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GERMANTOWN NATIVE STATE REP STEPHEN KINSEY EXEMPLIFYING LEADERSHIP IN HARRISBURG



I had the pleasure to sit down with State Representative Stephen Kinsey of the PA 201 Legislative District. We talked about everything from how his district was gentrifying, his career running track for the legendary Philadelphia Pioneers and West Chester University, growing up in Germantown, and his legislation from the past year.

We started out discussing his legislation to combat video gambling and its impact on inner city neighborhoods, mainly its effects on the black community and how they profit off of communities of color. And how and why he has championed legislation to address video gambling.

“It takes me back to the old days. I mean, again, as an athlete, I didn't smoke, nor did I drink. But I grew up at a time where they were always promoting cigarettes like Newport, especially in our communities. Mainly black communities. And I think, for me, going from Germantown to an area like West Chester for college, it was a totally different environment. And what I've seen in my community, as I was coming up, I didn't see in the suburban areas. They weren’t doing a push for malt liquor, like Colt 45. I didn't see them do a push, trying to entice young students to come and smoke. It was a totally different thing. So, it starts making you question, what else are they pushing on our communities. Some of us look at it like it's the cool thing to do. But no, it's also the harmful thing to do. I look at individuals who have gambling habits. It can be addictive. We talk about addictions to cocaine and addictions to alcohol. But you know, there's also this thing about addiction to gambling. We're starting to see families fall apart, a spouse might take the life savings, because he’s got this addiction. I've heard too many stories where somebody made a mistake like that. And then it just tore apart the whole family structure. And again, it's being promoted more in black communities, not in other communities. There was research that was done, I think it was Chicago. They did a comparison about how certain black sections of Chicago were inundated with all of these video game gambling machines, yet the white communities weren't.”

Representative Kinsey is well aware of the political climate in PA, especially in the Republican-dominated legislature. In the past election the Democrats lost seats while the Republicans gained

INSIDE:

REP. RABB TAKES OATH FOR THIRD TERM

COUNCILWOMAN AT-LARGE KGR LAUNCHES 1ST ANNUAL UNION APPRENTICESHIP GUIDEBOOK

IT'S TIME FOR SEPTA TO RESTORE THE 23 TROLLEY SERVICE

SHERIFF'S SALES NOTICES FOR FEBRUARY 2, 2021





THE PHILLY POLICE COMMISSIONER AND THE MAYOR TAKE A HARD LOOK AT POLICE CONDUCT AND PROTOCOL



A Commissioned Report compiled by two Philadelphia-based independent consultant firms takes a transparent look into how the City of Philadelphia and the Philadelphia Police Department can improve their preparation and response to civil unrest as well as rebuild trust with the community.

The independent investigation was conducted by Philadelphia-based law firm, Montgomery, McCracken, Walker and Rhodes, LLP and Nonprofit Research Organization, CNA.

Former federal and local prosecutor and now partner at the locally based law firm's White Collar and Government Investigatory group, A. Nicole Philips' expertise in matters of such sensitivity delivered an objective, honest analysis highlighting enhancement on ongoing reforms of PPD protocol especially related to use of force.

Both Mayor Kenny and Police Commissioner Danielle Outlaw, released statements praising the unbiased report and thanking the firms for their recommendations and informative review.

"I want to thank Nicole Phillips, Montgomery McCracken, and CNA for their diligence in pursuing this difficult examination of a complex matter." Mayor Kenny went on to thank Commissioner Outlaw and her commitment to improving trust and strengthening the relationship between the Philadelphia Police Department and the community. The goal of this review was to take an in-depth look into the City's preparation and response to the protests, demonstrations, police use of force and how to properly handle civil unrest. Commissioning both firms allowed the report to be informed and guided by the subject matter expertise and data analysis approach of CNA with the investigatory and legal expertise of Phillips and her firm.

"The report, in my view, provides a comprehensive blueprint for long-lasting police and emergency response reform in the city. I look forward to implementation of the recommendations…" said Mayor Kenney. 'I fully accept the criticisms in the report of how our administration conducted itself this past summer. This report will enhance ongoing reforms of the Department, as well as our larger Pathways to Reform, Transformation, and Reconciliation initiative, whose aim is nothing less than the eradication of systemic racism in this city. Black and Brown residents of Philadelphia have suffered too long. With this report, the path ahead is clear, and I am committed to following it no matter how difficult — because their pain, evidenced in stark relief this past summer, must end." Commissioner Outlaw, who initially requested the After-Action Review also praised Phillips and her firm for their hard work and is committed to improving and implementing said recommendations.

"As I said from the beginning when I requested that this review take place, it is often difficult to take a look in the mirror and see areas that need improvement, and to that end, I wish to thank the members of our department who provided honest and candid interviews to the group."

"'...I am pleased to report that a number of the recommendations contained within are already underway. Myself and the PPD executive team are in full agreement with the changes suggested by the group, and we remain committed to working with our partners and stakeholders to come up with creative solutions that will help put these recommendations into action."

By Alana Lukens
Photo courtesy of Phila.Gov

REP. RABB TAKES OATH FOR THIRD TERM



Along with his colleagues State Rep. Chris Rabb took the oath of office at the State Capitol on January 5th to begin his third term representing the 200th District of Philadelphia in the Pennsylvania House of Representatives. It was just a few years ago, when Rabb upset the Philadelphia Northwest political establishment to win his first term, after he lost a hard fought Special Election to Tonyelle Cook-Artis. Cook-Artis served a short term to finish up the term of then departed Cherrelle Parker, who had just been elected to City Council.

The outspoken Rabb has since been one of the more vocal elected officials in the city, and has earned the respect of many of the constituents who voted against him. Since being elected as the founding chairperson of the Pennsylvania House Democratic Caucus Equity Committee, a member of the Black Caucus, and a member of several other committees and caucuses. In addition, Rabb is a member of the Police Reform Working Group which has advanced much needed legislation to reform policing in Pennsylvania.

Rabb was also named Legislator of the Year by the National Association of Social Workers, Pennsylvania Chapter. This is rightfully deserved considering that he has introduced or passed the following legislation in the past year:

1. Rabb introduced legislation to provide grants, tax credits to restaurants that sell PA Preferred groceries in food deserts.
2. Rabb introduced legislation to empower consumers by creating labeling standards, regulations for CBD.
3. Rabb introduced legislation to make pre-trial sentence investigation reports mandatory.
4. Rabb introduced a bill to compensate exonerees.
5. Rabb introduced legislation to extend the deadline for receipt of mail-in ballots during disaster emergencies such as COVID-19.
6. Rabb passed legislation banning peace officers from engaging in sexual activity with people in their custody signed into law.

"I am proud of the strides I've been able to make for the people of Pennsylvania over the last legislative session – especially the enactment of legislation to improve police accountability and safety," Rabb said. "I have always believed in the power of public policy, civic literacy and grassroots co-governance to improve people's lives, and seeing folks across Pennsylvania more engaged than ever gives me renewed hope of what we can accomplish in the session ahead."

By James Williams
Editor & Chief
Photo Courtesy of the Office of Chris Rabb

Office of the Sheriff
of Philadelphia

Sheriff of Philadelphia Rochelle Bilal
100 South Broad Street, 5th Floor, Philadelphia, PA 19110
Main Phone: 215-686-3530



IMPORTANT NOTICE

The Philadelphia Sheriff Sales will be virtual starting March 2021.

More information will be available at:

PhillySheriff.com

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MEAT SPECIALS!

FILLER A FREEZER BIG FAMILY SPECIAL

10 LBS. QTR'D CHICKEN LEGS
5 LBS. CHICKEN WINGS
5 LBS. CHICKEN DRUMS
5 LBS. BONELESS BREAST
2 WHOLE CHICKEN
5 LBS. GROUND BEEF
3 LBS. BEEF SHORT RIBS
3 LBS. BUTTER STEAKS
3 LBS. CHUCK STEAKS
5 LBS. BEEF BACK RIBS
5 LBS. TURKEY WINGS
3 LBS. TURKEY CHOPS
3 LBS. PARKS TURKEY SAUSAGE
5 LBS. WHITTING FILLIES
2 LBS. TILAPIA FILLETS
2 LBS. FLOUNDER FILLETS
5 LBS. FROZEN FRIES
FREE 5 LB. BAG POTATOES
FREE 4 LB. BAG OF SUGAR
FREE 1-LOAF OF BREAD
FREE 2 DOZEN EGGS

FOR ONLY **$249.99**

BEEF & CHICKEN COMBO

5 LBS. CHICKEN WINGS
10 LBS. QTR'D CHICKEN LEGS
5 LBS. CHICKEN DRUMS
3 LBS. BONELESS BREAST
3 LBS. BEEF STEW
2 LBS. BUTTER STEAK
2 LBS. SHORT RIBS
5 LBS. GROUND BEEF
3 LBS. CHUCK STEAKS
2 LBS. BEEF HOTDOGS
3 LBS. BEEF SAUSAGE
2 LBS. CHICKEN NUGGETS
2 WHOLE CHICKENS
FREE 1-2 LITER SODA
FREE 1 DOZEN EGGS
FREE 5 LB. BAG POTATOES
FREE 1 LOAVES OF BREAD

