

COUNCIL OF THE CITY OF PHILADELPHIA
JOINT COMMITTEES ON LICENSES AND
INSPECTIONS AND PUBLIC SAFETY

Saint Bernard's School
4427 Aldine Street
Philadelphia, Pennsylvania
Tuesday, November 27, 2012
6:10 p.m.

PRESENT:

COUNCILWOMAN MARIA QUINONES-SANCHEZ, CO-CHAIR
COUNCILMAN CURTIS JONES, JR., CO-CHAIR
COUNCILMAN WILLIAM K. GREENLEE
COUNCILMAN BOBBY HENON
COUNCILMAN KENYATTA JOHNSON
COUNCILMAN DAVID OH
COUNCILMAN MARK SQUILLA

RESOLUTION 120179 - Resolution authorizing the
City Council's Joint Committees on Licenses
and Inspections and Public Safety to hold
hearings on the issue of negligent landlords,
problem rental properties and their effects on
the surrounding community...

- - -

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COUNCILWOMAN SANCHEZ: Good

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evening. I'm going to ask my colleagues

4

to join me.

5

Good evening. We're about to

6

get started an official proceeding of the

7

Committee on Licenses and Inspections.

8

My name is Maria Quinones-Sanchez, the

9

Chairwoman. To my left is Councilman

10

Bill Greenlee. To his left, Councilman

11

David Oh. To my right, Majority Leader

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Curtis Jones. Our host this evening, who

13

will open up as soon as I finish

14

introductions, Bobby Henon, and

15

Councilman Kenyatta Johnson.

16

Before we proceed, we'll read

17

the title of the bill and then opening

18

remarks from our host for this evening.

19

THE CLERK: Bill No. 120179, a

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resolution authorizing the City Council's

21

Joint Committees on Licenses and

22

Inspections and Public Safety to hold

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hearings on the issue of negligent

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landlords, problem rental properties and

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their effects on the surrounding

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179
2 community and in furtherance of such
3 investigation, authorizing the issuance
4 of subpoenas to compel the attendance of
5 witnesses and the production of documents
6 to the full extent authorized under
7 Section 2-401 of the Home Rule Charter.

8 COUNCILWOMAN SANCHEZ: Thank
9 you, Clerk.

10 So I will open it up for
11 opening comments and then I'll allow my
12 other colleagues who want to join. Our
13 host for this evening and the sponsor of
14 this resolution, your Councilman, Bobby
15 Henon.

16 COUNCILMAN HENON: We thank
17 you, Madam Chairwoman and Councilman
18 Jones, Chairperson of the Public Safety
19 Committee. Councilwoman, Chairman, thank
20 you. This is, as you know, extremely
21 important to not just my district but the
22 Northeast, and look forward to continuing
23 the good work of this Joint Committee,
24 along with Chairman Curtis Jones, the
25 Majority Leader, in addressing these

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179
2 quality of life issues as well as some of
3 the important issues that we all hold
4 near and dear to our heart, such as land
5 bank, which is going to come up next
6 year, and addressing some educational
7 housing in the Councilman's district.

8 So I want to thank my
9 colleagues as well for coming to the
10 Northeast, especially those who are in
11 districts. To my right I have my good
12 dear friend Kenyatta Johnson and our
13 other leadership, Councilman at-large
14 Councilman Bill Greenlee and Councilman
15 at-large David Oh. Thank you.

16 Thank everybody from the public
17 for being here. I appreciate you taking
18 your time out tonight. I know the
19 weather isn't great. I know coming back
20 from work and making the time, I know
21 it's important to you as well.

22 We have some privileged
23 Commissioners here as well. We have the
24 Commissioner of L&I I see, Mr. Carlton
25 Williams, and Commissioner of Public

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 Property, Bridget Greenwald, who is from
3 the Northeast, St. Hubert's girl. So I
4 just want to say, welcome, Bambi. How
5 are you?

6 So thank you as well as other
7 departments that are here. You have the
8 District Attorney's Office, you have
9 Tommy Conway from CLIP, and you have the
10 Streets Department and so forth.

11 So it's a serious issue. It's
12 been a serious problem. To have this
13 collaborative effort for people joint
14 together to have these kind of hearings
15 and to address these problems.

16 When I took office in January,
17 I knew that addressing these quality of
18 life issues was a major focus, because
19 you told me. I understand and understood
20 the seriousness of the initiatives to
21 combat these bad neighbors, bad landlords
22 and their tenants, including the
23 rewriting of the Property Maintenance
24 Code, which we're all working together
25 with with Councilwoman Maria

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 Quinones-Sanchez and others, research in
3 dealing with these quality of life
4 issues, researching the tax delinquency.
5 I have a plan that I'm going to unveil, a
6 big tax plan/delinquency program in
7 January, because there is a direct
8 correlation with tax delinquency and the
9 quality of life and the property values
10 in the neighborhoods.

11 Creation of the Problem
12 Property Advisory Council, which is a
13 unique partnership with the community
14 leaders and City departments and City
15 Council. You can learn more all about
16 that by talking to my staff, and you can
17 submit properties for consideration that
18 the task force -- or that the Committee
19 will take, and there's forms at the table
20 in the back as you first walk in.

21 The Bad Neighbor Initiative,
22 which includes tonight's hearing and the
23 hearing that I held in June of this year,
24 this is, again, a joint committee. It
25 held its first committee in June in City

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 Hall. At that time, I subpoenaed some
3 landlords. Those landlords own hundreds
4 of properties throughout the City of
5 Philadelphia, some of which have been the
6 source of frustration with regard to the
7 condition of the properties and/or the
8 tenants that live in them. The result of
9 this initial hearing was a better
10 understanding between my office and these
11 owners, a decrease in the complaints
12 received about their properties, and a
13 decrease in back real estate taxes owed
14 by the properties. So it works. People
15 have been cooperating with my office as
16 we address these issues in a public
17 forum. It's a new day and it's a new way
18 to do business. And I will continue to
19 hold these hearings to show to these
20 negligent landlords that we mean business
21 and the status quo is no longer
22 acceptable with regard to the condition
23 of their properties and the behavior of
24 their tenants.

25 So I'd like to ask these Chairs

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179
2 to recess the hearing to the call of the
3 Chair so that we can hold another hearing
4 in the spring.

5 I want to mention two last
6 items. I think it's fitting that this
7 hearing be held here at Saint Bernard's.
8 I chose this gym tonight because it's
9 located in the area that was once
10 comprised of close-knit blue-collar
11 families. This neighborhood and the
12 neighborhoods surrounding it have been
13 hit some of the hardest by negligent
14 landlords and problem tenants and just
15 bad neighbors. These used to be great
16 neighborhoods, and I believe that they
17 can be built up to be great again with
18 cooperation of everybody.

19 Finally, I would also like to
20 ask for your help. I need your help. We
21 need to work on this together. Take the
22 initiative to report problem properties
23 on your block to my office, to somebody's
24 office. I'm going to say my office
25 because we're in my district, utilizing

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 our City Hall app that you can download
3 and report through my website or visit my
4 district office on Torresdale Avenue.
5 Get involved, come back, be a block
6 captain, get involved with your local
7 town watch and your civic organization.
8 And we need volunteers. We can't combat
9 these quality of life issues by
10 ourselves, especially under the budget
11 constraints that every department has
12 taken. We are doing our best and we're
13 trying new initiatives and ways to engage
14 the community to be our extended arm. I
15 know your time is valuable, so at any
16 time you can volunteer, it will make a
17 tremendous difference.

18 So now let's get started. I
19 issued subpoenas for several landlords,
20 including -- I'm going to read their
21 names now -- David Della Croce, Walter
22 Ulatowski, Jean Paul Gulle, Mark J.
23 Palermo from MJP Realty, David Dai, Kenny
24 Ha, Leonard May, Dean Rossi from No Agent
25 Realty, Edwin Bass, and Hua Zhong Wu.

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 If any of these individuals are
3 here tonight, I would ask that the Chairs
4 please ask them to move forward and we
5 can proceed with the hearing.

6 Thank you.

7 COUNCILWOMAN SANCHEZ: Thank
8 you, Councilman.

9 Some additional housekeeping
10 items. I wasn't sure if the Chair of
11 Public Safety wanted to add some comments
12 before we proceeded.

13 COUNCILMAN JONES: Thank you,
14 Madam Chair. I would only add
15 compliments to you and to our host,
16 Councilman Henon, for taking on this
17 serious issue. We have several at-large
18 members here, and they represent the
19 entire City, but there is not a District
20 Councilperson up here that does not share
21 the concern that was raised by Councilman
22 Henon and the zealous nature that he went
23 about trying to correct it. Whether it's
24 the app or whether it's the hearings or
25 whether it's the unprecedented subpoenas

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 that were put out, we're taking this
3 seriously, and what people need to
4 understand is that this problem affects
5 us all citywide, because dilapidated
6 properties are not just a problem for the
7 quality of life, but they're often crime
8 scenes. They're often negligent scenes
9 that cause catastrophe in our city to our
10 firefighters and first responders.

11 So as we start to move this
12 process from hearings into our budget
13 process, we're going to put our money
14 where our mouth is, and we're going to
15 try to ramp up L&I so that they can do
16 their job and also the various public
17 property departments that go and
18 remediate some of these issues. So we're
19 going to work with our host tonight,
20 District Councilperson, to help his
21 initiative move forward.

22 So I thank you, Madam Chair.

23 COUNCILWOMAN SANCHEZ: Thank
24 you.

25 And I think it's important to

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179
2 note for the members and the residents of
3 the 6th Councilmanic District that
4 Councilman Henon has not only taken this
5 serious, but has gotten an unprecedented
6 amount of cooperation from the
7 Administration by the presence of, as he
8 mentioned, our Commissioner Carlton
9 Williams from L&I, who is just about
10 getting it done, whatever needs to be
11 done; our Commissioner from Public
12 Property, Bridget -- and I'm going to
13 call you Bambi from now on -- Greenwald,
14 who is also here; Tom Conway. Those of
15 us in the City who now enjoy the limited
16 services of CLIP, we all know that the
17 birth of CLIP was here in this 6th
18 Councilmanic District, and we appreciate
19 Tom Conway's leadership. And we also
20 have Lieutenant Healy here from the
21 Police Department.

22 So this is not only a
23 legislative initiative, but one where the
24 Councilman has gotten the attention of
25 the Administration, and the presence of

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179
2 all of those administrators here today is
3 evidence of that.

4 So with that, we are going to
5 ask that the landlords that are present
6 that were named step forward.

7 (Witnesses approached witness
8 table.)

9 COUNCILWOMAN SANCHEZ: All
10 three of you, yes.

11 We're going to, for purposes of
12 logistics, we're going to ask each one of
13 you to state your name for the record and
14 then proceed with your testimony. At
15 that point, we will open it up to
16 Councilman Henon and then other members
17 here for additional questions.

18 So you may proceed, whoever
19 decides to go first.

20 You want to start? Put the mic
21 next to you. Put it closer to you.

22 MR. DELLA CROCE: How is that?

23 COUNCILWOMAN SANCHEZ: Yes.

24 Your name for the record and then you may
25 proceed.

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 MR. DELLA CROCE: I don't have
3 any testimony. My name is David Della
4 Croce.

5 COUNCILWOMAN SANCHEZ:
6 Councilman Henon, did you want to
7 proceed?

8 COUNCILMAN HENON: Certainly.
9 David, you were asked to come
10 here?

11 MR. DELLA CROCE: Yes.

12 COUNCILMAN HENON: And I
13 appreciate all of you who were asked to
14 come here that you actually showed,
15 because there are several others who did
16 not and there were several others in the
17 June hearing that did not respond either,
18 and I have a little something for their
19 lack of respect and responsiveness to the
20 request. So I appreciate that.

21 You stated your name for the
22 record. So can you please give this
23 Committee an overview of how many
24 properties you own and were those -- and
25 how long have you owned those properties?

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 MR. DELLA CROCE: I've been a
3 real estate investor in the City of
4 Philadelphia since 1995. So it's about
5 17 years. I think we have 58 units, but
6 it's only in -- there's 30 row houses and
7 then some old buildings mixed in.

8 COUNCILMAN HENON: Now, do you
9 reside -- where do you reside? In
10 Philadelphia or outside the City?

11 MR. DELLA CROCE: I'm outside
12 the City.

13 COUNCILMAN HENON: You're
14 outside the City?

15 MR. DELLA CROCE: Yes. But my
16 family all lives in the City. I grew up
17 in the City, graduated out of Saint
18 Dominic's, went to Lincoln. My mother
19 remarried and moved up in Bensalem. So
20 I'm outside the City, but I am only about
21 ten minutes away from the City.

22 COUNCILMAN HENON: Okay. I
23 plan to require Philadelphia management
24 companies to attend a hearing in the
25 spring of next year. Do you have a

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179
2 management company?

3 MR. DELLA CROCE: I have a
4 manager that takes care of parts of the
5 property, and I have two different people
6 that supply management to my properties,
7 yes.

8 COUNCILMAN HENON: So there are
9 two individuals. So you have --

10 MR. DELLA CROCE: I have one --

11 COUNCILMAN HENON: You have a
12 property manager? Is that listed with
13 the Department of Licenses and
14 Inspections?

15 MR. DELLA CROCE: I just -- I
16 actually had no idea that on my license I
17 needed to have a manager listed on the
18 license, until I went through an eviction
19 process, and through the eviction
20 process, I found out that I needed to
21 have that done. So I went down to L&I to
22 have the management company put on the
23 licenses and actually didn't really know
24 how to do it, and they said the only way
25 they can do it is when I renew at the end

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179
2 of the year, but I actually pushed the
3 issue to get that one taken care of.

4 COUNCILMAN HENON: I think my
5 office would be glad to help assist you
6 with the Department of Licenses and
7 Inspection in making sure that you're in
8 compliance.

9 Can I have the name of the
10 management company?

11 MR. DELLA CROCE: It's Blair
12 DeMarco.

13 COUNCILMAN HENON: Blair
14 DeMarco?

15 MR. DELLA CROCE: Yes.

16 COUNCILMAN HENON: So do you
17 have the appropriate housing inspection
18 licenses for all your properties?

19 MR. DELLA CROCE: Yes.

20 COUNCILMAN HENON: And you have
21 in my records, you've had previous
22 violations for not having the housing
23 inspection license; is that correct?

24 MR. DELLA CROCE: No. For not
25 having a housing license? But like I

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 said, I have had all licenses on my
3 properties since I think 1997, back when
4 they were only \$25 a piece. I always
5 renewed my license every year. The only
6 problem I had with the license is now
7 they're saying that I have to have a
8 manager listed on the license, and that's
9 the only thing that hasn't been taken
10 care of, except for the one property that
11 I am going through the eviction on.

12 COUNCILMAN HENON: Do you have
13 a sense of how many property maintenance
14 violations that you've received over the
15 last several years?

16 MR. DELLA CROCE: I know
17 there's three going on now, but probably
18 in the neighborhood of maybe five to
19 seven, somewhere in that neighborhood.
20 What do you mean by "violations"? Like
21 where excessive grass cutting needs to be
22 done or -- I'm not sure what you mean by
23 a violation.

24 COUNCILMAN HENON: That would
25 fall in the property maintenance

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179
2 correlation.

3 MR. DELLA CROCE: Yeah. I
4 mean, probably like 12, 10, somewhere in
5 that neighborhood.

6 COUNCILMAN HENON: My records
7 are reflecting -- now, this is, I'm going
8 to say, as up to date as we possibly can.
9 So I have over the last several years
10 near a hundred --

11 MR. DELLA CROCE: A hundred
12 violations on my property?

13 COUNCILMAN HENON: --
14 violations that you have on your
15 properties.

16 MR. DELLA CROCE: I have to
17 disagree with that. I wish I had a list
18 in front of me.

19 COUNCILMAN HENON: No problem.

20 MR. DELLA CROCE: Are we
21 talking about CLIP violations?

22 COUNCILMAN HENON: Well, that
23 would be included, yes.

24 MR. DELLA CROCE: Oh, CLIP
25 violations?

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 COUNCILMAN HENON: Yes. CLIP
3 violations, Street violations, L&I
4 violations. So there would be a --

5 MR. DELLA CROCE: We do have a
6 lot of CLIP violations. The majority of
7 them -- and I would say probably 65 to 75
8 percent of them -- is multiple-unit
9 properties where we actually physically
10 handle taking the trash out. We work
11 7:30 to 4:00 every day. So a lot of the
12 violations come out where we drag the
13 trash to the curb on the trash day the
14 night before, where it's 4 o'clock in the
15 afternoon when we're done work at 3
16 o'clock in the afternoon, and they're not
17 supposed to be out until like 6:00 or
18 7:00. I got a ton of them. Like I said,
19 that's probably like 75 percent of my
20 violations, are putting the trash out too
21 early. But I can't pay a guy to go
22 down -- I mean, for a \$25 fine, it's
23 worth it for me to drag the trash to the
24 curb a little early.

25 COUNCILMAN HENON: Do you think

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179
2 putting the trash out early and CLIP
3 violations and the multiple violations
4 just adding to the quality of life of the
5 neighborhood?

6 MR. DELLA CROCE: Well, like
7 we're talking about taking the trash to
8 the curb? No. I take all the violations
9 seriously and they all get taken care of.
10 Like the one violation that we cannot
11 take care of, we have to take the trash
12 out while we're working. I mean, there's
13 like six or seven multi-unit buildings,
14 and the trash has to go to the curb the
15 night before. It's better than leaving
16 the trash on the property, but...

17 COUNCILMAN HENON: Madam Chair,
18 Mr. Chairman, may I request the
19 Commissioner of L&I to please step
20 forward.

21 COUNCILWOMAN SANCHEZ:
22 Absolutely.

23 (Witness approached witness
24 table.)

25 COUNCILWOMAN SANCHEZ: State

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 your name for the record.

3 COMMISSIONER WILLIAMS: Carlton
4 Williams, Commissioner of License and
5 Inspection.

6 COUNCILMAN HENON: Good
7 evening, Mr. Commissioner, and I
8 appreciate your attendance this evening.

9 COMMISSIONER WILLIAMS: Good
10 evening, Councilman.

11 COUNCILMAN HENON: I just had a
12 few quick questions, and this is a
13 general question I think to the folks
14 that are to your left.

15 Do you know what each
16 inspection costs the City? Can you tell
17 us tonight what it costs?

18 COMMISSIONER WILLIAMS: Yeah.
19 For an inspector to go out to inspect the
20 first time, it costs anywhere from \$65 to
21 \$75 per visit, depending on the amount of
22 time and the length of the inspection.
23 So there's a lot of issues that go into
24 what we're looking for. If we're going
25 by, just a walk-by inspection for things

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 that are visible to the eye from the
3 street, then of course the cost is lower,
4 but if we're going to inspect for a more
5 serious matter, something involving a
6 public safety issue or imminently
7 dangerous situation, it could cost
8 higher. But on average, that's what it's
9 been costing our department.

10 COUNCILMAN HENON: That's not
11 including a reinspection?

12 COMMISSIONER WILLIAMS: No.

13 COUNCILMAN HENON: If you have
14 to come back, it's an additional fee --

15 COMMISSIONER WILLIAMS: Right.

16 COUNCILMAN HENON: -- and
17 resources and trying to address the
18 quality of life?

19 COMMISSIONER WILLIAMS: That's
20 correct.

21 COUNCILMAN HENON: Is it an
22 accurate representation of the actual
23 cost or do these violations cost the City
24 more?

25 COMMISSIONER WILLIAMS: Well,

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 going to the administrative process and
3 the procedure for an NOV, the inspector
4 comes out, cites the property if there's
5 a violation found. Then it has to be
6 processed. Depending on if the property
7 owner complies or not, a second
8 inspection is warranted. After the
9 second inspection, if it's still no
10 compliance, then it has to go through a
11 court procedure, which all of these
12 processes drive the cost up for the City
13 of Philadelphia.

14 COUNCILMAN HENON: Does the
15 cost to inspect take into consideration
16 the damage of the community or morale?

17 COMMISSIONER WILLIAMS: No, it
18 does not.

19 COUNCILMAN HENON: But there
20 are residual and ancillary costs due to
21 the destruction of the quality of life
22 with some of these violations; is that a
23 fair statement?

24 COMMISSIONER WILLIAMS: Yes, it
25 is. Quality of life issues, even as

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 simple as putting out the trash early,
3 affects neighbors, especially in the
4 summertime. It drives animals, rodents,
5 creates litter conditions that the
6 Streets Department has to bear and then
7 other services, and then the neighbors
8 are subjected to it.

9 So those violations are not
10 just in place to inconvenience the
11 property owners. They're in place to
12 maintain the quality of life in the
13 neighborhoods, and that's why they exist.

14 COUNCILMAN HENON: And the
15 inspections, in addition to the
16 inspections, with the property
17 maintenance it also touches on health and
18 safety of not just the community, but the
19 people. They're supposed to be living in
20 a habitable environment; is that correct?

21 COMMISSIONER WILLIAMS: That's
22 correct.

23 COUNCILMAN HENON: I appreciate
24 your coming here and to answer a few
25 questions.

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 If I may ask Tom Conway to come
3 forward from CLIP.

4 (Witness approached witness
5 table.)

6 COUNCILMAN HENON: Again, state
7 your name for the record, please.

8 MR. CONWAY: Thomas Conway,
9 Deputy Managing Director, City of
10 Philadelphia.

11 COUNCILMAN HENON: Mr. Conway,
12 can you explain to everybody who is here
13 tonight the process and the costs
14 associated for a violation and a
15 reinspection and ongoing under an
16 environment where we have limited
17 resources?

18 MR. CONWAY: Basically what
19 will happen is, when we receive a
20 complaint from 3-1-1 or the Councilman's
21 office, we'll send an inspector out to
22 visit the location. We'll write
23 violations for the entire block, whoever
24 is in violation, for grass in excess of
25 ten inches, excessive trash, exterior

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 property maintenance issues. After the
3 inspection happens, we allow the owner
4 ten days to comply the violation.

5 Summertime it's a lot longer than ten
6 days due to the sheer volume of calls we
7 get.

8 After the ten days is up, we do
9 a reinspection. If they comply the
10 violation, which means they cleaned up
11 the property, the case is closed. No
12 further action is taken. If they did
13 not, we send City crews out to clean up
14 the property and bill the owner for the
15 cost of the cleanup.

16 We do not issue tickets for
17 trash set out early or for not shoveling
18 their snow. Again, we give a compliance
19 period, allowing them so many days to
20 clean up their own property before any
21 punitive action is taken.

22 COUNCILMAN HENON: And all of
23 this is trying to have and hold people
24 responsible for the quality of life and
25 to maintain their property in a

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 respectful manner that's not harmful or
3 detrimental to not only themselves as the
4 property owner, the tenants and the
5 community at large?

6 MR. CONWAY: I mean, it's not
7 fair to the neighbors that have to live
8 next door to bad renters or landlords
9 that aren't taking care of their
10 property. And if we do have to go out
11 and clean a property up, the owner is
12 billed for the cost of the cleanup,
13 including the amount of vehicles, the
14 amount of manpower there, the amount of
15 equipment, supplies, and obviously the
16 time they were there. So the bills could
17 vary from \$150 to cut a lawn to 300 to
18 thousands of dollars.

19 COUNCILMAN HENON: And do you
20 do any kind of remediation, doors and
21 enclosures on the first floors?

22 MR. CONWAY: No, we do not.
23 Basically we just deal with the exterior
24 property maintenance issues such as
25 excessive grass and debris and/or high

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 grass.

3 COUNCILMAN HENON: Short

4 dumping on people's yards?

5 MR. CONWAY: Short dumping on

6 properties, so on, so forth.

7 COUNCILMAN HENON: All right.

8 Sounds like an additional cost to the

9 taxpayers. I appreciate it. So thank

10 you.

11 Does anybody else have any -- I

12 apologize. I let the Commissioner get

13 off easy, and I thank you for that. Does

14 anybody else have any other questions

15 for --

16 COUNCILWOMAN SANCHEZ: Yes.

17 Before we do, so we have some logistics,

18 another one of our subpoenaed landlords

19 showed up, Edwin Bass. So we want to

20 bring him to the floor.

21 We do have a couple of your

22 Council colleagues that would like to ask

23 some questions, if that's okay with you,

24 Councilman Henon. I'll start with

25 Councilman Bill Greenlee.

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 COUNCILMAN GREENLEE: Thank
3 you, Madam Chair.

4 Very quickly, Mr. Conway. I
5 know oftentimes the issue of high grass
6 is used by landlords -- I'm not talking
7 just about these gentlemen here -- as
8 like almost a nuisance violation, like
9 why bother, but you said it has to be at
10 least ten inches, right?

11 MR. CONWAY: That is correct.
12 We don't issue any violations until the
13 grass is over ten inches. We do document
14 the violation notices with pictures that
15 we keep on a computerized system called
16 Hanson that is run by L&I.

17 COUNCILMAN GREENLEE: And in
18 your opinion, if the grass is that high,
19 that's a problem -- that could be a
20 problem certainly for the surrounding
21 neighbors, correct?

22 MR. CONWAY: Absolutely. You
23 want everybody on the block to keep their
24 property maintained and clean for a
25 cleaner, safer, and healthier

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179
2 environment. If one neighbor does not
3 follow the rules and regulations, it's
4 not fair to the other property owners
5 that do. Again, it's above ten inches.
6 That's close to a foot of high grass, and
7 trash on the lawn, and that can be easily
8 maintained and cleaned up. You hire a
9 landscaper.

10 COUNCILMAN GREENLEE: Am I
11 right, oftentimes if the grass is that
12 high, sometimes the trash problem
13 follows?

14 MR. CONWAY: Absolutely. If
15 they're not cutting their grass, they're
16 most likely not going to be taking their
17 trash out properly or there's excessive
18 trash on the exterior, as well as there's
19 probably interior violations as well,
20 which we do not investigate. That would
21 be handled by L&I, but still, it's not
22 fair to the neighbors.

23 COUNCILMAN GREENLEE: And
24 certainly adds to the unsightliness of
25 the block, I would say.

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 MR. CONWAY: Absolutely. And
3 this is an issue that is citywide, not
4 just for the 6th Councilmanic District,
5 but the whole entire city.

6 COUNCILMAN GREENLEE: As an
7 at-large member, we hear that all over
8 the City. Absolutely. Thank you.

9 Thank you, Madam Chair.

10 COUNCILWOMAN SANCHEZ: Thank
11 you, Councilman Greenlee.

12 Councilman Jones.

13 COUNCILMAN JONES: Yeah. Is
14 this like the first time you've ever
15 heard a complaint about your properties?
16 Are you like stunned to have received a
17 subpoena and been asked -- do people
18 routinely make you aware that there's a
19 condition within your property that is
20 causing your neighbors a problem? Is
21 this the first time you heard this?

