

Real Property Meeting

1/20/12

Attendees:

Brad Begelman - GC Brandywine Construction

Dawn Tancredi - Mattioni Firm- Zoning Chair

Wally Zimolong - Sigman and Zimolong- co-chair of construction law sub-committee

Rachel Friedman- Surety Title-

Cheryl Gaston - immediate past chair- zoning code czar.... ☺

Susan Healy - Cozen O'Connor- general practice

Eileen Quigley - Ballard Spahr- zoning and land use

Judy Berkman - Treasurer of Committee. Regional Housing Legal Services Attorney

Al Fuscaldò - former Chair of the Section- Gibbons PC, real estate attorney

Stefanie Seldin - Managing Attorney at VIP -

Jill Jenkins - KML Law Group- YLD Liaison-

Rachel Gallegos - FJD- committee member

Rick Vanderslice - Vice Chair of Section- Sole Practitioner

Markita Morris Louis - Drinker Biddle- website for section

Kathy Keyser - Morgan Lewis- website development

Ralph Pinkus - former chair- Real Estate Attorney- works on zoning code commission

Paul Schmidt - Zarwin- environmental attorney

Darwin Beauvais - Zarwin- zoning etc.

Message to Newcomers (Brad): the more you put in, the more you get out. Get involved and enjoy! Meetings to start at 12:15 and conclude by 1:30. Please try to attend meetings each month.

Email (Brad): Within the committee, that communication is more than likely meant to be kept private to the executive committee unless otherwise stated. Please use discretion.

Logistics: for treasurer's report and previous minutes, no need to motion to approve each month. Committee voted to approve that change.

"A standing resolution for 2012 wherein recurring motions such as to approve the minutes and treasurer's report shall not need to be separately introduced at each meeting and may be deemed unanimously approved, absent dissent, by the chair or designee running the meeting."

No treasurer report this month. Checks went out to the groups we selected last year for donations, VIP, PLA Hotline, RHLS, and CLS

Goals for the Year:

- Linked In Group formed already.
- Get executive committee to sign up and then invite the rest of the section.

- Working with the Bar Association to use logos and create standards for usage.
- Board of Governors pushing social networking.
- Linked In groups can be used as discussion forum, sharing of ideas, questions, referrals, etc.
- Issue can arise with membership.
- How do we decide who to allow?
- We could limit to the Real Property Section.

CLE (Judy):

- Judy Berkman will remain chair. Stefanie Seldin and Rachel Friedman will assist. Zoning CLE being planned.
- PBI is aware of this and date is being decided.
- Someone approached Brad Begelman about insurance law for attorneys as a possible topic.
- Lobbying Law went into effect on 1/3/12. CLE topic?
- Another idea is amendments to fair housing ordinance and how that affects domestic violence issues.
- Paul Schmidt will provide a summary on lead paint regulations.
- Zoning
- Insurance law for RE lawyers
- Document comparison software
- Lobbying
- Fair housing
- Solar energy
- Low income housing tax credit 15 year expiring use

Habitat for Humanity: Steve Rothberg will organize that again for this year.

Pro Bono (Brad): Folks who need a new deed can be referred via lawyer referral service, but it's \$400 now (includes title review) as opposed to \$50, and this in addition to recording fees. Our Section could rally some support to do this pro bono for those who need it. VIP has 20-30 cases per year like this. VIP can get them recorded for free. Cases have been vetted. Minimal transaction work.

Vacant Property (Judy): Can we team up with the City as part of a working group to work on vacant property issue? Stefanie Seldin will work on vacant property issues.

For Conservatorship: Darwin Beauvais, Paul Schmidt and Stefanie Seldin will assist.

Bar Assoc Leadership Retreat (Brad):

- All resolutions should be run through the Young Lawyers first to get diverse opinions.
- We could also use seminars as webinars as well.
- Chancellor wants to have a public interest concert in the spring.
- His signature issue will be veteran's assistance.

- Bar Assoc has new partnership with Constitution Center. They can offer discount for public interest projects.

Committee Reports:

Website: Markita Morris Louis and Kathy Keyser - website management will continue. Need new folks to assist as their committee appointment will be up this year. Work needs to be done each month to maintain.

Eminent Domain: Majorie Stern Jacobs

Zoning Land Use and Code Enforcement: Steve Pollock, Dawn Tancredi and Cheryl Gaston

Legislative Liaison: Rick Vanderslice and Darwin Beauvais will participate in this committee.

Social: Rachel Gallegos and Rachel Friedman- Jill Jenkins will join! We need to pick up attendance this year! Co-host with YLD maybe? Use someone as a draw to get them there....keynote/special guest. Think of new dates, pick one soon.

Affordable Housing: Judy Berkman

Financing and Securitization of Real Estate: Rachel Kipnes and Dominic DeSimone

Construction Law: Wally Zimolong

Vacant Property Disposition: Judy Berkman, Rick Vanderslice, Eileen Quigley, Stefanie Seldin, Markita Morris Louis

Conservatorship Law: Judy Berkman, Paul Schmidt, Rick Vanderslice, Stefanie Seldin, Darwin Beauvais - will ask 2 pro bono lawyers to participate

Old Business:

Civil Gideon- Landlord Tenant Law Help Center- about to launch. Michelle Cohen will staff it (formerly with Senior Law Center).