FOR ONLY **$159.99**

MEAT #1 SPECIAL

5 LBS. CHICKEN LEG QUARTERS
3 LBS. CHICKEN WINGS
3 LBS. BONE-IN CHICKEN BREAST
3 LBS. GROUND BEEF
3 LBS. BUTTER STEAK
2 LBS. BEEF SHORT RIBS

FOR ONLY **$49.99**

MEAT #2 SPECIAL

5 LBS. CHICKEN DRUMS
5 LBS. CHICKEN LEG QUARTERS
3 LBS. BONELESS CHICKEN BREAST
2 LBS. PEPER STEAK
2 LBS. GROUND BEEF
2 LBS. BEEF CUBS

FOR ONLY **$49.99**

POULTRY SPECIAL #3

5 LBS. CHICKEN WINGS
5 LBS. CHICKEN DRUMS STICKS
5 LBS. CHICKEN LEG QUARTERED
3 LBS. BONELESS CHICKEN BREAST
2 LBS. CHICKEN CHOPS
2 LBS. TURKEY CHOPS
2 LBS. GROUND TURKEY
5 LBS. TURKEY WINGS
FREE 1 DOZ. EGGS

FOR ONLY **$59.99**

DEEP FRY SPECIAL #4

5 LBS. CHICKEN WINGS
5 LBS. CHICKEN DRUMS STICKS
3 LBS CHICKEN THIGHS
2 LBS. NUGGETS
3 LBS. GROUND BEEF
5 LBS. BAG FRENCH FRIES
2 LBS. BAG ONION RINGS
2 LBS. CHICKEN OR TURKEY HOT DOGS
FREE 1 DOZ. EGGS

FOR ONLY **$59.99**

RED MEAT SPECIAL #5

10 LBS. CHICKEN LEG QUARTERED
10 LBS. TURKEY WINGS
3 LBS. STEW BEEF
3 LBS. CHICKEN DRUMS STICKS
3 LBS. BONELESS CHICKEN BREAST
3 LBS. GROUND BEEF
3 LBS. BEEF BACK RIB
3 LBS. BUTTER STECK
3 LBS. CHUCK STEAK
FREE - 4 LBS. SUGAR
FREE - 5 LBS. POTATOES
FREE - 1 -2LITER SODA

$109.99

RED MEAT SPECIAL #6

3 LBS. GROUND BEEF
2 LBS. BEEF SHORT RIB
2 LBS. SHOULDER STEAK
2 LBS. BUTTER STEAK
3 LBS. BONE-IN CHUCK STEAK
3 LBS. BEEF CUBE
FREE - 5 LBS. POTATOES
FREE - 2 DOZ. EGGS
FREE - 2 LOAF OF BREAD

FOR ONLY **$89.99**

BBQ SPECIAL #7

5 LBS. PARTY OR WHOLE WINGS
3 LBS. PKG. DEITZ & WATSON HOT DOGS
3 LBS. PARKS HOT OR MILD SAUSAGE
5 LBS. CHICKEN DRUMS
3 LBS. BONELESS CHICKEN BREAST
2 LBS. BUTTER STEAK
3 LBS. GROUND BEEF
2 LBS. BEEF SHORT RIBS
FREE 2-BOTTLES BBQ SAUCE

FOR ONLY **$89.99**

MEAT SPECIAL #8 MIX GIRARD

3 LBS. GROUND BEEF
2 LBS. BUTTER STEAK
2 LBS. SHORT RIBS
2 LBS. CHICKEN CHOPS
2 LBS. TURKEY CHOPS
3 LBS. CHICKEN WINGS
3 LBS. BONELESS BREAST
3 LBS. TURKEY WINGS
5 LB. CAN OF COLLARD GREENS OR GREEN BEANS
2 LBS. TILAPIA FILLETS
2 LBS. WHITING FILLETS
FREE 2 DOZEN EGGS
FREE 2 LOAVES OF BREAD

FOR ONLY **$99.99**

MEAT SPECIAL #9 JAMAICAN

3 LBS. OXTAIL
3 LBS. GOAT
3 LBS. LAMB CHOPS
5 LBS. BEEF BACK RIBS
3 LBS. GROUND BEEF
3 LBS. GROUND TURKEY
2 LBS. FLOUNDER FILLETS
2 LBS. WHITING FILLETS
2 LBS. RED SNAPPER
2 WHOLE CHICKENS
5 LBS. QUARTERED CHICKEN LEGS JERK OR CURRY

FOR ONLY **$119.99**

BIG FREEZER SPECIAL

5 LBS. CHICKEN WINGS
5 LBS. CHICKEN DRUMS
5 LBS. CHICKEN LEG QUARTERS
3 LBS. BONELESS BREAST
3 LBS. CHICKEN CHOPS
2 WHOLE CHICKENS
5 LBS. BEEF BACK RIBS
3 LBS. GROUND BEEF
3 LBS. RUMP ROAST
3 LBS. SHORT RIBS
2 LBS. SHOULDER STEAKS
2 LBS. BUTTER STEAKS
FREE 5 LB. BAG POTATOES
FREE (1) LOAF BREAD
FREE (1) 2 LITER SODA

FOR ONLY **$139.99**

ALL KINDS OF MEAT SPECIAL

5 LB. QUARTERED CHICKEN LEGS
5 LB. CHICKEN WINGS
5 LB. CHICKEN DRUMS
5 LB. TURKEY WINGS
3 LB. TURKEY CHOPS
3 LB. GROUND TURKEY
3 LB. GROUND BEEF
3 LB. SHORT RIBS
2 LB. SHOULDER STEAK
2 LB. BUTTER STEAK
2 LB. WHITING FILLETS
2 LB. UNCOOKED SHRIMP
2 LB. FLOUNDER FILLETS
2 LB. TILAPIA FILLETS
FREE 5 LB BAG FROZEN FRENCH FRIES

FOR ONLY **$149.99**

BIG BREAKFAST SPECIAL

1 LB. BEEF SAUSAGE
1 LB. TURKEY SAUSAGE
1 LB. TURKEY BACON
1 LB. BEEF BACON
FREE 5 LBS. POTATOES
FREE 2 DOZEN EGGS
FREE LOAF OD BREAD

FOR ONLY **$29.99**

BREAKFAST SAUSAGE SPECIAL

1 LB. BEEF SAUSAGE
1 LB. TURKEY SAUSAGE
1 LB. CHICKEN SAUSAGE
1 LB. TURKEY SAGE SAUSAGE
FREE 5 LBS. POTATOES
FREE 2 DOZEN EGGS

FOR ONLY **$29.99**

SEAFOOD SPECIAL

2 LBS. WHITING FILLETS
2 LBS. COOKED SHRIMP
2 LBS. FLOUNDER FILLETS
2 LBS. TILAPIA FILLETS
5 LBS. FROZEN FRENCH FRIES
FREE 1- 2 LITER SODA

FOR ONLY **$49.99**

GOOD MORNING SPECIAL

1 DOZEN LARGE EGGS
1 LB. SMALL FINGER LINK SAUSAGE
1 LB. PORK BACON
1 LB. SAGE SAUSAGE
1 LB. HAM
1 LB. SCRAPPLE
1 LB. LARGE LINK SAUSAGE

FOR ONLY **$24.99**

BIG DELI SPECIAL

1 LB. AMERICAN CHEESE
1 LB. COOPER SHARP CHEESE
1 LB. SMOKED TURKEY BREAST
1 LB. HONEY TURKEY BREAST
1 LB. TURKEY HAM
1 LB. BEEF BOLOGNA
FREE 1 PKG 6 CT. AMOROSO ROLLS

FOR ONLY **$31.99**

DELI SPECIAL #1

1 LB. AMERICAN CHEESE
1 LB. CORNED OR ROAST BEEF
1 LB. SMOKED TURKEY BREAST
1 LB. BEEF BOLOGNA OR SALAMI
1 LB. TURKEY HAM

FOR ONLY **$21.99**

DELI SPECIAL #2

1 LB. AMERICAN CHEESE
1 LB. TURKEY BREAST
1 LB. TURKEY HAM
1 LB. TURKEY SALAMI
1 LB. BEEF BOLOGNA

FOR ONLY **$21.99**

DELI SPECIAL #3

1 LB. ROAST BEEF
1 LB. TURKEY BREAST
1 LB. TURKEY HAM
1 LB. AMERICAN CHEESE
FREE 6 CT. PKG. AMOROSO ROLLS

FOR ONLY **$20.99**

GIRARD BEST SELLER

1 LB. AMERICAN CHEESE
1 LB. SMOKED TURKEY
1 LB. BEEF BOLOGNA
1 LB. TURKEY HAM
FREE 1 - LOAF OF BREAD OR 5 LB. BAG POTATOS

FOR ONLY **$21.99**

DELI SPECIAL #5

1 LB. TURKEY HAM
1 LB. AMERICAN CHEESE
1 LB. TURKEY BREAST



FOR ONLY **$11.99**

DELI SPECIAL #6

1 LB. TURKEY BREAST
1 LB. TURKEY SALAMI
1 LB. AMERICAN CHEESE



FOR ONLY **$11.99**

DELI SPECIAL #7

1 LB. TURKEY HAM
1 LB. TURKEY BOLOGNA
1 LB. TURKEY SALAMI
1 LB. AMERICAN CHEESE



FOR ONLY **$14.99**

Sale items not for retailers or wholesalers. We reserve the right to limit quantities. Not responsible for typographical errors. Some artwork for display purposes only & may not represent actual product.

