VACANT PROPERTY REVIEW COMMITTEE

Caucus Room, City Hall
Philadelphia, Pennsylvania
Tuesday, July 8, 2014
10:10 a.m.

PRESENT:
SUSIE JARMON, OHCD, CHAIRWOMAN
LOWELL THOMAS,
JO ANN JONES, OHCD
LINDA MEDLEY, Law Department
GARRETT O'DWYER, PACDC
LISA WALKER, Revenue Department
DONNA BULLOCK, Council President Clarke's Office
AMANDA DAVIS, PIDC
LYNSIE SOLOMON, Public Property
JAMETTA JOHNSON, Planning Commission
MELVIS DUNBAR, RDA

- - -
CHAIRWOMAN JARMON: Good morning. My name is Susie Jarmon. The VPRC is now in session. We're going to start on Page 2. The first item is 2570 North Napa Street, Amina Sheppard.

(No response.)

CHAIRWOMAN JARMON: We're going to table this. She may come late.

3605 and 3607 Melon Street, Van Nguyen. Can you come up to the podium.

(Witness approached podium.)

CHAIRWOMAN JARMON: Good morning. Can you just give your name to the stenographer, please.

MS. NGUYEN: Van An Nguyen.

CHAIRWOMAN JARMON: Good morning. Can you let the Committee know what you're here for and what you're going to use these two lots.

MS. NGUYEN: Okay. I currently own 3601 and 3603 Melon Street, and we are renovating the two houses right now, and along 3605 and 3607, our next buy,
and I'm just interested in the lots.
Since it's next door, maybe I can do like a side yard or a playground, something. A lot of trees growing right now. The wall is like almost collapsing. So I'm just really interested so I can turn it into something useful for the community.

CHAIRWOMAN JARMON: Any questions from the Committee?

MS. DUNBAR: Are they interested in paying the LAMA value?

Are you interested in paying the LAMA value for each?

MS. NGUYEN: Yes.

MS. DUNBAR: Okay.

CHAIRWOMAN JARMON: What's the recommendation of the Committee?

MS. BULLOCK: I move that we sell the properties 3605 and 07 at the LAMA value.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)
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CHAIRWOMAN JARMON: We'll be in touch. It was approved.

MS. NGUYEN: Okay.

CHAIRWOMAN JARMON: 2932 Wharton Street, Dau Lai.

(No response.)

CHAIRWOMAN JARMON: I'm going to table this until next month.

3604, 3606, and 3608 Haverford Avenue, Ricardo Young, Westview Development Partners.

(Witness approached podium.)

CHAIRWOMAN JARMON: Good morning.

MR. YOUNG: Good morning. I'd like to say hello to everyone.

CHAIRWOMAN JARMON: Good morning. Say your name for the record.

MR. YOUNG: Ricardo Young, Rick Young for short.

CHAIRWOMAN JARMON: Can you let the Committee know what you're going to do with these three lots.

MR. YOUNG: I'm sorry?
CHAIRWOMAN JARMON: Let the Committee know what you're going to do with these three lots.

MR. YOUNG: We're interested in building residential, possibly mixed-use development to continue Haverford Avenue as a commercial corridor as we continue to build density and economic opportunity and viability back on Haverford Avenue that used to be here in the '70s and early part of the '80s.

MS. DUNBAR: So the question is are you proposing to build three mixed-use properties or --

MR. YOUNG: No; residential properties. I'm sorry. There will be mixed use on Haverford Avenue. They have sites for a supermarket going in on the opposite side on Haverford Avenue. So the goal is to build density on Haverford Avenue. Right now it's, I'm going to say, a large amount of -- it is vacant or vacant lots and overgrown brush.

MS. DUNBAR: So on each lot you
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plan to build one building, one unit?

MR. YOUNG: One building, four units.

MS. DUNBAR: So in total it's going to be 12 rental units?

MR. YOUNG: It will be 12 residential units.

MS. JOHNSON: And you know that you'll need a variance? It's industrially zoned.

MR. YOUNG: Yeah, I'm familiar with it.

MS. JOHNSON: Are you acquiring the other lot, 3610?