22 MR. DELLA CROCE: Oh, no. I
23 mean, the first time I heard what? I'm
24 sorry. Can you repeat the question?

25 COUNCILMAN JONES: So have you

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179
2 received complaints from the City or from
3 your neighbors in respective properties
4 near your properties that have complained
5 about the condition?

6 MR. DELLA CROCE: I've had
7 phone calls complaining about tenants,
8 yes, and then I've seen violations. But
9 what I'm seeing on his list of
10 violations, do all violations get sent to
11 the landlord or do they get sent to the
12 properties? Because I'm looking at the
13 list he has in front of him of my
14 properties and --

15 COUNCILWOMAN SANCHEZ: It gets
16 sent to the property manager that you
17 have registered.

18 MR. DELLA CROCE: Well, I'm the
19 manager and my address is with the City
20 and they have my phone numbers, but what
21 I'm saying is, do all the CLIP violations
22 go to the owner or do they get mailed to
23 the address?

24 COUNCILWOMAN SANCHEZ: Tom.

25 MR. CONWAY: The violation will

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 be mailed to whoever is on the BRT
3 system. Basically it's your
4 responsibility to update BRT if you move
5 to a new address or make sure your
6 properties are updated and have the
7 correct address so you're getting the
8 correct mail.

9 COUNCILMAN JONES: So is it
10 your premise that you're surprised
11 because you didn't receive these
12 citations?

13 MR. DELLA CROCE: No. I'm
14 surprised at the number that we're
15 talking about.

16 MR. CONWAY: There's 57
17 violations issued.

18 MR. DELLA CROCE: And how many
19 times does CLIP come out and do the work
20 to do all the work --

21 COUNCILMAN JONES: Sir.

22 COUNCILWOMAN SANCHEZ: We get
23 to ask the questions.

24 MR. DELLA CROCE: I'm sorry.

25 COUNCILMAN JONES: I appreciate

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 that.

3 My question is -- and I
4 listened to your testimony where you said
5 that one of the problems was that you
6 have 9:00 to 4:00 hours.

7 COUNCILWOMAN SANCHEZ: 7:30.

8 COUNCILMAN JONES: 7:30 to
9 4:00, I believe it was, and then after
10 that, you receive the violation; is that
11 correct?

12 MR. DELLA CROCE: Only when
13 we're talking about the violations I
14 received on trash being taken out early
15 or recyclables in with the trash and
16 stuff like that.

17 COUNCILMAN JONES: So after the
18 47th violation, did you stop to think
19 maybe I need to change my hours or when I
20 take the trash out so that I would stop
21 receiving these violations?

22 MR. DELLA CROCE: I mean --

23 COUNCILMAN JONES: Doesn't that
24 make sense?

25 MR. DELLA CROCE: Having

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 somebody go down there at 6:30 at night
3 or 7 o'clock at night to just take the
4 trash out, I mean, we can start doing
5 that, yes.

6 COUNCILMAN JONES: I mean, how
7 much are these violations a piece?

8 MR. CONWAY: With regards to
9 trash out early?

10 COUNCILWOMAN SANCHEZ: Correct.

11 MR. CONWAY: That is given by
12 the Streets Department SWEEP's Unit, and
13 I believe they're \$75 tickets.

14 COUNCILMAN JONES: So at \$75 --

15 MR. CONWAY: I'm sorry. It's
16 \$50.

17 COUNCILMAN JONES: So at \$50
18 even, if you just charge \$25 an hour to
19 the person coming to get it, you'd save
20 money and you'd save aggravation of
21 having to come out here and deal with
22 this, and you'd spare your neighbors
23 having to go through living with it. So,
24 I mean, it's a minor adjustment, and it
25 almost seems like you don't care. I

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 mean, that's what -- if it's just that
3 adjustment, that's the sense I get
4 tonight. Is that not true?

5 MR. DELLA CROCE: Absolutely
6 not true. I do care. I mean, like I
7 said, it's my business. It's what I do,
8 and I take care of my properties.

9 COUNCILMAN JONES: Thank you,
10 Madam Chair.

11 COUNCILWOMAN SANCHEZ: Thank
12 you.

13 I'm going to have some quick
14 questions that I want to just for the
15 record to have with everyone.

16 When you got into the business
17 of owning properties, what was your goal?

18 MR. DELLA CROCE: It was -- I
19 was in construction and it was
20 retirement.

21 COUNCILWOMAN SANCHEZ: So this
22 is your business. This is what you live
23 off of?

24 MR. DELLA CROCE: Yes.

25 COUNCILWOMAN SANCHEZ: When you

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 pick the houses that you're going to buy,
3 what's the criteria of selection that you
4 go through? You're going to invest in a
5 property. What motivates you to invest
6 in that property?

7 MR. DELLA CROCE: The value of
8 the property, the quality of the
9 neighborhood, stuff like that, the
10 availability to appreciate.

11 COUNCILWOMAN SANCHEZ: So
12 you're looking at, when you're going to
13 buy a particular property, the fact that
14 you have a great block, you can rent it,
15 you can potentially get high rent for
16 that property. Would you not think that
17 maintaining it so that the block remains
18 nice is part of your value?

19 MR. DELLA CROCE: I feel like
20 we do maintain it. I'm sorry, but I do
21 feel like we maintain it.

22 COUNCILWOMAN SANCHEZ: So you
23 think you put out a good rental property?

24 MR. DELLA CROCE: Yes.

25 COUNCILWOMAN SANCHEZ: A

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 product that's safe?

3 MR. DELLA CROCE: Yes.

4 COUNCILWOMAN SANCHEZ: That you
5 would live next door to?

6 MR. DELLA CROCE: Yes.

7 COUNCILWOMAN SANCHEZ: Thank
8 you.

9 Any other questions for --
10 Councilman Kenyatta Johnson.

11 COUNCILMAN JOHNSON: Yes. I
12 just had a couple of questions. How many
13 properties do you own?

14 MR. DELLA CROCE: About 40
15 properties, 58 units.

16 COUNCILMAN JOHNSON: Forty
17 properties?

18 MR. DELLA CROCE: Yes.

19 COUNCILMAN JOHNSON: And you
20 said 50?

21 MR. DELLA CROCE: Fifty-eight
22 units.

23 COUNCILMAN JOHNSON:
24 Fifty-eight units. And how many
25 employees are a part of your management

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 team that actually goes out and manages?

3 MR. DELLA CROCE: Two of us.

4 COUNCILMAN JOHNSON: So you

5 have two people to manage 58 properties?

6 MR. DELLA CROCE: Yes.

7 COUNCILMAN JOHNSON: I think my

8 colleague said you just hired them?

9 MR. DELLA CROCE: Pardon me?

10 COUNCILMAN JOHNSON: You just

11 hired the two?

12 MR. DELLA CROCE: It's me and

13 somebody else. We work full time.

14 COUNCILMAN JOHNSON: And you

15 think two people for 58 properties or 58

16 units are sufficient in terms of

17 coverage-wise?

18 MR. DELLA CROCE: Yes.

19 COUNCILMAN JOHNSON: And have

20 you ever taken a look at -- I know you

21 said your schedule is from, what, 7:00 to

22 4:30?

23 MR. DELLA CROCE: 7:30 to 4:00

24 we're usually down there.

25 COUNCILMAN JOHNSON: 7:30 to

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 4:00?

3 MR. DELLA CROCE: 7:30 to 4:00,
4 yes.

5 COUNCILMAN JOHNSON: And so
6 because you're putting the trash out
7 early, you're getting fined by L&I for
8 putting the trash out early. So have you
9 looked at shifting your time schedule
10 from maybe 8:00 to 5:00 or 9:00 to 5:00
11 to adjust?

12 MR. DELLA CROCE: I will now,
13 yes.

14 COUNCILMAN JOHNSON: That may
15 be something to look at just based
16 upon -- I would think if I'm getting -- I
17 heard you earlier say pretty much it
18 doesn't cost me much to deal with the
19 fines versus hiring more people to
20 actually manage.

21 MR. DELLA CROCE: No. It's the
22 timing to take the trash out.

23 COUNCILMAN JOHNSON: The time?

24 MR. DELLA CROCE: Yeah. What
25 time is the trash supposed to be out?

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 COUNCILWOMAN SANCHEZ: Seven.

3 MR. DELLA CROCE: Seven o'clock

4 at night?

5 (Audience members saying

6 "5:00.")

7 COUNCILWOMAN SANCHEZ: Oh,

8 right. Excuse me. You got a pilot going

9 on up here for 5 o'clock.

10 Councilman Henon, you want to

11 explain the pilot that's going on here?

12 COUNCILMAN HENON: Well, first,

13 let me just say a few things here, and

14 this isn't -- believe me, this is more

15 informational.

16 You've had houses for rent

17 since 1995 and you don't know when the

18 trash --

19 MR. DELLA CROCE: The time?

20 COUNCILMAN HENON: -- is

21 supposed to be set out before you get

22 penalized?

23 MR. DELLA CROCE: Yes.

24 COUNCILMAN HENON: I mean,

25 trash does matter. Trash does matter.

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 And the quality of life in our
3 neighborhoods decreases the value of our
4 houses.

5 Do you feel responsible for the
6 violations that the tenants or yourself
7 received? Do you feel responsible for
8 the tenants that you rent?

9 MR. DELLA CROCE: Yes.

10 COUNCILMAN HENON: Okay. Then
11 just, again, just to clarify, I mean,
12 Tommy Conway up here, he is property
13 maintenance. He's not trash. So those
14 excessive amount of violations doesn't
15 include trash. The trash is on top of
16 that. I just want to point that out for
17 the record. So the trash, as you do know
18 or should know being a responsible
19 landlord, should not go out before 7
20 o'clock, just up until recently where you
21 can put it out until 5 o'clock until
22 daylight savings changes. It's a pilot
23 program in the 6th Councilmanic District
24 and the 10th District and the 1st
25 District. But in my district

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179
2 specifically, you can put the trash out,
3 residential and commercial, at 5 o'clock
4 without being penalized, without having
5 that \$50 ticket that's issued to you.

6 But being a landlord and small
7 businessman, you should have known since
8 1995 that you put it out before 7:00 --
9 and you shut down at 4:00, 4:30, you
10 said, for the record -- you were subject
11 to trash matters. Are they fair
12 statements?

13 MR. DELLA CROCE: Yes.

14 COUNCILMAN HENON: So what are
15 we going to do about it moving forward?

16 MR. DELLA CROCE: We will put
17 it out after 5:00 during daylight savings
18 and 7 o'clock during the summer hours.

19 COUNCILMAN HENON: I'm just not
20 feeling the -- my colleague says the
21 love. I'm just not feeling your
22 sincerity.

23 MR. DELLA CROCE: Yes. I will.

24 COUNCILMAN HENON: You should
25 be responsible for not only the tenants'

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179
2 quality of life for neighborhoods,
3 because guess what, everything is
4 connected to each other. If we improve
5 the quality of life, if we maintain our
6 properties, if we care about when we put
7 our trash out and have responsibility for
8 it, if we changed the time -- I mean, you
9 couldn't just think of it tonight through
10 our Public Safety Chairman mentioning it,
11 Well, change your hours and it'll save
12 you money. You're a businessman. You
13 would know that that would help.

14 So with all that in mind, you
15 could not decline with the data that I
16 showed that shows that quality of life
17 issues decrease the value of properties
18 by 20 percent in the neighborhood. So
19 you can increase the value of the
20 properties if you just -- if people were
21 responsible for their properties and just
22 took a little care of it.

23 Do you educate your tenants of
24 the responsibilities that they have for
25 the neighbors? Like do you hand them

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 the -- do you give them the Partners for
3 Good Housing handbook?

4 MR. DELLA CROCE: No, I do not.

5 COUNCILMAN HENON: Okay. How
6 about their certificate for rental
7 suitability?

8 MR. DELLA CROCE: I'm sorry.
9 Say again.

10 COUNCILMAN HENON: The
11 certificate --

12 MR. DELLA CROCE: Of rental
13 suitability?

14 COUNCILMAN HENON: -- of rental
15 suitability.

16 MR. DELLA CROCE: Yes, I do.
17 Well, recently. Recently.

18 COUNCILMAN HENON: Just
19 recently?

20 MR. DELLA CROCE: Yes.

21 COUNCILMAN HENON: And you've
22 been renting out since 1995?

23 MR. DELLA CROCE: But the
24 rental suitability hasn't been around.
25 The rental suitability has been around

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179
2 for probably like the last three years,
3 correct?

4 COUNCILMAN HENON: Okay. But
5 the handbook has been around for a little
6 bit, Partners in Good Housing.

7 So just I'm just pointing out
8 that sometimes we take responsibility, we
9 can make changes in the quality of life
10 and these issues.

11 I don't have any further
12 questions. I'm going to ask the same
13 questions to each one of you when we move
14 forward. So I'm going to open it back
15 up.

16 COUNCILWOMAN SANCHEZ: We're
17 going to allow Councilman Oh to ask a
18 couple of questions and then we'll
19 proceed.

20 COUNCILMAN OH: Thank you,
21 Chairwoman.

22 Thank you, all of you, for
23 coming out and answering the subpoena.
24 There are those who did not, and
25 certainly as we try to look at this

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 problem, under Councilman Henon's
3 leadership, to address this problem, we
4 are a city of neighborhoods and the
5 standards in the neighborhoods are a
6 little different, and so based on the
7 neighborhood in which your houses are,
8 the expectations of the quality may be
9 different.

10 So let me ask you, where are
11 these 40 buildings? Are they in one
12 particular area of Philadelphia?

13 MR. DELLA CROCE: About 75
14 percent in Mayfair and about 25 percent
15 in Frankford.

16 COUNCILMAN OH: And what
17 percentage of your units are rented
18 currently?

19 MR. DELLA CROCE: About 80
20 percent.

21 COUNCILMAN OH: Eighty percent.
22 And in total, is your business of
23 renting, is it profitable?

24 MR. DELLA CROCE: Yes.

25 COUNCILMAN OH: So there is not

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 a lack of funds in order to maintain or
3 to --

4 MR. DELLA CROCE: Absolutely
5 not.

6 COUNCILMAN OH: Okay. What do
7 we gain from talking with you today? My
8 impression is that what you told me is
9 that you retired. You were in
10 construction. You've made these
11 investments, that obviously you're here,
12 you're not the problem landlord that so
13 many people think of when they think
14 about a rundown building, a person they
15 can't get in touch with, yet you do have
16 these violations. And it seems that what
17 you're saying is that you've calculated
18 that for the number of violations that
19 you're going to get for the low cost that
20 is given to you, that you've kind of
21 calculated that you can kind of balance
22 out what you want to do, how you're going
23 to work, and where your properties are
24 going to go. Am I incorrect?

25 MR. DELLA CROCE: No. As the

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 violations come up, we take care of them.

3 COUNCILMAN OH: But the fact is
4 that they are so low, that you can kind
5 of risk getting violations and if you
6 miss a few, you'll pay for it, but it's
7 cheaper, it seems, not to try to maintain
8 the properties to the expectations of the
9 community.

10 MR. DELLA CROCE: No,
11 absolutely not. It was only on the trash
12 issue. Every other issue we maintain as
13 soon as a violation comes in. I have 32
14 row houses, and the row houses, under
15 their lease they're responsible for trash
16 removal. They're responsible for cutting
17 their own grass and stuff like that. So
18 as soon as the violation comes in, a call
19 goes to -- when it comes into my house, a
20 call goes to the tenant, This has to get
21 taken care of. If it's not taken care of
22 within five to six days, five days, I
23 send a guy by within a couple days to
24 check on it, make sure it was taken care
25 of. If it hasn't been taken care of, we

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 take care of it ourselves.

3 So none of my violations on
4 property other than the trash have ever
5 gone to where they've had to come in and
6 do work to the property. Any and all of
7 my violations have been taken care of by
8 us.

9 COUNCILMAN OH: So what I get
10 from what you're saying is that you will
11 make some changes to your hours, you'll
12 be more diligent about your property. So
13 you're a landlord, if that's all true,
14 that will provide a better quality of
15 service to the properties in these
16 neighborhoods. And part of what we have
17 to look at is that there are problem
18 landlords who we can't get a hold of, who
19 don't answer subpoenas, who are probably
20 the majority of the reason why people are
21 here, and when we try to figure out how
22 to deal with them, we want to make sure
23 that for landlords that want to be
24 compliant and are willing to be
25 compliant, that they're not caught up in

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 whatever actions we have to take to
3 ensure that the neighborhoods do have a
4 sense that their quality of life is being
5 enforced to their satisfaction.

6 Thank you, Chairwoman.

7 COUNCILWOMAN SANCHEZ: Thank
8 you, Councilman Oh.

9 We will proceed with the
10 next -- oh, you have a question?

11 COUNCILMAN JONES: Yes, just
12 real quick.

13 Is there a way to timestamp the
14 date of a violation and then the date of
15 satisfaction of it? And can we juxtapose
16 what was said on those properties, and
17 would you provide that to the Chair so
18 that on the properties that are listed,
19 the ones of the owners, that we kind of
20 get a sense of that when a violation
21 happens and then the time it takes for
22 resolution of that violation? I think
23 that would be helpful, particularly to
24 the author of this bill.

25 COUNCILMAN HENON: And I want

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179
2 to just say for the record, through the
3 long and hard work led by my staff, along
4 with other Councilmembers and their
5 staffs, rewriting the Property
6 Maintenance Code is extremely important
7 for the quality of life and enforcement
8 framework for our agency, especially L&I
9 and the Streets Department. And
10 Councilman Greenlee and myself have
11 introduced a piece of legislation that's
12 going to be a part of the Property
13 Maintenance Code on the rewrite, which
14 will say that if you have any outstanding
15 violations to go for renewal -- now,
16 every landlord wants to have a renewal of
17 a license. Every landlord wants to have
18 a license, and you should have a license.
19 If not, they're going to be -- there's
20 going to be an increase in penalties
21 there.

22 But Councilman Greenlee, if you
23 want to add, I think it states that any
24 violations that are open 30 days prior
25 will probably be a problem?

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 COUNCILMAN GREENLEE: Yes. You
3 will not be able to get your rental
4 license if you have outstanding
5 violations.

6 COUNCILMAN HENON: And that's
7 on a yearly renewal.

8 So we're going to try to clean
9 this thing up one way or another, and I
10 think good policy is a great start and a
11 great way to improve the quality of life.

12 COUNCILWOMAN SANCHEZ: We'll
13 proceed with the -- say your name for the
14 record.

15 MR. GULLE: Yes. My name is
16 Jean Paul Gulle.

17 COUNCILWOMAN SANCHEZ:
18 Mr. Paul, you've heard some of the
19 questioning and some of the concerns that
20 were raised. Do you want to make an
21 opening statement or would you like
22 Councilman Henon to begin directing his
23 questions?

24 MR. GULLE: Councilman Henon
25 can start the questions.

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 COUNCILWOMAN SANCHEZ:

3 Councilman Henon.

4 COUNCILMAN HENON: Okay.

5 Again, thank you. I want to note for the
6 record that you have contacted my office
7 upon receipt of service for the subpoena
8 to attend here, and I appreciate your
9 willingness to continue the conversation
10 with my office and attending here
11 tonight. So I'm going to ask everybody
12 the same questions.

13 How many properties do you have
14 or own that are located in the City of
15 Philadelphia that you're renting?

16 MR. GULLE: In the whole City,
17 about 150.

18 COUNCILMAN HENON: About 150.
19 Do you live in the City or outside the
20 City of Philadelphia?

21 MR. GULLE: Right outside the
22 City.

23 COUNCILMAN HENON: Outside the
24 City. Again, I plan to require
25 Philadelphia management companies to

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 attend a hearing in the spring. Do you
3 have a management company?

4 MR. GULLE: Yes, I do.

5 COUNCILMAN HENON: What is the
6 name of your management company?

7 MR. GULLE: It's Disston
8 Realty.

9 COUNCILMAN HENON: Do you have
10 all the appropriate licenses for all your
11 properties?

12 MR. GULLE: Yes, I do.

13 COUNCILMAN HENON: Do you have
14 a sense of how many property maintenance
15 violations you have received in, let's
16 just say, the past two years?

17 MR. GULLE: Yes. In the past
18 five years, I have 28 violations for high
19 weeds and 21 violations for rubbish.
20 That's going back from 2007.

21 COUNCILMAN HENON: Okay. Well,
22 you keep good records. My data
23 collection has well over 100 just --

24 MR. GULLE: Yeah. It's 104
25 total violations, but there's three

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179
2 groups of them with separate L&I
3 violations going into three different
4 houses.

5 COUNCILMAN HENON: Are you
6 aware -- I guess you were made aware of
7 tonight the residual cost that property
8 maintenance violations and street sweeps
9 and trash violations, how much of a cost
10 that adds to the City resources?

11 MR. GULLE: Yes. Per L&I, I
12 have about \$65 to \$75 per visit. CLIP,
13 once I get a violation sent on a
14 property, they will do the entire block
15 and fine appropriately.

16 COUNCILMAN HENON: But you
17 recognize that it's not just putting
18 trash out early, it's just not high
19 weeds. It's adding to the quality of --
20 do you believe that these violations,
21 again with property maintenance
22 violations, are a drain to our city
23 resources?

24 MR. GULLE: Yes, it is a drain.

25 COUNCILMAN HENON: Do you

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 educate your tenants on --

3 MR. GULLE: Yes. As soon as a
4 violation comes in, it does get complied
5 with immediately. They do get sent out a
6 bill for that for whatever fine comes
7 under my name, and it also comes out with
8 a letter. I think the letter might need
9 to be a little bit more direct, but I
10 can't really threaten eviction unless it
11 is like a constant with one property.

12 COUNCILMAN HENON: Do you feel
13 like it's your responsibility to who you
14 rent to?

15 MR. GULLE: Yes, I do.

16 COUNCILMAN HENON: And the
17 amount of violations continue. So I'm
18 just trying to get folks to recognize
19 that, yes, we feel responsible to the
20 properties that we maintain and how we
21 maintain it and in addition on who we
22 rent to. So it's important to you on who
23 you rent to; that's correct?

24 MR. GULLE: Yes. I have a
25 pretty intense screening. I cannot

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179
2 discriminate, but we do an eviction
3 search, find out if they can afford the
4 property.

5 COUNCILMAN HENON: That's fine.
6 I just want you to for the record, I'm
7 just trying to see if you feel
8 responsible for who you rent to, because
9 of the amount of violations that we get.
10 I mean, is that how we do business with
11 the City of Philadelphia, you just get
12 the ticket, the violations, pay them and
13 just move on? Is that normal course of
14 business in the industry?

15 MR. GULLE: I'm not sure what
16 other landlords do. I just know how I do
17 things.

18 COUNCILMAN HENON: Do you
19 provide your tenants with the Partners
20 for Good Housing handbook?

21 MR. GULLE: Yes, and also a
22 rental suitability.

23 COUNCILMAN HENON: So --

24 MR. GULLE: As of this past
25 year.

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 COUNCILMAN HENON: So in light
3 of the attention, because it's a lot of
4 attention that's going to be focused in
5 on these types of violations and
6 landlords and -- not just landlords
7 again. There's some really good small
8 businessmen and women who rent to folks
9 who can afford it, who need to have a
10 product and have a house in a good
11 healthy -- in a great environment to
12 either raise their family and to live,
13 but with this process that's taking place
14 now, there's a lot more public attention
15 on it. The neighbors, the City,
16 everybody has had enough.

17 What specifically are you going
18 to do to ensure that you aren't receiving
19 so many code violations in the near
20 future?

21 MR. GULLE: I think whenever we
22 do receive a code violation, I'm going to
23 talk to my management company about
24 sending out a more forceful letter. Even
25 though I can't really police, it is the

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179
2 tenant's responsibility to take out the
3 trash and adhere to their rules that are
4 in the lease addendum. The only thing I
5 can really do is just send out a stronger
6 letter.

7 COUNCILMAN HENON: My final
8 question for you is, do you believe that
9 the property maintenance violations,
10 whether they're L&I, they're Streets and
11 so forth, add to the quality of life of a
12 neighborhood, which contributes to
13 blight, which also contributes to the
14 decline in property values in the
15 neighborhood?

16 MR. GULLE: Yes, I do.

17 COUNCILMAN HENON: Okay. Thank
18 you. I have no further questions.

19 COUNCILWOMAN SANCHEZ:
20 Councilman Jones.

21 COUNCILMAN JONES: Just a real
22 quick question for you. You mentioned
23 you had over 100 units?

24 MR. GULLE: Yes, I do.

25 COUNCILMAN JONES: How many

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 employees do you have dedicated to
3 maintenance?

4 MR. GULLE: Maintenance there's
5 about two crews, about five people each.

6 COUNCILMAN JONES: So you have
7 100 units and you have --

8 MR. GULLE: A hundred and fifty
9 units.

10 COUNCILMAN JONES: A hundred
11 and fifty units with how many people?

12 MR. GULLE: About ten.

13 COUNCILMAN JONES: Ten people.

14 MR. GULLE: They're not
15 property managers. They're just
16 contractors.

17 COUNCILMAN JONES: They're just
18 doing maintenance, trash, grass cutting,
19 things like that?

20 MR. GULLE: Yes.

21 COUNCILMAN JONES: Thank you.

22 COUNCILWOMAN SANCHEZ:
23 Councilman Greenlee.

24 COUNCILMAN GREENLEE: Just very
25 quickly. Thank you, Madam Chair.

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 I notice a lot of the
3 violations were the high weeds. Once you
4 start getting some of these, what
5 change -- after you got three, four,
6 five, did you make any kind of changes
7 with your management company, like asking
8 them to check more? Because I assume
9 that's not something that's a tenant
10 responsibility, correct?

11 MR. GULLE: It is a tenant's
12 responsibility.

13 COUNCILMAN GREENLEE: It is?
14 The high weeds are the tenant
15 responsibility?

16 MR. GULLE: Yes, it is.

17 COUNCILMAN GREENLEE: Okay.
18 And you said you had 150 units. How many
19 buildings?

20 MR. GULLE: A hundred and
21 forty-eight. Two duplexes.

22 COUNCILMAN GREENLEE: So mostly
23 single-family dwellings?

24 MR. GULLE: Yes, mostly
25 single-family dwellings.

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 COUNCILMAN GREENLEE: Is there
3 any particular thing you do once you
4 start getting those high weed violations,
5 to have more checks done or something
6 like that?

7 MR. GULLE: Well, as soon as a
8 violation comes in --

9 COUNCILMAN GREENLEE: Hire a
10 company?

11 MR. GULLE: No, not as of yet,
12 but as soon as a violation does come in,
13 we notify the tenant. If the tenant
14 doesn't do it within two days, then we
15 send out our own crew, and very rarely
16 does it come to the point where it falls
17 off the radar and CLIP has to come out to
18 abate.