Sheriff's Sale Notices for February 2, 2021

SHERIFF'S SALE

SPECIAL NOTE: All Sheriff's Sales are conducted pursuant to the orders of the Courts and Judges of the First Judicial District. Only properties that are subject to judgments issued by the First Judicial District are listed for sale. By law, the Sheriff's Office cannot decide if a property can be listed for sale; only the District Courts can order a property to be sold at auction.

FIRST PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, February 2, 2021, at the:

FIRST DISTRICT PLAZA
3801 MARKET STREET, 3RD FLOOR
9:00 A.M. (EST)
Rochelle Bilal, Sheriff

JUDICIAL/FORECLOSURE SALE
CONDITIONS OF SHERIFF SALE

Ten percent of the highest bid for each property auctioned off shall be deposited in certified check, attorney's check or money order with the Sheriff by each bidder when his bid is registered, provided that in no case shall less than Six Hundred Dollars ($600.00) be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of his bid and the property may be offered again and sold unless a second bid has been registered, then, the second highest bidder will take the property at the highest bid price.

• Additionally, where there is active bidding, the highest bidder, and the second highest bidder, if any must post the entire amount of the cost of the distribution policy for the property at the time of sale by certified check, attorney's check or money order with the Sheriff. The Sheriff reserves the right to reject any certified check, attorney's check or money order that on its face has an expired use date and is presented for payment of the deposit.

• The balance of the purchase money must be deposited in certified check, attorney's check or money order together with a Deed poll for execution by the highest bidder to the Sheriff at his office within 30 days from the time of the sale. An extension of time for an additional 30 days may be granted at the discretion of the Sheriff upon receipt of written request from the buyer requesting the same, except when a second bidder has been duly registered. Also, if the first bidder does not complete settlement with the Sheriff within the thirty (30) day time limit and a second bid was registered at the sale, the second bidder shall be granted the same thirty (30) day time limit to make settlement with the Sheriff on his second bid. Thereafter, the Sheriff shall be at liberty to return the writ to court. A second bid must be registered on any property immediately after it is sold. The second bidder must present the same amount of deposit that the highest bidder delivers to the Sheriff at the sale. An extension of time under no circumstances will be granted or honored by the Sheriff whenever a second bid is registered on a property at the sale.

• The first bid or opening bid on each property shall be set by the City of Philadelphia. In no event will the successful bidder be allowed to settle on the property unless all the Sheriff's costs are paid notwithstanding the final bid.

• The deposit by any bidder who fails to comply with the above conditions of sale shall be forfeited and the funds will be applied to the Sheriff's cost, then to any municipal claims that the City of Philadelphia has on the property. Finally, if a balance still remains, a Sheriff's Distribution Policy will be ordered and the money will be distributed accordingly.

• No personal checks, drafts or promises to pay will be accepted in lieu of certified checks, attorney's checks or money orders made payable to the Sheriff of Philadelphia County.

• The Sheriff reserves the right to grant further extensions of time to settle and further reserves the right to refuse bids from bidders who have failed to enter deposits on their bids, failed to make settlement, or make fraudulent bids, or any other behavior which causes disruption of the Sheriff Sale. Said bidders shall be so refused for the sale in which said behavior occurred and for said further period of time as the Sheriff in his discretion shall determine.

• The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at his discretion, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.

• All bidders are advised to remain at the sale until after the last property is sold. The Sheriff reserves the right to re-sell any property at any time before the end of the sale, upon the successful bidders' failure to tender the required deposit. The Sheriff reserves the right to postpone or stay the sale of any property in which the attorney on the writ has not appeared and is not present at the sale.

• Prospective purchasers and their assignees are required to obtain a Tax Compliant Certificate from the Philadelphia Department of Revenue for settlement.

• Prospective purchasers are directed to the Web site of the Philadelphia Bureau of Revision of Taxes, (BRT) brtweb.phila.gov for a fuller description of the properties listed. Properties can be looked up by the BRT number – which should be cross checked with the address. Prospective purchasers are also directed to the Room 154 City Hall, 215-686-1483 and to its website philadox.phila.gov and to its website at http://philadox.phila.gov where they can view the deed to each individual property and find the boundaries of the property. PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE. The BRT # refers to a unique number assigned by the City Bureau of Revision of Taxes to each property in the City for the purpose of assessing it for taxes. This number can be used to obtain descriptive information about the property from the BRT website. Effective Date: July 7, 2006

NOTICE OF SCHEDULE
OF DISTRIBUTION

• The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of the sale of Real Estate. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

LAND BANK SALE

• Notwithstanding the foregoing, if the Philadelphia Land Bank (Land Bank) exercises its right to bid pursuant to 68 Pa.C.S.A. § 2117(d)(3) and 68 Pa. C.S.A. § 2117 (d)(4), the Land Bank will not be required to (1) make a deposit for its bid (2) pay the balance of its bid to the Sheriff within 30 days of sale or (3) submit certifications from the Department of Revenue regarding tax delinquency.

• Properties to be acquired by the Land Bank will not be offered for sale to others; the opening bid shall be the total amount of all tax claims, municipal claims and liens which are the basis for the City's judgment, and no bids other than the Land Bank bid will be accepted pursuant to 68 Pa.C.S.A. § 2101, et seq.

• N.B. - For the benefit of our non-professional readers who do not understand the meaning of the letters and figures following the defendant's names, we make the following.

EXPLANATION

• The name first appearing in each notice is that of the defendant in the writ whose property is being sold. All Writs are Writs of Executions.

• The letters C.P., Court of Common Pleas; O.C., Orphans' Court; Q.S., Court of Quarter Sessions; C.C., County Court - indicate the Court out of which the writ of execution issues under which the sale is made: S. 1941. 223. means September Term, 1941. 223, the term and number of the docket entry; the figures following show the amount of debt; and the name following is that of the attorney issuing the writ.

• Attention is called to the provisions of Act No.104, approved July 27, 1955, which requires owners of properties which are used, designed or intended to be used by three or more families, or of commercial establishments which contain one or more dwelling units, to deliver to the buyers of such properties a use registration permit at the time of settlement, under certain terms and conditions. Sheriff Sales are not subject to provisions of the said Act and the Sheriff will, therefore, not deliver use registration permits in connection with any sales conducted by her.

Very truly yours,
ROCHELLE BILAL, Sheriff
City and County of Philadelphia
www.OfficeofPhiladelphiaSheriff.com

SHERIFF'S SALE OF TUESDAY, FEBRUARY 2, 2021

1712-540
367 West Hortter St 19119. 22nd wd. 10343 sq. ft. Richard Hwang a/k/a Kwang Pyo Hwang BRT# 882017970 Residential Property c.p. # August 2014 no. 00988 $356,717.30 Charles N. Shurr, Jr., Esquire

2102-301
3551 N Watts St 19140. 43rd wd. 1514 sq. ft. ELLA DUBROVIN BRT# 432188010 Residential Property c.p. # July 2020 no. 02291 $32,683.03 Ras Citron, LLC

2102-302
1507 E Hunting Park Ave 19124. 33rd wd. 1294 sq. ft. KELLY ANN ARMSTRONG BRT# 332083400 Residential Property c.p. # May 2019 no. 01431 $65,492.31 KML Law Group

2102-303
5544 N Lawrence St 19120. 42nd wd. 2134 sq. ft. JEFFREY ELLIOT BRT# 422492000 Residential Property c.p. # September 2019 no. 03789 $106,188.99 Ras Citron, LLC

2102-304
5335 Darrah St 19124. 62nd wd. 819 sq. ft. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATES CLAIMING RIGHT, TILTLE OR INTEREST FROM OR UNDER JOHN LUTZ BRT# 622227800 Residential Property c.p. # June 2019 no. 07491 $22,142.76 Ras Citron, LLC

2102-305
5801 W Thompson St 19131. 4th wd. 1266 sq. ft. TODD ARCHIE BRT# 043030100 Residential Property c.p. # April 2019 no. 04579 $78,311.78 Stern & Eisenberg, P.C. Subject to Mortgage

2102-306
2110 S Lambert St 19145. 48th wd. 892 sq. ft. REMONA A. GARY BRT# 481354300 Residential Property c.p. # January 2018 no. 00867 $109,405.25 Shapiro & Denardo, LLC

2102-307
624 Mc Clellan St 19148. 1st wd. 686 sq. ft. 624 MCCLELLAN ST LLC BRT# 012150200 Residential Property c.p. # August 2020 no. 01773 $184,345.38 KML Law Group, P.C.