MR. YOUNG: We're working on that as well and the vacant building that's next to it. It's a vacant building I think 12 and 14 as well.

MS. DUNBAR: Privately owned.

CHAIRWOMAN JARMON: What's the recommendation of the Committee?

MS. DUNBAR: Motion to sell them at the LAMA value.

(Duly seconded.)
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CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

We'll be in touch.

MR. YOUNG: Thank you.

CHAIRWOMAN JARMON: 2561 North Hollywood Street, Bobby Leach.

Mr. Leach was previously approved and received this as a side yard under the Side Yard Program, but he would like to purchase it for the LAMA price. He doesn't want the mortgage against the title.

MS. DUNBAR: Is it still to be used as a side yard?

CHAIRWOMAN JARMON: Yes.

MS. DUNBAR: Okay.

(Witness approached podium.)

CHAIRWOMAN JARMON: Say your name for the record, please.

MR. LEACH: Bobby Leach.

MS. BULLOCK: Mr. Leach, you're willing to pay the LAMA value for this
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property? You're willing to pay the
value that you were quoted for this
property?

MR. LEACH: Yes. I was kind of
like -- I didn't understand how did the
value go up from the time that I gained
interest in the lot, which was like a
little over five years ago.

CHAIRWOMAN JARMON: It went up?

MS. BULLOCK: Five years,
that's how the value goes up.
But you'll be willing to pay
the current value?

MR. LEACH: Yes.

CHAIRWOMAN JARMON:
Recommendation?

MS. DUNBAR: Motion to sell at
the LAMA value.

(Duly seconded.)

CHAIRWOMAN JARMON: All in
favor?

(Aye.)

CHAIRWOMAN JARMON: We'll be in
touch.
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MR. LEACH: Thank you.

CHAIRWOMAN JARMON: The next is the side yards that will be transferred with the ten-year self-amortizing mortgage against the title. It can be accepted.

MS. DUNBAR: Motion to sell these as side yards with the mortgages as noted.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: The address for the 1624 should be Ithan Street, I-T-H-A-N, and this is one that was under the old gift property program. So we'll be transferring it under the old grandfathered program.

MS. DUNBAR: Just for one dollar?

CHAIRWOMAN JARMON: Just for one dollar.

MS. BULLOCK: Do we need to
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to vote on that?

CHAIRWOMAN JARMON: Yes.

MS. BULLOCK: I move that we

transfer the property under the gift

program.

(Duly seconded.)

CHAIRWOMAN JARMON: All in

favor?

(Aye.)

CHAIRWOMAN JARMON: 2026 Martha

Street is to be transferred to PRA for

them to put two lots together that they

own and transfer both of these out.

MS. BULLOCK: I didn't know if

you wanted to speak on it; that's all.

MS. DUNBAR: Well, I can speak

on it. Actually, we were in the process

of conveying 2028 to a developer for a

side yard and discovered that -- well, we

were trying to do 2026 and 2028 and

realized that we did not own 2026. So

Councilman Squilla introduced a

resolution and now we're asking that it

be conveyed.
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MS. BULLOCK: I move that we transfer the property 2026 Martha Street to the Redevelopment Authority.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

MS. DUNBAR: I abstain.

CHAIRWOMAN JARMON: Thank you.

The next are properties to be transferred to PHA. I don't see anybody here representing PHA. However, these are properties that are additional properties for the Blumberg project in North Philly that they have requested.

MS. DUNBAR: I make a motion that the properties be conveyed to PHA at nominal consideration for the development of the Blumberg proposal.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.
The next are urban garden agreements that I can accept and going to Page 6 also.
Now we have certificate of completions. The first address is a typo. It should be 1268 South 27th Street, Anthony Travia. Did someone come to represent him? (No response.)
CHAIRWOMAN JARMON: No?
We transferred this property back in 2006 to Mr. Travia and he wants to sell it. Everything is in the attachment. He had something else that he was doing today and he was unable to attend the meeting, but he has -- we have the agreement of sale and the picture attached.
MS. BULLOCK: So was this a side yard?
CHAIRWOMAN JARMON: It was a side yard. He owned the other lots you see in the agreement also that were adjacent.
MS. BULLOCK: So he owned all the green space?

