZ: Any
17 opposition?

18 Seeing none, Bill 150719 has been
19 adopted with a Rules Suspension.

20 COUNCILMAN GREENLEE: Madam Chair, I
21 move that Bill No. 150769 be reported out of
22 this Committee favorably with a Rules
23 Suspension to allow for reading at our next
24 session of Council.

Committee on Licenses and Inspections
November 17, 2015

Page 99

1 COUNCILMAN HENON: Second.

2 COUNCILWOMAN QUINONES-SANCHEZ: All in
3 favor?

4 (Chorus of Ayes)

5 COUNCILWOMAN QUINONES-SANCHEZ: Any
6 opposition?

7 Seeing none, Bill 150769 has been
8 adopted with a Rules Suspension.

9 That concludes our Committee meeting on
10 the Committee of License and Inspections.

11 Thank you.

12 (Public Meeting adjourned at 11:49 a.m.)

13

14

15

16

17

18

19

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. K., 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.)

Committee on Licenses and Inspections
November 17, 2015

Page 1

A	67:2	80:12	38:19	41:4	associated	67:9 68:5	90:7 91:22
a.m 1:6 64:21	added 53:6	ago 9:12	analyst 25:2	apprentices...	35:4 37:12	68:13,23	believes 85:1
99:12	adding 2:14	43:16 46:4	and/or 6:24	80:21	45:23 49:6	69:16 70:21	beneficial
abandoned	24:23 34:17	agree 52:20	39:14 52:4	approach	association	banks 57:12	60:23
7:7	35:22 36:23	92:11	77:22,23	39:19 48:23	6:1 35:10	58:22 59:21	benefit 61:1
ability 53:14	addition	ahead 93:16	100:18	49:1 54:2	75:16,16,23	60:2,2,13	benefits
63:21 69:18	22:14	air 13:10	Andrew 2:24	54:21	assume 16:13	60:16,21	45:20 63:2
able 9:23	additional	Alberta 44:8	5:24 58:7	approached	assuming	61:8,13	best 43:7
18:16 27:14	13:18 25:2	all-in 53:19	58:18 65:14	70:16	26:8 95:3	64:12 65:9	52:14 71:4
48:19,21	50:22	Allentown	ANGELA	appropriate	attached 75:6	65:18,23	78:11
71:6 92:2,3	address 15:1	62:21	100:11	10:12 60:4	attest 92:6	66:10,19,19	Bethlehem
93:16 95:1	17:22 77:1	alleviate	annual 6:11	65:20 73:21	attitudes	67:14 70:9	62:21
95:9	82:10	59:17	89:6	80:13	74:10	70:13	better 28:16
absolutely	addressed	allow 2:15 3:9	annually	approved	attorney 77:8	bar 93:21	52:11,19
24:22 28:3	65:2	3:18 4:16	20:17	73:13 76:3	81:3 94:4,6	Barre 62:22	63:22 65:10
31:10 35:13	addressing	7:12,16	answer 5:20	76:9	attorneys	barriers	big 94:6
48:24	9:19 35:3	10:10 57:11	8:19 36:11	approximat...	72:19	74:10	biggest 15:16
accepted	45:22	97:5,20	49:24 52:19	72:16	authority	base 78:18	93:18
39:21	adequately	98:10,23	57:22 85:15	April 31:7,23	46:4 84:20	based 19:21	bill 2:9,10,23
access 2:16	38:4	allowed 57:7	answered	38:21	87:9	29:18,19	3:4,8 4:14
3:15 4:2 5:5	adjourned	allows 12:20	55:19	architect 77:8	authorization	43:6 70:22	5:9,16 8:13
5:10 6:19	99:12	84:11	anymore	architects	76:23 80:11	78:14 93:5	8:18 9:3
7:15,16	adjourns	alternatives	42:16	72:18 94:8	authorized	baseline	10:1 11:24
10:18 11:15	96:7	46:9	apartments	architectural	77:6,7	38:20	17:3 20:13
13:17 16:18	adjust 22:6	altogether	45:12	8:1 77:20	automatical...	basic 86:9,10	22:13 25:2
18:13,14	Administra...	52:17	apologies	92:13	69:23	86:10	25:19 31:13
69:15	90:3	amend 4:15	46:20	architecture	available	basically	31:14 34:10
accessible	administrat...	35:21 36:21	apologize	77:16	21:21 22:3	54:16	34:12,22
20:7 23:14	5:7 20:8,12	amended	33:2	archived	74:6 82:10	basis 94:9	35:11,20
accompany...	adopted	63:16 97:2	appearance	73:11	avenue 5:9	Bass 1:9 2:6	36:1,5,10
39:16	96:23 97:13	amending	89:11 90:10	area 9:24	avoid 10:3	25:15 27:4	36:16,21
accountable	98:5,19	2:11,13	appliance	29:23 53:13	28:23 57:8	27:13,20	39:20 40:7
9:21	99:8	34:13,15	45:11	areas 36:4	aware 7:2	28:5 29:3,8	41:15 42:6
accurate	adoption	56:5,10	applicable	38:11 71:8	82:11	29:13,20,24	50:21 56:1
17:14 84:16	96:14	71:19	56:10	arms 52:11	awareness	30:4,6,20	56:4,24
accurately	adults 95:1,4	amendment	applicant	52:19	51:12	31:2 40:5	57:5,18,21
100:5	advantage	22:13 96:12	84:13,23	arrival 14:9	Ayes 96:19	bear 75:13	63:14 64:11
act 76:24	7:21 78:4	96:14,22	applicants	arsenal 65:6	97:10 98:1	beat 64:21	67:12 68:8
88:11 95:9	83:1 88:15	amendments	84:6 85:8	art 48:9	98:15 99:4	began 17:6	71:17,18
acting 84:4	advisory	8:13	application	aside 80:7		beginning	72:23 75:6
action 11:4	41:23 54:15	amends 73:1	5:13 20:15	asked 32:20	B	40:9 52:21	81:5 82:15
11:14 16:12	advocating	ammunition	64:20 76:8	80:6 81:20	back 24:19	behalf 42:3	83:3,8,21
46:7 58:24	63:16	14:5	89:3,22,22	asks 31:12	33:23 62:15	48:13	84:2,5,11
actively 22:11	affairs 4:11	amount 40:17	applications	aspects 19:13	74:15 92:3	behavior	84:14,19
activities	35:18 41:19	47:17 50:23	73:12,14,16	assertion	94:12	46:23	85:11,13,24
62:13	56:21 83:19	51:21 53:14	75:13	65:9	background	behaviors	87:6,20
activity 85:4	agencies	amounts 14:4	apply 100:16	asset 8:14	13:5	51:12	88:19 89:2
actors 85:7	31:20 32:4	ample 43:8	applying	assist 72:17	bad 85:7 86:8	believe 9:22	91:21 96:12
86:8 88:14	82:16,20	anaerobic	21:22	73:10	88:14	14:12 30:10	96:15 97:2
actual 26:8	agency 16:20	37:18	appointed	Assistant	Ballard 94:13	31:23 32:17	97:13,15,17
33:20	23:7 79:12	Analogous	76:24	41:21	bank 32:2	40:15 50:21	98:4,6,8,18
add 3:3 22:14	agent 76:24	74:21	appreciate	assistants	60:8 62:6	59:4 86:8	98:21 99:7
28:9 61:16	77:7,7	analysis	12:4 37:3	25:3	65:20 66:12	88:17,19	Bill's 37:5
					66:12,21		