19 COUNCILMAN GREENLEE: I guess
20 what I'm just getting to, once it's a
21 violation, that means the weeds have
22 gotten at least ten inches high. Would
23 it seem logical to try to work with your
24 management company to have somebody check
25 these properties, go around -- because it

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 doesn't get ten inches high in three
3 days. You know what I mean? So it would
4 solve your problem and it would solve the
5 community's problem. Because I would
6 assume it's harder if you had a property
7 on the block or you owned a property on
8 the block you're trying to rent, if a lot
9 of other properties had these high weeds,
10 you probably would not be as attractive
11 to get a good tenant. Is that an
12 accurate statement?

13 MR. GULLE: Yes, that is
14 accurate.

15 COUNCILMAN GREENLEE: So I
16 guess -- and I'm not trying to preach to
17 you. I'm just trying to figure out. It
18 seems to me just logical that you would
19 be -- once you got three, four, five
20 violations, that you saw something had to
21 change in how you approached the problem.
22 You know what I'm saying?

23 MR. GULLE: Yeah, I do know
24 what you're saying.

25 COUNCILMAN GREENLEE: Okay.

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 MR. GULLE: I would have to
3 just put some things together and see if
4 it would make sense. I would basically
5 have to police or have someone police all
6 my own properties a couple times a week.

7 COUNCILMAN GREENLEE: That's
8 what I'm saying, follow up on it. If
9 it's the same property a lot, then you'd
10 have some action with those tenants, I
11 would think.

12 Thank you.

13 COUNCILWOMAN SANCHEZ: Before I
14 pass it on to Councilman Kenyatta
15 Johnson, just along those lines, do you
16 incur the cost of the tickets or do you
17 pass that cost along to your tenants?

18 MR. GULLE: We do pay them, but
19 we do also pass them on to the tenants.

20 COUNCILWOMAN SANCHEZ: Do you
21 reduce it from their security deposit?
22 They have to pay it within 30 days?

23 MR. GULLE: They'd have to pay
24 it immediately upon receipt, and if they
25 do not pay it, we do take it off of the

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 security deposit if it does make it to
3 that point.

4 COUNCILWOMAN SANCHEZ: How
5 about for you? Do you pass on the cost
6 to your tenant?

7 MR. DELLA CROCE: We pay them
8 up front and then pass the cost on to the
9 tenant.

10 COUNCILWOMAN SANCHEZ: Okay.
11 Councilman Kenyatta Johnson and
12 then Councilman Oh.

13 COUNCILMAN JOHNSON: Thank you,
14 Madam Chair.

15 Just a couple things. One, I'm
16 going to follow up with Councilman Henon
17 regarding a report that I received from
18 City Controller Alan Butkovitz regarding
19 landlords who rent apartments illegally
20 in the City of Philadelphia. And so I
21 guess the first question, you're licensed
22 to rent all of your units, correct?

23 MR. GULLE: Yes, that is
24 correct.

25 COUNCILMAN JOHNSON: Out of

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 your 150 properties, all of them are
3 occupied?

4 MR. GULLE: All but five.

5 COUNCILMAN JOHNSON: All but
6 five. And out of those five, are they
7 abandoned properties or lots?

8 MR. GULLE: No. They are
9 vacant. They're vacant either -- they're
10 actually five ready to rent right now.

11 COUNCILMAN JOHNSON: You have
12 five ready to rent in the process? Okay.
13 Thank you.

14 COUNCILWOMAN SANCHEZ:
15 Councilman Oh.

16 COUNCILMAN OH: Thank you,
17 Madam Chairwoman.

18 Do you have any problem tenants
19 or are your tenants pretty much good
20 tenants?

21 MR. GULLE: I would say they're
22 pretty much good tenants. I mean, I
23 really don't -- I'm not there day to day
24 to get everything, but for the most part,
25 they're pretty good, except if a tenant

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 does not pay, they are sent notice to
3 vacate or they're put up for eviction.

4 COUNCILMAN OH: Do you consider
5 in your line of work with 150 buildings
6 that you're getting a lot of tickets or
7 do you think that's a lot of violations
8 or a little bit of violations?

9 MR. GULLE: I'm going to say
10 it's relative, but, I mean, it is -- if
11 you don't think about the amount of
12 properties, over the past six years I
13 think it's a small amount, but as you
14 look at the big number as of today, it
15 seems like a lot. But relatively
16 speaking, over the time and the amount of
17 properties that I do own, I think it's
18 relatively small. But I'm not trying to
19 discount the amount.

20 COUNCILMAN OH: No. I
21 appreciate your answer. There's no wrong
22 answer when you're telling me what you
23 think.

24 How does your management
25 company get paid? Do they get a flat

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 fee? Do they get a percentage?

3 MR. GULLE: They get a
4 percentage of rent coming in.

5 COUNCILMAN OH: And are they
6 responsible for making sure that your
7 tenants pay and keep their properties up?

8 MR. GULLE: Yes, they are.

9 COUNCILMAN OH: And if certain
10 violations occur to your properties, do
11 you penalize your management company in
12 terms of they get less money?

13 MR. GULLE: No, but that
14 doesn't sound like a bad idea.

15 COUNCILMAN OH: I'm sorry?

16 MR. GULLE: No, but that
17 doesn't sound like a bad idea. I do not.

18 COUNCILMAN OH: It might be a
19 good idea.

20 And if the properties are
21 well-maintained and you get through a
22 year without any violations or complaints
23 from your neighbors, you might get a
24 bonus. Not a disagreeable idea?

25 MR. GULLE: No. It's not the

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 way I do it. Again, it doesn't sound
3 like a bad idea.

4 COUNCILMAN OH: In your leases,
5 have you -- and I'm not sure about the
6 industry standards, but if you lease to a
7 tenant and the tenant incurs violations
8 or they don't report the violations, you
9 get them late, whatever it is, but in the
10 leases, is there anything that encourages
11 or discourages the tenant from not caring
12 about these violations? Can you put that
13 in your lease terms with them?

14 MR. GULLE: Right now it's as
15 an addendum. It just says they're
16 responsible for all violations that might
17 come in, but there is no incentive not to
18 do something. I've never thought about
19 that, but they are responsible, and it's
20 clear as day in the lease. We go over
21 when we're signing the lease, we go over
22 every single page of the lease.

23 COUNCILMAN OH: And so my
24 question to you as a business owner that
25 is before us and we're dealing with the

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179
2 issue of problem properties, if it was in
3 your lease that the tenant, if they
4 received a violation, would notify you,
5 would correct it, would not have these
6 continuous violations upon certain
7 penalties in their rent, do you believe
8 that might encourage tenants to comply to
9 the extent they are supposed to comply?

10 MR. GULLE: I'm sorry. Can you
11 repeat the first part of that question?

12 COUNCILMAN OH: The first part
13 of the question is, if you put in the
14 lease with the tenant, for example --
15 because I don't know. You're the
16 businessman. You're in this profession.
17 If you put a clause in your lease with
18 the tenant that should they receive a
19 violation, they would have a certain
20 period of time to correct it on their
21 own, because you're telling me that the
22 lease says they're responsible for the
23 trash, for the grass, for the
24 maintenance, that type of thing, and that
25 if there were violations that were not

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 corrected or were repetitive, that it may
3 increase their rent or create fines in
4 addition to what they pay, do you believe
5 that may be an effective way to deal with
6 a problem or to deal with --

7 MR. GULLE: Yes, I do.

8 COUNCILMAN OH: Okay.

9 MR. GULLE: Yes, I do.

10 COUNCILMAN OH: Okay. Thank
11 you very much.

12 COUNCILWOMAN SANCHEZ: Thank
13 you, Councilman Oh. I think that's part
14 of the issue and the dilemma, that for
15 the landlords, they're not paying these
16 fees. It is their tenants. And,
17 therefore, we're here trying to figure
18 out what is the incentive for you to keep
19 the properties, because if your tenants
20 don't do it, you're eventually going to
21 get your money from them, because you
22 have their security deposit, but that
23 doesn't deal with the fact that you have
24 residents that are dealing with these
25 continuous high weeds and these problems.

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 What is your turnaround in
3 terms of tenants, your turnover?

4 MR. GULLE: The average length
5 of time each tenant is in there?

6 COUNCILWOMAN SANCHEZ: Yes.

7 MR. GULLE: I'd say off the
8 cuff, maybe about two years.

9 COUNCILWOMAN SANCHEZ: Two
10 years?

11 MR. GULLE: I don't have that
12 information readily available.

13 COUNCILWOMAN SANCHEZ: Okay.

14 Councilman Henon, you want to
15 proceed with the next witness?

16 COUNCILMAN HENON: You want to
17 introduce yourself for the record,
18 please.

19 MR. DAI: Yeah. My name is
20 David Dai.

21 COUNCILMAN HENON: David, do
22 you wish to say anything, understanding
23 the line of questioning that you've heard
24 for some time? I'm going to try to speed
25 things up, so I'm just going to get right

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 to the chase so we can hear some comments
3 from the public, who also have many
4 questions.

5 MR. DAI: Yeah. Me and my wife
6 own about 20 units in the City of
7 Philadelphia.

8 COUNCILMAN HENON: How many
9 units?

10 MR. DAI: About 20.

11 COUNCILMAN HENON: How long
12 have you --

13 MR. DAI: We've been doing this
14 since 2008.

15 COUNCILMAN HENON: 2008. Do
16 you live in the City or outside the City?

17 MR. DAI: Outside the City.
18 But I have a dental business in the City
19 of Philadelphia. I'm a dentist.

20 COUNCILMAN HENON: Okay.

21 MR. DAI: We do this on the
22 side.

23 COUNCILMAN HENON: So, David,
24 do you agree that taxes, that housing
25 inspection license violations, property

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 maintenance violations in itself and
3 combined destroy the quality of life of
4 our neighborhoods?

5 MR. DAI: Yes.

6 COUNCILMAN HENON: Do you
7 believe that habitual violators and
8 habitual offenders, Property Maintenance
9 Code violations, Streets, L&I and taxes,
10 not only contribute to the quality of
11 life but decline the value of the homes
12 in the neighborhood?

13 MR. DAI: Yes.

14 COUNCILMAN HENON: Okay. My
15 office receives a tremendous amount of
16 phone calls for your properties.

17 MR. DAI: I think mainly for
18 one property probably. Most of my
19 properties are well-maintained.

20 COUNCILMAN HENON: Okay. So --

21 MR. DAI: It's actually not
22 about the property. It's about the
23 tenant, our tenant.

24 COUNCILMAN HENON: I'll ask you
25 the same question that I've asked the

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 other two folks who were willing to be
3 here tonight. Do you feel like it's your
4 responsibility for the tenants that you
5 rent to?

6 MR. DAI: We screen our tenants
7 very carefully. We check their credit
8 scores. That tenant, we just missed it.

9 COUNCILMAN HENON: Okay. So
10 with all of that being said, what
11 specifically are you going to do to
12 ensure that I'm not receiving so many
13 phone calls, my office isn't receiving so
14 many phone calls, and the City isn't
15 wasting its resources specifically with
16 some things that you could control that's
17 in your purview of changing behavior?
18 What are you going to do in the future?

19 MR. DAI: You know, I receive
20 the phone calls too for that particular
21 tenant. I receive a phone call from the
22 police saying that they're making a lot
23 of noise, and I actually personally went
24 there to check it out, see what's going
25 on. I stay there from 6 o'clock until 11

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 o'clock to see what's going on there.

3 COUNCILMAN HENON: Not only do
4 we have our great police force here being
5 represented, we also have the District
6 Attorney's Office. Do you feel that
7 there's criminal activity taking place?

8 MR. DAI: I'm not aware of
9 that.

10 COUNCILMAN HENON: Okay.

11 MR. DAI: I don't go there all
12 the time. You know, once I received a
13 police phone call, I call the tenant, I
14 say, What's going on?

15 And he said, Nothing going on,
16 so... Like I said, I do --

17 COUNCILMAN HENON: I'm just on
18 speed dial.

19 MR. DAI: I personally went
20 there a couple times. I sit there from 6
21 to 11 o'clock at night trying to see
22 what's going on there. On those two
23 nights, it was all quiet, nothing going
24 on there.

25 COUNCILMAN HENON: Okay.

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 COUNCILWOMAN SANCHEZ:

3 Councilman Jones and then Councilman
4 Greenlee.

5 COUNCILMAN JONES: I just want
6 for the royal flush here, do you live in
7 the City?

8 MR. DAI: Me?

9 COUNCILMAN JONES: No. You.
10 Yes, sir.

11 MR. BASS: No, I do not.

12 COUNCILMAN JONES: Four for
13 four.

14 It may seem inconsequential to
15 you, but it is more than a coincidence to
16 me that on your blocks -- and I assume
17 you'll answer quietly -- would you put up
18 with these kinds of violations in your
19 respective neighborhoods? Would you,
20 honestly?

21 MR. BASS: No.

22 MR. DAI: No.

23 COUNCILMAN JONES: I appreciate
24 your honesty.

25 Would you?

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 MR. DAI: No. I mean, most
3 violations we were not aware of.

4 COUNCILMAN JONES: You would
5 not.

6 What about you?

7 MR. GULLE: Absolutely not.

8 MR. DELLA CROCE: No.

9 COUNCILMAN JONES: Trifecta. I
10 mean, we got a royal flush again.

11 But it's just sad to me that
12 you don't understand the pain that these
13 people go through every day with bad
14 tenants, improper behavior, and things
15 like that. And that's why Councilman
16 Henon has brought us here tonight. And
17 if nothing else registers with you, is
18 that do unto others as you want done unto
19 you.

20 (Applause.)

21 COUNCILWOMAN SANCHEZ:
22 Councilman Greenlee.

23 COUNCILMAN GREENLEE: Thank
24 you, Madam Chair.

25 Mr. Dai, very quickly, I assume

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179
2 the property we're talking about is 3015
3 Brighton. That's your problem property;
4 is that correct?

5 MR. DAI: 3015 Brighton, yes.

6 COUNCILMAN GREENLEE: Now, you
7 said the police contacted you?

8 MR. DAI: Yes. Yes.

9 COUNCILMAN GREENLEE: When the
10 police contacted you, did they tell you
11 what the problem was?

12 MR. DAI: Well, he said it was
13 mostly noise.

14 COUNCILMAN GREENLEE: Mostly
15 noise.

16 MR. DAI: Noise, playing loud
17 music late at night.

18 COUNCILMAN GREENLEE: And you
19 say when you called the tenants, they
20 said nothing is going on, right?

21 MR. DAI: Correct.

22 COUNCILMAN GREENLEE: That's
23 surprising, right?

24 And you say you stayed around?

25 MR. DAI: I went a couple

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 nights, yes.

3 COUNCILMAN GREENLEE: Did they
4 know you were there?

5 MR. DAI: No. I sit in the
6 car. I sit outside, trying to see what's
7 going on.

8 COUNCILMAN GREENLEE: These
9 people, they pay their rent otherwise?

10 MR. DAI: They're actually
11 evicted.

12 COUNCILMAN GREENLEE: They're
13 gone now?

14 MR. DAI: They're gone.

15 COUNCILMAN GREENLEE: How long
16 was this going on that you were getting
17 these complaints from the police?

18 MR. DAI: The call from the
19 police, about two times.

20 COUNCILMAN GREENLEE: Two
21 times?

22 MR. DAI: Yes.

23 COUNCILMAN GREENLEE: And I
24 just see in my notes here three plus
25 violations 2011, three plus violations

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 2012, repeated calls to Councilman

3 Henon's office. Was that police or was

4 that other issues?

5 MR. DAI: I think the community

6 police.

7 COUNCILMAN GREENLEE: I'm

8 sorry?

9 MR. DAI: Community police.

10 COUNCILMAN GREENLEE: Community

11 police?

12 MR. DAI: Yeah. That's the way

13 he introduced himself.

14 COUNCILMAN GREENLEE: Community

15 representative, all right.

16 MR. DAI: Or police for the

17 Community Affairs.

18 COUNCILMAN GREENLEE: And how

19 long did this go on? Like how long were

20 you trying to deal with this or were you

21 hearing about it? Let's put it that way.

22 MR. DAI: How long?

23 COUNCILMAN GREENLEE: Yes. A

24 month, two months, a year?

25 MR. DAI: You mean between the

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 two calls? Maybe a month, two months.

3 COUNCILMAN GREENLEE: The
4 problem with the tenant, how long was it
5 going on?

6 MR. DAI: How long was it going
7 on? I aware of it for like maybe three
8 or four months.

9 COUNCILMAN GREENLEE: All
10 right. Thank you.

11 Thank you, Madam Chair.

12 COUNCILWOMAN SANCHEZ: Thank
13 you, Councilman Greenlee.

14 Do you have a management
15 company, you said?

16 MR. DAI: I have an agent.

17 COUNCILWOMAN SANCHEZ: What is
18 the agent's responsibility?

19 MR. DAI: Well, she screen the
20 tenants for us.

21 COUNCILWOMAN SANCHEZ: You do a
22 credit check and all that stuff?

23 MR. DAI: Yes.

24 COUNCILWOMAN SANCHEZ: And she
25 collects rent?

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 MR. DAI: No. We collect -- we
3 ask the tenants to directly deposit the
4 rent.

5 COUNCILWOMAN SANCHEZ: So they
6 do a direct deposit to you?

7 MR. DAI: Mm-hmm.

8 COUNCILWOMAN SANCHEZ: How
9 often do you drive by your properties?

10 MR. DAI: Maybe every two
11 weeks.

12 COUNCILWOMAN SANCHEZ: Every
13 two weeks you drive by?

14 MR. DAI: Try to see whether
15 the grass were cut or any other problems.

16 COUNCILWOMAN SANCHEZ: Thank
17 you.

18 Councilman Henon, you want to
19 proceed with the next. We have Edwin
20 Bass.

21 Mr. Bass, if you could put the
22 microphone and proceed. Say your name
23 for the record. I don't know if you,
24 given what you heard, you want to open up
25 with a statement before Councilman Henon

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 proceeds with his questions.

3 MR. BASS: No. He can go

4 ahead.

5 COUNCILWOMAN SANCHEZ: He can

6 proceed?

7 MR. BASS: Yes.

8 COUNCILMAN HENON: Thank you,

9 Mr. Bass, for attending. So you don't

10 live in the City of Philadelphia. That

11 was made for the record.

12 MR. BASS: Not now.

13 COUNCILMAN HENON: Do you have

14 housing inspection licenses for all your

15 properties?

16 MR. BASS: Yes, I do.

17 COUNCILMAN HENON: How many

18 properties do you own?

19 MR. BASS: Four.

20 COUNCILMAN HENON: You own four

21 properties. All right. Are you current

22 on all your taxes on these properties?

23 MR. BASS: I am current. I'm

24 in an agreement with the City on two of

25 them, I believe it is.

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 COUNCILMAN HENON: On two
3 properties. So, again, for the record,
4 do you feel that the quality of life of a
5 neighborhood in this city can be affected
6 by property maintenance violations, which
7 is to L&I, Streets, with trash and tax
8 delinquencies? Do you believe that that
9 contributes to the quality of life in the
10 neighborhoods?

11 MR. BASS: Yes, I do.

12 COUNCILMAN HENON: Do you take
13 responsibility for the tenants that you
14 rent out to?

15 MR. BASS: Yes, I do.

16 COUNCILMAN HENON: I don't have
17 any further questions to Mr. Bass. I
18 think taxes -- again, having a tremendous
19 amount of taxes delinquent to the City of
20 Philadelphia, which I'm going to roll out
21 a plan earlier this year to try to help
22 address the delinquency of the taxes that
23 are owed before the burden is put on the
24 rest of the City of Philadelphia,
25 Philadelphians, people who live here, who

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179
2 pay their taxes and look for in return
3 what they should get, a high-quality
4 service in every aspect that the City has
5 to offer.

6 So what I'm going to say,
7 unless anybody else has any further
8 questions, that you're going to get a
9 call -- I'm going to ask you to call my
10 office. And, again, thank you for coming
11 here. I want to ask you to call my
12 office before the end of this week,
13 because I want to put together a plan for
14 you. I want to help you. I want to help
15 you. I'm going to put a plan together
16 that outlines a way that we all can come
17 up with -- that you all can come in
18 compliance on everything. You can call
19 and ask for Courtney in my office. If
20 you fail to call me by the end of this
21 week, I will ask the Chairs of this
22 committee to subpoena you again.

23 And, again, I want to say that
24 when we had a joint committee hearing in
25 June and I subpoenaed landlords who were

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 not in compliance for one reason or
3 another, whether they had housing
4 inspection licenses, whether they were
5 violations or whether they were taxes, my
6 office helped. My office was the conduit
7 to help people get back on track if they
8 needed the help. And for those who
9 snubbed their nose at the City of
10 Philadelphia, we're coming back after
11 them and we're going to come back after
12 people who willfully disregard any
13 blatant attempt that we -- any olive
14 branch that we have to help people get in
15 compliance, because we want to do the
16 right thing.

17 We know people are generally
18 good and they want to do the right thing
19 for the City of Philadelphia and their
20 neighbors. So we all want to work with
21 people, because we all want our
22 neighborhoods to have a good quality of
23 life and the value of our homes to be
24 intact.

25 So that's all I have, Madam

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 Chair and Mr. Chairman, before we open up
3 to the public.

4 I'm sorry. If I would, I'd be
5 remiss if I didn't recognize -- I'm sorry
6 for rambling on. We have our City
7 Controller here who has joined us this
8 evening, Alan Butkovitz. Thank you.

9 COUNCILWOMAN SANCHEZ: Thank
10 you.

11 Before we close up and open
12 this to the public, I just want to kind
13 of summarize what was done here this
14 evening. The Councilman has offered an
15 olive branch, and I think he's sincere in
16 his efforts to want you to comply,
17 because if you're complying, you're being
18 a good neighbor, and in your being a good
19 neighbor, his constituents are not
20 calling him in the office and we're not
21 expending the type of resources that we
22 are. You heard the Commissioner of
23 Licenses and Inspections speak about it
24 costs the City anywhere between \$75 and
25 \$105 for an inspection. That means that

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 every time you're not complying, there's
3 a neighbor who is frustrated who calls
4 and then generates a work order and
5 someone goes out. You've heard CLIP talk
6 about any time that they have to come
7 out, that there's a cost, and for the
8 remediation of it, anywhere between \$150
9 to \$300 on an average house and up to a
10 thousand dollars for cleaning.

11 You've heard us talk about the
12 financial crisis that the City finds us
13 in. And we want you to be successful at
14 your business, but we want you to be
15 successful in a way that is responsible
16 to the rest of the constituents who live
17 in these wonderful neighborhoods that
18 you've invested in. You've invested
19 there because these families work very
20 hard every day to own their homes and to
21 maintain their neighborhoods.

22 This should be a win-win-win
23 for everybody, and I think to the
24 Councilman's credit, he has since June
25 been working with landlords to help you

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 comply, but at the same time, I think
3 that there is a level of frustration and
4 a limited number of resources on the
5 City's part. And many times people say
6 that the City is being bad for business
7 and we end up legislating for bad guys,
8 and the good guys who are doing this
9 right end up paying the prices for those
10 folks who are not here today, who were
11 not subpoenaed, the other gentlemen that
12 we have on this list that weren't here.

13 So I would strongly encourage
14 you as the Chair of L&I -- and I know the
15 Chair of Public Safety will agree with
16 me -- I will strongly encourage you to
17 take the Councilman on his offer and call
18 his office and do the best you can to
19 comply, because I think we don't want to
20 be punitive, but we do have a say, and I
21 think the community deserves better.

22 So, again, I think this could
23 be a win-win-win. I am going to ask you,
24 because we have to sit here tonight and
25 listen to the public's frustration, I am

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179
2 going to ask all of you to sit here and
3 listen to some of the complaints that the
4 residents have this evening, because I
5 think it's only fair, so that you
6 understand why the Councilman has been so
7 steadfast and so focused on this issue.

8 But, again, thank you. So if
9 you could proceed to the seats off to the
10 side -- I'm sorry. Councilman Kenyatta
11 Johnson.

12 COUNCILMAN JOHNSON: Thank you,
13 Madam Chair.

14 It was something that my
15 colleague touched based on that's very,
16 very important to this conversation and
17 this dialogue, and it's really
18 recognizing the fact that you own these
19 properties but do not live in these
20 neighborhoods. And what that pretty much
21 means is on a day-to-day basis, you do
22 not have to be subjected to what the
23 residents and neighbors who are here, who
24 will be talking about the issues and
25 concerns about your properties, that

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 you're not subjected to the things they
3 are. And I think it's important to look
4 at that, because I recognize it. These
5 issues are citywide. I deal with the
6 same issues in South Philly in the Point
7 Breeze area with what I call slum
8 developers who may come and purchase land
9 and abandoned properties and don't take
10 care of that land and don't take care of
11 those abandoned properties, and it's the
12 homeowners who suffer on a day-to-day
13 basis.

14 So if I could just put at least
15 some context on the realistic impact that
16 you're having on the residents from this
17 community. It's very, very important to
18 take a look at that, because beyond
19 making a profit, you want to also make
20 sure that you're being good stewards to
21 the other individuals who own these
22 properties. You don't go home to where
23 these issues are.

24 So that's really important.
25 That was something that was on my mind.

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 It's something I'm dealing with in the
3 Point Breeze area as well. So I thank
4 Councilman Henon for staying on the case
5 and addressing this issue.

6 COUNCILWOMAN SANCHEZ:

7 Councilman Henon, if you want to...

8 COUNCILMAN HENON: Thank you,
9 Madam Chair. A couple last cleanup items
10 for me. I just want to state for the
11 record, because of the individuals who
12 chose not to appear, I'd ask the Chair to
13 enforce the subpoenas in court. In
14 addition, I'd like to again ask the
15 Chairs to recess to the call of the Chair
16 so we can have another hearing in the
17 spring.

18 I want to thank -- the
19 seriousness of these issues. Again, I
20 want to thank our L&I Commissioner who is
21 here tonight. I want to thank our Public
22 Property Commissioner who is here. I
23 want to thank our Chief Inspector from
24 our great Police Department who is here
25 and our District Attorney's Office and

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 CLIP and so forth for being here, but I'd
3 be remiss if I didn't thank the people
4 who committed their time freely to be a
5 part of my advisory committee for the
6 Problem Property Advisory Committee. So
7 if you are in attendance here, I'd ask
8 you to stand and be recognized, and I
9 thank you. I see Joe Slabinski here from
10 Bridesburg Business Association, who
11 takes this seriously.

