

Executive Committee, Real Property Section
Meeting Minutes – Tuesday, March 13, 2012

In attendance: Chair, Brad Begelman; Vice Chair, Judy Berkman; Secretary, Steven Rothberg; Treasurer, Judy Berkman; Kevin Dunleavy; Al Fuscaldo; Rachel Gallegos; Ralph Pinkus; Jason Sieminski, Cheryl Gaston, Susan Healy, Kathy Keiser, Stefanie Seldin, Jill Jenkins, Wally Zimolong, and Eileen Quigley.

Chairperson Begelman called the meeting to order.

Minutes from the February 12, 2012 meeting were approved.

Treasurer's Report for January and February was approved.

Chairman Discussion: 1. HEMAP Resolution Approved by Board. Wally Zimolong was the sole dissenter. The Resolution urges the Attorney General to fund HEMAP from the 67 million dollars being awarded to the Commonwealth of PA from the mortgage loan servicing and foreclosure abuse settlement. The Resolution recommends the funding of HEMAP, and urges additional funding for legal services and housing counseling.

2. The Executive Committee sent a letter in support of maintaining funding in the Department of Records to the Mayor. Joan Decker informally thanked the committee for the letter. Brad thanked Steve Rothberg, Stacey Graham and Cheryl Gaston for their expeditious work on the letter.

Committee Reports:

Zoning: The new Code will be effective in August.

Website: Kathy Keiser reported that website was very busy this month and that we have 70 members signed up on Linked In.

Legislative: Cheryl Gaston reported that the Voter ID Law was discussed at the last Legislative Committee Meeting. Rick was not present to report.

CLE: Judy Berkman reported that there would be a March 28, 2012 seminar on the new Philadelphia Lobbying Ordinance.

Land Use: Jason Sieminski reported that there will be a seminar called the Top 10 List of Energy Issues Affecting Real Estate.

Social: Rachael Friedman reported that the location of the Spring Happy Hour will be at the Mexican Post. Other locations were discussed. Cost will be about \$50.00 pp. The BIA will invite their members but there will be no joint sponsorship of the event.

Affordable Housing: Judy Berkman spoke about continued efforts of the Fraudulent Conveyance Working Group.

Vacant Property Working Group: No Report

Conservatorship Working Group: Judy Berkman and Stefanie Seldin are working on a committee set up by the City to convert properties for conservatorship. Unfortunately, the city would not remove existing liens on blighted properties, so they are forced to select only properties not so heavily encumbered by City tax liens.

Pro Bono: Stefanie Seldin brought four cases to the committee and committee member volunteers agreed to take on those cases. Brad stated that each member of the committee should take at least one case this year. Jill Jenkins, Kevin Dunleavy, Eileen Quigley, Rick Vanderslice and Stacey Graham took cases.

Construction Law: Wally Zimolong reported that there will be a seminar with the Insurance Law Committee that will deal with Construction Claims and Insurance Coverage.

Old Business

Habitat For Humanity: Steve Rothberg reported that he did not have enough volunteers for March. He will try and get an April date.

Civil Gideon: Stefanie Seldin reported that there are some measures taking place in landlord tenant court to make the process more equitable. There will be a Helpdesk, and a Helpline to help litigants.

New Business

Wally Zimolong reported L&I is requiring certain owners to sign an affidavit affirming the use of their property prior to the issuance of a building permit. Brad suggested the Board have an extended discussion at an upcoming meeting.

Jason Sieminski reported that the Zoning Process is being delayed by the requirement of a stamp from the City Surveyor. The stamps can take as long as 5 weeks. Brad suggested the Board have an extended discussion at an upcoming meeting.

NEXT MEETING: April 10, 2012.