Committee on Licenses and Inspections
November 17, 2015

Page 2

BILLS 1:16	broadly 42:4	California	chaired 41:22	81:8	73:11,23	39:8 53:7	83:16 86:13
bio-digesters	broken 69:20	43:14	chairman 4:6	cities 35:3	74:14,21	collective	86:17 96:4
48:14	Brown 72:2	call 2:23	80:5	43:12 44:6	75:3 77:13	52:22	97:3,18
biogas 43:3	brush 52:6	13:16 23:12	Chairwoman	45:22,24	77:17 82:2	collectively	98:9,22
biosolids 43:5	Buck 9:6	32:1 64:12	4:7 9:1	46:9 58:20	82:12,24	9:23	99:9,10
55:9	budget 24:24	called 58:19	15:22 35:14	citizen 92:19	93:11,22	collectors	Committees
biowaste	24:24 47:21	80:6	41:12 56:17	citizens 7:24	94:5	64:11	40:3
48:10	build 23:22	calls 17:12	83:15	8:16 78:5	close 25:10	combination	common 5:8
blah 24:12,13	25:3 36:2	61:24 80:4	Chairwoma...	city 1:1,5	57:6 67:13	30:15	42:9
24:13	64:14	Canada	17:7	2:16 3:15	68:9,17	combine	commonly
blight 59:16	builders	41:24 42:4	challenges	3:16 4:1,17	closed-loop	18:20	81:11 82:8
65:5	93:15	canvassing	35:4 45:23	6:12 10:17	48:23 49:1	combined	communica...
blueprints	building 2:12	38:17	Champions	11:5 14:13	closing 39:24	18:7	73:19
7:1	3:15 4:2 5:3	capacity	58:19 60:8	16:4,19,19	CLS 80:24	come 2:4 29:8	communities
board 30:12	5:5,11 6:8	53:12,17	61:22 62:18	16:20,21	81:12,24	29:16 30:24	61:3 64:4
41:23 62:10	6:11,14,15	72:17	chance 7:14	17:5 23:7	82:1 83:7	65:18 70:14	65:3 66:4
78:19 80:5	6:20,21	captured	13:19	24:6 37:10	92:5	74:14 78:6	community
80:13	7:20 8:7	43:3	change 6:21	37:24 39:18	CLS' 81:3	81:11 82:5	38:17 58:19
BOBBY 1:10	10:18 11:13	carbon 37:13	9:24 51:9	44:20 46:7	code 2:13,14	89:14 94:7	59:16 60:7
bombarded	13:1,8,13	case 11:15	57:10	47:22 50:8	3:16 4:15	94:10	61:22 62:17
11:5	13:17 14:1	30:7 40:12	changes 85:5	51:5,17	6:15 10:9	comes 37:10	82:24
bond 21:3,6,7	14:7 18:21	cases 21:10	changing	53:8 55:6	16:16 20:1	90:9 91:18	company
22:14	20:3 21:20	94:19	46:23 51:11	59:6 60:24	30:14,19	94:5 95:16	58:18 62:12
bonding 22:7	23:5 26:17	cash 22:17	73:7	61:13,15	34:14,15,17	coming 14:8	66:16 69:3
Boston 44:7	27:1,8 32:6	CAT 14:8	Chapter	65:10,12,17	35:22 36:23	24:19 28:15	70:1
46:3,4	33:21 34:14	cause 13:12	71:19 73:1	66:22 69:13	43:10 56:6	56:2 71:10	compels
boundary	35:9 36:22	causing 59:15	charge 82:12	70:7 72:22	56:7,9 57:4	83:13 86:16	84:15
78:1	56:6 92:23	central 60:22	charged	72:24 73:15	57:10 59:5	commences	competency
Brand 48:16	93:3	centralized	81:23	73:18 74:11	59:9,18	96:8	76:15
48:18	buildings	60:13 66:1	charges 82:1	75:21 82:14	63:13 64:9	commend	competent
breach 84:8	4:22,24	certain 2:17	charging 86:3	82:20,22	67:10 69:21	46:21	79:23
Breeze 38:14	5:10 6:22	34:19 35:23	cheap 25:5	85:5 94:18	71:20 73:2	comments	competition
Bresee 35:8	7:3,10,18	37:2 56:12	cheaper	City's 16:1	75:2,5 77:3	2:22	75:22
36:15,18	8:5 9:5	71:23	93:13	36:19 37:13	77:14,23	commercial	competitive
47:14 48:3	10:11 15:6	certainly	checklist	41:21 43:20	80:1,12	4:22 9:5	83:1
48:12,17,19	17:16	39:12	33:22	45:1	84:1 85:21	10:5 21:20	complaints
49:4,8,12	bulk 66:2	certification	checkmark	claim 78:2	86:3 87:7	43:20	11:6 84:14
50:4,15	bullet 51:3	94:21	21:18	clarify 47:16	87:16 93:5	commission...	88:24 90:1
51:10 52:3	burden 59:18	100:15	chemicals 8:5	75:11	codes 74:1	55:3	92:3
53:2,23	burn 12:15	certified	Chicago 44:7	clause 68:4	78:14	Commissio...	complete 32:8
54:11 55:7	12:18	19:24	chooses 3:24	cleaner 42:23	codify 50:3,7	31:8,12	32:14 54:13
55:19	businesses	certify 100:3	10:16	44:16	coin 95:20	Commissio...	completed
brief 34:24	7:24 41:20	certifying	Chorus 96:19	clerk 2:9,10	collaborate	44:21	33:3
briefing	busted 62:3	100:19	97:10 98:1	34:10,12	28:14	commissions	completing
33:15	buy 66:19	cetera 38:18	98:15 99:4	41:11 55:24	colleagues	30:13	3:13
bring 81:23	buying 66:12	73:13	chose 78:17	56:4 71:16	9:17 41:1,9	committed	complex 73:8
bringing 33:8	66:19	Chair 1:9	Christiansen	71:18	collect 22:17	46:5	compliance
47:15	C	2:20 12:3	40:23 41:5	click 23:10	53:15	committee	10:12 16:8
brings 23:6	C 78:15 100:1	35:1 36:15	41:16	client 78:4	collecting	2:3 4:8	16:8 57:9
Broad 13:23	100:1	54:5 96:11	Christiasen	84:15 88:13	47:13 64:7	35:15 36:17	59:22 60:15
broaden	C&I 26:13	96:14 97:1	35:8	89:8,12	collection	41:13 54:15	66:9,10
40:16 51:5	30:15	97:16 98:7	CINDY 1:9	clients 41:24	45:2 53:5	55:11,14,16	68:21 69:16
51:20 52:23	Calgary 44:8	98:20	circulated	44:23 73:7	collections	56:18 83:10	85:2

Committee on Licenses and Inspections
November 17, 2015

Page 3

complicated 88:18	consent 3:13 3:14,22,23	continuously 33:5	copy 31:6 75:2,4	87:5,14,20 87:22 88:8	98:2,13,16 99:2,5	32:4,9 33:7 38:20	17:9,24 18:12 19:23
compliment... 52:1	3:24 4:17 5:12 7:14	contract 62:11 79:16	77:13 79:16 81:5 84:17	89:4,7,13 89:19 90:2	Councilwo... 17:17 22:10	database 64:15	20:10,19 23:8 24:6
comply 68:18	10:6,13,16	80:8 84:8	91:1,4	90:13,18	counter 37:21	Date 19:10	26:14,22
composite 12:17	10:22 12:20 20:14,17	84:18 86:6	copying 77:21	91:1,6 92:16 94:17	country 58:20 60:3	David 1:11 2:6	27:16 28:13 29:1 30:16
composites 51:15	21:20 22:2 26:5	86:7 87:12	core 32:1,1	95:24 96:11	couple 25:17 47:2	day 64:13,13 66:7	35:18 36:5 36:14,19
composition 38:20	consider 80:13	87:24 89:8	corporations 77:5	96:13,16,24	course 75:15 76:2	days 67:23	38:6,7 39:6 39:22 40:8
composting 51:16,18,23	consideration 46:9 75:8	91:2,8,13 91:14,23	correct 67:17 100:8	97:1,7,15 97:16,22	court 3:20 5:8 95:21	deadly 11:2	44:1,23 47:6,10
52:4	considerati... 44:15	93:20,24 94:12,20,22	cost 45:7 47:13 92:1	98:6,7,12 98:20 99:1	100:12	deal 42:11 62:16 65:6	48:8,9 50:19 55:4
comprehen... 49:15	considering 46:1	95:1,22	costs 37:11	Councilma... 25:1 32:13	cover 27:18	deceptive 82:4 84:8	55:5,7,10 56:21 57:5
compromise 27:10	construction 2:12 6:23	contracted 91:12	Council 1:1 6:4 8:17	39:19 40:6	covered 25:16 31:15	deciding 70:21	57:17 63:13 63:23 76:4
concept 10:10	7:1,5 34:14	contractors 36:1 72:19	9:17 10:20 15:21 25:9	Councilmatic 28:12	crawled 64:21	deed 81:18	78:19 82:19 83:19 84:2
concern 7:11 27:2	34:19 35:24	contracts 84:16 85:24	32:17,21 72:24 97:5	Councilme... 7:2 39:24	create 13:9	deeds 73:12	84:11,18,19 85:1,10
concerned 95:8	36:22 37:2 38:3 56:7	90:4 91:15 93:22 95:12	72:24 97:5 97:6,20,21	72:11	created 30:14	defer 73:21	87:9 90:3 93:2
concerns 92:20	85:4	93:22 95:12	97:6,20,21 98:11,24	Councilwo... 1:9,9 2:2,6	creating 17:21	define 14:19	
concert 55:12	consulting 41:18	contributed 32:6	Councilman 1:10,10,11	2:19 3:5,8 4:4 5:21 6:3	creation 31:16	definitely 30:23 49:19	
concludes 96:3 99:9	consumer 81:3 83:10	contributing 23:6	1:10,10,11 1:13 2:6,7,8	8:21 11:22 25:12,14,15	crew 62:10	51:3,4 55:15 66:22	Departmen... 5:19 22:16
conclusions 11:1	consumer 81:3 83:10	control 57:7 100:18	2:21 3:3,7 6:3 12:1,2	27:4,13,20 28:5,8 29:3	crews 53:7	definition 57:1	36:10 38:19 48:13 57:21
condition 5:2 15:10	consumers 82:5,22,23	convened 31:19	12:10 14:10 14:20,23	29:6,8,13 29:17,20,24	criteria 27:17 critical 19:4	definitions 56:9 57:10	85:13
conditions 2:18 8:9	83:3	convenient 42:20	15:12,15,20 16:13 17:2	30:1,4,5,6 30:20 31:2	crucial 6:18 19:11 25:5	delinquencies 24:11	departments 33:14 57:11
12:8 34:20	contact 17:14 21:13 63:7	convening 6:4	17:7,20 18:24 20:21	31:4 33:13 34:5,21	cure 74:5	delinquency 23:8	60:5 65:20
56:12 71:23	contacts 60:1 60:4 65:19	conversation 12:12 22:10	21:1,24 22:5,19	35:6 36:13 40:5,21	current 20:18 50:12,15	deliver 53:15	depending 16:10 21:18
conduct 84:8 84:14,24	contain 8:5 69:12	51:24 70:5 70:11 71:2	23:16,19 24:2 25:11	41:7 46:13 55:21 56:13	currently 20:5 29:12	delivery 81:14	deposit 22:14
87:7 88:23	contained 89:1 100:5	71:9,13	25:16,21 28:9 31:5,6	57:24 58:9 58:14 63:18	45:12 59:5 72:14	demolishing 17:15	deposits 51:22
conducted 53:8	containing 60:19	convert 42:12 48:21	31:11 33:15 34:6,24	65:8 66:11 66:15,23	cut 62:10	demolition 15:11	description 50:9 79:18
conducting 4:18 7:18	contents 8:3 37:17	converted 37:17	36:16 41:13 46:17,18	67:7 70:4 71:14,24	CVN 24:10	demonstrat... 32:15,19	87:23 91:9 92:7
43:23	contingent 3:21	conveyed 42:13	47:14,24 48:6,16,18	78:23 79:4 80:22 81:7	D	43:23	designated 80:11
conducts 4:23	continue 9:10 17:19 33:3	cool 23:18 25:10 50:9	48:6,16,18 48:24 49:7	83:12 85:17 87:2,8,18	D 1:9 damn 78:10	Dennis 1:13 2:21	designed 37:24 67:13
conduit 59:20	70:5 71:13	50:11	49:10 50:1 50:5 51:7	87:21 91:20 96:2,10,17	Dan 9:8	department 3:20 4:11	68:8
confirm 16:7	83:9	coordinate 32:24	51:11 52:20 53:22 54:4	96:20 97:8 97:11,23	dangerous 5:2 15:9	dangerous 4:20 5:4,10	designing 77:21
confirmed 44:5	continues 11:20	coordinating 12:13	55:3,17 86:18,19		26:21 27:7	5:15 6:7,9	desk 81:6
conjunction 6:10	continuing 71:3 78:16	copper 64:23			dangers 27:6	6:13,16	details 27:15
conscious 51:12					data 18:21,24 19:5 23:4,5 23:6,20,24	7:11 8:15 16:24 17:2	34:2 deteriorated