12 So if you're here tonight, I
13 want to say thank you and look forward to
14 our next meeting in January. Thank you.

15 COUNCILWOMAN SANCHEZ: We have
16 to do public testimony.

17 COUNCILMAN HENON: We do have
18 public testimony, yes. I'll be quiet.
19 Thanks.

20 COUNCILWOMAN SANCHEZ: We have
21 three people who have registered to
22 testify. And if I don't call your name
23 and you're interested, please register in
24 the back with the Councilman's staff. We
25 have -- so we're going to ask you to move

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 to some other seats so we can have the
3 residents and constituents come forward.

4 We have Brian Egrie. We have
5 Joe Casceceri and Jason Neal. Anybody
6 else who is wishing to go on the record,
7 who got motivated by the presentations,
8 please check in with the Councilman's
9 staff in the back.

10 (Witnesses approached witness
11 table.)

12 COUNCILWOMAN SANCHEZ: For the
13 purposes of the record, we're going to
14 ask you to state your name for the
15 record, whoever wants to start first, and
16 begin with your testimony.

17 MR. EGRIE: Good evening,
18 ma'am. My name is Brian Egrie,
19 E-G-R-I-E. I'm here in reference to the
20 property next to me. I spoke to --

21 COUNCILWOMAN SANCHEZ: You have
22 to pull it closer, and the folks in the
23 back of the room want to be able to hear
24 you.

25 MR. EGRIE: Is this better,

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 ma'am?

3 COUNCILWOMAN SANCHEZ: Yes.

4 MR. EGRIE: My apologies.

5 I'm here in reference to a
6 property next to me I believe Mr. Della
7 Croce owns currently.

8 COUNCILWOMAN SANCHEZ: Do you
9 have the address of the property?

10 MR. EGRIE: 3552 Shelmire
11 Avenue.

12 COUNCILWOMAN SANCHEZ: Proceed.
13 He's here listening.

14 MR. EGRIE: When we first moved
15 in a couple years ago, the tenant kind of
16 just came out of the blue, just started
17 yelling and a little aggravating. It
18 took me a little while to kind of
19 understand exactly what her position was.
20 Being a Philadelphia police officer, I'm
21 coming home different times, whether it's
22 court or my shift. I've noticed numerous
23 activities consistent with prosecution,
24 narcotics. The daughter that lives
25 there, who is an adult, she stated to me

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 that she was arrested for prostitution
3 one time prior, and she feels it is my
4 dual obligation as an officer living next
5 to her to handle every domestic dispute
6 that she has with her mother when her
7 mother kicks her out.

8 Aside from that, my wife tried
9 to contact the landlord in reference to
10 our shared catwalk. It looks as if there
11 is a little bit of -- it's not right as
12 far as built-wise. It's just deplorable.
13 I wanted to see if I can try and have it
14 taken down and rebuilt. She spoke with
15 the young man, and he said that -- can't
16 exactly quote, but it was more or less,
17 Well, what do you expect? The whole area
18 is Section 8.

19 So, I mean, it was a little bit
20 rude and just dismissive of what we were
21 trying to achieve.

22 I did ask CLIP if they could
23 help me out with my neighbor, because she
24 feels as if the tree that is
25 approximately halfway down the end of my

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 block is the cause of all the leaves

3 going on her property, not the one

4 directly in front of her house. And

5 she's been putting wood out that had

6 staples in it. I asked if they could

7 remove it for me because of my children.

8 She did so by putting a bed sheet over

9 it. So that's why I contacted CLIP,

10 asked CLIP if they could also contact L&I

11 for me in reference to the catwalk.

12 There's missing bricks within one of the

13 main anchor points, as well as the stucco

14 is falling down.

15 No problem. Somebody comes

16 out, they throw in a little bit of mortar

17 or something into the hole, don't replace

18 the bricks. I have no idea if this is

19 even going to hold. There's no proper

20 railing system. I can't put one on my

21 own property without it extending safely

22 to her property. It's only roughly six

23 feet. Again, because of our first

24 interaction with the landlord, I don't

25 think we're going to get any better if I

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 try to contact him again.

3 COUNCILMAN HENON: One, thank
4 you for coming and thank you for
5 testifying. What was the address again?

6 MR. EGRIE: 3552 Shelshire
7 Avenue, sir.

8 COUNCILMAN HENON: 3552. I
9 received, yeah, a lot of calls on that
10 property. Well, David is here, so --

11 MR. EGRIE: I would like to see
12 his face. I haven't seen it yet.

13 COUNCILMAN HENON: Well, David
14 is here. He was up here. I think if you
15 want to grab somebody in my office, who
16 will connect you two. Hopefully you guys
17 can get some kind of resolve to any kind
18 of issues that are outstanding. For sure
19 it sounds like -- and we also have --
20 it's great that we have the resources
21 here. You also have the District
22 Attorney's Office. So if there's any
23 kind of public nuisance or if there's any
24 kind of illegal activity that's going on,
25 you have the District Attorney's Office

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 here as well.

3 So, Chris, you want to raise
4 your hand.

5 That's Chris in my office. He
6 will connect you with the landlord this
7 evening. And if you could keep my office
8 informed to make sure that you get
9 resolve to the property maintenance
10 issues that you have.

11 MR. EGRIE: Thanks again, sir.

12 COUNCILWOMAN SANCHEZ: Thank
13 you very much.

14 Councilman Oh.

15 COUNCILMAN OH: Thank you very
16 much, Chairwoman.

17 Sir, did you identify yourself
18 as a Philadelphia police officer?

19 MR. EGRIE: I'm sorry. Yes,
20 sir, I did.

21 COUNCILMAN OH: And what shifts
22 do you work?

23 MR. EGRIE: I work the
24 drop-back currently. It's 8:00 p.m. to
25 4:00 in the morning. I'm relieved of my

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179
2 tour as per contract two hours before the
3 end. So I'll be getting home somewhere
4 around 2:00 in the morning now. On top
5 of that, I have court anywhere where I'm
6 due in from anywhere between 8:00 in the
7 morning to as far as 11:30 in the
8 morning, and that could take me into the
9 evening.

10 COUNCILMAN OH: Well, first of
11 all, thank you for your service, and
12 second of all, we do very much sympathize
13 with your situation. We're glad that the
14 landlord is here. After you have the
15 stress of your workday, you come home,
16 you don't have peace at home. And
17 certainly I think we're all going to do,
18 Councilman Henon, whatever we can to
19 assure that you will have peace at home.

20 So thank you very much for your
21 testimony.

22 MR. EGRIE: Thank you, sir.

23 COUNCILWOMAN SANCHEZ: Thank
24 you.

25 Could the next witness identify

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 yourself for the record and proceed.

3 Thank you very much.

4 MR. NEAL: My name is Jason
5 Neal. I live at 3017 Brighton Street.
6 David Dai is the landlord at the house
7 I'm talking about, which is 3015 Brighton
8 Street.

9 Excuse me if I seem a little
10 vulgar. I'm really ticked off,
11 especially at what he just said up here,
12 that he drives by the house twice a week.
13 That's a complete fallacy.

14 We have lived there for four
15 and a half years now. In that time --
16 excuse me. Their tenants, which are no
17 longer there, they were evicted, they
18 lived in there just over a year, if I'm
19 not mistaken. I could be off by a month
20 or so. Drug activity throughout the
21 entire house, just loud noises coming all
22 hours of the night. Me and my wife, our
23 bedrooms -- I believe that all the houses
24 in that neighborhood are exactly the
25 same. So the adjoining walls are paper

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179
2 thin. You hear everything. But we will
3 be kept up until 1, 2 o'clock in the
4 morning with screaming kids, screaming
5 adults. They would come in the house all
6 hours of the night. Thankfully that
7 situation is no longer there.

8 What we're going through now is
9 that Mr. Dai is saying he visits the
10 property every two weeks. I believe
11 that's exactly what he said up here.
12 Now, it's funny that if he visited the
13 property every two weeks, then how come
14 the grass out in the back of his yard --
15 and I have no grass in my yard, other
16 than a couple like weeds that grow. I
17 have a pop-up trailer in the back of my
18 yard. We have a couple weeds that live
19 in the cracks of our concrete. That's
20 the only grass on my property.

21 They cut down -- they did not
22 cut down the grass in the back until L&I
23 was called and CLIP was called out and
24 cited them. I don't know if you have the
25 records. I certainly don't have them,

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 but they've been called numerous times
3 regarding this issue, to where Mr. Dai
4 and I believe his wife came out and
5 actually physically cut down all of the
6 grass and everything, where the tenants
7 did not, and left all of the grass in the
8 backyard. They cut it down and it's just
9 sitting there doing nothing. It sat
10 there for weeks, to where I have over
11 \$400 in vet bills for my two dogs.

12 Drug activity throughout the
13 entire house. I don't know how he can
14 possibly be aware if he's visiting the
15 house every two weeks.

16 What he would do is -- I've
17 seen Mr. Dai's face twice. I've seen --
18 I believe it's his wife. I don't know
19 her name. I do apologize for that. I've
20 seen her a couple times and I've seen
21 another woman that has visited the
22 property to speak with the tenants at the
23 time. Very absent landlord. Definitely
24 not in the area.

25 Sorry. I'm just a little

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 frazzled at the moment.

3 I don't know how he can sit up
4 here and say he visited the property
5 every two weeks and was not aware of what
6 was going on in that house. There was 13
7 people living in that household. We
8 finally got that resolved by calling L&I.
9 I believe when they got evicted, there
10 was eight people living in that
11 household, which I -- I live in the house
12 right next door. Eight people in a house
13 is just ridiculous. You can't do it.
14 It's impossible.

15 I'm just really ticked off.

16 COUNCILWOMAN SANCHEZ: Well, we
17 thank you. I think this is one of the
18 reasons Councilman Henon wanted to do
19 this out here, because we wanted to bring
20 obviously the owners, but we wanted them
21 to also hear some of the frustration that
22 you have.

23 Councilman Henon, did you -- or
24 Kenyatta Johnson.

25 COUNCILMAN JOHNSON: Yes.

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 Just a couple questions. So
3 how long did it take to actually address
4 the issue with the family in terms of
5 them and the eviction?

6 MR. NEAL: I don't know how the
7 eviction process went, but the family
8 lived there for just over a year.
9 Myself, my wife, neighbors have called
10 the cops -- I'm sure it's on record --
11 I'm going to say well over 50, 60 times
12 just about loud noises, drugs in the
13 house. One particular time -- I'm sorry.
14 I'm getting off topic here -- one of
15 their visitors, he shows up, he has his
16 gun right on his hip. Definitely not a
17 cop. I've never seen a cop that shaky,
18 if he was. But that's regardless.

19 We found out that they were
20 being evicted probably about a month
21 before it actually happened.

22 COUNCILMAN JOHNSON: And
23 through that time period, how many times
24 of interaction did you have with the
25 actual owner?

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 MR. NEAL: The tenants
3 themselves? We honestly did everything
4 possible to avoid them, because when you
5 do confront people such as them, they're
6 just very confrontational.

7 COUNCILMAN JOHNSON: Now, you
8 said you have some vet bills. That's a
9 result of?

10 MR. NEAL: The trash in their
11 backyard. When Mr. and Mrs. Dai cut down
12 all the grass, they left it there. Sure
13 enough, insects and God knows what was
14 living in that debris, to where my dogs
15 were being bit by ticks, fleas, God knows
16 what else.

17 COUNCILMAN JOHNSON: And the
18 property is currently unoccupied?

19 MR. NEAL: I will give them
20 credit on this. They are doing a heck of
21 a job cleaning it up. They're getting it
22 ready, I'm guessing, to show to the next
23 tenant, which is the main reason why I'm
24 here. I'm dreading what's going to come
25 in next.

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 COUNCILMAN JOHNSON: All right.

3 Thank you.

4 COUNCILWOMAN SANCHEZ: Thank
5 you.

6 I want to acknowledge for the
7 record that Councilman Squilla has joined
8 us this evening. Thank you very much,
9 Councilman Squilla.

10 Anybody else have any other
11 questions for Mr. Neal?

12 We will make sure and I know
13 Councilman Henon will make sure --
14 Mr. Dai is here -- that there's some
15 level of communication, particularly for
16 the next tenant that comes. I think the
17 Councilman was pretty clear with them.

18 COUNCILMAN HENON: Absolutely.

19 I just had a couple quick
20 questions. You were trying to notify the
21 landlord for how long to try to address
22 this? For over a year?

23 MR. NEAL: Well, just about.

24 COUNCILMAN HENON: Pretty close
25 to it?

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 MR. NEAL: It was pretty close
3 to a year, sir, because they were just
4 never there, so you could never get in
5 touch with them.

6 COUNCILMAN HENON: You could
7 never get in touch with them.

8 MR. NEAL: No, sir. I didn't
9 even know who they were. I found out by
10 calling their real estate agent that they
11 bought the house from. I believe it was
12 ZipRealty, is who they purchased the
13 house from, and that's who I called to
14 actually get their name and contact phone
15 number.

16 COUNCILMAN HENON: So you had
17 fleas, you had vet bills, you had noise,
18 you had quality of life issues.

19 MR. NEAL: I'm having quality
20 of life issues now.

21 COUNCILMAN HENON: You had
22 health issues?

23 MR. NEAL: Absolutely, sir.
24 What we're dealing with now is, what was
25 living in that house when the tenants

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 were evicted is now coming through the
3 walls.

4 COUNCILMAN HENON: Right now?

5 MR. NEAL: Right now.

6 COUNCILMAN HENON: What's
7 coming through the walls?

8 MR. NEAL: Cockroaches.

9 Fortunately we've been keeping it down,
10 like we virtually eliminated it. But
11 Mr. Dai's response to me going face to
12 face with him regarding this issue was,
13 Oh, well, what do you want me to do?

14 I want you to clean your darn
15 house.

16 (Audience member yelling "and
17 ours too.")

18 MR. NEAL: Yeah. Ours would be
19 great. I take pride in my house being
20 clean. I've been here for over four and
21 a half years.

22 COUNCILMAN HENON: It's coming
23 back to me now, and I remember your issue
24 here.

25 MR. NEAL: The backyard.

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 COUNCILMAN HENON: So this was
3 almost -- this is terrible. This was
4 terrible for the quality of life, not
5 just your neighbors, rodents and things
6 like that.

7 If you could, before you leave
8 here, see Lisa in my office, and she will
9 point you and connect you with Mr. Dai,
10 and see if we can try to resolve some of
11 the outstanding issues that you have,
12 especially if they're still persisting,
13 coming through the wall and everything
14 like that. We want you and your family
15 to go to sleep at night.

16 Thanks.

17 COUNCILWOMAN SANCHEZ: Thank
18 you.

19 Identify yourself for the
20 record and proceed.

21 MR. CASCECERI: Madam
22 Chairwoman, members of the Committee,
23 Councilman Henon, my name is Joe
24 Casceceri, President of the Princeton
25 Avenue Development Corporation here in

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 Northeast Philadelphia. We've been
3 around since April of 2005, working in a
4 very specific area of Tacony here in
5 Northeast Philadelphia. We sponsor
6 programs, events that improve the quality
7 of life for our residents. Every
8 Saturday we go out and clean the streets,
9 remove debris from short dumping sites,
10 et cetera. And we have worked firsthand
11 with the Councilman on this initiative.
12 It's been a great initiative, but before
13 the Councilman took over, for a number of
14 years it was very frustrating to do all
15 the work we do in our community,
16 including fixing exterior of homes over
17 the past seven years, painting and
18 stuccoing, and then to have bad landlords
19 come in and ruin a block. Because as you
20 well know, if one house goes down, the
21 whole block goes down with it in terms of
22 property value, quality of life issues,
23 everything we talked about tonight.

24 So thank you very much on
25 behalf of our organization -- and I think

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 I speak for a lot of the other
3 organizations that I see here tonight --
4 for taking time in coming out and joining
5 Councilman Henon in this great
6 initiative.

7 I also would be remiss if I
8 didn't thank our police captain, Captain
9 Frank Bachmayer, who is leaving us, for
10 his great effort and support; for Tom
11 Conway and the CLIP program, which has
12 been tremendous help to us; for District
13 Attorney Seth Williams, who has helped us
14 the past couple years evicting some real
15 problem tenants.

16 So it's very frustrating for
17 our organizations to do all this work and
18 then for a landlord to come in, who
19 doesn't care, and puts in tenants who are
20 not screened properly, who do not
21 maintain their property, and then we get
22 all the calls and all the complaints.
23 What can we do? What can we do?

24 So thankfully Councilman Henon
25 and his staff have been tremendous in

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179
2 answering these issues.

3 So, again, I just want to tell
4 all of you how much we appreciate the bad
5 initiative program that the Councilman
6 has begun, and we want to work closely
7 with him and this Committee in helping
8 improve our neighborhoods.

9 Thank you.

10 (Applause.)

11 COUNCILWOMAN SANCHEZ: Thank
12 you.

13 Councilman Jones.

14 COUNCILMAN JONES: Again, thank
15 you for your patience and coming out
16 tonight and being a part of this issue
17 that the Councilman has brought forth.

18 A couple of quick questions.
19 You said you lived there four years?

20 MR. NEAL: I'm there four and a
21 half years, sir.

22 COUNCILMAN JONES: And how
23 about you?

24 MR. EGRIE: Approximately three
25 years, sir.

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 COUNCILMAN JONES: Are you
3 renting or owning?

4 MR. EGRIE: Own.

5 COUNCILMAN JONES: You own
6 these properties?

7 MR. EGRIE: Yes, sir.

8 COUNCILMAN JONES: There's a
9 huge difference. So you've bought your
10 40 acres and a mule and you've dug in and
11 basically have to live with this. So
12 have you experienced any depreciation of
13 the value in your property, actually can
14 you document some of this? Have you gone
15 out for second mortgages or something and
16 people pointed that out?

17 MR. NEAL: Me personally, no,
18 not at all, sir.

19 MR. EGRIE: Sir, unless the
20 landlord can correct me on this one, I do
21 believe that the mean value of our homes
22 is roughly around \$140,000. He purchased
23 his home for roughly around \$30,000. So
24 he's already made hand over fist. It's
25 for-profit all the way through. I don't

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 know why he's not putting some of that
3 profit into the house.

4 COUNCILMAN JONES: Well, I
5 mean, all neighbors are welcome as long
6 as they're good neighbors, but when you
7 have to tolerate that kind of disrespect
8 for what you go out hard and earn, and
9 you earn your money in a very difficult
10 way, and as Councilman Oh talked about,
11 not have peace in your own house, that is
12 a problem. So I'm glad that you stayed.
13 I'm glad that the owners stayed. I'm
14 particularly glad that Councilwoman
15 Sanchez asked them to stay, because maybe
16 they can say, you know, the subpoena
17 didn't get to the right place, I didn't
18 get the violation in a timely manner, but
19 if they heard you tonight, they can't
20 help but be moved, and hopefully it moves
21 them in the right direction, Councilman,
22 to take a little more time, put a little
23 more money, take a little more effort,
24 change your hours, let somebody come in a
25 little late on trash day so they can stay

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 a little later to put it out properly.

3 So I know we're going to take
4 some of this back to the 4th Councilmanic
5 District and try to encourage some of the
6 landlords there to be enlightened about
7 what people go through when they live
8 next to bad tenants.

9 So I appreciate your patience.
10 And you could live anywhere. You chose
11 this neighborhood, and we want you to
12 know loud and clear, we want you to stay.

13 Thank you, Madam Chair.

14 COUNCILWOMAN SANCHEZ: Thank
15 you, gentlemen. Again, thank you, and
16 the Councilman has offered his staff to
17 do the followup.

18 We have five more people signed
19 up. So I'm going to call the next three
20 and ask the next two to be on standby. I
21 have a Linda Marshall, a Bill Gillin, a
22 Jim Walsh. That should comprise our next
23 panel. And then I have Sharon Solomon
24 and Bob Flade.

25 (Witnesses approached witness

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179
2 table.)

3 COUNCILWOMAN SANCHEZ: And we
4 want to again thank you for your
5 patience. I hope that you found the
6 previous discussions useful. So whoever
7 wants to proceed, put the microphone --
8 Linda, I believe you were next. Your
9 name for the record and proceed.

10 MS. MARSHALL: Hi. I thank you
11 for what you said. You made a very valid
12 point. Treat others how --

13 COUNCILWOMAN SANCHEZ: Please
14 speak into the microphone, because it's
15 going into the stenographer, and state
16 your name for the record.

17 MS. MARSHALL: Pardon me?

18 COUNCILWOMAN SANCHEZ: You have
19 to speak into the microphone, because
20 it's going to the stenographer, and put
21 your name on the record first.

22 MS. MARSHALL: I'm sorry. I'd
23 like to thank you, because you made a
24 very valid point. Treat others how you'd
25 like to be treated.

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 I live in Walker Court

3 Apartments on Longshore Avenue. I moved
4 there. And I never lived in an apartment
5 building before, and when I moved there,
6 the landlord knew of my health issues. I
7 was diagnosed with pancreatic cancer and
8 I have a device in my heart, a
9 defibrillator-pacemaker. So I told him I
10 need privacy. I need like, you know -- I
11 didn't come here for a new best friend.
12 You know, I came here to live the rest of
13 my life out.

14 Now, in my lease, he put
15 security, that there's security in the
16 building. I have been attacked twice,
17 injured twice. The first time was to be
18 robbed of my check, because, you know,
19 there was -- it was, you know, check day.
20 And they were smoking all kinds of
21 things, and I kept telling him, you know,
22 and he didn't want to deal with it. It's
23 just pay your rent, pay your rent, pay
24 your rent. Nothing works.

25 Now, the day before

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 Thanksgiving, even the day before that, I
3 had to call the police and make a report
4 and tell them a new neighbor that is --
5 she's blowing out her pilot and she's
6 like trying to -- she's turning the gas
7 up and she's like -- because nobody will
8 give her pills. She wants pills, and I
9 guess she doesn't have money to buy them.
10 I do not sell them. Mine are kept in a
11 safety deposit box in the bank. This is
12 how bad this building is.

13 COUNCILWOMAN SANCHEZ: Can you
14 for the record give us the address of the
15 property you're speaking?

16 MS. MARSHALL: Pardon me?

17 COUNCILWOMAN SANCHEZ: For the
18 record, can you give us the address of
19 the property you are speaking of?

20 MS. MARSHALL: 4214 --

21 COUNCILWOMAN SANCHEZ: Into the
22 microphone, please.

23 MS. MARSHALL: 4214 Longshore
24 Avenue.

25 Nothing works. I have not had

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 heat, which, you know, I'm not all that
3 worried about, but, you know, like
4 because I'm in bed with my kids a lot of
5 the time. But I have a hammer hole in my
6 door from people trying to get in for my
7 medication. He comes in the beginning of
8 the month. Now, my son-in-law had come
9 today and he put a door handle on it, a
10 door lock, so that I'm safe. He went to
11 change both locks, because he's not the
12 only one with the master key. He was
13 there within a half hour, yet I had been
14 calling him for days to tell him that
15 when I was attacked by this woman -- and
16 he calls the detective and he says, Oh,
17 she's just excitable. It's nothing, it's
18 nothing. And that prevents me from
19 getting a stay-away order from this
20 person, a protection order, leave me
21 alone order. And, you know, the police,
22 they don't even come there. That's how
23 bad this apartment is. I was told when I
24 first moved there about -- I won't even
25 get into that.

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 When I first moved there, my
3 kidneys are shutting down. I was having
4 trouble urinating, so I didn't want to
5 call an ambulance and let these people
6 know that I was not going to be in my
7 apartment. So my girlfriend had said,
8 Come to my house, which was parallel, the
9 next street over. I went there, and I
10 was in the hospital for nine days, and
11 when I came home, the lady across from me
12 said, Oh, your apartment is beautiful.

13 I said to her, How did you see
14 my apartment?

15 She said, Oh, well, we didn't
16 see you for four days, we went in. And I
17 thought that was illegal. I approached
18 him about it. He said, If I don't see
19 you every four days, I go in your
20 apartment.

21 Why? Why? I'm not allowed to
22 stay in bed for a week? I'm not -- like
23 when I'm in treatment, you do nothing but
24 be ill for five days, until you can hold
25 something down.

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 The poor people that own homes
3 around there, it is such an eyesore, and
4 the activity that goes on there is
5 unbelievable. I won't have my children
6 come there, my grandchildren. You're
7 locked in. As soon as you walk in that
8 front door, you're locked in, but every
9 drug dealer in the neighborhood has a key
10 or has entrance. Somehow the police
11 cannot get to you if you call them. So
12 you have to go out. Now, you've just
13 been attacked, victimized. You call the
14 police. You do what you're supposed to
15 do, and they can't get to you. You have
16 to go back out into the hallway. And now
17 because they have their little clique and
18 they don't want the police seeing, they
19 stop you. You can't get to the police.

20 So, you know, this man needs --
21 I mean, there's three floors. There's 12
22 units on three floors, one worker, and he
23 works mediocre for, you know, a little
24 bit off his rent. So, I mean, it's a
25 very bad situation.

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 Everybody says move. I love
3 Mayfair. I came from the suburbs. I
4 grew up in the suburbs, and when I moved
5 to Mayfair, I knew I wanted to live here.
6 I love the tree lighting. I love
7 everything about it. This apartment
8 building, when I moved in, I said, Oh, my
9 God, what did I move into? And I had
10 done a lot of political canvassing and
11 things like that. So I needed the proper
12 protocol, who to call, what steps to
13 take, and I got --

14 COUNCILWOMAN SANCHEZ: Ms.
15 Marshall, we're going to ask for -- I
16 want to respect the time, because we have
17 other folks who want to testify.
18 Councilman Henon wants to make a
19 statement, and I'm sure that then we can
20 follow up with some of the issues that
21 you raise.

22 COUNCILMAN HENON: Absolutely.
23 One, I'm sorry you've had that
24 experience. We want you to stay here.
25 Everybody wants you to stay in Mayfair.

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 There's the tree lighting ceremony this
3 Sunday in Mayfair on Cottman and Ryan,
4 1:00 to 4:00. I hope you can make it
5 out.

6 What I would ask you to do, if
7 you can see -- if you can look in the
8 back under the flag is Paul on my staff.

9 Raise your hand, Paul.

10 If you can see Paul, he'll be
11 able to take you and connect you with the
12 Fair Housing Commission here in the City
13 of Philadelphia and --

14 MS. MARSHALL: I've actually
15 called them. I've actually called them,
16 and they --

17 COUNCILMAN HENON: We'll walk
18 you over ourselves personally.

19 MS. MARSHALL: So by way of
20 your office? Give them my number
21 tonight?

22 COUNCILMAN HENON: Paul will
23 take care of you. We'll do our best to
24 make sure that you are personally handled
25 and addressed. And we also have the

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 District Attorney that's here --

3 Assistant District Attorney from the

4 District Attorney's Office.

5 MS. MARSHALL: I actually tried

6 to get in touch with the District

7 Attorney because of the attack, you know.

8 COUNCILWOMAN SANCHEZ: We do

9 want to help you. So we're going to ask

10 you to have the staff get your

11 information. The Police Department is

12 here, as well as the DA's Office, and we

13 want to make sure -- and Councilman

14 Henon's office will walk you through some

15 of the steps. It's one of those

16 situations that requires some

17 interdepartmental coordination, and his

18 office will guide you through that. And

19 we're very sorry.