2102-308
6430 Tulip St 19135. 41st wd. 1417 sq. ft. JANINE CANCELLIERE BRT# 411430600 Residential Property c.p. # June 2019 no. 07033 $109,122.92 Shapiro & Denardo, LLC

2102-309
2342 Fitzwater St, Unit A2 19146A2. 30th wd. 467 sq. ft. JOHN WHITE BRT# 888303064 Residential Property c.p. # April 2019 no. 01480 $208,170.16 Shapiro & Denardo, LLC

2102-310
2554 S 67Th St 19142. 40th wd. 1112 sq. ft. KANEESHA DANIELS BRT# 406061400 Residential Property c.p. # March 2018 no. 01576 $62,568.23 Shapiro & Denardo, LLC

2102-311
7827 Argus Rd 19150. 20th wd. 1623 sq. ft. DANIELLE BLACKWELL BRT# 501245200 Residential Property c.p. # July 2019 no. 02548 $222,128.75 Shapiro & Denardo, LLC

2102-312
2907 Aramingo Ave 19134. 25th wd. 1092 sq. ft. ANGEL L. DIAZ TORRES BRT# 251453900 Residential Property c.p. # April 2019 no. 04576 $51,091.72 Stern & Eisenberg, P.C. Subject to Mortgage

2102-313
6437 Tulip St 19135. 41st wd. 4866 sq. ft. EAN J. SMITH BRT# 411448500 Residential Property c.p. # January 2019 no. 00410 $126,202.07 Shapiro & Denardo, LLC

2102-314
2806 Disston St 19149. 55th wd. 1475 sq. ft. FERNANDO D. OLIVERIA JR BRT# 551285600 Residential Property c.p. # November 2017 no. 00862 $174,614.95 KML Law Group, P.C.

2102-315
1749 N Felton St 19151. 34th wd. 1455 sq. ft. KGCC PROPERTIES, LP BRT# 342341700 Residential Property c.p. # January 2019 no. 03401 $136,797.82 Stern & Eisenberg, P.C. Subject to Mortgage

2102-316
7731 Overbrook Ave 19151. 34th wd. 1776 sq. ft. KGCC PROPERTIES, LP BRT# 343262100 Residential Property c.p. # April 2019 no. 00760 $132,442.80

Sheriff's Sale Notices for February 2, 2021

SHERIFF'S SALE

Stern & Eisenberg, P.C. Subject to Mortgage

2102-317
4220 Palmetto St 19124. 33rd wd. 1266 sq. ft. RUTH SUAREZ BRT# 332188900 Residential Property c.p. # September 2017 no. 00063 $66,104.08 Stern & Eisenberg, P.C.

2102-318
6107 Cobbs Creek Pkwy 19143. 3rd wd. 2970 sq. ft. JACQUELINE WHITE BRT# 033156800 Residential Property c.p. # September 2015 no. 02651 $83,557.55 Stern & Eisenberg, P.C. Subject to Mortgage

2102-319
4313 Westminster Ave 19104. 6th wd. 1190 sq. ft. 99 SOLUTIONS LLC BRT# 062102800 Residential Property c.p. # September 2020 no. 00267 $164,356.05 KML Law Group, P.C.

2102-320
144 N Lindenwood St 19139. 44th wd. 975 sq. ft. THE UNKNOWN HEIRS OF LILA FOX, DECEASED BRT# 441159700 Residential Property c.p. # November 2017 no. 02767 $43,072.86 KML Law Group, P.C.

2102-321
5924 N 13Th St 19141. 49th wd. 2368 sq. ft. MELVIN T. SHARPE, JR., ET. AL. BRT# 493217300 Residential Property c.p. # August 2016 no. 02357 $365,627.48 Stern & Eisenberg, P.C. Subject to Mortgage

2102-322
4223 Filbert St 19104. 6th wd. 787 sq. ft. 4223 FILBERT LP BRT# 061010400 Residential Property c.p. # October 2019 no. 03362 $155,275.11 Eisenberg, Gold & Agrawal

2102-323
3115 W Dakota St 19132. 28th wd. 930 sq. ft. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,TITLE OR INTEREST FROM OR UNDER PATRICIA GREEN, DECEASED BRT# 282307700 Residential Property c.p. # June 2019 no. 07138 $104,661.58 Shapiro & Denardo, LLC

2102-324
1933 Spring Garden St 19130. 15th wd. 1947 sq. ft. 1933 ASSOCIATES, L.P BRT# 881582000 Residential Property

SHERIFF'S SALE

c.p. # September 2020 no. 00813 $1,354,637.49 Dilworth Paxson LLP

2102-325
2123 Spring Garden St 19130. 15th wd. 2398 sq. ft. 2123 PARTNERS, L.P. BRT# 881589000 Residential Property c.p. # September 2020 no. 00810 $2,706,395.75 Dilworth Paxson LLP

2102-326
1919 Spring Garden St 19130. 15th wd. 1833 sq. ft. 1933 ASSOCIATES, L.P. BRT# 881581200 Residential Property c.p. # September 2020 no. 00813 $1,354,637.49 Dilworth Paxson LLP

2102-327
2984 Chatham St 19134. 25th wd. 1051 sq. ft. THE UNKNOWN HEIRS OF KRZYSZTO P. WISNIEWSKI DECEASED BRT# 251411500 Residential Property c.p. # July 2019 no. 02997 $36,718.01 KML Law Group, P.C.

2102-328
597 Alcott St 19120. 35th wd. 1028 sq. ft. KALA ALLEN BRT# 352079300 Residential Property c.p. # June 2019 no. 06302 $74,478.95 KML Law Group, P.C.

2102-329
STAYED -- 3924 N 8Th St 19140. 43rd wd. 736 sq. ft. EVELYN MONET BRT# 433119800 Residential Property c.p. # August 2020 no. 01022 $9,985.04 KML Law Group, P.C. --- STAYED

2102-330
4626 Pilling St 19124. 23rd wd. 3750 sq. ft. DOCKERY N. AYANA BRT# 234241000 Residential Property c.p. # October 2018 no. 22281 $119,671.42 KML Law Group, P.C.

2102-331
2240 S 63Rd St 19142. 40th wd. 1440 sq. ft. MEI FENG CHEN BRT# 871601280 Residential Property c.p. # March 2020 no. 01653 $97,229.62 Kang Haggerty & Fetbroyt LLC Subject to Mortgage

2102-332
56 N 61St St 19139. 34th wd. 960 sq. ft. MICHAEL G. FERGUSON JR. BRT# 341139300 Residential Property c.p. # December 2019 no. 04244 $44,623.14 Kang Haggerty & Fetbroyt LLC Subject to Mortgage

2102-333
4779 Manayunk Ave 19128. 21st wd. 3524 sq. ft. GUORONG CAI BRT# 212473610 Residential Property c.p. # January 2020 no. 02058 $313,598.93

SHERIFF'S SALE

Kang Haggerty & Fetbroyt LLC Subject to Mortgage

2102-334
2308 Fuller St 19152. 56th wd. 3807 sq. ft. KARL J LANGENBACH BRT# 562018500 Residential Property c.p. # August 2019 no. 00168 $121,854.77 Hill Wallack

2102-335
1720 Wylie St 19130. 15th wd. 1005 sq. ft. SR SELECTIVE REAL ESTATE ACQUISTIONS- PHILLY, LLC BRT# 151351610 Residential Property c.p. # February 2020 no. 01939 $581,783.05 Hourigan, Kluger & Quinn, P.C.