Committee on Licenses and Inspections
November 17, 2015

Page 4

8:9 16:15 determine 20:1,19 38:9 Detroit 43:13 develop 18:1 developed 43:15 75:15 76:3 developers 72:18 developing 54:1 development 72:21 diamond 95:10 difference 63:12 different 7:2 12:12 24:13 45:18 50:13 60:19,20 62:24 64:5 66:21 67:10 78:20 94:5 differently 52:8,16 difficult 42:11 digesters 37:18 dilemma 94:15 direct 16:19 46:7 60:1 65:19 100:18 direct-mail 38:16 direction 93:7 directly 44:24 45:18 63:14 Director 4:10 35:17 36:19 41:21 56:20 83:18 disappoint 74:23 disappointi... 74:15 disclose 84:7 91:21	disclosure 60:7 disclosures 84:16 discovered 81:22 discussed 39:21 43:11 discussions 33:17 40:1 dishonest 83:2 display 18:18 disposal 36:4 37:11,21 38:11,12 39:9 43:21 45:3 46:14 47:8,21 49:6 50:10 disposals 38:10 dispose 37:9 40:18 47:12 47:18,22 48:1 51:13 disposed 39:2 39:4 50:24 disposer 43:10 disposers 37:14 38:24 39:15 40:15 42:18 44:12 45:10 disposing 52:2 dispute 75:5 disqualify 84:20 disrespect 72:12 distributed 58:2 district 7:5 17:6,17 20:10 28:12 29:9 districts 7:3 17:18 26:10 divert 42:21 49:8 52:16 diverted 39:9	49:4 divisions 36:6 document 68:3 81:22 documentat... 91:18 documenting 8:3 documents 73:11 74:19 doing 17:3 19:19 24:9 25:8 30:10 32:10,14 45:18 50:12 51:18 66:8 87:6 92:24 93:9,14 door-to-door 38:17 dozens 43:12 drafting 77:20 drawings 8:2 dropoff 53:5 Dumpster 40:7 duty 73:20 dwellings 6:6 36:3 E E 100:1 earlier 43:19 63:23 65:22 70:15 early 40:14 East 9:7 Easton 62:21 easy 42:12 66:1 Eclipse 21:16 education 38:16 39:17 78:16 80:16 Edward 2:24 effect 13:9,10 effective 42:21 52:13 effectively 45:6 efficient 7:17 efficiently 95:10	either 15:4 20:5 48:3 elected 61:18 61:19,20 electrical 6:15 7:9 elements 45:1 elevator 8:7 eligible 16:9 eliminate 74:11 85:7 email 69:22 embossed 75:12 emergency 7:22 8:10 emissions 45:4 employ 73:5 employed 7:7 73:4 employee 16:19 94:14 employees 16:21 74:11 emulate 27:6 en 18:15 enabling 7:18 enacted 4:14 10:20 35:21 56:24 83:22 ended 17:15 51:19 energy 37:17 43:2 45:5 enforce 5:15 36:6 57:17 85:10 enforcement 3:16 10:9 11:3 27:24 27:24 59:10 59:19 69:21 engage 85:4 engagement 45:9 engaging 85:2 87:13 engineer 77:8 77:16 95:15 engineered 38:4 48:5 engineers	72:18 76:19 94:8 enhance 73:19 enjoy 83:2 ensure 9:24 10:11 15:19 33:17 59:21 enter 4:17 16:2 20:12 20:18 entering 12:24 entire 52:14 58:3 60:3 entities 57:7 57:12,15 entitled 71:20 entity 64:7 entry 8:10 15:18 89:10 90:10 environment 40:4 46:23 51:13 environmen... 41:19 envisioned 39:19 especially 82:23 essentially 77:21 established 2:5 estate 72:22 estimate 14:15,22 20:22,23 29:5 Estimated 45:11 estimates 19:16 et 38:18 73:13 ethics 75:2,6 77:14 80:1 80:12 85:21 87:7,16 evening 13:15 event 8:10 eventually	23:15 62:9 everybody 24:8 46:21 78:7 everyone's 35:10 evidence 100:4 exactly 27:17 64:12 examine 40:10 49:13 example 11:11 55:9 81:16 94:19 examples 91:22 exception 79:12 excuse 4:7 exempted 80:19 exist 24:4 42:14 43:12 68:4 existing 37:18 39:15 53:17 exists 50:6 exits 93:4 exorbitant 39:17 92:4 expand 39:14 46:2 57:1 expanded 84:20 expands 87:9 expect 14:17 54:12 74:20 82:7 expectations 74:17,21 expected 74:4 74:6 75:21 expedited 84:22 86:15 expediter 71:22 72:2 72:14,16 73:24 74:22 76:7,8,11 76:24 77:1 77:11 84:5 84:6,12	86:22,23,24 87:3 88:17 89:5 90:9 91:5 92:14 92:18 expediter's 75:13 80:18 84:17 expeditors 71:20 73:4 73:6,10,16 73:17,20 74:3 75:2,3 75:12,14,16 75:20 76:5 76:22 77:15 77:19 78:1 78:15 80:15 82:14,21 83:24 84:15 85:1,9 88:11,21 92:8 expediting 82:18 expeditiously 73:15 expensive 42:11 45:15 95:14 experience 43:7 61:23 76:6 78:12 78:14 93:5 experienced 77:4 expertise 71:8 experts 12:14 54:9 explaining 82:1 exploring 51:6 explosive 13:9 exposed 93:24 95:23 exposure 95:19 expressed 39:2 extended 28:11	extensive 13:5 17:12 exterior 17:10 19:4 19:17,20,22 26:6 extra 80:15 extraordina... 11:4 extrapolate 39:5 extremely 93:10 F F 100:1 facilitate 81:13 facilities 37:16 42:17 48:22 53:13 facility 13:11 fact 11:10 12:19 55:12 94:3 factory 7:6 9:7 26:17 faith 88:12 familiar 48:11 74:1 86:21 families 9:11 family 36:2,2 fantastic 28:6 68:16 far 22:16 27:12 40:14 49:21 51:15 Fargo 66:17 faster 25:7 65:2 favor 96:18 97:9,24 98:14 99:3 favorable 97:4,18 favorably 98:9,22 feasibility 40:9 49:17 52:12 53:3 53:16 54:23 February 40:6
---	---	--	--	---	---	--	--