20 MS. MARSHALL: Thank you very

21 much.

22 COUNCILWOMAN SANCHEZ: Thank

23 you, Mrs. Marshall.

24 Bill Gillin.

25 MR. GILLIN: Thank you, Madam

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 Councilwoman, Councilman. My name is
3 Bill Gillin. I live at 4308 Loring
4 Street. I've been here for 16 years.
5 I'm raising four children as we speak. I
6 do love Mayfair. I am the seventh house
7 on my side of the street. I'm surrounded
8 by eight landlord lease rental
9 properties. So in the last four years, I
10 have transient families in and out.

11 This is not just a problem
12 anymore in Mayfair. This is an epidemic.
13 This is an epidemic with the landlords.
14 And I resent the fact that none of them
15 live -- I'd say 95 percent of them don't
16 live in the City and don't care what the
17 houses look like that they're renting
18 out, but yet their houses are probably
19 pristine.

20 This has come to a point now, I
21 got neighbors asking me what can we do.
22 And I appreciate the fact that all of
23 you's are out here tonight for this.
24 This is what this neighborhood needed,
25 but this is an absolute epidemic right

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 now, and I hope -- I just wanted to voice
3 my opinion, and I hope -- Tommy Conway
4 and CLIP, outstanding job. You call
5 them, they come out. They do what has to
6 be done. But the landlord's attitude is,
7 you bill me, I'll pay it and bill them.
8 There's got to be stiffer fines for them.
9 Something has to be done. They're
10 getting all this money off the rent, but
11 yet they can't have a landscaper come
12 out. These people that are renting off
13 them don't have no lawnmowers or hedge
14 cutters or anything like that.

15 There has to be some other
16 things imposed on these landlords.

17 That's all, and I want to thank
18 you for coming out tonight.

19 COUNCILWOMAN SANCHEZ: Thank
20 you.

21 Do you have a question,
22 Councilman Greenlee?

23 COUNCILMAN GREENLEE: Thank
24 you, Madam Chair. Just very quickly. I
25 think I probably know the answer. The

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 landlords, are most of them not or all of
3 them not from the area?

4 MR. GILLIN: The one to the
5 left of me is from New York City. I've
6 seen them twice. The first time they
7 bought the property and the second time
8 is when the neighbor next to me got
9 arrested by the Warrant Unit, and they
10 came and complained from New York that
11 they weren't going to get the security
12 deposit back.

13 COUNCILMAN GREENLEE: Okay.
14 Thank you.

15 COUNCILWOMAN SANCHEZ: Thank
16 you.

17 Mr. Jim Walsh.

18 MR. WALSH: Yeah. My name is
19 Jim Walsh and I live on the 6600 block of
20 Tulip Street.

21 I have called CLIP, L&I. I've
22 came face to face with the neighbor at a
23 Tacony Civic meeting and asked them right
24 to their face why don't they clean the
25 front of their house up. They told me to

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 mind my own business. Got a little
3 heated.

4 I'm here tonight because I
5 don't know what sort of power these
6 people have, but obviously they must have
7 a lot of power, because I've been trying
8 this for three years. And I have
9 pictures of the house, and the only
10 difference between now and when the
11 picture was taken is that there aren't
12 leaves on the tree. And I'd like to give
13 them to the Councilmembers. There's four
14 pictures.

15 And I keep up my property.
16 I've been in Tacony about 13 years. And
17 that's not in violation? I can tell
18 people where I live by, Just look for the
19 house with all the crap in front of it
20 and I live across the street. That's
21 where I live.

22 That's all I got.

23 Maybe the person who lives
24 there could come up here and speak,
25 because she's sitting in the audience.

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 COUNCILWOMAN SANCHEZ: Thank
3 you, Mr. Walsh.

4 Question from Councilman
5 Squilla.

6 COUNCILMAN SQUILLA: On the
7 pictures you have a car with a license
8 plate. Is that the owner of the
9 property?

10 MR. WALSH: That un-runable car
11 is sitting in front of their house.
12 That's the license plate on it. The
13 inspection stickers are from 12/2011.
14 The day that I complained about it at the
15 last that Tacony meeting that I
16 attended -- the last one I couldn't go.
17 I was working. But the one before that,
18 I was inquiring about it, and the very
19 next day four people pushed the car from
20 across the street, because it was in
21 front of somebody else's house, to where
22 it sits now. They pushed it. I watched
23 them. I watched them.

24 The car was bought, I guess, in
25 November, because that's what the

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179
2 registration is on the tag. The
3 inspection is 12/11. I believe it's
4 state law that you must have a vehicle
5 inspected within three months from buying
6 a vehicle, but the vehicle needs to run
7 also.

8 COUNCILMAN SQUILLA: So that's
9 still there currently also, right?

10 MR. WALSH: Pardon me?

11 COUNCILMAN SQUILLA: The car is
12 still there?

13 MR. WALSH: Absolutely. It was
14 there at 6 o'clock this evening.

15 COUNCILMAN SQUILLA: And how
16 about the motorcycle?

17 MR. WALSH: The motorcycle?
18 Oh, yeah, that's there, and the ladder.
19 Can you see the ladder?

20 COUNCILMAN SQUILLA: Yeah, I
21 see it.

22 MR. WALSH: Yeah, barely.
23 That's how long it's been there.

24 COUNCILMAN SQUILLA: And you
25 have the --

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 MR. WALSH: The trash cans, the
3 barbecue grill. What do you consider a
4 barbecue grill without a tank in front of
5 a house? Usually it's trash. And the
6 rusty chairs and the table, the
7 cinderblocks and the five planter pots.

8 COUNCILMAN SQUILLA: And that's
9 all in front of the house.

10 MR. WALSH: That's all in front
11 of the house, the double lot house that
12 you cannot go into the backyard because
13 it is so overgrown. And I believe that
14 there is also a car in that yard that you
15 cannot see because it's been there so
16 long.

17 COUNCILWOMAN SANCHEZ: We thank
18 you, and we're going to have the
19 Councilman keep these pictures and follow
20 up. Thank you.

21 I have a Sharon Solomon.

22 (No response.)

23 COUNCILWOMAN SANCHEZ: They
24 left? And Mr. Flade.

25 MR. FLADE: I'm Bob Flade.

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 I've lived in the Northeast since I was
3 born. I live up here in Holmesburg right
4 now. I've lived here for 45 years. And
5 I came from Wissinoming. Somebody else
6 came from Wissinoming I know of.

7 What gets me anymore is the
8 people walking up and down Frankford
9 Avenue, prostitutes. We got from Welsh
10 Road, Solly Avenue constantly. Now
11 they're all the way up to Rhawn Street,
12 and nothing is being done about it. And
13 they're starting to come down Rhawn
14 Street too. And we got nothing but drugs
15 going on up there, and it's a disgrace.

16 I mean, my kids are grown, but
17 we got a lot of little kids around the
18 neighborhood and all who play at the rec
19 center and all. And just nothing is
20 happening on that, and that was one of
21 the gripes I have.

22 But I was listening to the
23 landlords up here. It must be great
24 where you can pass your fines on to
25 somebody else. They're not losing a

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179
2 cent. They're not losing a cent. And
3 they've -- you had four sitting here,
4 like you said, all from outside the City
5 on that. And I know I'll never find out,
6 but how many of them are Section 8
7 houses? That is a downfall of the whole
8 city. A lot of people need them houses.

9 (Applause.)

10 MR. FLADE: There's a lot of
11 people who need them houses and they
12 respect them houses to get them, but some
13 of them don't even need them. A lot of
14 it is owned by -- move into Section 8 are
15 women with kids. Of course kids and
16 women need it. But they get it for
17 nothing. They get it for nothing. Where
18 I'm a taxpayer, I got to pay my mortgage,
19 everything else. These people come in,
20 and half of them don't, pardon the
21 language, don't give a shit about their
22 property on that. They just don't care.
23 I mean, that's one of my gripes about
24 this whole thing.

25 I'm glad you people are up

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 here. I'm very glad you invited us, the
3 public. And I wasn't going to speak, but
4 the more I listened to these landlords up
5 here, it got to me on that. And you just
6 go through Mayfair, Tacony, Wissinoming,
7 Holmesburg. It's starting to go up on
8 Torresdale. Frankford is done on that.
9 Is this what's going to happen to our
10 community, where you get shootings,
11 everything else up here now?

12 I mean, when I grew up down in
13 Wissinoming, you never had that. Now
14 you're having it all over the City on
15 this. I mean, it's daytime, nighttime,
16 everything. I mean, the people are going
17 to have to come out and fight these
18 things and get these landlords to do what
19 they're supposed to do. All they're
20 worrying about is making a buck. That's
21 all they're worrying about, is making
22 that dollar. Dollar signs go before the
23 City. Dollar signs go before your
24 neighbors on that.

25 Thank you.

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 COUNCILWOMAN SANCHEZ: Thank
3 you, Mr. Flade.

4 (Applause.)

5 COUNCILWOMAN SANCHEZ: We are
6 concluding our hearing, and before we do
7 so, we thank all of you for your patience
8 and your time, the folks from the
9 Administration, clearly Councilman Henon
10 and his staff and our Sergeant-At-Arms
11 and our Public Property folks from the
12 TV, our stenographer. We will be here as
13 many times as Councilman Henon needs us
14 to be, and not just listen but as he
15 seeks to a plan of action as we move some
16 of these agenda items.

17 So I know for all of us, our
18 Chairman of Public Safety and I, we will
19 continue to support the Councilman in
20 this effort, and we will be here as many
21 times as he needs us to be.

22 So with that, Councilman
23 Squilla, did you want to say something
24 first?

25 COUNCILMAN SQUILLA: Yes. One

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 thing. And I just want to thank

3 Councilman Henon also for bringing this

4 to the attention of the City and how

5 prevalent it is and the problem that this

6 causes throughout the City of

7 Philadelphia. I know it's bad up in this

8 area, but throughout all our districts we

9 have a lot of problems, and it's really

10 important to bring this to light. And,

11 again, you guys are lucky to have a great

12 Councilman, and we're looking forward to

13 work with him to resolve this situation.

14 So thank you.

15 COUNCILWOMAN SANCHEZ: Anybody

16 else before -- I want to make sure that

17 our host is the final word. Anybody

18 else?

19 (No response.)

20 COUNCILWOMAN SANCHEZ: Thank

21 you. With that, Councilman Henon.

22 COUNCILMAN HENON: There's not

23 much more to add, but I just want to

24 thank my colleagues. If you're here

25 tonight, you're committed to your

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179

2 neighborhood. If you're here tonight,
3 you're committed to the City of
4 Philadelphia and you're committed to
5 stay. So I appreciate, and I want to
6 applaud you to your devotion and your
7 dedication to the neighborhood, because
8 we're here to help.

9 If you take a look up here --
10 and I've never seen it before, and I've
11 been around politics for a long time in
12 helping out the City, as many of you are
13 here tonight, and I've never seen -- you
14 had seven Councilmembers up here. So I
15 want to thank each one of you for taking
16 the time out of your day and your
17 districts and the things that you're
18 working on and put this out front, along
19 with our elected officials. We have our
20 City Controller here and Administration
21 that are here tonight.

22 We will change behavior. We
23 will change behavior of the citizens of
24 Philadelphia who, one, I don't care if
25 you're a landlord -- if you're a landlord

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179
2 and you're responsible, I don't care if
3 you make a million dollars. If you
4 are -- because there's good landlords
5 that are out there, small businessmen and
6 women who are in a good profession, who
7 provide very good services and the
8 quality of life to their neighborhoods,
9 who sponsor their kids in the local Boys
10 and Girls Clubs with their shirts and
11 their participation. I thank them for
12 doing the right thing, for being
13 responsible. It's those who are not,
14 we're going to put an end to it. This
15 has gone on too long. Enough is
16 absolutely enough. And if you're not a
17 landlord and if you're just a property
18 owner, if you're just a property owner
19 who don't maintain your property or don't
20 care about the quality of life, you got
21 something coming to you too.

22 So we are going to have this,
23 and I appreciate everybody's input and
24 participation, especially my colleagues
25 and the department, to help provide the

1 11/27/12 - L&I/PUBLIC SAFETY - RES. 120179
2 best service that we're all looking for
3 and to serve.

4 Thank you.

5 (Applause.)

6 COUNCILWOMAN SANCHEZ: Thank
7 you. With that, the Joint Committee on
8 Licenses and Inspections and Public
9 Safety will conclude this hearing to the
10 call of the Chair for Resolution 120179.

11 Thank you, and good evening.

12 (Joint Committees of Licenses
13 and Inspections and Public Safety
14 concluded at 8:20 p.m.)

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CERTIFICATE

I HEREBY CERTIFY that the
proceedings, evidence and objections are
contained fully and accurately in the
stenographic notes taken by me upon the
foregoing matter on November 27, 2012, and
that this is a true and correct transcript of
same.

MICHELE L. MURPHY
RPR-Notary Public

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A abandoned 68:7 94:9,11 abate 64:18 able 54:3 97:23 127:11 absent 106:23 absolute 129:25 absolutely 21:22 30:22 31:14 32:2,8 37:5 49:4 50:11 80:7 110:18 111:23 126:22 134:13 142:16 acceptable 7:22 accurate 23:22 65:12,14 accurately 144:5 achieve 99:21 acknowledge 110:6 acres 117:10 action 27:12,21 66:10 139:15 actions 52:2 activities 98:23 activity 78:7 101:24 104:20 106:12 125:4 actual 23:22 108:25 add 10:11,14 53:23 61:11 140:23 addendum 61:4 71:15 adding 21:4 57:19 addition 25:15 58:21 73:4 95:14 additional 10:9 13:17 23:14 29:8 address 5:15 7:16 23:17 33:19,23 34:5,7 48:3	87:22 98:9 101:5 108:3 110:21 122:14 122:18 addressed 127:25 addressing 3:25 4:6 5:17 95:5 adds 31:24 57:10 adhere 61:3 adjoining 104:25 adjust 41:11 adjustment 36:24 37:3 Administration 12:7,25 139:9 141:20 administrative 24:2 administrators 13:2 adult 98:25 adults 105:5 advisory 6:12 96:5,6 Affairs 83:17 afford 59:3 60:9 afternoon 20:15 20:16 agency 53:8 agenda 139:16 agent 9:24 84:16 111:10 agent's 84:18 aggravating 98:17 aggravation 36:20 ago 98:15 agree 75:24 92:15 agreement 86:24 ahead 86:4 Alan 67:18 90:8 Aldine 1:7 allow 3:11 27:3 47:17 allowed 124:21 allowing 27:19	ambulance 124:5 amount 12:6 22:21 28:13,14 28:14 43:14 58:17 59:9 69:11,13,16,19 76:15 87:19 anchor 100:13 ancillary 24:20 and/or 7:7 28:25 144:23 animals 25:4 answer 25:24 51:19 69:21,22 79:17 130:25 answering 47:23 116:2 anybody 29:11,14 88:7 97:5 110:10 140:15 140:17 anymore 129:12 136:7 apartment 121:4 123:23 124:7,12 124:14,20 126:7 apartments 67:19 121:3 apologies 98:4 apologize 29:12 106:19 app 9:2 10:24 appear 95:12 applaud 141:6 Applause 80:20 116:10 137:9 139:4 143:5 apply 144:21 appreciate 4:17 12:18 14:13,20 22:8 25:23 29:9 34:25 38:10 55:8 69:21 79:23 116:4 119:9 129:22 141:5 142:23 approached 13:7	21:23 26:4 65:21 97:10 119:25 124:17 appropriate 17:17 56:10 appropriately 57:15 approximately 99:25 116:24 April 114:3 area 8:9 48:12 94:7 95:3 99:17 106:24 114:4 131:3 140:8 arm 9:14 arrested 99:2 131:9 Aside 99:8 asked 14:9,13 32:17 76:25 100:6,10 118:15 131:23 asking 63:7 129:21 aspect 88:4 assist 17:5 Assistant 128:3 associated 26:14 Association 96:10 assume 63:8 65:6 79:16 80:25 assure 103:19 attack 128:7 attacked 121:16 123:15 125:13 attempt 89:13 attend 15:24 55:8 56:2 attendance 3:4 22:8 96:7 attended 133:16 attending 55:10 86:9 attention 12:24 60:3,4,14 140:4 attitude 130:6 Attorney 115:13	128:2,3,7 Attorney's 5:8 78:6 95:25 101:22,25 128:4 attractive 65:10 at-large 4:13,15 10:17 32:7 audience 42:5 112:16 132:25 author 52:24 authorized 3:6 authorizing 1:16 2:20 3:3 availability 38:10 available 74:12 Avenue 9:4 98:11 101:7 113:25 121:3 122:24 136:9,10 average 23:8 74:4 91:9 avoid 109:4 aware 32:18 57:6 57:6 78:8 80:3 84:7 106:14 107:5
				B Bachmayer 115:9 back 4:19 6:20 7:13 9:5 18:3 23:14 47:14 56:20 89:7,10 89:11 96:24 97:9,23 105:14 105:17,22 112:23 119:4 125:16 127:8 131:12 backyard 106:8 109:11 112:25 135:12 bad 5:21,21 6:21 8:15 28:8 70:14 70:17 71:3 80:13 92:6,7 114:18 116:4

119:8 122:12 123:23 125:25 140:7 balance 49:21 Bambi 5:4 12:13 bank 4:5 122:11 barbecue 135:3,4 barely 134:22 based 41:15 48:6 93:15 basically 26:18 28:23 34:3 66:4 117:11 basis 93:21 94:13 Bass 9:25 29:19 79:11,21 85:20 85:21 86:3,7,9 86:12,16,19,23 87:11,15,17 bear 25:6 beautiful 124:12 bed 100:8 123:4 124:22 bedrooms 104:23 beginning 123:7 begun 116:6 behalf 114:25 behavior 7:23 77:17 80:14 141:22,23 believe 8:16 35:9 36:13 42:14 57:20 61:8 72:7 73:4 76:7 86:25 87:8 98:6 104:23 105:10 106:4,18 107:9 111:11 117:21 120:8 134:3 135:13 Bensalem 15:19 Bernard's 1:7 8:7 best 9:12 92:18 121:11 127:23 143:2 better 7:9 21:15 51:14 92:21	97:25 100:25 beyond 94:18 big 6:6 69:14 bill 2:10,17,19 4:14 27:14 29:25 52:24 58:6 119:21 128:24 129:3 130:7,7 billed 28:12 bills 28:16 106:11 109:8 111:17 birth 12:17 bit 47:6 58:9 69:8 99:11,19 100:16 109:15 125:24 Blair 17:11,13 blatant 89:13 blight 61:13 block 8:23 9:5 26:23 30:23 31:25 38:14,17 57:14 65:7,8 100:2 114:19,21 131:19 blocks 79:16 blowing 122:5 blue 98:16 blue-collar 8:10 Bob 119:24 135:25 Bobby 1:13 2:14 3:14 bonus 70:24 born 136:3 bother 30:9 bought 111:11 117:9 131:7 133:24 box 122:11 Boys 142:9 branch 89:14 90:15 Breeze 94:7 95:3 Brian 97:4,18 bricks 100:12,18 Bridesburg 96:10	Bridget 5:2 12:12 Brighton 81:3,5 104:5,7 bring 29:20 107:19 140:10 bringing 140:3 brought 80:16 116:17 BRT 34:2,4 buck 138:20 budget 9:10 11:12 building 49:14 121:5,16 122:12 126:8 buildings 15:7 21:13 48:11 63:19 69:5 built 8:17 built-wise 99:12 burden 87:23 business 7:18,20 37:7,16,22 48:22 59:10,14 71:24 75:18 91:14 92:6 96:10 132:2 businessman 44:7 45:12 72:16 businessmen 60:8 142:5 Butkovitz 67:18 90:8 buy 38:2,13 122:9 buying 134:5	143:10 called 30:15 81:19 105:23,23 106:2 108:9 111:13 127:15,15 131:21 calling 90:20 107:8 111:10 123:14 calls 27:6 33:7 76:16 77:13,14 77:20 83:2 84:2 91:3 101:9 115:22 123:16 cancer 121:7 cans 135:2 canvassing 126:10 captain 9:6 115:8 115:8 car 82:6 133:7,10 133:19,24 134:11 135:14 care 16:4 17:3 18:10 21:9,11 28:9 36:25 37:6 37:8 45:6,22 50:2,21,21,24 50:25 51:2,7 94:10,10 115:19 127:23 129:16 137:22 141:24 142:2,20 carefully 77:7 caring 71:11 Carlton 4:24 12:8 22:3 Casceceri 97:5 113:21,24 case 27:11 95:4 catastrophe 11:9 catwalk 99:10 100:11 caught 51:25 cause 11:9 100:2 causes 140:6 causing 32:20	cent 137:2,2 center 136:19 ceremony 127:2 certain 70:9 72:6 72:19 certainly 14:8 30:20 31:24 47:25 103:17 105:25 certificate 46:6 46:11 144:2 certification 144:20 CERTIFY 144:3 certifying 144:24 cetera 114:10 Chair 8:3 10:10 10:14 11:22 21:17 30:3 32:9 37:10 52:17 62:25 67:14 80:24 84:11 90:2 92:14,15 93:13 95:9,12 95:15 119:13 130:24 143:10 Chairman 3:19 3:24 21:18 45:10 90:2 139:18 Chairperson 3:18 chairs 7:25 10:3 88:21 95:15 135:6 Chairwoman 2:9 3:17 47:21 52:6 68:17 102:16 113:22 change 35:19 45:11 63:5 65:21 118:24 123:11 141:22 141:23 changed 45:8 changes 43:22 47:9 51:11 63:6 changing 77:17
--	---	--	--	--

charge 36:18 Charter 3:7 chase 75:2 cheaper 50:7 check 50:24 63:8 64:24 77:7,24 84:22 97:8 121:18,19 checks 64:5 Chief 95:23 children 100:7 125:5 129:5 chose 8:8 95:12 119:10 Chris 102:3,5 cinderblocks 135:7 citations 34:12 cited 105:24 cites 24:4 citizens 141:23 city 1:2,17 2:20 6:14,14,25 7:4 9:2 10:19 11:9 12:15 15:3,10 15:12,14,16,17 15:20,21 22:16 23:23 24:12 26:9 27:13 32:5 32:8 33:2,19 48:4 55:14,16 55:19,20,22,24 57:10,22 59:11 60:15 67:18,20 75:6,16,16,17 75:18 77:14 79:7 86:10,24 87:5,19,24 88:4 89:9,19 90:6,24 91:12 92:6 127:12 129:16 131:5 137:4,8 138:14,23 140:4 140:6 141:3,12 141:20 citywide 11:5 32:3 94:5	City's 92:5 civic 9:7 131:23 clarify 43:11 clause 72:17 clean 27:13,20 28:11 30:24 54:8 112:14,20 114:8 131:24 cleaned 27:10 31:8 cleaner 30:25 cleaning 91:10 109:21 cleanup 27:15 28:12 95:9 clear 71:20 110:17 119:12 clearly 139:9 Clerk 2:19 3:9 CLIP 5:9 12:16 12:17 19:21,24 20:2,6 21:2 26:3 33:21 34:19 57:12 64:17 91:5 96:2 99:22 100:9,10 105:23 115:11 130:4 131:21 clique 125:17 close 31:6 90:11 110:24 111:2 closed 27:11 closely 116:6 closer 13:21 97:22 close-knit 8:10 Clubs 142:10 Cockroaches 112:8 code 5:24 53:6,13 60:19,22 76:9 coincidence 79:15 collaborative 5:13 colleague 40:8 44:20 93:15 colleagues 2:3 3:12 4:9 29:22	140:24 142:24 collect 85:2 collection 56:23 collects 84:25 combat 5:21 9:8 combined 76:3 come 4:5 9:5 14:9 14:14 20:12 23:14 26:2 34:19 36:21 50:2 51:5 64:12 64:16,17 71:17 88:16,17 89:11 91:6 94:8 97:3 103:15 105:5,13 109:24 114:19 115:18 118:24 121:11 123:8,22 124:8 125:6 129:20 130:5,11 132:24 136:13 137:19 138:17 comes 24:4 50:13 50:18,19 58:4,6 58:7 64:8 100:15 110:16 123:7 coming 4:9,19 25:24 36:19 47:23 70:4 88:10 89:10 98:21 101:4 104:21 112:2,7 112:22 113:13 115:4 116:15 130:18 142:21 comments 3:11 10:11 75:2 commercial 44:3 Commission 127:12 Commissioner 4:24,25 12:8,11 21:19 22:3,4,7,9 22:18 23:12,15 23:19,25 24:17 24:24 25:21	29:12 90:22 95:20,22 Commissioners 4:23 committed 96:4 140:25 141:3,4 committee 2:7 3:19,23 6:18,24 6:25 14:23 88:22,24 96:5,6 113:22 116:7 143:7 Committees 1:3 1:17 2:21 143:12 communication 110:15 community 1:19 3:2 6:13 9:14 24:16 25:18 28:5 50:9 83:5,9 83:10,14,17 92:21 94:17 114:15 138:10 community's 65:5 companies 15:24 55:25 company 16:2,22 17:10 56:3,6 60:23 63:7 64:10,24 69:25 70:11 84:15 compel 3:4 complained 33:4 131:10 133:14 complaining 33:7 complaint 26:20 32:15 complaints 7:11 33:2 70:22 82:17 93:3 115:22 complete 104:13 compliance 17:8 24:10 27:18 88:18 89:2,15 compliant 51:24	51:25 complied 58:4 complies 24:7 compliments 10:15 comply 27:4,9 72:8,9 90:16 92:2,19 complying 90:17 91:2 comprise 119:22 comprised 8:10 computerized 30:15 concern 10:21 concerns 54:19 93:25 conclude 143:9 concluded 143:14 concluding 139:6 concrete 105:19 condition 7:7,22 32:19 33:5 conditions 25:5 conduit 89:6 confront 109:5 confrontational 109:6 connect 101:16 102:6 113:9 127:11 connected 45:4 consider 69:4 135:3 consideration 6:17 24:15 consistent 98:23 constant 58:11 constantly 136:10 constituents 90:19 91:16 97:3 constraints 9:11 construction 37:19 49:10 contact 99:9 100:10 101:2
--	---	---	--	---