2102-336
4340 M St 19124. 33rd wd. 1440 sq. ft. LISSETTE E CLAUDIO BRT# 332466100 Residential Property c.p. # October 2015 no. 03095 $92,470.24 Stern & Eisenberg, P.C. Subject to Mortgage

2102-337
2922 N 13Th St 19133. 37th wd. 1548 sq. ft. KENNETH J BURGESS BRT# 372275700 Residential Property c.p. # September 2020 no. 00005 $23,055.50 Shapiro & Denardo, LLC

2102-338
5723 N Beechwood St 19138. 42nd wd. 888 sq. ft. ERIC MALCOLM BRT# 172493900 Residential Property c.p. # May 2019 no. 00172 $83,577.81 Shapiro & Denardo, LLC

2102-339
1723 Fernon St 19145. 36th wd. 686 sq. ft. RESURGENCE PROPERTIES, LLC BRT# 365381900 Residential Property c.p. # August 2020 no. 02084 $130,700.00 Fein, Such, Kahn & Shepard, P.C. Subject to Mortgage

2102-340
1909 Green St 19130. 15th wd. 3420 sq. ft. 2123 PARTNERS, L.P. BRT# 881802900 Residential Property c.p. # September 2020 no. 00810 $2,706,395.75 Dilworth Paxson LLP

2102-342
2349 Gerritt St 19146. 36th wd. 672 sq. ft. GERRITT 3,LLC BRT# 364010100 Residential Property c.p. # August 2020 no. 01714 $78,800.00 Fein, Such, Kahn & Shepard, P.C. Subject to Mortgage

2102-343
2343 Gerritt St 19146. 36th wd. 672 sq. ft. GERRITT 3, LLC BRT# 364009800 Residential Property c.p. # August 2020

SHERIFF'S SALE

no. 02090 $290,005.56 Fein, Such, Kahn & Shepard, P.C. Subject to Mortgage

2102-344
2340 Gerritt St 19146. 36th wd. 700 sq. ft. GERRITT 3,LLC BRT# 364015000 Residential Property c.p. # August 2020 no. 01737 $65,600.00 Fein, Such, Kahn & Shepard, P.C. Subject to Mortgage

2102-345
5116 N 12Th St 19141. 49th wd. 2100 sq. ft. UKNOWN HEIRS, SUCCESSORS, AND ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE AND INTEREST UNDER CATHERINE PHILLIPS BRT# 493134200 Residential Property c.p. # August 2018 no. 02395 $120,254.89 Pincus Law Group

2102-346
2125 Spring Garden St 19130. 15th wd. 2413 sq. ft. 2123 PARTNERS, L.P. BRT# 881589200 Residential Property c.p. # September 2020 no. 00810 $2,706,395.75 Dilworth Paxson LLP

2102-347
1100 Vine St 191071209. 5th wd. 0 sq. ft. KEVIN CAFFERKY BRT# 888071958 Residential Property c.p. # April 2019 no. 03400 $28,538.51 Glenn M. Ross, PC Subject to Mortgage

2102-348
1548 N Lawrence St 19122. 18th wd. 936 sq. ft. ANA M RIVERA BRT# 182256700 Residential Property c.p. # July 2016 no. 01969 $138,898.68 Fox And Fox Attorneys At Law, P.C.

2102-349
1722 W Nedro Ave 19141. 17th wd. 1600 sq. ft. MARLENE MANCARI BRT# 171158500 Residential Property c.p. # September 2019 no. 03798 $152,897.98 Shapiro & Denardo, LLC

2102-350A
2509 Federal St 19146. 36th wd. 1216 sq. ft. IRVIN RICHARD CARSON BRT# 361257105 Residential Property c.p. # October 2017 no. 03111 $610,000.00 Abramson And Denenberg, P.C.

2102-350B
2513 Federal St 19146. 36th wd. 1140 sq. ft. IRVIN RICHARD CARSON BRT# 361257300 Residential Property c.p. # October 2017 no. 03111 $610,000.00 Abramson And Denenberg, P.C.

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SHERIFF'S SALE

GERMANTOWN NATIVE STATE REP STEPHEN KINSEY EXEMPLIFYING LEADERSHIP IN HARRISBURG



seats. This will make his job and other members of the Philadelphia Democrat caucus even harder when it comes to moving legislation forward. At the end of the day there is no way to pass legislation in the PA State House without any Republican support. However, despite the political climate, Rep. Kinsey has found a way to work across the aisle. By partnering with Republican Rep. Greg Rothman, they have formed the Bi-Partisan Legislative Caucus.

“Well, it all started with just a simple hello on the House floor. Welcome to the House. I knew he was a Republican. And he knew I was a Democrat. But I also know that at the end of the day, I have to work with those folks over there. But it all started by just speaking. And we just started having greater conversations on issues. But the great thing is that this was a guy that I could talk to on the other side and knowing that he had friends on the other side. And the word spread quickly over the course of time that Kinsey and Rothman are pretty tight. I mean, Greg's been down here to my district for press events. I've been up to his district. And so we just developed a sincere friendship, all by just having conversation. We sit on a few committees together- probations and transportation. Greg and I have some legislation that we both cosponsored. But what I found out is that we both experienced the same thing, sometimes we get stuck with partisan politics. Greg told me that he was in caucus and I had an amendment to a bill and he was supporting it. However, his colleagues were saying they weren’t supporting it. When he asked why, they said ‘because it's a Democrat amendment.’ And he's like, ‘but it’s Kinsey’s, he's a good guy.’ Well, he got shot down anyway. And I experienced something similar in committee. Greg had an amendment, I thought it was a good amendment. But I was asked by the Chair of that committee, on the Democratic side, if I could stay in line. And you do that sometimes. But then sometimes you sort of break out of that line and say, this is going to be beneficial to the people that I represent. My people want this. And that's how it started. We just kept that conversation going and everybody in the House saw the sincerity of our friendship. I can tell you that there was no blowback with the establishment of the Bi-Partisan Caucus. There's now 25 Democrats that have signed on thus far, and 16 Republicans that have signed on thus far.”

Before serving as the Co-Chair of the Bi-Partisan Committee, Rep. Kinsey served as Chair of the Black Caucus, which he recently stepped down from and handed the reins to Rep. Donna Bullock.

“I can tell you that it was a great experience serving as the Chair of the Pennsylvania Legislative
Black Caucus. I could have served for another two years but I wanted to do something different. I've had some personal tragedies, some personal challenges. I lost my mother and lost a daughter. And when you experience those things, those types of losses, it really puts things in perspective. I have a 12 year old that's with me, being raised by myself and her mom. Her mom lives in Jersey, so she sees her mom on the weekends. She goes to school in Pennsylvania, so she's with me throughout the week. When you lose a child, it makes you want to be closer to your kids. It was a point where I was going to Harrisburg and coming back because I wanted to tuck my daughter in every single night. But the Black Caucus was a great experience. I believe we made some headway in regards to forcing the previous Speaker of the House to really help us with some police reform legislation. The great thing is that we had a series of hearings in places like Reading, Allentown, and the Poconos. We wanted to make sure that our presence was known so we expanded it, partnering with other committees. So it was like the Black Caucus and the Health Committee focusing on COVID. It was the Black Caucus and the Education Committee talking about funding in the State School System. The Black Caucus was a platform that allowed me to bring other organizations, caucuses, and other committees together. So that they can hear what we were hearing. So that they can feel the experiences that were being shared with members of the Black Caucus. I wanted them to have a better and a greater understanding of what folks of color were going through, how they felt.”

With police reform becoming one of the hottest topics in local and national politics, Rep. Kinsey and his colleagues in the State Legislature joined forces with members of the City Council of Philadelphia to form the Police Working Group. Rep. Kinsey went into detail on why he joined the Police Working Group and his experience growing up in Germantown that caused him to join in to champion this cause.

“I grew up in an era where gang wars were pretty rampant. I grew up in the 70s. It was still the Dogtown, Haines Street, and Brickyard feuds. I could tell you how I got chased home by guys from Brickyard and so forth. So, for me dealing with the cops was a reality. The cops would drive up and down the street. Frank Rizzo was the commissioner at the time. As a little kid I would hear about the Commissioner and all that he was doing. Like when he stripped those guys down in North Philly.

We didn't have that real relationship with the police. We feared the police to some extent. They would mess with us because we were black kids. I'm still surrounded by guys, fraternity brothers, guys from the neighborhood and I hear their stories about their experiences with the police. You still hear these stories. But for me just taking in all this information, the experiences that not only I had, but also that my friends had growing up, my friends that lived in other parts of the city. Those experiences don't go away. Those are memories that are there forever. And even as the Police Commissioner changes and the Mayor changes, the police force does not change. Our communities are still experiencing some of those things that were happening decades earlier.

Even though we see more officers that look like us, the reality of it is that they really weren't running the show. You start recognizing that there's a code and a mentality even amongst those men and women in blue. Regardless of skin color, there's still a mentality that exists there.

The Police Reform Group, is a collaboration of what we each experienced, what we were told, and what we have been visualizing in our respective communities. This made us come together and say, we got to change this.”

By James Williams
Photo Courtesy of Stephen Kinsey/ pahouse.gov

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COUNCILWOMAN AT-LARGE KGR LAUNCHES 1ST ANNUAL UNION APPRENTICESHIP GUIDEBOOK



Councilman At-Large KGR launches Union 1st Annual Apprenticeship Guidebook Councilmember Katherine Gilmore Richardson, in conjunction with local union leaders, launched her 1st Annual Apprenticeship Guidebook, which will be updated annually. The guidebook provides the necessary information regarding apprenticeships that are available and how to go about obtaining them. It also includes how much they pay, requirements, and application deadlines.