Committee on Licenses and Inspections
November 17, 2015

Page 5

63:12 64:7 92:8 feel 65:12 79:20 fees 37:11 47:8,12 49:6 92:4 93:13 feet 14:19 field 70:1 83:5 Fifth 45:6 figure 22:23 47:19 62:6 71:4 figuring 54:7 file 18:12 58:23 75:4 77:10 89:10 89:16 90:2 90:11 92:22 92:23 filed 90:4 filing 59:4 fill 66:3 81:18 81:21 final 32:8 38:22 Finally 45:21 84:19 financing 39:14 find 21:15 64:9 90:23 findings 37:6 47:4,9,20 fine 13:14 95:5 fire 6:7,9,13 6:15 7:11 8:15 9:6,18 11:2 12:14 13:12 16:24 17:1,9,12 17:24 18:12 18:13,15 19:23,24 20:19 26:13 26:14,22 27:16 28:13 28:18 29:1 30:14,16,19 33:22	Firefighter 9:8 firefighters 6:1 7:20 8:4 18:22 first 2:9,23 12:6 20:10 29:14 30:2 34:23 42:8 61:21 79:15 82:4 97:5 97:20 98:10 firsthand 60:11 five 40:24 42:5 44:5 76:6 77:13 flag 69:4,7,19 flipping 33:12 floor 7:19 8:1 floorboards 8:7 flooring 27:11 Florida 61:4 61:5 fluid 37:15 50:10 flurry 50:10 flyover 18:9 focus 42:7 focusing 30:18 folks 87:11 following 77:14 food 34:17 35:5,22 36:3,24 37:6,14,20 38:9,10,12 39:1,4,8 40:13,16 42:9,21 43:1 44:9 45:24 47:9 47:18 49:9 50:17,24 52:2,6,15 53:20 footprint 37:13	force 31:20 92:10 foreclose 70:22 foreclosed 56:11 57:1 57:7,14 64:22 67:14 68:11 69:1 foreclosing 66:13 foreclosure 58:24 59:4 59:8,12,14 60:15 63:9 63:15,17 64:2 67:22 69:6,10,13 70:8,14,17 foreclosures 63:3 foregoing 100:7,15 forgive 31:14 33:11 form 21:21 22:2 43:5 81:18 82:10 formal 26:8 formally 77:3 formed 75:17 former 73:12 forms 66:3 79:13 forth 85:22 forward 13:20 19:12 22:6,22 31:3 46:12 54:20 83:9 found 19:21 92:5 founding 41:20 four 22:20 76:22 Fourth 44:24 fraction 40:11 47:18 52:5,7 framework 24:4 fraud 84:7	fraudulent 84:14 88:23 free 64:15 81:24 frequently 82:5 friendly 46:22 friends 9:11 Froehlich 81:1,2,9 Frohlich 72:8 front 24:20 75:1 fuel 48:4,5 full 17:10,10 23:10 43:1 43:3 60:7 94:14 fully 53:24 73:22 100:5 funded 19:6 funds 61:8 furnish 84:17 further 5:4 71:9 82:21 87:11 Furthermore 73:20 future 10:3 12:22 90:22 91:18 G Gaia 41:17 gain 4:2 5:5 10:18 gaining 60:15 gap 70:19 garbage 37:8 37:21 39:7 44:17 47:22 50:20 gas 31:22 45:4 gathered 38:20 general 50:1 50:5 generally 26:11,15 27:19 generator 63:10	generous 14:21 getting 30:16 32:9 50:24 65:21 66:10 70:15 76:11 GIS 25:2 give 3:24 10:16 13:18 30:24 64:16 69:4 74:19 78:4,10 given 11:15 29:22 gives 12:23 84:19 giving 7:14 8:17 glad 75:11 79:3 go 9:11 15:3 26:5 27:12 33:23 48:2 50:20 60:13 60:22 68:12 68:20 69:9 69:18 92:3 93:16 94:11 94:12 96:5 goal 49:23 goals 49:11 49:17,18 goes 12:19 47:17 63:9 70:8 going 4:5 13:20 18:11 18:18 28:16 28:22 32:18 32:20 33:4 40:22 48:12 49:19 52:11 53:5,16 59:12 68:18 68:19 70:14 72:5 79:1,5 79:6,8,24 94:11 good 2:2 4:6 4:7 5:23 11:8 14:15 14:24 18:20 24:9 29:2	35:14 36:15 41:12 42:8 49:23 56:17 58:8 66:22 71:1 75:20 75:24 81:1 83:15 88:12 goods 13:24 14:3 government 9:20 grand 11:1 11:10 grant 3:14 grant-funded 40:9 granted 10:23 16:1 16:2,18 80:15 grass 52:6 62:2,11 69:20 great 14:10 23:16 25:11 55:17 63:10 13:19 14:19 greatly 41:3 59:9 61:1 Greenhouse 45:4 Greenlee 1:10 2:8 96:11 96:13,24 97:1,15,16 98:6,7,20 Greenworks 45:1 grinders 34:18 35:23 37:1 grown 62:19 guess 50:11 52:12 guidance 77:17 guys 25:9 H hair 62:15 Hall 1:5 hammer 65:11,16	hand 95:11 handle 34:1 38:5 48:7 48:20 52:14 53:14 handled 52:7 52:9 handling 33:24 handwritten 66:3 happen 9:15 happening 30:22 happens 15:1 happy 5:19 33:18 36:11 40:20 57:22 71:13 74:18 85:15 hard 15:7 28:10 66:24 Harrisburg 62:22 hat 78:17 hate 74:23 78:9 hazard 8:11 hazardous 13:6 hazards 8:4 HazMat 18:6 26:18 health 81:19 hear 36:14 40:22 50:4 83:20 heard 21:4 hearing 2:4 6:5 40:3 96:3,7 hearings 9:19 heart 79:22 heavier 38:1 heavy 42:10 height 91:24 held 79:24 help 9:4,23 10:3 48:22 50:22,23 58:20 59:9 59:17 61:10 81:17 83:4	93:17 helpful 27:21 28:2 60:15 66:20 69:2 helping 9:14 85:6 Henon 1:10 2:8 12:1,2 14:10,20,23 15:12,15,20 16:13 17:20 18:24 20:21 21:1,24 22:5,19 23:16,19 24:2 25:11 25:16 46:17 46:18 47:24 48:6,16,18 48:24 49:7 49:10 50:1 50:5 51:7 51:11 52:20 53:22 54:4 55:3,17 96:16 97:7 97:22 98:12 99:1 hesitancy 85:23 high 62:2 highlights 44:2 highly 44:13 hire 85:9 92:8 93:12 hired 25:2 30:13 history 17:11 18:3,4 19:3 19:23 84:13 84:23 88:23 88:24 89:23 94:2 hit 32:23 Hohensee 58:8,13,16 58:18 65:15 66:14,17 67:24 69:11 71:12 hold 9:20 57:11,15
--	---	---	--	---	---	---	--

Committee on Licenses and Inspections
November 17, 2015

Page 6

holding 9:19	immediately	83:3	infrequent	inspectors	5:4	kept 77:10	93:8 95:7
hole 18:10	8:12 65:1	incompetent	5:1	18:22 19:24	investment	Kevin 56:3	knowing 12:6
home 7:6	immigration	95:3	inhouse 49:1	20:1 26:13	39:13 47:1	66:6	12:7 13:19
63:8,15,17	81:21	increase	initial 46:5	26:14,22	71:5	key 45:1	19:12 68:10
64:2,22	impediments	24:20 37:13	initiative	27:16,17	Invite 29:6	53:10	68:24
81:3	10:8	increased	28:21	30:15 33:24	invited 32:21	killed 9:10	knowledge
homeowner	implemented	4:20 38:5	initiatives	68:20	inviting 83:7	kind 26:20	30:19 73:7
92:21	45:7	incremental	46:1	inspired 44:6	involved 42:3	30:14,17,22	74:8 93:6
homeowners	importance	51:8	Innovation	install 36:3	46:21 74:2	31:24 33:9	known 4:22
93:14	86:6	incremental...	18:19 32:16	45:15	77:2	33:12 50:11	8:11
homes 7:24	important	51:8	input 37:4	installation	involves 32:2	51:19 63:20	knows 26:22
38:13 43:9	9:3 11:16	incumbent	55:8	46:2	issue 9:22	70:10 76:17	
45:12 63:1	11:18,19	73:24	inside 26:5,24	installed	65:1 68:9	86:5 94:17	L
63:11	19:16 24:8	independent	27:12	38:11,13,24	84:12 88:1	kinds 62:12	L&I 11:2,4
hope 10:19	28:21 44:16	30:12	insignificant	installing	88:3,10	KING 100:11	11:12,19
25:8 33:2	59:1 60:21	Indianapolis	39:13	46:5	issued 11:12	kitchen 36:4	13:5 16:23
hopefully	73:3 83:10	43:13	InSinkErator	instance	16:3,7	kitchens	17:11 18:3
15:20 19:5	85:3,20	indicate 77:6	38:8,12	13:22 18:6	21:17	44:16	19:24 20:19
28:23 55:19	88:12,19	indicated	42:2	instituted	issues 9:18	know 2:21	28:14 29:1
65:2	91:16 93:10	76:9	insisted 80:1	11:14	21:7 44:19	8:5 11:6	30:24 31:8
Hosiery 9:6	importantly	individual	insofar 50:16	insurance	53:11 54:19	12:6,9,10	32:2 76:4
hot 42:6	79:14	81:13,23	inspect 7:17	32:10 81:19	60:5 62:16	12:11,15,18	78:9
hour 41:2	imposed	84:21 87:13	16:20	insurer 21:6	83:11	12:21 13:7	L&I's 88:9
46:20	74:12	individuals	inspected	integrity 83:4	issuing 87:10	13:20 16:16	Lab 18:19
hours 78:16	impression	81:16 82:12	17:8	intent 23:19	item 80:9	18:6 19:1,2	32:16
house 3:4,8	67:18	83:2 84:4	inspection 2:4	intention	IV 2:11 36:22	19:5,9,11	Land 32:2
62:1 70:20	improper	industrial	3:16 4:3,12	57:6 84:3	56:5	19:15 21:14	landlord/te...
household	84:23	4:22 10:5	6:5,14,17	interagency	IX 4:15 83:24	22:6,7,7,8	94:19
35:5 38:9	improve 85:5	industry 35:9	6:18 7:13	55:16		23:21 24:3	Lane 38:14
39:6 45:24	improvement	38:2 43:16	10:8,19	interest 75:18	J	24:4,9,10	language
households	72:21	95:10	11:3 16:16	75:18 78:11	jacket 30:24	24:14,14,19	60:19 74:10
38:15,23	in-sink 37:14	ineffective	16:17,22	interested	Jacksonville	25:15 26:1	large 4:21
39:3,16	38:24 40:15	28:1	17:4,10	51:14 70:6	61:4	26:2,4,22	10:5 29:18
housing	42:18 43:10	inevitably	19:21,22	interior 3:9	January	27:2,9,21	62:6 77:5
45:13 46:4	44:11 50:10	59:13	26:3 31:17	4:2 5:3 6:19	80:18	28:2 29:10	largely 44:5
hundred	incidents	influence	33:21,22	6:20 7:8,15	joining 41:11	29:16 30:7	Larry 72:5,9
14:20 44:10	13:6	46:8 74:13	56:19 59:10	7:20 10:18	joint 40:3	30:23 32:20	72:11,13
hygienic	incinerators	inform 73:22	59:19 96:4	16:3 19:3	judges 75:23	34:22 46:15	95:16
42:20	48:3	information	inspections	19:18 20:2	judgment	46:18 47:2	late 13:15
I	include 10:6	6:7 13:18	1:2 2:16	26:7	87:12 90:17	48:20 49:21	law 3:20 5:17
idea 12:23	18:3 45:14	14:2,8	3:18 4:9,19	International	judgments	49:22 50:8	10:20 20:10
27:15	52:5 63:16	17:14 18:1	4:24 5:1,13	6:1	84:7 89:24	51:8,15	22:8,16
identification	79:17	18:5,7,8,11	6:8,10,11	intra-agency	Judicial	53:4 54:7,9	36:5 50:7
12:23	included	19:14 21:13	7:19 10:11	55:15	20:10	55:16 58:21	57:19 73:22
identified	17:10 75:7	23:9,13	11:16,17	introduced	July 38:23	60:19 63:14	77:16 78:2
70:3	75:10	31:16 33:7	19:3 24:5	72:24	jury 11:2,10	64:12 66:23	85:2,12
identifiers	includes	71:1 84:9	28:14 30:9	inventory	K	67:1 68:7	87:3
23:24	40:12 59:23	89:1 92:17	30:18 34:1	23:3 31:17	K 1:10	69:3,6,8,19	laws 10:12
identify 53:17	including	informed	35:16,19	32:7,12	keep 10:24	70:11,12,13	11:7
illustrates	40:2 43:12	14:9	36:18 56:22	33:2,4	24:19 42:21	70:24 74:18	lawyer 93:20
11:10	46:2	infrastruct...	63:24 82:20	investigating	63:2 91:13	78:7,7	95:15
immediate	income 81:11	37:19 38:2	83:17,20	11:2	Kendall 35:8	85:24 87:6	lax 11:4
16:12 45:19	82:5,23	48:15	99:10	investigation	40:22 41:16	92:1 93:2,3	lay 78:2
							lead 86:1