111:14 contacted 55:6 81:7,10 100:9 contained 144:5 context 94:15 continue 7:18 55:9 58:17 139:19 continuing 3:22 continuous 72:6 73:25 contract 103:2 contractors 62:16 contribute 76:10 contributes 61:12 61:13 87:9 control 77:16 144:23 Controller 67:18 90:7 141:20 conversation 55:9 93:16 Conway 5:9 12:14 26:2,8,8,11,18 28:6,22 29:5 30:4,11,22 31:14 32:2 33:25 34:16 36:8,11,15 43:12 115:11 130:3 Conway's 12:19 cooperating 7:15 cooperation 8:18 12:6 coordination 128:17 cop 108:17,17 cops 108:10 Corporation 113:25 correct 10:23 17:23 23:20 25:20,22 30:11 30:21 34:7,8 35:11 36:10 47:3 58:23	63:10 67:22,24 72:5,20 81:4,21 117:20 144:8 corrected 73:2 correlation 6:8 19:2 cost 23:3,7,23,23 24:12,15 27:15 28:12 29:8 41:18 49:19 57:7,9 66:16,17 67:5,8 91:7 costing 23:9 costs 22:16,17,20 24:20 26:13 90:24 Cottman 127:3 Council 1:2 6:12 6:15 29:22 Councilman 1:12 1:12,13,13,14 1:14 2:9,10,15 3:14,16,17 4:13 4:14,14 10:8,13 10:16,21 12:4 12:24 13:16 14:6,8,12 15:8 15:13,22 16:8 16:11 17:4,13 17:16,20 18:12 18:24 19:6,13 19:19,22 20:2 20:25 21:17 22:6,10,11 23:10,13,16,21 24:14,19 25:14 25:23 26:6,11 27:22 28:19 29:3,7,24,25 30:2,17 31:10 31:23 32:6,11 32:12,13,25 34:9,21,25 35:8 35:17,23 36:6 36:14,17 37:9 39:10,11,16,19 39:23 40:4,7,10	40:14,19,25 41:5,14,23 42:10,12,20,24 43:10 44:14,19 44:24 46:5,10 46:14,18,21 47:4,17,20 48:2 48:16,21,25 49:6 50:3 51:9 52:8,11,25 53:10,22 54:2,6 54:22,24 55:3,4 55:18,23 56:5,9 56:13,21 57:5 57:16,25 58:12 58:16 59:5,18 59:23 60:2 61:7 61:17,20,21,25 62:6,10,13,17 62:21,23,24 63:13,17,22 64:2,9,19 65:15 65:25 66:7,14 67:11,12,13,16 67:25 68:5,11 68:15,16 69:4 69:20 70:5,9,15 70:18 71:4,23 72:12 73:8,10 73:13 74:14,16 74:21 75:8,11 75:15,20,23 76:6,14,20,24 77:9 78:3,10,17 78:25 79:3,3,5,9 79:12,23 80:4,9 80:15,22,23 81:6,9,14,18,22 82:3,8,12,15,20 82:23 83:2,7,10 83:14,18,23 84:3,9,13 85:18 85:25 86:8,13 86:17,20 87:2 87:12,16 90:14 92:17 93:6,10 93:12 95:4,7,8	96:17 101:3,8 101:13 102:14 102:15,21 103:10,18 107:18,23,25 108:22 109:7,17 110:2,7,9,13,17 110:18,24 111:6 111:16,21 112:4 112:6,22 113:2 113:23 114:11 114:13 115:5,24 116:5,13,14,17 116:22 117:2,5 117:8 118:4,10 118:21 119:16 126:18,22 127:17,22 128:13 129:2 130:22,23 131:13 133:4,6 134:8,11,15,20 134:24 135:8,19 139:9,13,19,22 139:25 140:3,12 140:21,22 Councilmanic 12:3,18 32:4 43:23 119:4 Councilman's 4:7 26:20 91:24 96:24 97:8 Councilmembers 53:4 132:13 141:14 Councilperson 10:20 11:20 Councilwoman 1:11 2:2 3:8,19 5:25 10:7 11:23 13:9,23 14:5 21:21,25 29:16 32:10 33:15,24 34:22 35:7 36:10 37:11,21 37:25 38:11,22 38:25 39:4,7	42:2,7 47:16 52:7 54:12,17 55:2 61:19 62:22 66:13,20 67:4,10 68:14 73:12 74:6,9,13 79:2 80:21 84:12,17,21,24 85:5,8,12,16 86:5 90:9 95:6 96:15,20 97:12 97:21 98:3,8,12 102:12 103:23 107:16 110:4 113:17 116:11 118:14 119:14 120:3,13,18 122:13,17,21 126:14 128:8,22 129:2 130:19 131:15 133:2 135:17,23 139:2 139:5 140:15,20 143:6 Council's 1:17 2:20 couple 29:21 39:12 47:18 50:23 66:6 67:15 78:20 81:25 95:9 98:15 105:16,18 106:20 108:2 110:19 115:14 116:18 course 23:3 59:13 137:15 court 24:11 95:13 98:22 103:5 121:2 Courtney 88:19 coverage-wise 40:17 CO-CHAIR 1:11 1:12 cracks 105:19 crap 132:19
---	--	---	---	--

create 73:3	cutters 130:14	53:24 64:14	35:22,25 37:5	dial 78:18
creates 25:5	cutting 18:21	65:3 66:22	37:18,24 38:7	dialogue 93:17
Creation 6:11	31:15 50:16	123:14 124:10	38:19,24 39:3,6	difference 9:17
credit 77:7 84:22	62:18	124:16,19,24	39:14,18,21	117:9 132:10
91:24 109:20		daytime 138:15	40:3,6,9,12,18	different 16:5
crew 64:15	D	day-to-day 93:21	40:23 41:3,12	48:6,9 57:3
crews 27:13 62:5	Dai 9:23 74:19,20	94:12	41:21,24 42:3	98:21
crime 11:7	75:5,10,13,17	DA's 128:12	42:19,23 43:9	difficult 118:9
criminal 78:7	75:21 76:5,13	deal 28:23 36:21	44:13,16,23	dilapidated 11:5
crisis 91:12	76:17,21 77:6	41:18 51:22	46:4,8,12,16,20	dilemma 73:14
criteria 38:3	77:19 78:8,11	73:5,6,23 83:20	46:23 48:13,19	diligent 51:12
Croce 9:21 13:22	78:19 79:8,22	94:5 121:22	48:24 49:4,25	direct 6:7 58:9
14:2,4,11 15:2	80:2,25 81:5,8	dealer 125:9	50:10 67:7 80:8	85:6 144:23
15:11,15 16:3	81:12,16,21,25	dealing 6:3 71:25	98:6	directing 54:22
16:10,15 17:11	82:5,10,14,18	73:24 95:2	DeMarco 17:12	direction 118:21
17:15,19,24	82:22 83:5,9,12	111:24	17:14	directly 85:3
18:16 19:3,11	83:16,22,25	Dean 9:24	dental 75:18	100:4
19:16,20,24	84:6,16,19,23	dear 4:4,12	dentist 75:19	Director 26:9
20:5 21:6 32:22	85:2,7,10,14	debris 28:25	department 5:10	disagree 19:17
33:6,18 34:13	104:6 105:9	109:14 114:9	9:11 12:21	disagreeable
34:18,24 35:12	106:3 109:11	decides 13:19	16:13 17:6 23:9	70:24
35:22,25 37:5	110:14 113:9	decline 45:15	25:6 36:12 53:9	discount 69:19
37:18,24 38:7	Dai's 106:17	61:14 76:11	95:24 128:11	discourages 71:11
38:19,24 39:3,6	112:11	decrease 7:11,13	142:25	discriminate 59:2
39:14,18,21	damage 24:16	45:17	departments 5:7	discussions 120:6
40:3,6,9,12,18	dangerous 23:7	decreases 43:3	6:14 11:17	disgrace 136:15
40:23 41:3,12	darn 112:14	dedicated 62:2	depending 22:21	dismissive 99:20
41:21,24 42:3	data 45:15 56:22	dedication 141:7	24:6	dispute 99:5
42:19,23 43:9	date 19:8 52:14	defibrillator-pa...	deplorable 99:12	disregard 89:12
44:13,16,23	52:14	121:9	deposit 66:21	disrespect 118:7
46:4,8,12,16,20	daughter 98:24	Definitely 106:23	67:2 73:22 85:3	Disston 56:7
46:23 48:13,19	David 1:14 2:11	108:16	85:6 122:11	district 3:21 4:7
48:24 49:4,25	4:15 9:21,23	delinquencies	131:12	5:8 8:25 9:4
50:10 67:7 80:8	14:3,9 74:20,21	87:8	depreciation	10:19 11:20
98:7	75:23 101:10,13	delinquency 6:4,8	117:12	12:3,18 32:4
cuff 74:8	104:6	87:22	Deputy 26:9	43:23,24,25,25
curb 20:13,24	day 7:17 20:11,13	delinquent 87:19	deserves 92:21	78:5 95:25
21:8,14	68:23,23 71:20	Della 9:21 13:22	destroy 76:3	101:21,25
current 86:21,23	80:13 91:20	14:2,3,11 15:2	destruction 24:21	115:12 119:5
currently 48:18	118:25 121:19	15:11,15 16:3	detective 123:16	128:2,3,4,6
98:7 102:24	121:25 122:2	16:10,15 17:11	detrimental 28:3	districts 4:11
109:18 134:9	133:14,19	17:15,19,24	developers 94:8	140:8 141:17
Curtis 1:12 2:12	141:16	18:16 19:3,11	Development	document 30:13
3:24	daylight 43:22	19:16,20,24	113:25	117:14
cut 28:17 85:15	44:17	20:5 21:6 32:22	device 121:8	documents 3:5
105:21,22 106:5	days 27:4,6,8,19	33:6,18 34:13	devotion 141:6	dogs 106:11
106:8 109:11	50:22,22,23	34:18,24 35:12	diagnosed 121:7	109:14

doing 9:12 36:4 62:18 75:13 92:8 106:9 109:20 142:12 dollar 138:22,22 138:23 dollars 28:18 91:10 142:3 domestic 99:5 Dominic's 15:18 door 28:8 39:5 107:12 123:6,9 123:10 125:8 doors 28:20 double 135:11 downfall 137:7 download 9:2 drag 20:12,23 drain 57:22,24 dreading 109:24 drive 24:12 85:9 85:13 drives 25:4 104:12 drop-back 102:24 drug 104:20 106:12 125:9 drugs 108:12 136:14 dual 99:4 due 24:20 27:6 103:6 dug 117:10 dumping 29:4,5 114:9 duplexes 63:21 dwellings 63:23 63:25 E earlier 41:17 87:21 early 20:21,24 21:2 25:2 27:17 35:14 36:9 41:7 41:8 57:18 earn 118:8,9	easily 31:7 easy 29:13 educate 45:23 58:2 educational 4:6 Edwin 9:25 29:19 85:19 effective 73:5 effects 1:18 2:25 effort 5:13 115:10 118:23 139:20 efforts 90:16 Egrie 97:4,17,18 97:25 98:4,10 98:14 101:6,11 102:11,19,23 103:22 116:24 117:4,7,19 eight 107:10,12 129:8 Eighty 48:21 either 14:17 60:12 68:9 elected 141:19 eliminated 112:10 else's 133:21 employees 39:25 62:2 enclosures 28:21 encourage 72:8 92:13,16 119:5 encourages 71:10 enforce 95:13 enforced 52:5 enforcement 53:7 engage 9:13 enjoy 12:15 enlightened 119:6 ensure 52:3 60:18 77:12 entire 10:19 26:23 32:5 57:14 104:21 106:13 entrance 125:10 environment 25:20 26:16 31:2 60:11	epidemic 129:12 129:13,25 equipment 28:15 especially 4:10 9:10 25:3 53:8 104:11 113:12 142:24 estate 7:13 15:3 111:10 et 114:10 evening 2:3,5,12 2:18 3:13 22:7,8 22:10 90:8,14 93:4 97:17 102:7 103:9 110:8 134:14 143:11 events 114:6 eventually 73:20 everybody 4:16 8:18 26:12 30:23 55:11 60:16 91:23 126:2,25 everybody's 142:23 evicted 82:11 104:17 107:9 108:20 112:2 evicting 115:14 eviction 16:18,19 18:11 58:10 59:2 69:3 108:5 108:7 evidence 13:3 144:4 exactly 98:19 99:16 104:24 105:11 example 72:14 excess 26:24 excessive 18:21 26:25 28:25 31:17 43:14 excitable 123:17 excuse 42:8 104:9 104:16	exist 25:13 expect 99:17 expectations 48:8 50:8 expending 90:21 experience 126:24 experienced 117:12 explain 26:12 42:11 extended 9:14 extending 100:21 extent 3:6 72:9 exterior 26:25 28:23 31:18 114:16 extremely 3:20 53:6 eye 23:2 eyesore 125:3 E-G-R-I-E 97:19 F face 101:12 106:17 112:11 112:12 131:22 131:22,24 fact 38:13 50:3 73:23 93:18 129:14,22 fail 88:20 fair 24:23 28:7 31:4,22 44:11 93:5 127:12 fall 18:25 fallacy 104:13 falling 100:14 falls 64:16 families 8:11 91:19 129:10 family 15:16 60:12 108:4,7 113:14 far 99:12 103:7 fee 23:14 70:2 feel 38:19,21 43:5	43:7 58:12,19 59:7 77:3 78:6 87:4 feeling 44:20,21 feels 99:3,24 fees 73:16 feet 100:23 fifty 62:8,11 Fifty-eight 39:21 39:24 fight 138:17 figure 51:21 65:17 73:17 final 61:7 140:17 finally 8:19 107:8 financial 91:12 find 59:3 137:5 finds 91:12 fine 20:22 57:15 58:6 59:5 fined 41:7 fines 41:19 73:3 130:8 136:24 finish 2:13 firefighters 11:10 first 6:20,25 11:10 13:19 22:20 28:21 32:14,21,23 42:12 67:21 72:11,12 97:15 98:14 100:23 103:10 120:21 121:17 123:24 124:2 131:6 139:24 firsthand 114:10 fist 117:24 fitting 8:6 five 18:18 50:22 50:22 56:18 62:5 63:6 65:19 68:4,6,6,10,12 119:18 124:24 135:7 fixing 114:16 Flade 119:24
--	---	---	---	---

135:24,25,25 137:10 139:3 flag 127:8 flat 69:25 fleas 109:15 111:17 floor 29:20 floors 28:21 125:21,22 flush 79:6 80:10 focus 5:18 focused 60:4 93:7 folks 22:13 58:18 60:8 77:2 92:10 97:22 126:17 139:8,11 follow 31:3 66:8 67:16 126:20 135:19 follows 31:13 followup 119:17 foot 31:6 force 6:18 78:4 forceful 60:24 foregoing 144:7 144:20 forms 6:19 forth 5:10 29:6 61:11 96:2 116:17 Fortunately 112:9 Forty 39:16 forty-eight 63:21 forum 7:17 forward 3:22 10:4 11:21 13:6 21:20 26:3 44:15 47:14 96:13 97:3 140:12 for-profit 117:25 found 16:20 24:5 108:19 111:9 120:5 four 63:5 65:19 79:12,13 84:8	86:19,20 104:14 112:20 116:19 116:20 124:16 124:19 129:5,9 132:13 133:19 137:3 framework 53:8 Frank 115:9 Frankford 48:15 136:8 138:8 frazzled 107:2 freely 96:4 friend 4:12 121:11 front 19:18 33:13 67:8 100:4 125:8 131:25 132:19 133:11 133:21 135:4,9 135:10 141:18 frustrated 91:3 frustrating 114:14 115:16 frustration 7:6 92:3,25 107:21 full 3:6 40:13 fully 144:5 funds 49:2 funny 105:12 further 27:12 47:11 61:18 87:17 88:7 furtherance 3:2 future 60:20 77:18	69:6 82:16 103:3 108:14 109:21 123:19 130:10 Gillin 119:21 128:24,25 129:3 131:4 girl 5:3 girlfriend 124:7 Girls 142:10 give 14:22 27:18 46:2 109:19 122:8,14,18 127:20 132:12 137:21 given 36:11 49:20 85:24 glad 17:5 103:13 118:12,13,14 137:25 138:2 go 11:17 13:19 20:21 21:14 22:19,23 24:10 28:10 33:22 36:2,23 38:4 43:19 49:24 53:15 64:25 71:20,21 78:11 80:13 83:19 86:3 94:22 97:6 113:15 114:8 118:8 119:7 124:19 125:12 125:16 133:16 135:12 138:6,7 138:22,23 goal 37:17 God 109:13,15 126:9 goes 40:2 50:19 50:20 91:5 114:20,21 125:4 going 2:3 4:5 6:5 8:24 9:20 11:13 11:14,19 12:12 13:4,11,12 18:11,17 19:7	22:24 23:4 24:2 31:16 37:13 38:2,4,12 42:8 42:11 44:15 47:12,14,17 49:19,22,24 53:12,19,20 54:8 55:11 56:20 57:3 60:4 60:17,22 67:16 69:9 73:20 74:24,25 77:11 77:18,24 78:2 78:14,15,22,23 81:20 82:7,16 84:5,6 87:20 88:6,8,9,15 89:11 92:23 93:2 96:25 97:13 100:3,19 100:25 101:24 103:17 105:8 107:6 108:11 109:24 112:11 119:3,19 120:15 120:20 124:6 126:15 128:9 131:11 135:18 136:15 138:3,9 138:16 142:14 142:22 good 2:2,5 3:23 4:11 22:6,9 38:23 46:3 47:6 54:10 56:22 59:20 60:7,10 65:11 68:19,22 68:25 70:19 89:18,22 90:18 90:18 92:8 94:20 97:17 118:6 142:4,6,7 143:11 gotten 12:5,24 64:22 grab 101:15 graduated 15:17	grandchildren 125:6 grass 18:21 26:24 28:25 29:2 30:5 30:13,18 31:6 31:11,15 50:17 62:18 72:23 85:15 105:14,15 105:20,22 106:6 106:7 109:12 great 4:19 8:15,17 38:14 54:10,11 60:11 78:4 95:24 101:20 112:19 114:12 115:5,10 136:23 140:11 Greenlee 1:12 2:10 4:14 29:25 30:2,17 31:10 31:23 32:6,11 53:10,22 54:2 62:23,24 63:13 63:17,22 64:2,9 64:19 65:15,25 66:7 79:4 80:22 80:23 81:6,9,14 81:18,22 82:3,8 82:12,15,20,23 83:7,10,14,18 83:23 84:3,9,13 130:22,23 131:13 Greenwald 5:2 12:13 grew 15:16 126:4 138:12 grill 135:3,4 gripes 136:21 137:23 groups 57:2 grow 105:16 grown 136:16 guess 45:3 57:6 64:19 65:16 67:21 122:9 133:24
---	---	--	---	---

guessing 109:22	138:9	115:13	113:23 115:5,24	host 2:12,18 3:13
guide 128:18	happened 108:21	helpful 52:23	126:18,22	10:15 11:19
Gulle 9:22 54:15	happening 136:20	helping 116:7	127:17,22 139:9	140:17
54:16,24 55:16	happens 27:3	141:12	139:13 140:3,21	hour 36:18
55:21 56:4,7,12	52:21	Henon 1:13 2:14	140:22	123:13
56:17,24 57:11	hard 53:3 91:20	3:15,16 10:16	Henon's 48:2 83:3	hours 35:6,19
57:24 58:3,15	118:8	10:22 12:4	128:14	44:18 45:11
58:24 59:15,21	harder 65:6	13:16 14:6,8,12	he'll 127:10	51:11 103:2
59:24 60:21	hardest 8:13	15:8,13,22 16:8	Hi 120:10	104:22 105:6
61:16,24 62:4,8	harmful 28:2	16:11 17:4,13	high 28:25 30:5	118:24
62:12,14,20	health 25:17	17:16,20 18:12	30:18 31:6,12	house 50:19 60:10
63:11,16,20,24	111:22 121:6	18:24 19:6,13	38:15 56:18	91:9 100:4
64:7,11 65:13	healthier 30:25	19:19,22 20:2	57:18 63:3,14	104:6,12,21
65:23 66:2,18	healthy 60:11	20:25 21:17	64:4,22 65:2,9	105:5 106:13,15
66:23 67:23	Healy 12:20	22:6,11 23:10	73:25	107:6,11,12
68:4,8,21 69:9	hear 32:7 75:2	23:13,16,21	higher 23:8	108:13 111:11
70:3,8,13,16,25	97:23 105:2	24:14,19 25:14	high-quality 88:3	111:13,25
71:14 72:10	107:21	25:23 26:6,11	hip 108:16	112:15,19
73:7,9 74:4,7,11	heard 32:15,21,23	27:22 28:19	hire 31:8 64:9	114:20 118:3,11
80:7	41:17 54:18	29:3,7,24 42:10	hired 40:8,11	124:8 129:6
gun 108:16	74:23 85:24	42:12,20,24	hiring 41:19	131:25 132:9,19
guy 20:21 50:23	90:22 91:5,11	43:10 44:14,19	hit 8:13	133:11,21 135:5
guys 92:7,8	118:19	44:24 46:5,10	hold 1:17 2:22 4:3	135:9,11,11
101:16 140:11	hearing 6:22,23	46:14,18,21	7:19 8:3 27:23	household 107:7
gym 8:8	7:9 8:2,3,7 10:5	47:4 52:25 54:6	51:18 100:19	107:11
	14:17 15:24	54:22,24 55:3,4	124:24	housekeeping
H	56:2 83:21	55:18,23 56:5,9	hole 100:17 123:5	10:9
Ha 9:24	88:24 95:16	56:13,21 57:5	Holmesburg	houses 15:6 38:2
habitable 25:20	139:6 143:9	57:16,25 58:12	136:3 138:7	42:16 43:4 48:7
habitual 76:7,8	hearings 1:18	58:16 59:5,18	home 3:7 94:22	50:14,14 57:4
half 104:15	2:23 5:14 7:19	59:23 60:2 61:7	98:21 103:3,15	104:23 129:17
112:21 116:21	10:24 11:12	61:17 67:16	103:16,19	129:18 137:7,8
123:13 137:20	heart 4:4 121:8	74:14,16,21	117:23 124:11	137:11,12
halfway 99:25	heat 123:2	75:8,11,15,20	homeowners	housing 4:7 17:17
Hall 7:2 9:2	heated 132:3	75:23 76:6,14	94:12	17:22,25 46:3
hallway 125:16	heck 109:20	76:20,24 77:9	homes 76:11	47:6 59:20
hammer 123:5	hedge 130:13	78:3,10,17,25	89:23 91:20	75:24 86:14
hand 45:25 102:4	held 6:23,25 8:7	80:16 85:18,25	114:16 117:21	89:3 127:12
117:24 127:9	help 8:20,20	86:8,13,17,20	125:2	Hua 9:25
handbook 46:3	11:20 17:5	87:2,12,16 95:4	honestly 79:20	Hubert's 5:3
47:5 59:20	45:13 87:21	95:7,8 96:17	109:3	huge 117:9
handle 20:10 99:5	88:14,14 89:7,8	101:3,8,13	honesty 79:24	hundred 19:10,11
123:9	89:14 91:25	103:18 107:18	hope 120:5 127:4	62:8,10 63:20
handled 31:21	99:23 115:12	107:23 110:13	130:2,3	hundreds 7:3
127:24	118:20 128:9	110:18,24 111:6	hopefully 101:16	
Hanson 30:16	141:8 142:25	111:16,21 112:4	118:20	I
happen 26:19	helped 89:6	112:6,22 113:2	hospital 124:10	idea 16:16 70:14

70:17,19,24 71:3 100:18 identify 102:17 103:25 113:19 ill 124:24 illegal 101:24 124:17 illegally 67:19 immediately 58:5 66:24 imminently 23:6 impact 94:15 important 3:21 4:3,21 11:25 53:6 58:22 93:16 94:3,17 94:24 140:10 imposed 130:16 impossible 107:14 impression 49:8 improper 80:14 improve 45:4 54:11 114:6 116:8 incentive 71:17 73:18 inches 26:25 30:10,13 31:5 64:22 65:2 include 43:15 included 19:23 includes 6:22 including 5:22 9:20 23:11 28:13 114:16 inconsequential 79:14 inconvenience 25:10 incorrect 49:24 increase 45:19 53:20 73:3 incur 66:16 incurs 71:7 individuals 10:2 16:9 94:21 95:11	industry 59:14 71:6 information 74:12 128:11 informational 42:15 informed 102:8 initial 7:9 initiative 6:21 8:22 11:21 12:23 114:11,12 115:6 116:5 initiatives 5:20 9:13 injured 121:17 input 142:23 inquiring 133:18 insects 109:13 inspect 22:19 23:4 24:15 inspected 134:5 inspection 17:7 17:17,23 22:5 22:16,22,25 24:8,9 27:3 75:25 86:14 89:4 90:25 133:13 134:3 inspections 1:4,17 2:7,22 16:14 25:15,16 90:23 143:8,13 inspector 22:19 24:3 26:21 95:23 intact 89:24 intense 58:25 interaction 100:24 108:24 interdepartmen... 128:17 interested 96:23 interior 31:19 introduce 74:17 introduced 53:11 83:13 introductions	2:14 invest 38:4,5 invested 91:18,18 investigate 31:20 investigation 3:3 investments 49:11 investor 15:3 invited 138:2 involved 9:5,6 involving 23:5 issuance 3:3 issue 1:18 2:23 5:11 10:17 17:3 23:6 27:16 30:5 30:12 32:3 50:12,12 72:2 73:14 93:7 95:5 106:3 108:4 112:12,23 116:16 issued 9:19 34:17 44:5 issues 4:2,3 5:18 6:4 7:16 9:9 11:18 22:23 24:25 27:2 28:24 45:17 47:10 83:4 93:24 94:5,6,23 95:19 101:18 102:10 111:18 111:20,22 113:11 114:22 116:2 121:6 126:20 items 8:6 10:10 95:9 139:16 it'll 45:11	131:17,19 job 11:16 109:21 130:4 Joe 96:9 97:5 113:23 Johnson 1:13 2:15 4:12 39:10 39:11,16,19,23 40:4,7,10,14,19 40:25 41:5,14 41:23 66:15 67:11,13,25 68:5,11 93:11 93:12 107:24,25 108:22 109:7,17 110:2 join 2:4 3:12 joined 90:7 110:7 joining 115:4 joint 1:3,17 2:21 3:23 5:13 6:24 88:24 143:7,12 Jones 1:12 2:12 3:18,24 10:13 32:12,13,25 34:9,21,25 35:8 35:17,23 36:6 36:14,17 37:9 52:11 61:20,21 61:25 62:6,10 62:13,17,21 79:3,5,9,12,23 80:4,9 116:13 116:14,22 117:2 117:5,8 118:4 JR 1:12 June 6:23,25 14:17 88:25 91:24 juxtapose 52:15	keeping 112:9 Kenny 9:23 Kenyatta 1:13 2:15 4:12 39:10 66:14 67:11 93:10 107:24 kept 105:3 121:21 122:10 key 123:12 125:9 kicks 99:7 kidneys 124:3 kids 105:4 123:4 136:16,17 137:15,15 142:9 kind 5:14 28:20 49:20,21 50:4 52:19 63:6 90:12 98:15,18 101:17,17,23,24 118:7 kinds 79:18 121:20 knew 5:17 121:6 126:5 know 3:20 4:18 4:19,20 9:15 12:16 16:23 18:16 22:15 30:5 40:20 42:17 43:17,18 45:13 59:16 65:3,22,23 72:15 77:19 78:12 82:4 85:23 89:17 92:14 105:24 106:13,18 107:3 108:6 110:12 111:9 114:20 118:2,16 119:3 119:12 121:10 121:12,18,19,21 123:2,3,21 124:6 125:20,23 128:7 130:25 132:5 136:6 137:5 139:17
---	--	--	--	---