As many of us know, and studies show, that unions are the cornerstone of the middle class. I'm the product of a union family. My father worked for the Budds plant just like his father before him. My father also served as the UAW shop steward for the Budds plant. Due to my father having a solid union job, he was able to provide me with a quality Catholic school education and great healthcare benefits. Not to mention he made pretty good money, which afforded me many opportunities growing up that those around me didn't have. These are the benefits of having a union job. It was the unions that helped build the African American middle class and move many blacks out of poverty. You cannot build a strong economy in a city like Philadelphia, which suffers from a poverty rate over 20%, without expanding union opportunities.

"It is important, now more than ever, that we think about how we are creating skills-based opportunities for work and expanding pathways to the middle class," said Councilmember Gilmore Richardson. "As our city grapples with the impacts of the Covid-19 pandemic and our continued challenges with generational poverty, I saw an information gap that keeps people from applying to these programs. With more information, readily available and in one place, a wider range of Philadelphians can learn about the opportunities in the skilled trades and figure out what they need to be competitive."

Councilmember Gilmore Richardson's guidebook was developed with the support from local union leaders. She has worked hard to provide economic opportunities for Philadelphians since she took office.

"Thank you to Councilmember Gilmore Richardson for spearheading this important project," said Patrick Eiding, President of the Philadelphia AFL-CIO. "Unions provide crucial protections to workers and create good-paying, family sustaining jobs. This guidebook will help us better communicate the diverse types of careers that are available through our apprenticeship programs."

"Philadelphia remains one of the few cities in America with strong support for unions," said Ryan N. Boyer, Business Manager for Laborers District Council of Metropolitan Area of Philadelphia and Vicinity and President of the Philadelphia Chapter of the Coalition of Black Trade Unionists. "We need to grow awareness around apprenticeship programs so that more Philadelphians can see the benefits of debt-free, paid skilled training."

"Apprenticeship programs benefit everyone," said Wayne Miller, Business Manager of Sprinkler Fitters Local 692. "Workers earn more money and have access to supportive programs for training and development, businesses see a high return on investment, and our city's workforce becomes more talented, improving our local economy."

By James Williams,
Photo Courtesy of
Phlcouncil.com

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IT'S TIME FOR SEPTA TO RESTORE THE 23 TROLLEY SERVICE



If you look at any old pictures of Germantown Ave, you are sure to see one of its star attractions, the Rt. 23 trolley. Traveling all the way from Chestnut Hill down to Oregon Avenue, the 23 was a workhorse and a popular route, supplying Germantown Avenue businesses with shoppers from across the city, while giving Northwest commuters an alternative to the more expensive regional rail lines. Today, the 23 is no longer one route, having been split in half into the 23, which maintains the Northwest portion of the trip but ends at Market St, and the 45, which tackles the Southern end of the journey. While the busses are meant to serve the same purpose, they have been unable to replicate the performance of the trolley, and during COVID the 23 has become dangerously overcrowded, a symptom of the closure of a regional rail line, along with the reduced capacity of a bus as compared to the trolleys. The choice to remove the trolley has been harmful to Germantown Avenue businesses, the parking situation in the neighborhoods bordering the Avenue, and the aesthetic that draws so many to Chestnut Hill, Mt Airy, and Germantown in the first place.

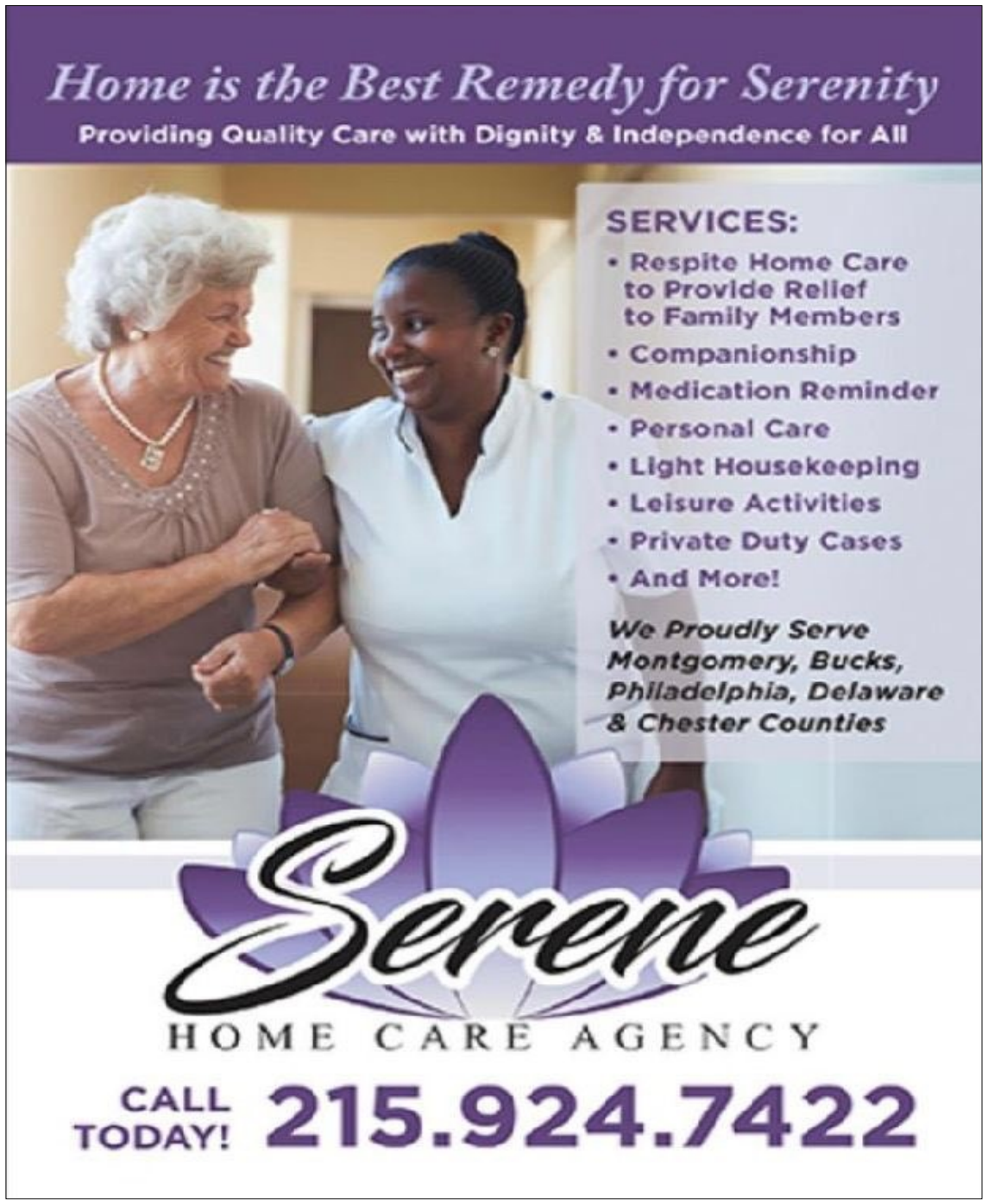
Predating the Broad Street Line, Market Frankford El, and Chestnut Hill West Line, the 23 Streetcar turned Germantown from a quiet village with farmland nearby to a busy and bustling streetcar suburb, complete with its own Main Street. Other neighborhoods along the Ave also utilized its potential as a commercial corridor, and the trolley made shops along the Avenue accessible to residents of any of the neighborhoods, especially as nearly all residents live within a mile of the Avenue, if not closer. The trolley brought shoppers from the rest of Philadelphia up to Northwest neighborhoods as well, offering a more comfortable ride than buses along with a unique experience. Without the trolley, the business environment in all of the neighborhoods has suffered. The end of the trolley has had a limiting effect on foot traffic and shopping, one that could easily be reversed if the tracks were activated again.

Another negative effect from the end of the trolley has been the corresponding increase in car ownership, and thus decrease in the availability of parking and increased illegal sidewalk parking, which has resulted from public transit options being removed from the neighborhoods. While the Northwest is famous for its detached and twin homes, there are also many patches with small and midsize apartment buildings and rowhomes, without the driveways and garages of the larger lots. It used to be a lot easier for families in the Northwest to manage with one family car, limiting the demand for parking. With limited service on the regional rail and the trolley canceled, more and more families are keeping two or more vehicles around, leading to parking frustration and pedestrian obstruction, both of which limit the enjoyment of living in the neighborhood.

The Avenue has suffered aesthetically from the loss of the trolley too. Part of what makes opening or patronizing a business along Germantown Ave so attractive to people who come to neighborhoods to eat, drink, and shop is the classic feel and distinctly Pennsylvanian architecture that the neighborhoods are famous for. With its cobblestones and stone churches, the trolley fits right in, providing yet another intangible aesthetic boost to the Avenue's appeal. While some might dismiss such a looks based argument for transit service, it would be wrong to discount how much having a beautiful environment to spend your time in influences our decisions. Even suburban residents from Montgomery County, who might not currently go across the Cresheim Creek may be more tempted to venture deeper into the city if they could park at the Chestnut Hill Loop, and take the trolley to their destination along the Avenue.