Committee on Licenses and Inspections
November 17, 2015

Page 7

leader 35:2 45:21	87:1,3 88:10 89:3	live 46:14 69:11	31:17	massive 14:4	mention 53:3	70:17,23	negative
leaf 53:5,7	89:5,6,22	LLC 15:5	LVCIPs 4:23	material	mentioned	MOS 55:12	13:10
learn 76:16	92:15 94:21	24:12	14:18 16:24	12:13,24	27:22 48:7	motion 96:12	negotiate
leave 26:12	99:10	loads 38:5	17:4 20:24	49:5 53:19	51:1	move 25:7	80:8 94:11
79:9,11	licensed 3:21	loan 69:24	29:23	materials	mess 66:19	34:9 93:16	neighborho...
93:23	72:14 76:7	local 59:22	M	12:17 13:6	messy 42:10	96:14 97:2	42:23
leaves 52:6	76:8 77:18	61:10,20	M 100:11	15:24 50:19	met 31:22	97:17 98:8	neighbors
left 2:7 81:6	82:14 84:5	62:1 63:7	Madam 12:2	53:14	methane	98:21	11:5 38:14
legal 11:13	89:13	locally 48:7	35:1 36:15	matter 21:22	48:21	moving 17:18	net 62:7
68:23 74:12	licenses 1:2	locate 15:3	54:5 96:13	79:23 86:12	methodology	19:12 22:5	never 62:7
81:24 82:24	2:3 4:8,11	location 8:6	97:1,16	95:4 100:7	54:8	multi-family	74:14 82:1
93:13	18:5 26:18	60:22	98:7,20	maximizing	Michael 72:8	36:3	new 18:8,8
legislation	35:15,18	locations	maintain	10:21	81:2	multi-service	21:16 30:14
3:10 7:12	36:17 56:18	73:17	68:2,5 83:4	Mayor 10:21	million 37:11	82:16	34:17,18
9:4,13	56:21 71:22	locked 13:13	90:8,10	44:21	38:1 47:8	multiple 94:7	35:22,23
10:20 32:13	72:20 73:9	log 69:21	maintaining	Mayor's 46:3	47:11,16,19	municipal	36:23 37:1
37:5 47:4	74:5 76:11	long 13:8	60:10 68:14	McCann 3:1	48:1 49:2	45:3 62:9	38:3 41:21
legislative	83:17,20	14:3 23:22	70:2	8:23 9:1	63:1	municipality	45:13 48:16
4:10 35:17	84:6 87:10	25:21 28:15	maintenance	McCracken	millions 43:9	61:21 63:3	48:18 95:10
37:6 47:4,9	licensing 7:16	40:24 70:19	16:17 45:17	94:14	Milwaukee	N	nice 23:23
47:20 56:20	10:4 59:10	89:5 94:24	56:8 57:3	MDTs 13:21	44:7	N 100:1	nightmare
83:19	59:19 88:20	longer 24:3	57:10,13	mean 12:9	mind 10:24	name 4:9	66:18
legitimately	96:4	look 20:2	59:23	16:19 23:17	63:3	5:23 35:16	no-cost 61:12
74:20	LiDAR 18:9	22:22 26:15	major 7:10	24:7 51:17	mine 72:7	36:18 41:16	nonprofits
lenders 57:11	23:12 25:4	26:23 33:5	60:2,8	65:3 68:18	minimum	56:19 58:17	61:10
lessee 94:24	32:10	33:9 41:11	majority	Meaning	75:4 76:6	72:7,11,13	normal 16:15
lessor 94:23	lien 62:13	46:11 51:6	88:11	44:12	78:18	75:14 77:1	Notary
let's 26:4	Lieutenant	59:11 76:21	making 58:15	meaningful	42:15	81:1 83:17	100:12
91:24	9:9	78:8 79:10	76:13,14	45:8	money 24:23	nation 62:23	note 37:23
letter 31:7,10	life 8:11	83:8 93:1	90:16	meaningless	25:6 47:17	64:3	40:23
33:20 35:9	light 11:24	looking 13:4	manage	95:13	62:14 74:3	national 60:8	noted 11:11
76:22 80:10	limit 78:13	22:12 31:2	52:17	means 42:21	76:14 81:12	nationwide	37:5 43:17
letters 24:13	limitations	49:16,17	managed	100:17	81:17,20,23	60:18	100:4
35:10	73:23 75:1	90:14	60:9	Medicaid	82:12	nature 59:2	notes 100:6
level 18:10	limited 77:17	loophole 57:6	management	81:18	monitor 15:6	nearly 39:8	notice 2:17
23:11 32:11	77:19,22	67:13 68:9	11:8 54:3	meet 54:16	15:18	39:10 44:9	67:10 68:22
50:19 76:15	limits 73:6	68:17	54:24 55:9	73:17	Montgomery	Neary 9:9	notices 11:13
80:15	Linda 72:2	lose 79:6	manager 65:1	meeting 96:5	94:13	necessarily	notification
leveling 83:5	line 19:6 44:4	95:21	managing	96:8 99:9	monthly	51:2 68:18	6:16 12:22
liability 24:15	44:15 79:16	lot 12:21 15:4	40:11 50:16	99:12	54:19	necessary 4:1	15:1
license 3:11	link 19:9	21:19 22:19	81:2	meetings	months 54:13	10:17 20:2	notify 64:23
5:14 6:10	liquid 42:13	24:9 28:22	manner 74:7	32:22,24	morning 2:3	20:20 44:14	noting 10:13
6:16 16:22	43:1	33:19 62:19	manufactur...	38:17	4:6,7 5:23	73:9,18	NOV 24:10
18:6 20:23	list 75:9,11	78:24 87:15	26:18	meets 54:19	35:14 36:15	need 6:6 7:21	November
21:3,9,11	listed 75:8	93:1	maps 73:12	member	41:12 56:17	8:4 13:17	1:6 40:2
21:14,17,18	lists 63:1	love 78:9	MARIA 1:9	55:10,11,13	58:8,17	26:3 45:17	number
21:22 22:4	litigation	low 81:11	marked	55:13	81:1 83:8	50:2,6	10:22 25:19
24:5 63:24	77:10,11	82:4,23	69:10	members 4:8	83:15	52:18 64:17	26:9 29:18
74:9 80:18	90:23 91:19	83:3	market 42:18	8:15 35:15	mortgage	89:7,11,23	31:14 76:10
82:19 84:12	little 9:12	LPA 24:12	marketplace	36:17 41:12	57:12 58:22	95:16	nutrients
84:22 86:15	15:22 16:14	LVCIP 3:11	83:5	56:18 83:16	59:21 66:18	needing 23:2	43:4
86:22,23	90:15	3:21 17:8	married	memo 10:15	68:3 69:23	needs 20:16	O
			74:17			43:2 90:22	O 100:1

Committee on Licenses and Inspections
November 17, 2015

Page 8

O'Brien 1:13 2:21 3:3,7 6:3 25:22 28:9 31:5,6 31:11 33:16 34:24 36:16 39:20 40:7 41:13 O'Brien's 17:3 Oak 38:14 objection 93:18 obligations 71:21 observing 6:13 obstacles 74:11 obtain 3:20 20:5,8,12 21:5,10 73:9 76:22 obtaining 3:11 5:6 72:20 73:11 84:21 obviously 11:18 occasion 5:1 occasionally 61:24 occupancy 2:13 8:3 34:14 36:23 56:7 occur 11:9 77:11 80:16 October 10:15 72:24 odors 44:18 offer 37:4 offered 85:19 offers 45:19 office 19:4,9 22:10 23:3 23:5,20,23 34:4 44:1 44:22 46:3 93:2 officers 64:19 official 61:18 61:19,20	91:4,17 officials 9:20 28:19 73:15 73:18 78:3 oh 1:11 2:6 11:24 78:6 86:18,19 87:5,14,20 87:22 88:8 89:4,7,13 89:19 90:2 90:13,18 91:1,6 92:16 94:17 95:24 OIT 17:24 23:4 32:2 OIT's 24:24 okay 14:23 14:24 17:20 22:22 27:20 29:20,24 30:20 34:6 40:21 41:9 47:24 58:14 67:6,8 69:9 71:24 79:8 87:5,22 89:4,7,13 90:2 91:6 92:16 once 7:7 13:13 59:24 onerous 79:20 ones 15:8 30:19 ongoing 22:9 onsite 10:8 open 7:10 8:7 27:1 79:11 opening 2:22 operate 45:15 operated 42:17 operating 62:23 operation 43:15 operational 44:19 operationally 22:15	operations 11:8 37:12 60:9 opportunities 35:4 45:23 opportunity 5:18 8:17 9:2 36:9 37:3 40:19 45:8 46:11 57:20 81:4 85:12 opposition 97:12 98:3 98:17 99:6 oppositions 96:21 option 3:12 3:13 5:11 20:13 39:14 options 40:10 51:5 order 2:4 3:20 81:13 94:14 ordinance 2:11 34:13 35:2 42:8 43:6,20,22 44:24 45:6 56:5 59:8 59:22 60:20 60:24 61:2 68:1,16 71:19 ordinances 58:21 59:2 60:18 organic 40:11 40:17 51:21 52:4,15 53:11 54:9 54:22 organically 52:1 organics 40:1 49:16 50:16 54:2,17 organization 75:19 76:2 94:7 organizations 75:24	original 6:24 7:4 originally 6:23 ot 31:11 outcomes 74:14 outlet 50:18 outlined 63:22 outreach 38:16 39:17 outset 7:15 outside 32:9 overall 44:19 54:2,23 overcharged 88:4 90:24 overcharging 86:9 74:9 94:15 overcome 25:21 oversight 11:8,19 30:12 overwhelmed 63:4 64:10 owned 15:4 62:6 owner 3:12 3:24 5:6 10:6,16 12:21 15:3 15:7 20:6,6 20:14 57:2 68:23 76:23 80:11 92:23 owner's 77:6 owners 2:15 4:16 5:11 7:14 17:13 21:5 72:19 ownership 18:4 81:3	panel 2:23 11:23 34:8 35:7 46:16 56:2 58:3 79:9 panelist 58:1 Paramedics 6:2 parameters 37:2 91:11 part 6:18 36:7 40:2 40:16 48:15 49:19 51:4 51:23 52:12 53:2,15 54:1,23 72:3 87:14 89:2,21 90:8,11 91:16 partier 13:4 participants 44:12 participated 38:7 participation 44:10 45:9 particular 11:15 21:8 90:12 particularly 92:12 parties 91:14 partner 44:20 61:21 65:17 partnered 62:17 64:4 partnering 17:24 partners 39:22 61:5 partnership 17:1,9 43:24 party 70:3 pass 11:7 58:21 75:14 passage 40:6 68:15 passed 62:20 64:2 80:5 passwords	64:17 pave 50:22 pay 25:4 47:21 61:8 74:24 95:20 paying 61:13 63:11 82:6 Pennsylvania 1:5 61:20 61:22 62:20 people 30:17 33:9 38:1 64:14 66:7 70:16,19,20 73:5 76:10 76:12 78:6 78:8 79:23 80:4 86:2,4 86:9 88:3 88:15,21 92:7,8 93:11 people's 24:15 51:12 76:14 perceived 44:11 percent 37:7 39:3,10 44:10 45:11 49:5,8,11 49:22 percentage 39:2 perform 6:11 74:7 77:19 performance 43:14 performed 38:21,22 72:15 performing 6:8 period 68:20 84:22 permanent 90:11 permission 5:6 16:2 20:6 permit 36:7 permits 18:5 72:20 73:9	73:13 74:5 74:9 permitted 77:15 permitting 4:17 88:16 Persofsky 72:6,10,12 72:13 79:3 79:8 92:17 95:7 person 76:20 89:17 91:10 91:11 person/pro... 64:24 personal 24:15 personally 9:16 64:18 personnel 37:12 perspective 29:1 88:10 pertaining 71:22 83:23 PGW 23:7 31:22 Phil 35:7 36:18 43:17 44:2,22 Philadelphia 1:1,5 2:12 2:14 4:15 5:8 6:9,12 6:22 7:11 8:15,16 13:23 14:13 34:13,15,16 35:2,21 36:22 39:18 43:17 45:12 46:7 56:6,6 56:8 57:3 59:7 61:1 63:2 65:5 69:14 71:20 72:15 73:2 75:15 83:24 92:19 Philadelphi... 37:23 Philadelphi...	37:9 81:11 Philly 44:4,6 45:17,21 48:13 phone 61:24 photo 23:11 photographs 8:2 picked 42:6 picture 18:16 pictures 41:6 41:8 pilot 28:10 34:1 38:7 50:7,14 pilots 28:17 pipes 42:14 pipng 38:3 placards 33:22 place 12:16 19:18 26:10 52:24 70:7 86:11 plan 7:19 8:1 30:10 36:7 45:2 49:15 54:24 plans 73:12 play 83:6 playing 83:5 Pleas 5:8 please 95:2,2 pleased 41:14 plenty 95:12 plugged 54:21 plumbers 76:19 plumbing 7:8 34:16 35:21 36:7 43:15 plus 23:13 37:11 77:7 PM 2:13 56:7 point 23:2 38:14 54:14 63:7 70:12 70:18 92:17 93:6 points 42:5 police 17:11 64:19
--	--	--	--	--	--	---	---