CHAIRWOMAN JARMON: Yes. And he's selling them for 76,000.

MS. DUNBAR: He did what he was supposed to do, right?

CHAIRWOMAN JARMON: As a side yard.

MS. DUNBAR: Motion to issue

the certificate of completion.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

617 Annin Street.

(Witness approached podium.)

CHAIRWOMAN JARMON: Good morning.

MR. McKERNAN: Good morning.

CHAIRWOMAN JARMON: Can you say your name for the record.

MR. McKERNAN: Good morning.

My name is Brian McKernan.
CHAIRWOMAN JARMON: And you're representing?

MR. McKERNAN: My company is I-9 LLC. I bought the property at 617 Annin Street.

MS. DUNBAR: When did you buy it?

MR. McKERNAN: I bought it in February of 2013.

MS. DUNBAR: February 2013?

MR. McKERNAN: That's correct.

CHAIRWOMAN JARMON: Any questions from the Committee?

MS. BULLOCK: You bought it in 2013. Are you planning to sell it or are you --

MR. McKERNAN: Actually, when I bought the property, the title company did not make me aware of the RDA restriction on there, and I'm a builder and I built a brand new property, ten-year tax abatement, the whole nine yards. It wasn't until two days before settlement that I knew this restriction
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was on there.

CHAIRWOMAN JARMON: And is it I-9?


CHAIRWOMAN JARMON: I-9?

MR. McKERNAN: Correct.

CHAIRWOMAN JARMON: Okay.

The recommendation of the Committee?

MS. DUNBAR: Motion to issue the certificate of completion.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: We'll be in touch. Thank you.

MR. McKERNAN: Thank you very much. Have a good day.

CHAIRWOMAN JARMON: 908 Schell Street. Bill went out and inspected this property, and they've changed the name of the street since 1982. They built properties on it. The prior owner is
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asking for a release of the restrictions.

MS. DUNBAR: Is Panzone the
owner?

CHAIRWOMAN JARMON: Yes.

MS. DUNBAR: Still the owner?

CHAIRWOMAN JARMON: Yes.

Any questions of the Committee?

MS. BULLOCK: I'm looking at
the picture. Which building is it?

CHAIRWOMAN JARMON: It's in the
middle of there. It's like one of those,
yes. And Bill said that street isn't the
same. It doesn't have the same name.

MS. BULLOCK: So Ms. Panzone
sold it to somebody else?

CHAIRWOMAN JARMON: No. She's
still the current owner.

MS. BULLOCK: She built all of
this too?

CHAIRWOMAN JARMON: No. No.

They want the restriction off of the
title. I think they're trying to sell
and I guess they realized that that was
already built on. Like she owned it
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years ago.

MR. O'DWYER: And she sold it
to a developer?

CHAIRWOMAN JARMON: That's what
it looks like. I'm trying to look at
her -- because I didn't see a more recent
deed.

MS. DUNBAR: I think she sold
that.

CHAIRWOMAN JARMON: She sold
it? Because it looked like the last deed
was Panzone in 1982.

MS. BULLOCK: Because the
agreement of sale is between Helen Wong
and Elkhatib Mohamad.

CHAIRWOMAN JARMON: Yeah.
There must be another deed over in
records, but there wasn't one on ACRIS.

MR. O'DWYER: What's the
current name of the street?

CHAIRWOMAN JARMON: The current
name? I don't know what the current name
is. Bill said he didn't know what it was
either. He just knows that it's a new
street, because I guess he asked the neighbors for this particular block after he did a Google map or whatever.

MS. BULLOCK: So this is what it looks like now?

CHAIRWOMAN JARMON: That's what it looks like now.

MR. O'DWYER: So it's not completed yet?

MS. DUNBAR: It's completed with something.

CHAIRWOMAN JARMON: It's completed, yeah.

MR. O'DWYER: It looks like it's under construction.

CHAIRWOMAN JARMON: They just want the certificate to clear the title.

MR. O'DWYER: If you look at the picture, I'm saying it looks like it's still under construction.