140:7	12:19 48:3	54:11 61:11	131:19 132:18	27:5 60:3,14
known 44:7	learn 6:15	76:3,11 87:4,9	132:20,21 136:3	63:2 65:8 66:9
knows 109:13,15	lease 50:15 61:4	89:23 111:18,20	lived 104:14,18	69:6,7,15 77:22
L	71:6,13,20,21	113:4 114:7,22	108:8 116:19	101:9 115:2
L 144:15	71:22 72:3,14	121:13 142:8,20	121:4 136:2,4	123:4 126:10
lack 14:19 49:2	72:17,22 121:14	light 60:2 140:10	lives 15:16 98:24	132:7 135:11
ladder 134:18,19	129:8	lighting 126:6	132:23	136:17 137:8,10
lady 124:11	leases 71:4,10	127:2	living 25:19 36:23	137:13 140:9
land 4:4 94:8,10	leave 113:7	limited 12:15	99:4 107:7,10	lots 68:7
landlord 33:11	123:20	26:16 92:4	109:14 111:25	loud 81:16 104:21
43:19 44:6	leaves 100:2	Lincoln 15:18	local 9:6 142:9	108:12 119:12
49:12 51:13	132:12	Linda 119:21	located 8:9 55:14	love 44:21 126:2,6
53:16,17 99:9	leaving 21:15	120:8	location 26:22	126:6 129:6
100:24 102:6	115:9	line 69:5 74:23	lock 123:10	low 49:19 50:4
103:14 104:6	led 53:3	lines 66:15	locked 125:7,8	lower 23:3
106:23 110:21	left 2:9,10 22:14	Lisa 113:8	locks 123:11	lucky 140:11
115:18 117:20	106:7 109:12	list 19:17 33:9,13	logical 64:23	L&I 4:24 11:15
121:6 129:8	131:5 135:24	92:12	65:18	12:9 16:21 20:3
141:25,25	legislating 92:7	listed 16:12,17	logistics 13:12	21:19 30:16
142:17	legislation 53:11	18:8 52:18	29:17	31:21 41:7 53:8
landlords 1:18	legislative 12:23	listen 92:25 93:3	long 14:25 53:3	57:2,11 61:10
2:24 5:21 7:3,3	length 22:22 74:4	139:14	75:11 82:15	76:9 87:7 92:14
7:20 8:14 9:19	Leonard 9:24	listened 35:4	83:19,19,22	95:20 100:10
13:5 28:8 29:18	letter 58:8,8	138:4	84:4,6 108:3	105:22 107:8
30:6 51:18,23	60:24 61:6	listening 98:13	110:21 118:5	131:21
59:16 60:6,6	let's 9:18 56:15	136:22	134:23 135:16	L&I/PUBLIC 3:1
67:19 73:15	83:21	litter 25:5	141:11 142:15	4:1 5:1 6:1 7:1
88:25 91:25	level 92:3 110:15	little 14:18 20:24	longer 7:21 27:5	8:1 9:1 10:1
114:18 119:6	license 16:16,18	45:22 47:5 48:6	104:17 105:7	11:1 12:1 13:1
129:13 130:16	17:23,25 18:5,6	58:9 69:8 98:17	Longshore 121:3	14:1 15:1 16:1
131:2 136:23	18:8 22:4 53:17	98:18 99:11,19	122:23	17:1 18:1 19:1
138:4,18 142:4	53:18,18 54:4	100:16 104:9	look 3:22 40:20	20:1 21:1 22:1
landlord's 130:6	75:25 133:7,12	106:25 118:22	41:15 47:25	23:1 24:1 25:1
landscaper 31:9	licensed 67:21	118:22,23,25	51:17 69:14	26:1 27:1 28:1
130:11	licenses 1:3,17 2:7	119:2 125:17,23	88:2 94:3,18	29:1 30:1 31:1
language 137:21	2:21 16:13,23	132:2 136:17	96:13 127:7	32:1 33:1 34:1
large 28:5	17:6,18 18:2	live 7:8 28:7	129:17 132:18	35:1 36:1 37:1
late 71:9 81:17	56:10 86:14	37:22 39:5	141:9	38:1 39:1 40:1
118:25	89:4 90:23	55:19 60:12	looked 41:9	41:1 42:1 43:1
law 134:4	143:8,12	75:16 79:6	looking 22:24	44:1 45:1 46:1
lawn 28:17 31:7	Lieutenant 12:20	86:10 87:25	33:12 38:12	47:1 48:1 49:1
lawnmowers	life 4:2 5:18 6:3,9	91:16 93:19	140:12 143:2	50:1 51:1 52:1
130:13	9:9 11:7 21:4	104:5 105:18	looks 99:10	53:1 54:1 55:1
Leader 2:11 3:25	23:18 24:21,25	107:11 117:11	Loring 129:3	56:1 57:1 58:1
leaders 6:14	25:12 27:24	119:7,10 121:2	losing 136:25	59:1 60:1 61:1
leadership 4:13	43:2 45:2,5,16	121:12 126:5	137:2	62:1 63:1 64:1
	47:9 52:4 53:7	129:3,15,16	lot 20:6,11 22:23	65:1 66:1 67:1

68:1 69:1 70:1 71:1 72:1 73:1 74:1 75:1 76:1 77:1 78:1 79:1 80:1 81:1 82:1 83:1 84:1 85:1 86:1 87:1 88:1 89:1 90:1 91:1 92:1 93:1 94:1 95:1 96:1 97:1 98:1 99:1 100:1 101:1 102:1 103:1 104:1 105:1 106:1 107:1 108:1 109:1 110:1 111:1 112:1 113:1 114:1 115:1 116:1 117:1 118:1 119:1 120:1 121:1 122:1 123:1 124:1 125:1 126:1 127:1 128:1 129:1 130:1 131:1 132:1 133:1 134:1 135:1 136:1 137:1 138:1 139:1 140:1 141:1 142:1 143:1	main 100:13 109:23 maintain 25:12 27:25 38:20,21 45:5 49:2 50:7 50:12 58:20,21 91:21 115:21 142:19 maintained 30:24 31:8 maintaining 38:17 maintenance 5:23 18:13,25 25:17 27:2 28:24 43:13 53:6,13 56:14 57:8,21 61:9 62:3,4,18 72:24 76:2,8 87:6 102:9 major 5:18 majority 2:11 3:25 20:6 51:20 making 4:20 17:7 70:6 77:22 94:19 138:20,21 man 99:15 125:20 manage 40:5 41:20 management 15:23 16:2,6,22 17:10 39:25 55:25 56:3,6 60:23 63:7 64:24 69:24 70:11 84:14 manager 16:4,12 16:17 18:8 33:16,19 managers 62:15 manages 40:2 Managing 26:9 manner 28:2 118:18 manpower 28:14 Maria 1:11 2:8 5:25	Mark 1:14 9:22 Marshall 119:21 120:10,17,22 122:16,20,23 126:15 127:14 127:19 128:5,20 128:23 master 123:12 matter 23:5 42:25 42:25 144:7 matters 44:11 Mayfair 48:14 126:3,5,25 127:3 129:6,12 138:6 ma'am 97:18 98:2 mean 7:20 18:20 18:22 19:4 20:22 21:12 28:6 32:23 35:22 36:4,6,24 37:2,6 42:24 43:11 45:8 59:10 65:3 68:22 69:10 80:2,10 83:25 99:19 117:21 118:5 125:21,24 136:16 137:23 138:12,15,16 means 27:10 64:21 90:25 93:21 144:22 medication 123:7 mediocre 125:23 meeting 96:14 131:23 133:15 member 32:7 112:16 members 10:18 12:2 13:16 42:5 113:22 mention 8:5 mentioned 12:8 61:22 mentioning 45:10 mic 13:20	MICHELE 144:15 microphone 85:22 120:7,14 120:19 122:22 million 142:3 mind 45:14 94:25 132:2 Mine 122:10 minor 36:24 minutes 15:21 missed 77:8 missing 100:12 mistaken 104:19 mixed 15:7 MJP 9:23 Mm-hmm 85:7 moment 107:2 money 11:13 36:20 45:12 70:12 73:21 118:9,23 122:9 130:10 month 83:24 84:2 104:19 108:20 123:8 months 83:24 84:2,8 134:5 morale 24:16 morning 102:25 103:4,7,8 105:4 mortar 100:16 mortgage 137:18 mortgages 117:15 mother 15:18 99:6,7 motivated 97:7 motivates 38:5 motorcycle 134:16,17 mouth 11:14 move 10:4 11:11 11:21 34:4 47:13 59:13 96:25 126:2,9 137:14 139:15 moved 15:19	98:14 118:20 121:3,5 123:24 124:2 126:4,8 moves 118:20 moving 44:15 mule 117:10 multiple 21:3 multiple-unit 20:8 multi-unit 21:13 MURPHY 144:15 music 81:17
M				N
Madam 3:17 10:14 11:22 21:17 30:3 32:9 37:10 62:25 67:14 68:17 80:24 84:11 89:25 93:13 95:9 113:21 119:13 128:25 130:24 mail 34:8 mailed 33:22 34:2				name 2:8 13:13 13:24 14:3,21 17:9 22:2 26:7 54:13,15 56:6 58:7 74:19 85:22 96:22 97:14,18 104:4 106:19 111:14 113:23 120:9,16 120:21 129:2 131:18 named 13:6 names 9:21 narcotics 98:24 nature 10:22 Neal 97:5 104:4,5 108:6 109:2,10 109:19 110:11 110:23 111:2,8 111:19,23 112:5 112:8,18,25 116:20 117:17 near 4:4 19:10 33:4 60:19 need 8:20,21 9:8 11:3 35:19 58:8 60:9 121:10,10 137:8,11,13,16 needed 16:17,20 89:8 126:11 129:24 needs 12:10 18:21 125:20 134:6

139:13,21 negligent 1:18 2:23 7:20 8:13 11:8 neighbor 6:21 31:2 90:18,19 91:3 99:23 122:4 131:8,22 neighborhood 8:11 18:18,19 19:5 21:5 38:9 45:18 48:7 61:12,15 76:12 87:5 104:24 119:11 125:9 129:24 136:18 141:2,7 neighborhoods 6:10 8:12,16 25:13 43:3 45:2 48:4,5 51:16 52:3 76:4 79:19 87:10 89:22 91:17,21 93:20 116:8 142:8 neighbors 5:21 8:15 25:3,7 28:7 30:21 31:22 32:20 33:3 36:22 45:25 60:15 70:23 89:20 93:23 108:9 113:5 118:5,6 129:21 138:24 never 71:18 108:17 111:4,4 111:7 121:4 137:5 138:13 141:10,13 new 7:17,17 9:13 34:5 121:11 122:4 131:5,10 nice 38:18 night 20:14 21:15 36:2,3 42:4 78:21 81:17	104:22 105:6 113:15 nights 78:23 82:2 nighttime 138:15 nine 124:10 noise 77:23 81:13 81:15,16 111:17 noises 104:21 108:12 normal 59:13 Northeast 3:22 4:10 5:3 114:2,5 136:2 nose 89:9 note 12:2 55:5 notes 82:24 144:6 notice 63:2 69:2 noticed 98:22 notices 30:14 notify 64:13 72:4 110:20 NOV 24:3 November 1:8 133:25 144:7 nuisance 30:8 101:23 number 34:14 49:18 69:14 92:4 111:15 114:13 127:20 numbers 33:20 numerous 98:22 106:2 O objections 144:4 obligation 99:4 obviously 28:15 49:11 107:20 132:6 occupied 68:3 occur 70:10 offenders 76:8 offer 88:5 92:17 offered 90:14 119:16 office 5:8,16 7:10	7:15 8:23,24,24 9:4 17:5 26:21 55:6,10 76:15 77:13 78:6 83:3 88:10,12,19 89:6,6 90:20 92:18 95:25 101:15,22,25 102:5,7 113:8 127:20 128:4,12 128:14,18 officer 98:20 99:4 102:18 official 2:6 officials 141:19 oftentimes 30:5 31:11 oh 1:14 2:11 4:15 19:24 32:22 42:7 47:17,20 48:16,21,25 49:6 50:3 51:9 52:8,10 67:12 68:15,16 69:4 69:20 70:5,9,15 70:18 71:4,23 72:12 73:8,10 73:13 102:14,15 102:21 103:10 112:13 118:10 123:16 124:12 124:15 126:8 134:18 okay 15:22 29:23 43:10 46:5 47:4 49:6 55:4 56:21 61:17 63:17 65:25 67:10 68:12 73:8,10 74:13 75:20 76:14,20 77:9 78:10,25 131:13 old 15:7 olive 89:13 90:15 once 8:9 57:13 63:3 64:3,20 65:19 78:12	ones 52:19 ongoing 26:15 open 2:13 3:10 13:15 47:14 53:24 85:24 90:2,11 opening 2:17 3:11 54:21 opinion 30:18 130:3 order 49:2 91:4 123:19,20,21 organization 9:7 114:25 organizations 115:3,17 outlines 88:16 outside 15:10,11 15:14,20 55:19 55:21,23 75:16 75:17 82:6 137:4 outstanding 53:14 54:4 101:18 113:11 130:4 overgrown 135:13 overview 14:23 owed 7:13 87:23 owned 14:25 65:7 137:14 owner 24:7 27:3 27:14 28:4,11 33:22 71:24 108:25 133:8 142:18,18 owners 7:11 25:11 31:4 52:19 107:20 118:13 owning 37:17 117:3 owns 98:7 o'clock 20:14,16 36:3 42:3,9 43:20,21 44:3	44:18 77:25 78:2,21 105:3 134:14 P page 71:22 paid 69:25 pain 80:12 painting 114:17 Palermo 9:23 pancreatic 121:7 panel 119:23 paper 104:25 parallel 124:8 pardon 40:9 120:17 122:16 134:10 137:20 part 38:18 39:25 51:16 53:12 68:24 72:11,12 73:13 92:5 96:5 116:16 participation 142:11,24 particular 38:13 48:12 64:3 77:20 108:13 particularly 52:23 110:15 118:14 Partners 46:2 47:6 59:19 partnership 6:13 parts 16:4 pass 66:14,17,19 67:5,8 136:24 patience 116:15 119:9 120:5 139:7 Paul 9:22 54:16 54:18 127:8,9 127:10,22 pay 20:21 50:6 59:12 66:18,22 66:23,25 67:7 69:2 70:7 73:4 82:9 88:2
---	---	--	---	--

121:23,23,23 130:7 137:18 paying 73:15 92:9 peace 103:16,19 118:11 penalize 70:11 penalized 42:22 44:4 penalties 53:20 72:7 Pennsylvania 1:8 people 5:13 7:14 11:3 16:5 25:19 27:23 32:17 40:5,15 41:19 45:20 49:13 51:20 62:5,11 62:13 80:13 82:9 87:25 89:7 89:12,14,17,21 92:5 96:3,21 107:7,10,12 109:5 117:16 119:7,18 123:6 124:5 125:2 130:12 132:6,18 133:19 136:8 137:8,11,19,25 138:16 people's 29:4 percent 20:8,19 45:18 48:14,14 48:20,21 129:15 percentage 48:17 70:2,4 period 27:19 72:20 108:23 persisting 113:12 person 36:19 49:14 123:20 132:23 personally 77:23 78:19 117:17 127:18,24 Philadelphia 1:2 1:8 7:5 15:4,10 15:23 24:13	26:10 48:12 55:15,20,25 59:11 67:20 75:7,19 86:10 87:20,24 89:10 89:19 98:20 102:18 114:2,5 127:13 140:7 141:4,24 Philadelphians 87:25 Philly 94:6 phone 33:7,20 76:16 77:13,14 77:20,21 78:13 111:14 physically 20:9 106:5 pick 38:2 picture 132:11 pictures 30:14 132:9,14 133:7 135:19 piece 18:4 36:7 53:11 pills 122:8,8 pilot 42:8,11 43:22 122:5 place 25:10,11 60:13 78:7 118:17 plan 6:5 15:23 55:24 87:21 88:13,15 139:15 planter 135:7 plan/delinquency 6:6 plate 133:8,12 play 136:18 playing 81:16 please 10:4 14:22 21:19 26:7 74:18 96:23 97:8 120:13 122:22 plus 82:24,25 point 13:15 43:16	64:16 67:3 94:6 95:3 113:9 120:12,24 129:20 pointed 117:16 pointing 47:7 points 100:13 police 12:21 60:25 66:5,5 77:22 78:4,13 81:7,10 82:17,19 83:3,6 83:9,11,16 95:24 98:20 102:18 115:8 122:3 123:21 125:10,14,18,19 128:11 policy 54:10 political 126:10 politics 141:11 poor 125:2 pop-up 105:17 position 98:19 possible 109:4 possibly 19:8 106:14 potentially 38:15 pots 135:7 power 132:5,7 preach 65:16 premise 34:10 presence 12:7,25 present 1:11 13:5 presentations 97:7 President 113:24 pretty 41:17 58:25 68:19,22 68:25 93:20 110:17,24 111:2 prevalent 140:5 prevents 123:18 previous 17:21 120:6 prices 92:9 pride 112:19 Princeton 113:24	prior 53:24 99:3 pristine 129:19 privacy 121:10 privileged 4:22 probably 18:17 19:4 20:7,19 31:19 47:2 51:19 53:25 65:10 76:18 108:20 129:18 130:25 problem 1:18 2:24 5:12 6:11 8:14,22 11:4,6 18:6 19:19 30:19,20 31:12 32:20 48:2,3 49:12 51:17 53:25 65:4,5,21 68:18 72:2 73:6 81:3,11 84:4 96:6 100:15 115:15 118:12 129:11 140:5 problems 5:15 35:5 73:25 85:15 140:9 procedure 24:3 24:11 proceed 2:16 10:5 13:14,18,25 14:7 47:19 52:9 54:13 74:15 85:19,22 86:6 93:9 98:12 104:2 113:20 120:7,9 proceeded 10:12 proceeding 2:6 proceedings 144:4 proceeds 86:2 process 11:12,13 16:19,20 24:2 26:13 60:13 68:12 108:7 processed 24:6	processes 24:12 product 39:2 60:10 production 3:5 profession 72:16 142:6 profit 94:19 118:3 profitable 48:23 program 6:6 43:23 115:11 116:5 programs 114:6 proper 100:19 126:11 properly 31:17 115:20 119:2 properties 1:18 2:24 6:17 7:4,7 7:12,14,23 8:22 11:6 14:24,25 16:6 17:18 18:3 19:15 20:9 29:6 32:15 33:3,4,12 33:14 34:6 37:8 37:17 39:13,15 39:17 40:5,15 45:6,17,20,21 49:23 50:8 51:15 52:16,18 55:13 56:11 58:20 64:25 65:9 66:6 68:2,7 69:12,17 70:7 70:10,20 72:2 73:19 76:16,19 85:9 86:15,18 86:21,22 87:3 93:19,25 94:9 94:11,22 117:6 129:9 property 5:2,23 6:9,12 11:17 12:12 16:5,12 18:10,13,25 19:12 21:16 24:4,6 25:11,16 27:2,11,14,20
---	--	---	--	---

27:25 28:4,10 28:11,24 30:24 31:4 32:19 33:16 38:5,6,8 38:13,16,23 43:12 51:4,6,12 53:5,12 56:14 57:7,14,21 58:11 59:4 61:9 61:14 62:15 65:6,7 66:9 75:25 76:8,18 76:22 81:2,3 87:6 95:22 96:6 97:20 98:6,9 100:3,21,22 101:10 102:9 105:10,13,20 106:22 107:4 109:18 114:22 115:21 117:13 122:15,19 131:7 132:15 133:9 137:22 139:11 142:17,18,19 prosecution 98:23 prostitutes 136:9 prostitution 99:2 protection 123:20 protocol 126:12 provide 51:14 52:17 59:19 142:7,25 public 1:4,17 2:22 3:18 4:16,25 7:16 10:11 11:16 12:11 23:6 45:10 60:14 75:3 90:3 90:12 92:15 95:21 96:16,18 101:23 138:3 139:11,18 143:8 143:13 144:16 public's 92:25 pull 97:22 punitive 27:21	92:20 purchase 94:8 purchased 111:12 117:22 purposes 13:11 97:13 purview 77:17 pushed 17:2 133:19,22 put 11:2,13 13:20 13:21 16:22 38:23 43:21 44:2,8,16 45:6 66:3 69:3 71:12 72:13,17 79:17 83:21 85:21 87:23 88:13,15 94:14 100:20 118:22 119:2 120:7,20 121:14 123:9 141:18 142:14 puts 115:19 putting 20:20 21:2 25:2 41:6,8 57:17 100:5,8 118:2 p.m 1:9 102:24 143:14	67:21 71:24 72:11,13 76:25 130:21 133:4 questioning 54:19 74:23 questions 13:17 22:12 25:25 29:14,23 34:23 37:14 39:9,12 47:12,13,18 54:23,25 55:12 61:18 75:4 86:2 87:17 88:8 108:2 110:11,20 116:18 quick 22:12 37:13 52:12 61:22 110:19 116:18 quickly 30:4 62:25 80:25 130:24 quiet 78:23 96:18 quietly 79:17 Quinones-Sanc... 1:11 2:8 6:2 quo 7:21 quote 99:16	really 16:23 58:10 60:7,25 61:5 68:23 93:17 94:24 104:10 107:15 140:9 Realty 9:23,25 56:8 reason 51:20 89:2 109:23 reasons 107:18 rebuilt 99:14 rec 136:18 receipt 55:7 66:24 receive 26:19 34:11 35:10 60:22 72:18 77:19,21 received 7:12 18:14 32:16 33:2 35:14 43:7 56:15 67:17 72:4 78:12 101:9 receives 76:15 receiving 35:21 60:18 77:12,13 recess 8:2 95:15 recognize 57:17 58:18 90:5 94:4 recognized 96:8 recognizing 93:18 record 13:13,24 14:22 22:2 26:7 37:15 43:17 44:10 53:2 54:14 55:6 59:6 74:17 85:23 86:11 87:3 95:11 97:6,13 97:15 104:2 108:10 110:7 113:20 120:9,16 120:21 122:14 122:18 records 17:21 19:6 56:22 105:25	recyclables 35:15 reduce 66:21 reference 97:19 98:5 99:9 100:11 reflecting 19:7 regard 7:6,22 regarding 67:17 67:18 106:3 112:12 regardless 108:18 regards 36:8 register 96:23 registered 33:17 96:21 registers 80:17 registration 134:2 regulations 31:3 reinspection 23:11 26:15 27:9 relative 69:10 relatively 69:15 69:18 relieved 102:25 remains 38:17 remarks 2:18 remarried 15:19 remediate 11:18 remediation 28:20 91:8 remember 112:23 remiss 90:5 96:3 115:7 removal 50:16 remove 100:7 114:9 renew 16:25 renewal 53:15,16 54:7 renewed 18:5 rent 38:14,15 42:16 43:8 58:14,22,23 59:8 60:8 65:8 67:19,22 68:10 68:12 70:4 72:7
--	---	---	---	---

73:3 77:5 82:9 84:25 85:4 87:14 121:23,23 121:24 125:24 130:10 rental 1:18 2:24 38:23 46:6,12 46:14,24,25 54:3 59:22 129:8 rented 48:17 renters 28:8 renting 46:22 48:23 55:15 117:3 129:17 130:12 repeat 32:24 72:11 repeated 83:2 repetitive 73:2 replace 100:17 report 8:22 9:3 67:17 71:8 122:3 reporter 144:24 represent 10:18 representation 23:22 representative 83:15 represented 78:5 reproduction 144:21 request 14:20 21:18 require 15:23 55:24 requires 128:16 RES 3:1 4:1 5:1 6:1 7:1 8:1 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1	31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1 40:1 41:1 42:1 43:1 44:1 45:1 46:1 47:1 48:1 49:1 50:1 51:1 52:1 53:1 54:1 55:1 56:1 57:1 58:1 59:1 60:1 61:1 62:1 63:1 64:1 65:1 66:1 67:1 68:1 69:1 70:1 71:1 72:1 73:1 74:1 75:1 76:1 77:1 78:1 79:1 80:1 81:1 82:1 83:1 84:1 85:1 86:1 87:1 88:1 89:1 90:1 91:1 92:1 93:1 94:1 95:1 96:1 97:1 98:1 99:1 100:1 101:1 102:1 103:1 104:1 105:1 106:1 107:1 108:1 109:1 110:1 111:1 112:1 113:1 114:1 115:1 116:1 117:1 118:1 119:1 120:1 121:1 122:1 123:1 124:1 125:1 126:1 127:1 128:1 129:1 130:1 131:1 132:1 133:1 134:1 135:1 136:1 137:1 138:1 139:1 140:1 141:1 142:1 143:1 research 6:2 researching 6:4	resent 129:14 reside 15:9,9 residential 44:3 residents 12:2 73:24 93:4,23 94:16 97:3 114:7 residual 24:20 57:7 resolution 1:16,16 2:20 3:14 52:22 143:10 resolve 101:17 102:9 113:10 140:13 resolved 107:8 resources 23:17 26:17 57:10,23 77:15 90:21 92:4 101:20 respect 14:19 126:16 137:12 respectful 28:2 respective 33:3 79:19 respond 14:17 responders 11:10 response 112:11 135:22 140:19 responsibilities 45:24 responsibility 34:4 45:7 47:8 58:13 61:2 63:10,12,15 77:4 84:18 87:13 responsible 27:24 43:5,7,18 44:25 45:21 50:15,16 58:19 59:8 70:6 71:16,19 72:22 91:15 142:2,13 responsiveness 14:19 rest 87:24 91:16 121:12	result 7:8 109:9 retired 49:9 retirement 37:20 return 88:2 rewrite 53:13 rewriting 5:23 53:5 Rhawn 136:11,13 ridiculous 107:13 right 2:11 4:11 23:15 29:7 30:10 31:11 42:8 55:21 68:10 71:14 74:25 81:20,23 83:15 84:10 86:21 89:16,18 92:9 99:11 107:12 108:16 110:2 112:4,5 118:17,21 129:25 131:23 134:9 136:3 142:12 risk 50:5 Road 136:10 robbed 121:18 rodents 25:4 113:5 roll 87:20 room 97:23 Rossi 9:24 roughly 100:22 117:22,23 routinely 32:18 row 15:6 50:14,14 royal 79:6 80:10 RPR-Notary 144:16 rubbish 56:19 rude 99:20 ruin 114:19 Rule 3:7 rules 31:3 61:3 run 30:16 134:6 rundown 49:14 rusty 135:6	Ryan 127:3 S sad 80:11 safe 39:2 123:10 safely 100:21 safer 30:25 safety 1:4,17 2:22 3:1,18 4:1 5:1 6:1 7:1 8:1 9:1 10:1,11 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1,6 24:1 25:1,18 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1 40:1 41:1 42:1 43:1 44:1 45:1,10 46:1 47:1 48:1 49:1 50:1 51:1 52:1 53:1 54:1 55:1 56:1 57:1 58:1 59:1 60:1 61:1 62:1 63:1 64:1 65:1 66:1 67:1 68:1 69:1 70:1 71:1 72:1 73:1 74:1 75:1 76:1 77:1 78:1 79:1 80:1 81:1 82:1 83:1 84:1 85:1 86:1 87:1 88:1 89:1 90:1 91:1 92:1,15 93:1 94:1 95:1 96:1 97:1 98:1 99:1 100:1 101:1 102:1 103:1 104:1 105:1 106:1 107:1 108:1 109:1 110:1
--	---	---	---	---