Committee on Licenses and Inspections
November 17, 2015

Page 9

policing 95:6	presented	41:10 58:4	10:6,22	82:22	pushed 18:11	71:14,24	56:2,15,19
policy 4:10	94:3	proceedings	14:12,16	protecting	pushing 86:1	78:23 79:4	63:23 66:24
35:17 54:2	President	100:4	15:23 16:14	83:3	put 34:3	80:22 81:7	67:1 72:8
56:20 83:18	5:24	process 3:9	20:22 31:21	protection	52:24 76:9	83:12 85:17	83:14,17
portion 49:2	pretty 25:16	6:19 7:13	32:5 57:8	3:17,17	78:24 80:2	87:2,8,18	85:18
posed 4:21	50:9 53:4	7:16 10:4	57:14,16	7:22,23	80:7,10	87:21 91:20	recall 39:24
position	prevent 28:22	20:7,9,11	58:23 59:7	85:9 90:21	82:9	96:2,10,17	receive 74:3
64:10 82:9	prevention	26:1,8,10	59:11,14,15	prototypes	putting 54:6	96:20 97:8	82:8
88:6	70:18	33:21 36:8	59:24 60:6	18:17	PWD 42:17	97:11,23	received
positive 9:24	previous	42:19,24	60:10,14,23	proverbial		98:2,13,16	38:15 42:14
61:14	26:16 90:5	55:1 59:13	61:9,11	51:2	Q	99:2,5	81:15
possible 21:4	previously	63:9 69:6	65:24 66:9	provide 4:13	quality 11:17	quite 10:1,2	recognize
27:10 34:4	84:9 89:2	73:19 74:9	68:2 69:5	4:16 5:9,12	13:11 32:10	48:10	2:20 28:20
possibly 13:7	price 37:10	88:16 93:16	69:12,15	5:18 20:14	44:15 85:6	quorum 2:5	72:1 85:18
post 21:3	47:7 74:24	processed	property 2:15	35:19 36:9	question 29:4	79:6	88:13
potential 5:2	79:19 88:2	42:15	4:16,18	36:20 37:3	32:20 49:24		recognizes
10:3 29:22	90:14 94:1	processing	5:14 12:8	41:18 42:20	63:20 67:5	R	4:20 96:11
40:10 53:18	95:2	37:17 53:11	16:16 17:21	45:8 56:23	79:11 86:17	R 100:1	recognizing
potentially	prices 95:6	54:10 74:12	18:4 19:2,5	57:20 63:6	questions	radar 23:12	26:2
10:2	pride 70:16	produce 45:4	19:10,13,15	82:16 83:21	5:20 8:19	range 46:1	recommend
pounds 39:1	primarily	74:4	19:15 20:16	84:15 85:3	8:24 11:23	51:5	49:13
power 48:22	42:9 80:14	product 69:4	20:23 21:5	85:8,13	12:3 14:11	reactive 64:8	recommend...
powerful 10:2	prime 10:15	products	22:3 23:3,4	89:8,11,19	36:11 40:20	read 2:9	97:4,19
66:5	principal	51:14	23:5,20,24	89:23 90:21	46:12,16	34:10 55:24	recommend...
powers 84:17	15:5 41:17	professional	26:3,5	provided	53:24 55:20	71:16	40:14
practice	prior 13:20	64:11 75:24	31:17 32:7	55:8 71:1	55:22 57:22	reading 47:2	record 72:1,4
41:18 50:2	14:9 68:2,6	76:18	56:8 57:2,3	79:19 91:4	63:19 75:10	62:21 97:6	91:17 95:4
50:6,13,16	80:18	professiona...	57:9 58:24	provides 39:7	85:15 86:20	97:21 98:10	recorded 80:2
77:15	prioritized	75:20	60:5 62:13	providing	quick 25:18	98:23	recording
practices	15:10	professionals	64:24 67:2	5:11 56:9	25:24 29:3	real 25:18,24	90:19,20
82:4	proactive	73:21 77:18	67:9 68:6	82:18 85:23	42:5	26:12 72:22	recovered
prayers 9:10	4:23 5:12	profile 6:20	68:11,12,24	88:12	quicker 3:19	realize 68:21	43:2
precedent	17:4 20:14	17:21 18:2	69:9 70:2,8	provision	12:18,21	realized	recovery 40:2
43:18	28:18 59:2	19:2	70:22 72:19	80:19	quickly 12:13	38:24	42:16 49:18
prefer 65:23	61:2 64:8	program	76:23 77:2	provisions	quickness	really 18:20	54:18
premises	68:13	17:19 31:18	77:2 80:12	5:16 57:18	12:15	24:3 25:3,6	recycling
56:11	proactively	34:1,2 38:8	90:12 92:20	77:24 85:11	quiet 42:20	28:10 32:6	36:19 39:7
preparation	15:18 59:11	41:22 50:8	proposal	public 3:17	QUINONE...	49:23 50:18	40:1 41:23
47:3 73:14	probably	53:5 60:12	87:17,19	4:21 23:15	1:9 2:2,19	59:20 63:6	48:9 49:16
prepare	26:23 32:24	61:14,18	94:16	24:17,17,18	3:5 4:4 5:21	65:17 66:5	52:4 53:11
81:17	49:18 54:12	64:5,6	proposals	33:16 39:16	8:21 11:22	66:24 69:2	54:15,18
prepared	67:3 88:14	project 25:7	78:21	41:18 45:9	25:12 28:8	78:10 79:21	recycling-s...
5:15 36:6	93:7	39:22 43:23	propose	75:18,19	29:6,17	79:22 80:7	41:22
57:17 85:10	problem 65:5	44:4	72:23 75:1	78:3 96:3,5	30:1,5 31:4	86:5,20	redesign 6:24
prepares	problematic	projects 44:6	proposed	96:7,8	33:13 34:5	95:22	redesigned
79:13	80:9	promised	8:13 77:23	99:12	34:21 35:6	realtime	7:4
presence 43:8	problems	41:1 81:15	proposing	100:12	36:13 40:21	18:21	reduce 38:10
present 1:8	77:4 82:3	promises	78:21	pull 18:16	41:7 46:13	reason 39:18	45:2,4
1:12 8:4,12	procedures	76:13	prosecuting	pulling 62:15	55:21 56:13	76:1	50:23
12:9 41:9	5:5 11:3	proof 76:5	15:8	purpose 4:18	57:24 58:9	reasonable	reducing
77:13	20:3 71:22	properly	prosecution	73:4	58:14 63:18	2:16	40:17 46:22
presentation	73:8 83:23	88:22	16:10	purposes	65:8 66:11	Rebecca 2:24	51:21
25:9 58:12	proceed 5:22	properties	protect 24:14	3:15	66:15,23	4:5,9 31:9	reduction
					67:7 70:4	35:7,12,16	

