



# Public Engagement Meeting #2

May 10, 2022 6PM – 9 PM (In-Person and Virtually)

XX In-Person Attendees, 37 Zoom Attendees (60 Total Registered)

Action items were highlighted in yellow

- From Ann Doley: Didn't Germantown Settlement originally own the properties which were then illegally transferred to former Executive Director Emmanuel Freeman and his family? Didn't it involve loans from PRA to purchase followed by bankruptcy of the non-profit and illegal transfer i.e. theft to individuals for their personal gain?
- From Ann Doley: Hence, wasn't it the obligation of the PRA or the City to seal and protect these properties (similar to the Germantown YWCA which followed a similar path and was allowed to be destroyed almost to the point of demolition?
- From Else Eaton: I am part of PKNA - not sure if anyone else from my RCO has requested flyers but if they haven't, we would like some- [elsemaya2@gmail.com](mailto:elsemaya2@gmail.com). Thank you!
- From Ann Doley: Seems to me the biggest failure if one is to trace it back lies with the PRA and PHDC repeating lending millions to an organization despite repeated red flag flags of fiscal irregularities and challenges and said organization then going belly up with no repayments on millions lent followed by PRA neglecting to protect, preserve, seal said properties.
- From Rosalind Mckelvey: we never got anything. The phone number on the door knocker not the phone- in phone number. Why do they have to register. Your Phone number is NOT on the Flier(doorknoecker) Alex Borowick- I spoke with Ms. Mckelvey during the breakout sessions and explained to her that the number on the flyer is to sign up for the meeting so we know how many people are attending. Even if they are just calling in, they should reach out to that number to get the call-in number. I said that we will make that clearer moving forward.
- From Ann Doley: That's where all the tax payers money went - repeatedly down the toilet and now everything has to be repaired at far greater cost also carried by the taxpayers. Total negligence and incompetence.
- From a weiss/SoLo: the city needs and is issuing rfps for affordable housing this is affordable housing that exists and is vacant! lets renovate and get people in
- From Connie Winters : I suggest that the properties be put up for sale through a process that allows the market to work. There should be a for sale sign on each property so that an individual passing by can call a clearly posted phone number and ask the price. That way the city can unload the properties quickly and allow them to be renovated and occupied.
- From Ann Doley : The come to jesus moment should not be with the woman running this meeting. It should be with the Mayor, City Council and PRA and agencies that repeatedly let this happen.

- From Yvonne Haskins : Everyone should know that the owner before 2010 was Greater Germantown Housing Development Corporation...not any other private owners, as suggested by Rev. Williams. The Trustee in bankruptcy owned them for 10 years and then transferred them to the PRA as the mortgage holder.
- From Ann Doley: Greater Germantown Housing Development Corporation a subsidiary of Germantown Settlement.
- From Yvonne Haskins to Alex Borowick | LAN Associates(Direct Message): Why are there only 25 properties? Is Hamill Mills included? When we first uncovered the properties there were 50 properties. What happened? Why isn't the vacant lot on the list?
- From Ann Doley: Totally support former tenants getting reparatory treatment and first priority of return
- From Connie Winters: The truth is that Emmanuel Freeman was never held accountable for the scam he perpetrated on the community and probably never will be. The PRA participated in it by lending the entity he controlled the money to own and supposedly renovate the properties. Then he controlled the rentals they produced for years and never repaid any of the loans given to him by the city. So he made out like a bandit. And there has been no accountability.
- From a weiss/SoLo: community legal services has info former tenants Rachel garland
- From Robert Peters: One model is to set up a LAND TRUST and or LIMITED EQUITY CO OP and bring in a RFP to choose a developer who is a MWBE if possible or involves one...Use 4% LIHTC and section 8 to renovate and cap the "profit" at \$25,000 for the renovations...At day one give the tenants a performance based contract to become home owners (if they meet the contract) in year 15 when the compliance period ends on LIHTC...During this time no taxes....in year 15 tenants assume any debt as a first mortgage and pay full property taxes...their "profit" is limited but they can make some on re sale .....thus keeping the units affordable...And of yes management will be local and qualified....and buildings will be green to lower energy costs....
- From Ann Doley: Also another legal organization was working with some tenants.
- From a weiss/SoLo: we cannot talk about this forever, we need action
- From a weiss/SoLo: there are funds available now
- From Ann Doley: Cannot hear him. It is not clear.
- From a weiss/SoLo: we cannot hear any of the speakers
- From a weiss/SoLo: please do something so we can hear the speakers
- From a weiss/SoLo: in person speakers other than the panel
- From Don Maedche: We cannot hear!
- From Connie Winters: Every process that involves the city seems to go on for years not only with these properties but also with all the other buildings owned by the city - for example the Women's Y and Germantown High School and Townhall. The city needs income from property taxes. forty percent of the properties in Germantown do not pay property tax. This impacts the public schools.
- From Connie Winters: If we want properties well maintained then they need to be owned by people who have a stake in them - that means equity.
- From a weiss/SoLo: there is an opportunity for first time home buyers
- From a weiss/SoLo: condos also