111:1 112:1	130:19 131:15	115:3 124:13,16	135:21	125:25 140:13
113:1 114:1	133:2 135:17,23	124:18 127:7,10	sheer 27:6	situations 128:16
115:1 116:1	139:2,5 140:15	134:19,21	sheet 100:8	six 21:13 50:22
117:1 118:1	140:20 143:6	135:15	Shelmire 98:10	69:12 100:22
119:1 120:1	sat 106:9	seeing 33:9	101:6	Slabinski 96:9
121:1 122:1,11	satisfaction 52:5	125:18	shift 98:22	sleep 113:15
123:1 124:1	52:15	seeks 139:15	shifting 41:9	slum 94:7
125:1 126:1	Saturday 114:8	seen 33:8 101:12	shifts 102:21	small 44:6 60:7
127:1 128:1	save 36:19,20	106:17,17,20,20	shirts 142:10	69:13,18 142:5
129:1 130:1	45:11	108:17 131:6	shit 137:21	smoking 121:20
131:1 132:1	savings 43:22	141:10,13	shootings 138:10	snow 27:18
133:1 134:1	44:17	selection 38:3	short 29:3,5 114:9	snubbed 89:9
135:1 136:1	saw 65:20	sell 122:10	shoveling 27:17	Solly 136:10
137:1 138:1	saying 18:7 33:21	send 26:21 27:13	show 7:19 109:22	Solomon 119:23
139:1,18 140:1	42:5 49:17	50:23 61:5	showed 14:14	135:21
141:1 142:1	51:10 65:22,24	64:15	29:19 45:16	solve 65:4,4
143:1,9,13	66:8 77:22	sending 60:24	shows 45:16	somebody 36:2
Saint 1:7 8:7	105:9	sense 18:13 35:24	108:15	40:13 64:24
15:17	says 44:20 71:15	37:3 52:4,20	shut 44:9	100:15 101:15
Sanchez 2:2 3:8	72:22 123:16	56:14 66:4	shutting 124:3	118:24 133:21
10:7 11:23 13:9	126:2	sent 33:10,11,16	side 75:22 93:10	136:5,25
13:23 14:5	scenes 11:8,8	57:13 58:5 69:2	129:7	somebody's 8:23
21:21,25 29:16	schedule 40:21	separate 57:2	signed 119:18	son-in-law 123:8
32:10 33:15,24	41:9	Sergeant-At-Ar...	signing 71:21	soon 2:13 50:13
34:22 35:7	School 1:7	139:10	signs 138:22,23	50:18 58:3 64:7
36:10 37:11,21	scores 77:8	serious 5:11,12	simple 25:2	64:12 125:7
37:25 38:11,22	screaming 105:4	10:17 12:5 23:5	sincere 90:15	sorry 32:24 34:24
38:25 39:4,7	105:4	seriously 11:3	sincerity 44:22	36:15 38:20
42:2,7 47:16	screen 77:6 84:19	21:9 96:11	single 71:22	46:8 70:15
52:7 54:12,17	screened 115:20	seriousness 5:20	single-family	72:10 83:8 90:4
55:2 61:19	screening 58:25	95:19	63:23,25	90:5 93:10
62:22 66:13,20	search 59:3	serve 143:3	sir 34:21 79:10	102:19 106:25
67:4,10 68:14	seats 93:9 97:2	service 51:15 55:7	101:7 102:11,17	108:13 120:22
73:12 74:6,9,13	second 24:7,9	88:4 103:11	102:20 103:22	126:23 128:19
79:2 80:21	103:12 117:15	143:2	111:3,8,23	sort 132:5
84:12,17,21,24	131:7	services 12:16	116:21,25 117:7	sound 70:14,17
85:5,8,12,16	Section 3:7 99:18	25:7 142:7	117:18,19	71:2
86:5 90:9 95:6	137:6,14	set 27:17 42:21	sit 78:20 82:5,6	sounds 29:8
96:15,20 97:12	security 66:21	Seth 115:13	92:24 93:2	101:19
97:21 98:3,8,12	67:2 73:22	seven 18:19 21:13	107:3	source 7:6
102:12 103:23	121:15,15	42:2,3 114:17	sites 114:9	South 94:6
107:16 110:4	131:11	141:14	sits 133:22	spare 36:22
113:17 116:11	see 4:24 59:7 66:3	seventh 129:6	sitting 106:9	speak 90:23
118:15 119:14	77:24 78:2,21	shaky 108:17	132:25 133:11	106:22 115:2
120:3,13,18	82:6,24 85:14	share 10:20	137:3	120:14,19 129:5
122:13,17,21	96:9 99:13	shared 99:10	situation 23:7	132:24 138:3
126:14 128:8,22	101:11 113:8,10	Sharon 119:23	103:13 105:7	speaking 69:16

122:15,19 specific 114:4 specifically 44:2 60:17 77:11,15 speed 74:24 78:18 spoke 97:20 99:14 sponsor 3:13 114:5 142:9 spring 8:4 15:25 56:2 95:17 Squilla 1:14 110:7 110:9 133:5,6 134:8,11,15,20 134:24 135:8 139:23,25 St 5:3 staff 6:16 53:3 96:24 97:9 115:25 119:16 127:8 128:10 139:10 staffs 53:5 stand 96:8 standards 48:5 71:6 standby 119:20 staples 100:6 start 11:11 13:20 29:24 36:4 54:10,25 63:4 64:4 97:15 started 2:6 9:18 98:16 starting 136:13 138:7 state 13:13 21:25 26:6 95:10 97:14 120:15 134:4 stated 14:21 98:25 statement 24:23 54:21 65:12 85:25 126:19 statements 44:12 states 53:23 status 7:21	stay 77:25 118:15 118:25 119:12 124:22 126:24 126:25 141:5 stayed 81:24 118:12,13 staying 95:4 stay-away 123:19 steadfast 93:7 stenographer 120:15,20 139:12 stenographic 144:6 step 13:6 21:19 steps 126:12 128:15 stewards 94:20 stickers 133:13 stiffer 130:8 stop 35:18,20 125:19 street 1:7 20:3 23:3 57:8 104:5 104:8 124:9 129:4,7 131:20 132:20 133:20 136:11,14 streets 5:10 25:6 36:12 53:9 61:10 76:9 87:7 114:8 stress 103:15 stronger 61:5 strongly 92:13,16 stucco 100:13 stuccoing 114:18 stuff 35:16 38:9 50:17 84:22 stunned 32:16 subject 44:10 subjected 25:8 93:22 94:2 submit 6:17 subpoena 32:17 47:23 55:7 88:22 118:16	subpoenaed 7:2 29:18 88:25 92:11 subpoenas 3:4 9:19 10:25 51:19 95:13 suburbs 126:3,4 successful 91:13 91:15 suffer 94:12 sufficient 40:16 suitability 46:7 46:13,15,24,25 59:22 summarize 90:13 summer 44:18 summertime 25:4 27:5 Sunday 127:3 supervision 144:23 supplies 28:15 supply 16:6 support 115:10 139:19 supposed 20:17 25:19 41:25 42:21 72:9 125:14 138:19 sure 10:10 17:7 18:22 34:5 50:24 51:22 59:15 70:6 71:5 94:20 101:18 102:8 108:10 109:12 110:12 110:13 126:19 127:24 128:13 140:16 surprised 34:10 34:14 surprising 81:23 surrounded 129:7 surrounding 1:19 2:25 8:12 30:20 sweeps 57:8 SWEEP's 36:12	sympathize 103:12 system 30:15 34:3 100:20 T table 6:19 13:8 21:24 26:5 97:11 120:2 135:6 Taony 114:4 131:23 132:16 133:15 138:6 tag 134:2 take 6:19 8:21 21:8,11,11 24:15 35:20 36:3 37:8 41:22 47:8 50:2 51:2 52:2 61:2 66:25 87:12 92:17 94:9,10,18 103:8 108:3 112:19 118:22 118:23 119:3 126:13 127:11 127:23 141:9 taken 9:12 12:4 17:3 18:9 21:9 27:12,21 35:14 40:20 50:21,21 50:24,25 51:7 99:14 132:11 144:6 takes 16:4 52:21 96:11 talk 60:23 91:5,11 talked 114:23 118:10 talking 6:16 19:21 21:7 30:6 34:15 35:13 49:7 81:2 93:24 104:7 tank 135:4 task 6:18 tax 6:4,6,8 87:7	taxes 7:13 75:24 76:9 86:22 87:18,19,22 88:2 89:5 taxpayer 137:18 taxpayers 29:9 team 40:2 tell 22:16 81:10 116:3 122:4 123:14 132:17 telling 69:22 72:21 121:21 ten 15:21 26:25 27:4,5,8 30:10 30:13 31:5 62:12,13 64:22 65:2 tenant 50:20 63:9 63:14 64:13,13 65:11 67:6,9 68:25 71:7,7,11 72:3,14,18 74:5 76:23,23 77:8 77:21 78:13 84:4 98:15 109:23 110:16 tenants 5:22 7:8 7:24 8:14 28:4 33:7 43:6,8 44:25 45:23 58:2 59:19 66:10,17,19 68:18,19,20,22 70:7 72:8 73:16 73:19 74:3 77:4 77:6 80:14 81:19 84:20 85:3 87:13 104:16 106:6,22 109:2 111:25 115:15,19 119:8 tenant's 61:2 63:11 terms 40:16 70:12 71:13 74:3 108:4 114:21 terrible 113:3,4
--	---	--	---	--

testify 96:22 126:17 testifying 101:5 testimony 13:14 14:3 35:4 96:16 96:18 97:16 103:21 thank 3:8,16,19 4:8,15,16 5:6 10:6,7,13 11:22 11:23 29:9,13 30:2 32:8,9,10 37:9,11 39:7 47:20,22 52:6,7 55:5 61:17 62:21,25 66:12 67:13 68:13,16 73:10,12 80:23 84:10,11,12 85:16 86:8 88:10 90:8,9 93:8,12 95:3,8 95:18,20,21,23 96:3,9,13,14 101:3,4 102:12 102:15 103:11 103:20,22,23 104:3 107:17 110:3,4,8 113:17 114:24 115:8 116:9,11 116:14 119:13 119:14,15 120:4 120:10,23 128:20,22,25 130:17,19,23 131:14,15 133:2 135:17,20 138:25 139:2,7 140:2,14,20,24 141:15 142:11 143:4,6,11 thankfully 105:6 115:24 Thanks 96:19 102:11 113:16 Thanksgiving	122:2 themselves 109:3 They'd 66:23 thin 105:2 thing 18:9 54:9 61:4 64:3 72:24 89:16,18 137:24 140:2 142:12 things 22:25 42:13 59:17 62:19 66:3 67:15 74:25 77:16 80:14 94:2 113:5 121:21 126:11 130:16 138:18 141:17 think 8:6 11:25 15:5 17:4 18:3 20:25 22:13 35:18 38:16,23 40:7,15 41:16 45:9 49:13,13 52:22 53:23 54:10 58:8 60:21 66:11 69:7,11,13,17 69:23 73:13 76:17 83:5 87:18 90:15 91:23 92:2,19 92:21,22 93:5 94:3 100:25 101:14 103:17 107:17 110:16 114:25 130:25 Thomas 26:8 thought 71:18 124:17 thousand 91:10 thousands 28:18 threaten 58:10 three 13:10 18:17 47:2 56:25 57:3 63:5 65:2,19 82:24,25 84:7 96:21 116:24	119:19 125:21 125:22 132:8 134:5 throw 100:16 ticked 104:10 107:15 ticket 44:5 59:12 tickets 27:16 36:13 66:16 69:6 ticks 109:15 time 4:18,20 7:2 9:15,16 22:20 22:22 28:16 32:14,21,23 40:13 41:9,23 41:25 42:19 45:8 52:21 69:16 72:20 74:5,24 78:12 91:2,6 92:2 96:4 99:3 104:15 106:23 108:13 108:23 115:4 118:22 121:17 123:5 126:16 131:6,7 139:8 141:11,16 timely 118:18 times 34:19 66:6 78:20 82:19,21 92:5 98:21 106:2,20 108:11 108:23 139:13 139:21 timestamp 52:13 timing 41:22 title 2:17 today 13:2 49:7 69:14 92:10 123:9 told 5:19 49:8 121:9 123:23 131:25 tolerate 118:7 Tom 12:14,19 26:2 33:24	115:10 Tommy 5:9 43:12 130:3 ton 20:18 tonight 4:18 8:8 10:3 11:19 22:17 26:13 37:4 45:9 55:11 57:7 77:3 80:16 92:24 95:21 96:12 114:23 115:3 116:16 118:19 127:21 129:23 130:18 132:4 140:25 141:2,13,21 tonight's 6:22 top 43:15 103:4 topic 108:14 Torresdale 9:4 138:8 total 48:22 56:25 touch 49:15 111:5 111:7 128:6 touched 93:15 touches 25:17 tour 103:2 town 9:7 track 89:7 trailer 105:17 transcript 144:8 144:21 transient 129:10 trash 20:10,13,13 20:20,23 21:2,7 21:11,14,16 25:2 26:25 27:17 31:7,12 31:17,18 35:14 35:15,20 36:4,9 41:6,8,22,25 42:18,25,25 43:13,15,15,17 44:2,11 45:7 50:11,15 51:4 57:9,18 61:3 62:18 72:23	87:7 109:10 118:25 135:2,5 Treat 120:12,24 treated 120:25 treatment 124:23 tree 99:24 126:6 127:2 132:12 tremendous 9:17 76:15 87:18 115:12,25 tried 99:8 128:5 Trifecta 80:9 trouble 124:4 true 37:4,6 51:13 144:8 try 11:15 47:25 50:7 51:21 54:8 64:23 74:24 85:14 87:21 99:13 101:2 110:21 113:10 119:5 trying 9:13 10:23 23:17 27:23 58:18 59:7 65:8 65:16,17 69:18 73:17 78:21 82:6 83:20 99:21 110:20 122:6 123:6 132:7 Tuesday 1:8 Tulip 131:20 turnaround 74:2 turning 122:6 turnover 74:3 TV 139:12 twice 104:12 106:17 121:16 121:17 131:6 two 8:5 16:5,9 40:3,5,11,15 56:16 62:5 63:21 64:14 74:8,9 77:2 78:22 82:19,20 83:24 84:2,2
---	--	--	---	---

85:10,13 86:24 87:2 101:16 103:2 105:10,13 106:11,15 107:5 119:20 type 72:24 90:21 types 60:5	value 38:7,18 43:3 45:17,19 76:11 89:23 114:22 117:13 117:21 values 6:9 61:14 various 11:16 vary 28:17 vehicle 134:4,6,6 vehicles 28:13 versus 41:19 vet 106:11 109:8 111:17 victimized 125:13 violation 18:23 21:10 24:5 26:14,24 27:4 27:10 30:8,14 33:25 35:10,18 50:13,18 52:14 52:20,22 57:13 58:4 60:22 64:8 64:12,21 72:4 72:19 118:18 132:17 violations 17:22 18:14,20 19:12 19:14,21,25 20:3,3,4,6,12,20 21:3,3,8 23:23 24:22 25:9 26:23 30:12 31:19 33:8,10 33:10,21 34:17 35:13,21 36:7 43:6,14 49:16 49:18 50:2,5 51:3,7 53:15,24 54:5 56:15,18 56:19,25 57:3,8 57:9,20,22 58:17 59:9,12 60:5,19 61:9 63:3 64:4 65:20 69:7,8 70:10,22 71:7,8,12,16 72:6,25 75:25	76:2,9 79:18 80:3 82:25,25 87:6 89:5 violators 76:7 virtually 112:10 visible 23:2 visit 9:3 22:21 26:22 57:12 visited 105:12 106:21 107:4 visiting 106:14 visitors 108:15 visits 105:9 voice 130:2 volume 27:6 volunteer 9:16 volunteers 9:8 vulgar 104:10	90:16 91:13,14 92:19 94:19 95:7,10,18,20 95:21,23 96:13 97:23 101:15 102:3 110:6 112:13,14 113:14 116:3,6 119:11,12 120:4 121:22 124:4 125:18 126:16 126:17,24 128:9 128:13 130:17 139:23 140:2,16 140:23 141:5,15 wanted 10:11 99:13 107:18,19 107:20 126:5 130:2 wants 53:16,17 97:15 120:7 122:8 126:18,25 Warrant 131:9 warranted 24:8 wasn't 10:10 138:3 wasting 77:15 watch 9:7 watched 133:22 133:23 way 7:17 16:24 52:13 54:9,11 71:2 73:5 83:12 83:21 88:16 91:15 117:25 118:10 127:19 136:11 ways 9:13 weather 4:19 website 9:3 weed 64:4 weeds 56:19 57:19 63:3,14 64:21 65:9 73:25 105:16,18 week 66:6 88:12 88:21 104:12	124:22 weeks 85:11,13 105:10,13 106:10,15 107:5 welcome 5:4 118:5 well-maintained 70:21 76:19 Welsh 136:9 went 10:22 15:18 16:18,21 77:23 78:19 81:25 108:7 123:10 124:9,16 weren't 92:12 131:11 we'll 2:16 26:21 26:22 47:18 54:12 127:17,23 we're 2:5 5:24 8:25 9:12 11:2 11:13,14,18 13:11,12 20:15 21:7,12 22:24 22:24 23:4 34:14 35:13 40:24 47:16 54:8 71:21,25 73:17 81:2 89:10,11 90:20 96:25 97:13 100:25 103:13 103:17 105:8 111:24 119:3 126:15 128:9,19 135:18 140:12 141:8 142:14 143:2 we've 75:13 112:9 114:2 wife 75:5 99:8 104:22 106:4,18 108:9 willfully 89:12 WILLIAM 1:12 Williams 4:25 12:9 22:3,4,9,18
U		W		
Ulatowski 9:22 unbelievable 125:5 understand 5:19 11:4 80:12 93:6 98:19 understanding 7:10 74:22 understood 5:19 unique 6:13 Unit 36:12 131:9 units 15:5 39:15 39:22,24 40:16 48:17 61:23 62:7,9,11 63:18 67:22 75:6,9 125:22 unoccupied 109:18 unprecedented 10:25 12:5 unsightliness 31:24 unveil 6:5 un-runable 133:10 update 34:4 updated 34:6 urinating 124:4 useful 120:6 usually 40:24 135:5 utilizing 8:25		walk 6:20 125:7 127:17 128:14 Walker 121:2 walking 136:8 walk-by 22:25 wall 113:13 walls 104:25 112:3,7 Walsh 119:22 131:17,18,19 133:3,10 134:10 134:13,17,22 135:2,10 Walter 9:21 want 3:12 4:8 5:4 8:5 13:20 14:6 29:19 30:23 37:14 42:10 43:16 49:22 51:22,23 52:25 53:23 54:20 55:5 59:6 74:14 74:16 79:5 80:18 85:18,24 88:11,13,14,14 88:23 89:15,18 89:20,21 90:12		
V				
vacant 68:9,9 vacate 69:3 valid 120:11,24 valuable 9:15				

23:12,15,19,25 24:17,24 25:21 115:13 willing 51:24 77:2 willingness 55:9 win-win-win 91:22 92:23 wish 19:17 74:22 wishing 97:6 Wissinoming 136:5,6 138:6 138:13 witness 13:7 21:23,23 26:4,4 74:15 97:10 103:25 119:25 witnesses 3:5 13:7 97:10 119:25 woman 106:21 123:15 women 60:8 137:15,16 142:6 wonderful 91:17 wood 100:5 word 140:17 work 3:23 4:20 8:21 11:19 20:10,15 34:19 34:20 40:13 49:23 51:6 53:3 64:23 69:5 89:20 91:4,19 102:22,23 114:15 115:17 116:6 140:13 workday 103:15 worked 114:10 worker 125:22 working 5:24 21:12 91:25 114:3 133:17 141:18 works 7:14 121:24 122:25 125:23 worried 123:3 worrying 138:20	138:21 worth 20:23 write 26:22 wrong 69:21 Wu 9:25 Y yard 105:14,15,18 135:14 yards 29:4 yeah 19:3 22:18 32:13 41:24 56:24 65:23 74:19 75:5 83:12 101:9 112:18 131:18 134:18,20,22 year 4:6 6:23 15:25 17:2 18:5 59:25 70:22 83:24 87:21 104:18 108:8 110:22 111:3 yearly 54:7 years 15:5 18:15 19:9 47:2 56:16 56:18 69:12 74:8,10 98:15 104:15 112:21 114:14,17 115:14 116:19 116:21,25 129:4 129:9 132:8,16 136:4 yelling 98:17 112:16 York 131:5,10 young 99:15 you's 129:23 Z zealous 10:22 Zhong 9:25 ZipRealty 111:12 \$ \$105 90:25 \$140,000 117:22	\$150 28:17 91:8 \$25 18:4 20:22 36:18 \$30,000 117:23 \$300 91:9 \$400 106:11 \$50 36:16,17 44:5 \$65 22:20 57:12 \$75 22:21 36:13 36:14 57:12 90:24 1 1 105:3 1st 43:24 1:00 127:4 10 19:4 10th 43:24 100 56:23 61:23 62:7 104 56:24 11 77:25 78:21 11/27/12 3:1 4:1 5:1 6:1 7:1 8:1 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1 40:1 41:1 42:1 43:1 44:1 45:1 46:1 47:1 48:1 49:1 50:1 51:1 52:1 53:1 54:1 55:1 56:1 57:1 58:1 59:1 60:1 61:1 62:1 63:1 64:1 65:1 66:1 67:1 68:1 69:1 70:1 71:1 72:1 73:1 74:1 75:1 76:1 77:1	78:1 79:1 80:1 81:1 82:1 83:1 84:1 85:1 86:1 87:1 88:1 89:1 90:1 91:1 92:1 93:1 94:1 95:1 96:1 97:1 98:1 99:1 100:1 101:1 102:1 103:1 104:1 105:1 106:1 107:1 108:1 109:1 110:1 111:1 112:1 113:1 114:1 115:1 116:1 117:1 118:1 119:1 120:1 121:1 122:1 123:1 124:1 125:1 126:1 127:1 128:1 129:1 130:1 131:1 132:1 133:1 134:1 135:1 136:1 137:1 138:1 139:1 140:1 141:1 142:1 143:1 11:30 103:7 12 19:4 125:21 12/11 134:3 12/2011 133:13 120179 1:16 2:19 3:1 4:1 5:1 6:1 7:1 8:1 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1 40:1	41:1 42:1 43:1 44:1 45:1 46:1 47:1 48:1 49:1 50:1 51:1 52:1 53:1 54:1 55:1 56:1 57:1 58:1 59:1 60:1 61:1 62:1 63:1 64:1 65:1 66:1 67:1 68:1 69:1 70:1 71:1 72:1 73:1 74:1 75:1 76:1 77:1 78:1 79:1 80:1 81:1 82:1 83:1 84:1 85:1 86:1 87:1 88:1 89:1 90:1 91:1 92:1 93:1 94:1 95:1 96:1 97:1 98:1 99:1 100:1 101:1 102:1 103:1 104:1 105:1 106:1 107:1 108:1 109:1 110:1 111:1 112:1 113:1 114:1 115:1 116:1 117:1 118:1 119:1 120:1 121:1 122:1 123:1 124:1 125:1 126:1 127:1 128:1 129:1 130:1 131:1 132:1 133:1 134:1 135:1 136:1 137:1 138:1 139:1 140:1 141:1 142:1 143:1,10 13 107:6 132:16 150 55:17,18 63:18 68:2 69:5 16 129:4 17 15:5
--	---	--	--	---

1995 15:4 42:17 44:8 46:22 1997 18:3	5 5 42:9 43:21 44:3 5:00 41:10,10 42:6 44:17 50 39:20 108:11 57 34:16 58 15:5 39:15 40:5,15,15			
2 2 105:3 2-401 3:7 2:00 103:4 20 45:18 75:6,10 2005 114:3 2007 56:20 2008 75:14,15 2011 82:25 2012 1:8 83:2 144:7 21 56:19 25 48:14 27 1:8 144:7 28 56:18	6 6 77:25 78:20 134:14 6th 12:3,17 32:4 43:23 6:00 20:17 6:10 1:9 6:30 36:2 60 108:11 65 20:7 6600 131:19			
3 3 20:15 3-1-1 26:20 30 15:6 53:24 66:22 300 28:17 3015 81:2,5 104:7 3017 104:5 32 50:13 3552 98:10 101:6 101:8	7 7 36:3 43:19 44:18 7:00 20:18 40:21 44:8 7:30 20:11 35:7,8 40:23,25 41:3 75 20:7,19 48:13			
4 4 20:14 4th 119:4 4:00 20:11 35:6,9 40:23 41:2,3 44:9 102:25 127:4 4:30 40:22 44:9 40 39:14 48:11 117:10 4214 122:20,23 4308 129:3 4427 1:7 45 136:4 47th 35:18	8 8 99:18 137:6,14 8:00 41:10 102:24 103:6 8:20 143:14 80 48:19			
	9 9:00 35:6 41:10 95 129:15			