At this point, SEPTA has likely spent more money studying the feasibility and impact of restoring the trolley service than they needed to spend to keep it running back in 1992 in the first place. At the time, busmania led the agency to sell off hundreds of perfectly good trolleys to other cities, especially San Francisco. This was a tragic mistake, but we can still fix it. It's time for SEPTA to restore the 23, the 15, and the 56 while modernizing the lines that still exist. Philadelphia might not have the extensive subway system of New York or DC, but it's time for the city to start leveraging the rail assets we do have, starting by restoring our trolley network.

By Dan Pearson
Photo Courtesy of Wikipedia



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MEET THE CRYPTOS PART 2- BATTLE FOR CONTROL OF THE MONEY SYSTEM



By R.S. Broker

Ok, I was going to write about my new years Resolution- Keeping God first, family second, health third and wealth fourth. I agree that in the grand scope of life, the resolutions are more important than what I was going to discuss, but I have to talk about the situation of cryptocurrency and the lawsuit against one of the major players in the game – because the results of this lawsuit can change the crypto game forever.

The Security and Exchange Commission (SEC) filed a lawsuit against XRP (aka Ripple) allegedly claiming that XRP is a security and not a currency. SEC claims XRP entered into agreements with a few asset digital trading systems, which aren't registered with the SEC. Then XRP allegedly, paid these platforms a fee usually in XRP. Furthermore, the SEC accuse Ripple executives for raising $1.3 Billion through an digital asset securities offering to investors back in 2013, and these executives didn't register their sales.

Basically the SEC is saying that you're not a currency if you offer that asset as an initial offering like a stock would do.

Let's first explain XRP and who uses it. XRP is the token (cash) , the currency. Ripple (RippleNet) is a high performance payment system for liquidity- basically to move money cheaper and easier all around the world. What XRP does is transfers the cash amount into XRP (instead of a government cash like USD or JPY) from one currency to another. So if I want to send money from Philadelphia to Tokyo, and if my method is XRP then the exchange fees are almost eliminated and payments are processed on the spot.

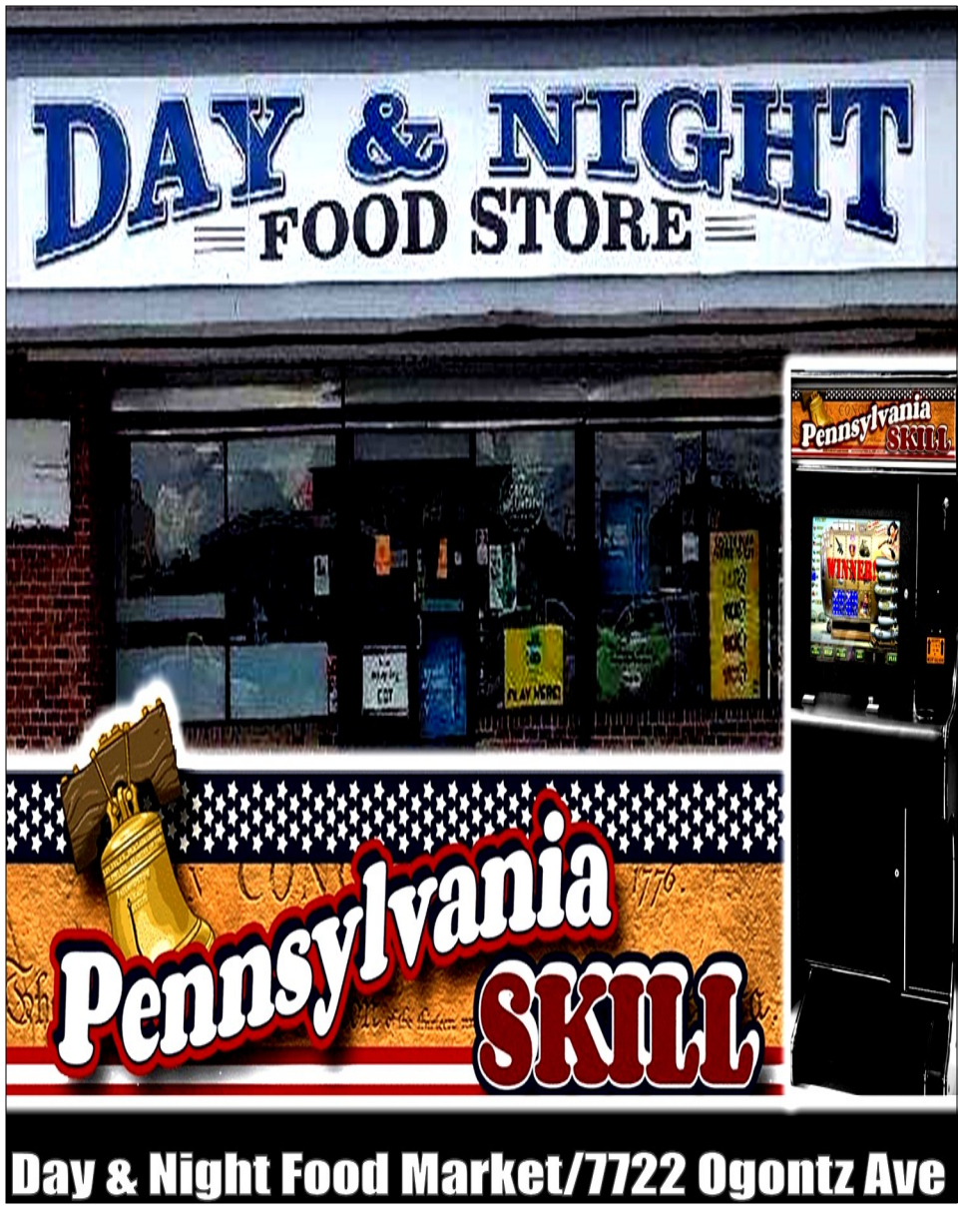
If I transfer money USD to JPY the traditional way, it could take 3 business days. What financial institutions or banks use Ripple? American Express, Santander, PNC Bank, and MoneyGram are some of the hundreds of institutions that are on RippleNet. XRP is the cash used to move money on the Ripple platform.

XRP was created to replace SWIFT, and SWIFT is currently used by financial institutions to communicate information with other banks. These banks has code, called BICs where the banks link up there networks to receive messages. And these are used to send payment orders particularly for high volume institutions for stock trading. Yes Stock trading. That's what I believe the SEC is worried about, and that's getting its slice of the pie. I hope it works out for the both XRP and the SEC.

In summary, if you haven't yet, you need to start getting familiar with cryptocurrency.

You can go to YouTube and review videos (for example see TheGetMoneyShow on YouTube, where StreetMoney and RS Broker discuss the future of cryptos). And if you want to invest, please use link below. Whether your 20 or 60, a new transfer of wealth is upon the horizon. This isn't just the USA going through a change. The whole world is... It won't be easy, but you never know until to try. Oh, and don't forget to follow me on IG or YouTube at @TheGetMoneyShow. Believe in yourself, believe in your dreams, and always remember money a'int just green.

By RSB



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23 YEAR OLD SINGER SINGER - SONGWRITER LOOKING TO MAKE HIS MARK



Philadelphia Singer and Songwriter 23-year-old Kwony is looking to make his mark as an R&B singer in the city of Brotherly love. His music can be found on all major steaming platforms with his new single “Holiday Heartbreak” available on SoundCloud. This song like much of his music deals with the heart breaking and loss of love. This is a subject matter that Kwony touches on in much of his music.

“I want people who are heartbroken to listen to my music and heal from their own heartbreak and trauma.”

At the age of 3 Legendary singer and showstopper Michael Jackson is who Kwony got his inspiration from. But at the age of 6 it was the musical sounds of Chris Brown that hooked young Marquan into the world of R&B.

Along with these two legends Mark McPherson also inspired his son at a young age. His father was a part of a group called “Lyrical Terrorist.” Music was also a part of his sisters’ life as well, but it was Kwony who embraced it and made it his passion.

Looking forward to a new EP from Kwony that remains “Untitled” is in the works. It will have a mixture of his signature “heartbreaking style”with a few party tracks thrown in the mix. Make sure to stay updated through his Instagram page @kwonymusic. “Never give up and always believe in yourself, and follow your dreams,” says Kwony who offers these words to other young artist who plan on making music their careers. “Take your time with the music so that it comes out the way you want it.”

By Andre Brown
Editor of Black
Philadelphia Magazine
Photo Courtesy of Kwony

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HOLDING ON TO HISTORY:

THE STRUGGLE TO SAVE HISTORIC STRUCTURES IN GERMANTOWN REFLECTS THE LARGER PROBLEM IN PHILADELPHIA



Last year, neighbors packed Janes Memorial Church to share memories of, and hopes for, Germantown High School during a series of "community visioning meetings" meant to provide input to the developer of the building. Sadly, many of those hopes went unfulfilled when the project moved forward earlier this year without a community agreement. One of the speakers at those meetings, Oscar Beisert, has seen many historic buildings lost to development but that didn't make the outcome for GHS less bothersome to him.