Committee on Licenses and Inspections
November 17, 2015

Page 10

39:1,3 44:9 refer 41:8 reference 47:16 reformed 86:3 refuse 84:12 regarding 6:5 33:20 43:21 83:8 84:7 94:1 register 58:23 60:14,22 61:8 registered 22:1 60:6 63:1 registering 60:10 65:24 registration 21:14 59:3 60:17 61:13 63:12 64:7 69:17 registrations 66:2 registries 64:2 registry 63:15,17 regular 94:9 regularly 95:16 regulate 70:13 87:4 regulating 82:21 regulations 27:23 43:21 74:2 77:23 84:3 85:21 rehab 61:10 reinspect 16:4,5,7 reinspections 16:9 related 9:14 74:8 relationship 62:19 70:9 78:3 relevant 18:21 79:19	remain 35:2 45:21 remarks 47:17 remember 31:14 remove 10:7 renewable 45:5 renewal 5:14 20:16 89:22 renewed 20:17 renewing 84:21 renovate 46:6 renter's 94:21 repeat 44:3 replace 44:13 report 11:10 11:11 30:13 41:3 73:7 reported 14:14 97:3 97:17 98:8 98:21 reporter 100:12,19 reporting 77:22 represent 75:19 representat... 81:24 representat... 32:3 represented 42:1 representing 89:16 91:10 reproduction 100:17 repurposed 6:23 request 17:7 require 10:4 36:1 58:22 86:5 94:18 required 39:13 73:17 73:22 75:12 75:14 76:5	84:10 89:2 93:3 requirement 43:19 requirements 21:3 22:8 34:17 35:22 36:24 43:11 56:10 57:9 73:8 74:13 75:7 76:18 83:23 requires 5:3 84:5 requiring 2:15 59:3 85:7 87:10 research 15:3 17:13 25:3 29:22 43:7 62:4,5 63:20 researching 29:12 66:8 residential 21:11,19 34:18 35:23 37:1,8 38:3 38:11 39:7 39:10 47:23 56:11 57:2 57:8,14 residents 45:17 62:1 resolve 60:5 resource 42:16 respectfully 49:12 respective 7:3 respond 13:15 14:1 31:9 65:9 65:18 responders 12:7 responding 7:21 14:6 response 13:22 responsibility 24:16,18 67:21 68:1	68:13 76:21 responsible 57:13 60:9 63:8 64:24 65:21 67:23 70:1,3 78:15 79:24 responsive 62:8 67:12 rest 35:7 79:9 results 38:22 39:5 44:4 74:15 retain 75:3 rethinking 42:24 retirement 7:6 returned 43:4 reveal 5:2 revenue 24:5 61:14 63:10 review 17:11 19:22 36:7 reviewed 73:15 revise 83:22 revising 71:21 revisions 72:23 revitalization 61:6 right 2:5,7 15:15,20 16:4 23:22 24:18 29:9 30:4 50:15 53:6,9,12 53:22 55:1 59:6 67:4 67:19 68:5 86:4,11 93:6 95:17 95:24 Rights 81:4 Robert 9:9 robust 53:4 rodents 44:17 roll 28:17 romantic 74:22 roof 18:10,10	23:13 27:10 Room 1:5 roughly 30:6 37:7 39:5 route 18:15 73:16 RPR 100:11 rules 27:22 71:21 83:6 97:4,14,19 98:5,9,19 98:22 99:8 run 37:21 running 19:6 23:21 S safe 72:21 safer 9:5 safety 3:18 4:21 8:14 24:17 27:8 sale 67:22 salient 11:1 Sanchez 4:7 6:3 35:14 36:16 41:12 56:17 83:16 save 49:2,6 73:5 93:7 saw 39:3 saying 62:1 93:1 95:19 says 93:20 95:16 scenario 30:7 schedule 33:14 school 7:5 scope 10:1 92:11,14 Scranton 62:22 scraps 35:5 42:21 45:24 seal 15:21 75:13 sealed 15:14 15:17 sealing 15:23 Second 43:6 96:16 97:7 97:22 98:12 99:1	section 2:14 57:2 79:12 secure 7:9 73:10 secured 8:8 13:13 see 18:9 25:9 25:10 29:7 29:9 33:6 50:8 51:2 67:15 Seeing 34:8 55:24 96:22 97:13 98:4 98:18 99:7 seeking 5:7 36:2 84:4 85:4 seen 18:16 93:4 95:11 segments 53:21 selected 29:21 sell 67:20 send 27:7 62:9 67:10 sending 68:22 sense 42:9 87:15 sent 31:7,11 69:23 separate 12:19 separately 19:19 52:8 September 31:12 serious 28:22 seriously 9:19 serve 76:20 served 41:20 serves 78:18 service 70:1 81:14 85:3 86:5 88:5 88:13 90:14 servicer 69:24 servicers 57:12 58:22 59:21 services 40:4	74:4 79:17 79:18 82:2 82:8,13,17 82:19,24 85:6 87:23 88:4 89:12 91:9 92:7 92:11,13 session 97:6 97:21 98:11 98:24 set 49:10 73:8 seven 11:12 62:24 severity 16:11 shafts 8:8 shake 95:11 share 40:14 sharing 18:1 19:1 55:5 shell 66:16 shells 24:14 short 81:10 show 13:21 69:16 showed 38:23 shutoffs 31:22 side 50:17 61:7 95:20 Sidella 56:3 58:5 61:17 64:1 65:13 significant 44:9,19 45:7 82:3 significantly 46:8 signing 3:22 silos 24:3 silver 51:3 similar 44:5 61:4 simple 10:1,9 88:4 91:24 simpler 60:16 simply 78:21 93:12 simultaneo... 30:22 single 36:2 sink 37:20	50:10 situation 7:22 situations 28:23 six 14:20 54:13 size 61:4 sized 38:4 sleeps 67:3 slow 80:2 slurry 37:15 42:13 50:11 small 60:2 smaller 32:1 smartphone 64:19 soil 43:4 solely 55:4 solid 40:11 43:1 45:3 47:19 54:15 54:24 solution 22:12 61:12 solve 65:4 somebody 76:20 78:11 81:17,20,21 somewhat 20:18 74:1 79:20 soon 34:4 sorry 50:4 72:6 94:10 sort 12:22 43:11 sound 39:20 43:6 South 13:23 Spahr 94:13 speak 3:6 8:18 9:2 23:1 26:11 41:14 48:12 58:17 59:20 61:17 63:14 65:13,16 81:5 speaker 3:6 spec 48:4 special 30:12 78:2 specialized
--	--	---	--	---	---	--	---

Committee on Licenses and Inspections
November 17, 2015

Page 11

38:15 specific 79:18 spell 85:20 spent 47:10 spirit 91:21 spoke 93:20 sponsor 11:24 25:20 34:22 36:16 86:2 sponsored 40:5 sponsors 10:15 sporting 13:24 14:3 spurious 82:13 spurred 32:13 square 14:19 squatter 64:21 Squilla 12:10 staff 55:10,13 59:10,18 62:5 63:6 64:9,15 66:6 69:14 69:21 72:12 stage 59:8 69:13 stages 32:8 40:9 stakeholders 39:23 54:17 standards 43:14 standpoint 61:18,23 start 4:5 35:12 42:19 52:21 56:15 58:7 72:5 starting 29:11 state 48:8 73:3 stated 10:14 statement 3:13,14,22 3:23 10:7,7 10:14 35:1	statements 8:2 states 62:24 68:4 77:14 stating 77:1 station 48:4 status 12:7 stay 66:20 stemming 9:18 stenographic 100:6 steps 4:1 10:17 sticky 42:10 stop 95:17 storage 19:1 store 13:24 14:3 stored 8:6 13:7 26:24 storing 14:4 straightfor... 10:10 strain 47:19 strategic 54:24 Strategies 41:17 strategy 40:17 51:20 52:22,24 67:3 70:18 stream 40:12 streamline 20:11 streamlined 3:10 7:13 street 9:7 13:23 23:11 28:24 32:11 62:2 streets 36:14 36:20 38:6 39:6 40:4,8 42:22 43:24 44:17,23 47:6,10 50:19 55:4 93:2 strike 79:16 80:10 stripped 7:8	stripping 64:23 strong 33:8 structure 21:19 59:6 92:8 structures 14:17 29:19 studies 54:23 study 38:21 38:22 40:10 49:20 52:13 52:23 53:3 53:16 54:7 54:12,13,22 55:16 stuff 26:12 31:1 67:3 86:10 Stuffing 37:20 Subcode 2:13 34:16 56:7 subcommitt... 54:18 submit 75:2 submitted 72:2 subsidiaries 24:12 substantial 71:5 substantiated 84:13 90:1 substantive 58:21 sue 95:14 suggest 33:14 78:19 suggestion 19:8 sum 79:15 summarize 41:2 79:5 summer 44:18 supervision 100:19 support 35:11 37:4 39:15 41:19 42:5 supported	43:22 supports 43:18 44:24 57:5 84:2 supposed 68:14 93:21 sure 7:2 9:14 11:20 15:13 15:17 27:13 29:15 48:10 49:5 51:10 51:10 56:16 58:8,15 62:16 65:15 88:20 91:10 surrounding 7:24 13:11 survey 54:8 suspect 82:17 suspended 97:5,20 Suspension 97:14 98:5 98:10,19,23 99:8 sustainability 44:1,22 45:2 Swanson 2:24 4:6,9 14:11 14:16,21 15:2,13,16 16:6,23 17:23 19:20 20:24 21:2 22:2,9 23:1 23:18 24:1 24:22 26:11 27:5,14 28:3 29:10 29:14,21 30:10,21 31:10 33:18 35:13,16 56:16,19 67:5,8 68:7 83:15,18 86:24 88:7 88:9 89:6 89:10,18,21 90:7,16,20 91:3,16 Sweeney 9:9	system 14:8 18:1 21:16 27:11 37:24 systems 7:9 19:13 T T 100:1,1 Tacoma 44:7 tag 47:7 take 4:1 10:17 12:16 19:18 23:22 32:23 33:9 40:20 61:7 67:19 83:1 88:15 95:18 taken 16:12 67:9,15 76:15 100:6 takes 76:20 talk 52:3 54:19 94:3 94:4 talked 49:14 talking 12:6 65:4 tall 69:20 Tampa 61:5 task 31:20 tax 23:8 24:11 taxes 24:20 team 32:1 64:13 tear 72:6,7 technical 26:12 43:7 technically 86:14 technologies 18:9 technology 48:14 71:6 tell 49:21 60:11 70:13 74:19,24 78:8,12,13 79:1 telling 76:11 ten 78:16,17 94:4 tenant 94:23 tendency	13:14 term 13:8 terms 2:17 34:19 56:12 63:23 71:23 79:19 85:21 terrible 9:8 terrific 44:20 testified 9:13 65:22 testify 34:7 40:20 55:23 83:7 testifying 71:11 testimony 4:13 5:19 12:4 35:20 36:10,20 40:24 47:5 47:7 49:14 51:20 56:23 57:21 58:10 63:19 72:3 83:21 85:13 thank 2:19 3:7,8 4:4 5:18 6:2 8:16,21 9:1 9:2,16 11:21,22 12:2 14:10 24:23 25:5 25:12,19 28:6,8 31:3 34:8,21 35:6 36:9 40:19 41:5 46:11,13,18 55:17,21 56:1,13 57:20,24 58:5,16 65:15 70:24 71:10,12,14 72:10 80:22 83:7,12 85:12,17 86:16 95:24 96:2,13 99:11 thanks 25:11 47:15	thing 11:18 94:1 things 15:17 16:14 24:9 25:17 26:20 30:22 33:19 47:2 52:10 70:6 79:14 80:3 85:19 86:4 90:5 93:14 95:11 think 15:21 18:19,24 19:8,16 25:15,20,23 26:21 27:18 28:6,16,21 30:7,8,21 46:24 49:13 49:17 51:3 53:23 54:11 60:24 63:21 64:9 68:16 70:5 71:8 75:17 88:11 93:10,21 94:2 Third 43:22 third-party 64:6 Thomas 2:24 5:22,23,24 9:6 12:5 13:3 thorough 74:8 thought 53:6 63:4 78:24 78:24 thoughtful 79:1 thoughts 9:10 threat 4:21 three 44:8 45:1 76:5 tighten 84:3 time 3:11 5:13,20 8:20 12:23 13:22 15:7 16:6 19:18 20:15,15 28:15,17	36:12 44:13 57:23 58:17 62:14 67:16 67:21 68:20 72:7 73:5 74:12 81:9 84:22 85:16 89:14 92:6 92:9 93:8 94:3,6,9,14 96:7 timeline 54:6 timely 74:7 86:12 times 70:15 94:7 title 2:11 4:15 34:10,13 36:21 56:1 56:5 57:15 67:9,15,19 68:3,6 71:16 83:24 today 4:13 6:5 18:18 32:15 35:19 41:15 42:3 43:11 49:22 56:23 58:6 71:11 72:22 83:13,20 85:19 86:13 86:16 told 21:7 37:22 46:3 tons 37:8 39:8 tool 50:23 65:6 66:5 66:22 tools 27:24 65:11 top 44:4 66:20 topic 42:4,6 torn 95:12 total 47:21 touch 31:21 32:4 track 15:5 92:2 tragedies 9:18 10:3
---	---	---	---	---	---	--	---