MS. DUNBAR: But here's the thing: What was Panzone supposed to have done?

CHAIRWOMAN JARMON: It was a
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side yard back then.

MS. BULLOCK: Side yard.

MS. DUNBAR: So we're past

that.

CHAIRWOMAN JARMON: Yeah.

Since '82.

MS. BULLOCK: I recommend that
we issue a certificate of completion.

(Duly seconded.)

CHAIRWOMAN JARMON: All in
favor?

(Aye.)

CHAIRWOMAN JARMON: The next
address is 1238 North 4th Street, Brian
and Amy Phillips.

(Witness approached podium.)

CHAIRWOMAN JARMON: Good
morning. Please say your name.

MR. EGLI: Hi. I'm Allison
Egli. I'm here on behalf of Amy and
Brian.

CHAIRWOMAN JARMON: And the
Phillips are in the process of selling
this lot?
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MS. EGLI: They are. It's an adjacent lot to their home and they're hoping to move, so they're selling the lot.

CHAIRWOMAN JARMON: Any questions from the Committee?

MS. SOLOMON: Is there any way that we can ask them to clean the lot prior to us releasing it?

CHAIRWOMAN JARMON: Can you hear her?

MS. EGLI: No.

CHAIRWOMAN JARMON: Can they clean the lot before we issue the certificate? The lot has to be cleaned.

MS. EGLI: What exactly do you mean by clean?

MS. SOLOMON: The weeds are really high.

CHAIRWOMAN JARMON: There's weeds that are really high. So they can have it mowed or --

MS. EGLI: Yes.

MS. DUNBAR: So it would be
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subject to that.

CHAIRWOMAN JARMON: Subject to

the lot being cleaned.

MS. EGLI: Okay.

MS. DUNBAR: Motion to issue

the certificate of completion subject to

the lot being cleaned. So if they don't

clean it, we won't issue it.

MS. EGLI: Okay.

(Duly seconded.)

CHAIRWOMAN JARMON: All in

favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

243 West Jefferson Street,

Rosario.

This is a property that was on
the agenda last year for reverter,
reversion of title. Supposedly the guy
had a little -- what was it, like a
bunker or something built on the lot. He
had zoning to do that, but then he was
told by our office that he had to take
the bunker down, otherwise we were going
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to revert title. He tore the bunker
down. The letter was sent out to revert
title. We brought it back here, because
he wants to sell the lot. He had
complied, because it was a side yard.
Council asked us to bring this back
before the Committee because they want us
to revert title from him.

So I just need a recommendation
from the Committee. He had done what he
was supposed to do under his entry
authorization. He had an entry
authorization as a side yard years ago.

MS. BULLOCK: And then was the
plan then to transfer the deed to him?

CHAIRWOMAN JARMON: He had the
deed. We transferred title to him, and
then after he had it for -- I want to say
he already had complied. We don't have
the date on here. He wanted to sell it,
but the neighbor was complaining next
door about the bunker that he had built
on there, so he was told to tear it down.
He had -- like I said, he had zoning.
MS. BULLOCK: It was a trailer.

CHAIRWOMAN JARMON: It was a trailer, right. But he had the approval from the Zoning Board to put the trailer up. But once this individual moved in the property next door, they started complaining. So he tore it down. He still lives in the adjacent property and he's just asking permission to sell the lot.

MS. DUNBAR: So just to be clear, is it safe to say that he would be within his rights to sell it because he met the obligations under whatever the agreement was when he acquired the property?

CHAIRWOMAN JARMON: Right. He received it as a side yard. He lives at 241 Jefferson Street.

MS. DUNBAR: So why would we revert it?

CHAIRWOMAN JARMON: Well, this wasn't under my -- I don't know why it was reverted, because he did what he was
supposed to have done, and I think the pressure from the Councilpeople and the neighbor complaining, that's how that happened.

MS. BULLOCK: The neighborhood is complaining because the trailer was on the lot. The trailer had -- he had rented the trailer out.

MR. O'DWYER: But then he took it down?

MS. BULLOCK: He took it down.

CHAIRWOMAN JARMON: He tore it down, yes.