As a preservationist, Beisert's well known for nominating — and winning — historic designation for properties all over Philadelphia, protecting them from the wrecking ball. But for every win there are many losses, especially when "only about 2% of the built environment in Germantown is protected from development." It's a similar situation across Philadelphia – "a world heritage city" Beisert adds with a heavy dose of irony in his voice. He's long worried about the remaining 98% of historical buildings, many of them in Germantown, but the recent rebound in development activity after the COVID shutdown has heightened his concerns.

"We've lost about 10-15% of the district since Germantown Avenue was designated as a National Historic Landmark in 1965, even before the National Register of Historic Places existed. But the built environment around the Avenue still hasn't been designated historic despite an embarrassment of riches in terms of historical structures. And we continue to lose buildings, several a year. What's really sad is that if you lose enough buildings, then you would ultimately lose the National Historic Landmark status." What's to be done? He wishes Germantown had an organization dedicated to preservation, like the Chestnut Hill Conservancy. But without Chestnut Hill's financial resources, it's unlikely Germantown could create a similar organization. The next best option is one Beisert's advocated for as a member of Mayor's Kenney's Historic Preservation Task Force – "tiered designation."

Much of the difficulty for developers (and homeowners) is the requirement that historical properties be maintained to a "white glove" standard, meaning that only "historically appropriate" materials, such as wood shingles or certain types of window materials, can be used, making upkeep expensive. It's sometimes easier to tear down (or sell, in the case of homeowners) a property rather than maintain such a high standard. A tiered approach would allow structures that weren't of the "Washington slept here" variety to be held to different, less stringent standards. The hope is developers would be more willing to maintain a structure's historic characteristics using less expensive materials, rather than demolish it in order to build a soulless box.

Beisert also sees a benefit for lower to middle income homeowners. "If you live on a nice block in Germantown and development starts to ramp up, why shouldn't you be assured the same protections as somebody in West Philly or even Center City without having these stringent regulations that really are just based on a white glove approach?"

Beisert wishes tiered designation wasn't necessary but he understands that "we can't freeze the city in amber" and holding a hard line with developers won't stop demolition. He's had success using a tiered designation approach recently at Wayne Junction. Beisert consulted with Ken Weinstein about the Blaisdell Pencil Company factory on Berkley Street and persuaded him to use materials in the redevelopment that were similar to originals. "It isn't as beautiful as if it had historically accurate windows in it, but at the same time, if you go out and see the space (now the site of Attic Brewery and Deke's BBQ), it's still a really cool reuse of the building."

The biggest problem with tiered designation? So far it's not official policy. That leaves Beisert and his colleagues at Keeping Philadelphia (keepingphiladelphia.org) to advocate for tiered



designation as best they can in one of the country's biggest (and oldest) cities. "Given how high the stakes are, we shouldn't have to rely on advocates to fight for these things on a case-by-case basis."

Get Involved

Fun Philly fact: Any property in Philadelphia can be nominated for preservation. If you know of a place in your neighborhood that could use protection (particularly if development is ramping up), email Oscar at keeper@keepingphiladelphia.org or call him at 717-602-5002. You can help with a nomination or make a donation to fund the organizations' citywide efforts. You can also contact your elected representatives and tell them we need change, starting with having input on demolition of properties in our neighborhoods.

Oscar Beisert has successfully nominated dozens of properties to the local historic register. With a B.A. in Political Science and an M.A. in American Studies — American Architectural History and Decorative Arts, he has almost ten years of experience in Historic Preservation. Oscar is the founder of the Keeping Society of Philadelphia, and has recently renovated a 1880s carriage repository in Germantown. For his work in Philadelphia, Beisert has received the Board of Directors Award for exceptional contribution to historic preservation, as well as recognition from Save Our Sites and the University City Historical Society

Designate and Switch?

So what did happen with Germantown High?

Like many, we thought a historical designation for the building would've given the community more leverage, not less (or none in this case).

Oscar gives us some details:

"Well, it's very unfortunate how that went down. I worked with Germantown United to nominate the property. There wasn't a concern about the building being demolished, because it's such a huge building. So that wasn't a danger. But in the conceptual drawings from the developer, it showed basically a convenience store or McDonald's sitting in the front lawn of the building, in an area that was really more of a park. And so one of the main concerns was designating the property so that the open park space would remain in tact. (By the way, I think the city should have protected the space before offloading it for a song to developers who would even consider proposing something like that for the site.)

"The other reason the site was nominated is that the building's worthy of preservation. But we really wanted to make sure that the park in the front was not built on, and certainly not with a McDonald's or some other really insulting development. What unfortunately happened with that, though, is that it took so long for the commission to review the nomination and go through the process that it took a year to finally get on the agenda.

"Just as it did and GHS was about to be designated, a law was passed that changed zoning requirements for certain "special-use" buildings, which Councilperson Cindy Bass co-sponsored. (Editor's note: The preservation bill, signed by Mayor Kenney in Nov 2019, made it easier for historic "special-use" properties to be redeveloped and provided more flexible zoning that didn't require a variance. A variance is one of the only ways a community can apply leverage to a developer because the developer has to engage in a community dialogue as part of the variance process).

"So this endangered about six months of negotiations between the neighbors and the developer over a community agreement. We asked for a continuance, which was granted, but it wasn't enough time for the neighborhood groups to get that developer agreement. So Germantown United asked for another continuance, but was denied, meaning that all the negotiations with the developer were moot at that point because he got his zoning anyway.

"It's really terrible. If they hadn't already started negotiations, I could understand the timing of this bill, but this made it much worse. As an advocate for development, especially preservation-oriented development, it's questionable whether this particular incentive is really the best for communities. I think it needs to be revisited. But I wasn't on the incentives committee. One of the things we recommended was a survey that would delay demolition for all the properties on that survey. Of course, that wasn't acted on immediately — that'll take years — but incentives for the developers? That got done in 24 hours!

"And I believe this incentive they applied to GHS was really meant for churches, because church buildings are extremely hard to reuse and they're not really that profitable. But a school? An old factory? Those are actually pretty easy buildings to reuse. So maybe in order to get that incentive in the future, the developer has to check a few boxes first. As it is now, there are some basic inequities in how some of these things are done which is a huge problem."

By Steve Fillmore
Editor of the NW Local
Photo Courtesy of the NW Local

MT AIRY ARTIST MICHAEL BANKS MAKING IT IN LA



Michael J. Banks (Bike Manks) is a Los Angeles based artist originally from the Mt. Airy area of Philadelphia. Growing up, his greatest influences were Pablo Picasso, Salvador Dali, Frank Miller, and Aaron McGruder just to name a few. Banks gravitated towards more abstract and freestyle art forms. In this style, he resonated with the feeling of needing to break limitations and literally pour his soul onto paper. He prefers to use brush pens over actual paint brushes, ensuring more control over his strokes, and less mess. He then adds fine point pens and markers to emphasize details within his pieces. He currently resides in the west side of Los Angeles, and teaches 6th grade history through distance learning.

Piece Caption:
Thy Will Be Done, 2019
In this piece, artist Michael J. Banks encapsulates the notion of "the of will fire" by means of fiery strokes and astrological incorporation. Here, we see a Leo male centering his energy, by means of channeling solar plexus energy throughout his being. In doing so, he radiates power and confidence, so much that the viewer is instantly captivated by this depiction of strength. The image serves as a reminder to all who view it, that one always has the choice to tap into their inner greatness.

By Andre Brown
Editor of Black
Philadelphia Magazine

UPTOWN'S JOSHUA WILKINSON PRODUCTIONS



Joshua Wilkinson is an up and coming director from Philadelphia's Uptown Section of the City. A graduate from Del Valley Charter High School where he also ran track, he now has his own production company. Wilkson graduate d from University of the Arts. There he studied Film and Video. Upon graduation Wilkinson hit the ground running to create his own production company. J Media Productions, LLC.Follow him on instagram @Jmediaproductions where he has over 25.5k followers and is still growing. Through his production company he has shot movies, music videos, and has directed many films as well. Before the pandemic hit Wilkinson had a deal to screen at the Movie Tavern in Philadelphia's West Philadelphia Section of the city. While he wasn't able to screen before the situation. He has continued to work and grow his production company. If you are an actor with a desire to be in a film Wilkson is always looking for young and energetic actors to work with.

"Don't Be A Victim," is about a Military Vet who returns home to see his girlfriend, only to find out that she is missing, and maybe even worse kidnapped. Wilkson has other movies that are now available on Youtube including a short film "No Purpose." Make sure to check him and the many upcoming artists to continue supporting the black and local arts.

Make sure to check out his new project set to be release soon, and also follow him on Instagram, and check out his website at jmediaproductions.com

By Andre Brown
Editor of Black
Philadelphia Magazine

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