Committee on Licenses and Inspections
November 17, 2015

Page 12

11:9	41:24 42:4	14:12,16	want 3:2,5	18:20 21:17	61:9,9 71:6	22:20 37:22	64:2
tragedy 9:8	43:9 45:22	16:14 20:16	9:15 13:7	24:2,21	74:7 78:1	42:19 43:16	2,500 46:6
9:14 28:23	46:10	20:21,23	25:17,19	30:17 31:21	80:17 83:9	72:16 76:6	20,000 14:17
train 39:11	Uh-huh 67:7	21:10 22:3	27:11 28:2	32:5 50:22	95:15	76:16 93:1	2012 9:7 11:9
64:15	undefined	29:18 31:16	28:9,20	52:1,13,14	worked 28:10	York 9:7	38:8,21
transactions	82:13	31:21 32:5	30:2,24	68:10,17,24	41:23 53:1	28:24 41:21	2013 38:23
66:21	undergone	32:7 57:1,8	33:5,6	71:4 95:23	61:3 72:17	62:22 95:11	2015 1:6 40:6
transcript	53:8	59:5,15,24	35:12 56:15	ways 54:20	working		50:11 73:1
100:8,16	underground	61:10 67:2	58:4,7	we'll 23:8	18:14 22:15	Z	80:19
transfer 48:4	42:13	vacuum 53:7	65:13 70:21	we're 18:14	22:17 66:24	zoning 77:3	2017 80:17
transparency	understand	value 19:15	70:24 72:1	24:9 50:14	76:7 94:13	80:5 86:3	202 57:3
85:8 87:11	14:23,24	44:11 60:12	72:9 79:23	50:14 52:11	works 13:3	92:22	29.5 47:11
transport	19:11 32:22	70:22,23	85:18 92:12	we've 9:23	22:18		
42:11	53:24 66:18	86:7	95:17,18	17:8 21:7	world 11:7	0	3
transported	82:6 85:22	variance	wanted 53:3	33:10 37:22	43:8 46:10		3 37:10 47:8
37:15	87:6,15,24	91:24	wants 2:22	website 60:13	worst 30:3,7	1	47:16 48:1
trash 42:22	88:2,16	variety 82:17	warrant 5:7	66:1 69:11	82:9	1 80:18	49:2 64:21
treatment	91:7,8	various 54:20	20:8,12	69:18,22	worth 10:13	1.37 38:24	30 10:15
37:16,19,24	93:11,12	73:16 74:1	warrants	week 39:1,4	worthwhile	10 37:7	14:14 47:19
52:15	94:18,24	74:10	71:8	46:3	8:11	10,000 91:23	64:14 66:6
tremendous	unfortunat...	verbiage	waste 34:18	welcome 81:4	wouldn't	92:1	67:23 72:16
28:13	50:20	60:20	35:23 36:4	well-establi...	26:21 27:7	10:16 1:6	76:15
trespass 27:1	Union 6:2	vermin 44:18	36:24,24	43:18 45:10	27:11	100 49:4,8	30th 32:18
trespasses	unit 30:14	version 41:6	37:6,14,19	Wells 66:17	writing 77:9	11:49 99:12	34 39:3
7:10	81:4	41:8	38:10,10,12	went 95:21	written 4:16	13 38:9	
Trust 30:1	units 36:4	vetted 88:22	38:19 39:1	West 38:14	8:2 58:10	13,000 59:7	4
trustee 69:24	38:12,13	VICE 1:9	39:4,9,10	wide 46:1	67:24 72:2	63:5 69:7	4 34:13 39:10
try 15:3,5	45:14 46:6	views 32:11	40:12,13	wife 74:16	81:5 94:20	15 3:4 72:24	62:24
62:15 95:13	universally	violation 6:14	43:20,21	Wilkes 62:22	wrong 67:17	150650 1:16	4,000 60:1
trying 9:20	39:21	11:12 16:6	44:9 45:3	WILLIAM	82:9	2:10 3:9	40 45:11
22:22 25:23	unsafe 15:9	27:9 67:11	46:22 47:9	1:10		4:14 8:14	40,000 14:14
46:19 50:14	27:6,9	68:22 69:19	47:18,19	Williams	X	96:12,15,22	400 1:5
71:3	update 31:13	violations	48:1 50:17	31:12		97:2,13	49 63:3
Tuesday 1:6	33:15 43:19	16:2,11	51:14,21	willing 8:18	Y	150651 1:16	
turn 22:24	updated 14:2	18:4 19:14	52:2,5,7,15	window 64:22	yard 40:13	34:11,12	5
37:14	14:7 21:12	27:6 73:10	52:15,16	69:21	52:5,16	35:20 36:11	5,000 14:19
two 10:24	33:5	74:5	53:20,20	windows 62:3	53:20	36:21 97:15	50 43:9,16
17:15 29:21	updating	visual 7:19	54:15,24	62:10	yeah 3:3 21:1	97:17 98:4	49:11,22
30:21 36:2	55:1	26:6	wastes 37:20	winter 30:11	27:4 30:5	150719 1:16	500,000 37:7
79:14 82:3	upkeep 63:8	vital 65:6	40:13,16,18	wise 77:12	31:2 48:17	56:4,24	530,000 39:6
82:7 91:14	upload 66:2	voices 9:21	47:10 48:20	wish 23:20	48:19 53:10	57:22 98:6	5th 17:18
93:4 95:1	use 20:3,18	voluntary	49:9 50:24	42:5 80:14	55:7 86:19	98:8,18	28:11 29:11
type 31:15	26:16 46:2	3:23 10:14	wastewater	withing 59:18	87:14 93:21	150769 1:16	29:13
48:9 52:1	48:22 64:16	vote 79:7	37:16,23	wonderful	95:8	71:18 72:23	
81:14,19	72:21 75:12	voting 35:1	38:2 42:15	41:3 58:5	year 9:12	75:7 83:21	6
types 12:12	91:22 94:9		watch 28:13	wondering	17:3 22:13	85:14 98:21	60 17:16 64:3
12:17,24	uses 53:18	W	water 23:8	31:9 88:1	24:24 31:15	99:7	600 14:18
22:8 48:20	utilities 8:8	W 9:6	37:19 38:7	wood 12:16	37:9 43:20	17 1:6	
typically	utilize 65:12	wait 3:19	42:9,16	words 50:9	47:11 75:5	175 38:13	7
45:16 52:5		wakes 14:6	43:2,24	work 10:21	78:16 80:17	19,000 39:8	
typo 47:7	V	walk 26:1	48:8,9,13	20:9 22:16	89:9,14,23		75 42:19
	vacant 2:15	70:19	55:5,7,10	22:20 25:22	90:5,5	2	7th 17:6
U	4:21 5:14	walking	way 7:17	55:11,12	years 6:21	2 38:1	8
U.S 35:3	6:6 7:9 10:5	70:20			11:5 19:7	2,000 60:17	8th 17:18

Committee on Licenses and Inspections
November 17, 2015

Page 13

28:12 29:4
29:11,13
30:8

9

9-2200 71:19
73:1
9-2205 79:12