- From Yvonne Haskins to Alex Borowick | LAN Associates(Direct Message): WHAT DID BIESERT SAY? The lack of technical clarity is frustrating. You need to have better technology for an interactive virtual and live meetings.
- From Else Eaton: Else Eaton - elsemaya2@gmail.com - affiliated but not representing Penn Knox
- From a weiss/SoLo: we lost 13 people
- From Rosalind Mckelvey: The Wakefield 49ers need 1000 announcements sent to PO Box 25607 Phila PA 19144
- From Julie Stapleton Carroll: I would like to hear that too
- From Else Eaton: can you share the google docs in the chat so others can see the notes?
- From Else Eaton: How can we see the notes or hear feedback from other groups?
- From Emaleigh Doley : Hello! I have a technical question. In the introduction, it sounded like the Steering Committee would be provided with a summary of the community feedback to discuss and prioritize the recommendations. Is that the case? It seems like all of the information should be shared with the PRA since it is feedback from the community.
- From Elizabeth Walmsley: Please send 200 to Elizabeth Walmsley at 53 East Church Lane, 19144 Thank you
- From Emaleigh Doley: Please have a digital copy of the flyer you are creating for the last meeting posted on the PHDC project page so that people can also download it and include it in their email newsletters, and print on their own if they are able.
- From Rosalind Mckelvey: Rosalind McKelvey 4926 Wakefield Street Phila PA 19144 preferred to be sent to my PO Box 25607. Philadelphia PA 19144. Wakefield 49ers Community Development and Improvement Association
- From Clayton Colmon: I forgot to mention the piece about resources dedicated to resources like: Accessible Infrastructure, Trees/ Environmental consideration and improvements
- From Julie Stapleton Carroll: Great point. Where is PRA?
- From Rosalind Mckelvey: we can not hear
- From Ann Doley: Bankruptcy was 2009-10
- From Julie Stapleton Carroll: Great point Yvonne re question re the actual list of properties. Expect to hear. Pra needs to come clean.
- From Ann Doley: FYI Anita Hamilton and Deborah Roberts Waring House Non-profit sold developers and now becoming condos
- From Emaleigh Doley : Thanks for your comment Yvonne. Agree that we need an explanation re: the other properties that were included in the foreclosure litigation but not included in the list on PHDC's website.
- From Ann Doley: Perhaps they've tried to shift them to the landbank
- From Julie Stapleton Carroll: Agree Emaleigh. Give us truth and justice PRA.
- From Ann Doley: 50 properties now = half hmmmmm
- From Julie Stapleton Carroll: I have a spreadsheet.
- From Ann Doley: Thats why PRA and PHDC needs to be at these meetings
- From Emaleigh Doley: It sounds like they are considering "sites" as properties that are adjacent and grouping the parcels.
- From Emaleigh Doley: Can you have the original RFP posted on the PHDC project page?
- From Julie Stapleton Carroll: Exactly Ann. AND our councilperson.
- From Ann Doley: Please don't give mechanistic responses, just get the information. thank you.

- From Julie Stapleton Carroll: Yvonne is your ally!!!
- From Julie Stapleton Carroll: Take advantage of her wisdom
- From Ann Doley: Thanks yvonne, julie, emaleigh
- From Emaleigh Doley: Thanks also to Alison 😊
- From Ann Doley: Thanks Allison
- From Julie Stapleton Carroll: Want to reiterate that our electives need to be here.
- From Ann Doley: As long as electives aren't allowed to dominate or take over
- From Ann Doley: And spread disinformation or misinformation that goes unchallenged
- From Julie Stapleton Carroll: Agreed but they need to care about this issue. Cindy avoids this at all costs.
- From Ann Doley: And use divisive and blaming tactics especially spreading racial division as is common practice in Germantown
- From Ann Doley: Very thoughtful comments from last group that presented!! Thank you.
- From Julie Stapleton Carroll: They see it as a no win but as Roz says it has really hurt many people in our community.
- From Ann Doley: Thank you. This turned out to be very productive in the end.
- From Ann Doley: ann marie doley adthyme@aol.com I would like 50 flyers
- From Ann Doley: 6374 Germantown Ave
- From Ann Doley: Apt 1 S
- From Rosalind Mckelvey: Can our polital leader attend ythe next meeting