MS. DUNBAR: But he still has title, right? We never reverted title?

CHAIRWOMAN JARMON: Right. No. He still has title. We actually had approved the certificate.

MS. BULLOCK: And he wants to sell it.

CHAIRWOMAN JARMON: And he wants to sell it.

MR. THOMAS: But there's a reference to tax delinquency, is that
true? Because that would make him non-compliant.

CHAIRWOMAN JARMON: Well, he would have to pay the taxes off before we give him a certificate. The taxes have to be cleared.

MS. BULLOCK: So even if we approved it today, he still has to go through tax clearance.

MR. THOMAS: That is basically non-compliance. If Council -- I believe you said Council wanted it to be reverted.

CHAIRWOMAN JARMON: The reason they wanted it to be reverted is because of the neighbor complaining about it.

MS. DUNBAR: So the question today is the issuance of a certificate of completion to allow him to sell, right?

CHAIRWOMAN JARMON: Right, contingent upon him paying the taxes off.

MS. DUNBAR: So I make a motion that we issue the certificate of completion, subject to his providing
proof that he has paid his taxes. Not entered into an agreement.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

MS. MEDLEY: I just have one question. I have a question, though. You said he wants to sell it?

CHAIRWOMAN JARMON: Yes.

MS. MEDLEY: So if he doesn't have the money -- because oftentimes when we go through the release, they can sell it but it's still owed taxes, but as part of the sales agreement, the taxes get paid off. So if we do the release, there's a letter that goes to the closing agent saying they can't record it without the taxes being paid, and then they'll send me -- when they pay the taxes, they'll send something and then we'll give them the okay to record it.

MS. DUNBAR: At whatever point in time that obligation is met, I'm fine
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with that as long as it's paid prior to us issuing.

MS. MEDLEY: Okay. That's different than -- I think the vote was for them to pay the taxes before.

CHAIRWOMAN JARMON: Right, but if it's going to be paid at the time of settlement.

MS. DUNBAR: How much is the delinquency?

CHAIRWOMAN JARMON: Do you know what the delinquency is, Lowell?

MR. THOMAS: I'm just looking at the e-mail that's attached.

CHAIRWOMAN JARMON: Okay.

No.

MS. BULLOCK: We could handle it like we handle any other tax issue. It happens in other cases that we just don't know about it until Susie does the paperwork and we find out there's a tax issue.

CHAIRWOMAN JARMON: Right. And Linda does the letter.
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MS. BULLOCK: We can motion like we normally would and Susie will do her job.

MS. DUNBAR: Okay. I'd like to strike the first motion that I made and just say we could issue a certificate of completion.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: The next address, JBS Renovations LLC is requesting an additional six-month extension.

(Witness approached podium.)

CHAIRWOMAN JARMON: Good morning.

MR. CIFELLI: Good morning. My name is Frank Cifelli. I'm one of the owners of JBS Renovations.

MS. DUNBAR: Can you talk into the mic.

MR. CIFELLI: We purchased four
lots in February of 2013. We were able to build on the first lot without any issues, sold the property. The second lot, 2147 Federal, we're being sued for the second time by the previous owner, along with the City of Philadelphia, Philadelphia Redevelopment Authority, their former attorney. We're kind of caught up in it because they want us to basically not build it until that's settled. It's the second time it's happened. It's kind of put a complete total pause in our ability to build. We had an agreement of sale on 2147 Federal. We're ready to build, had permits, and we're stopped for a second time. And then -- so that's kind of where we're at with that.

The two on Oakford Street are sort of kind of contingent on the initial banking-wise. They want us to build the more profitable one first and then they'll finance the second two. We're kind of in a pause mode right now. We're
trying to work out with the City and the previous owner, ultimately maybe do a land swap or some kind of an arrangement where we can settle 2147 Federal and then ideally move forward with all our other buildings. But this litigation has kind of put us on pause twice.

CHAIRWOMAN JARMON: So your request is for an additional six-month extension?

MR. CIFELLI: Hopefully we need more time for the litigation to kind of settle itself. And we're really -- we're not the primary focus. The main issue is, the previous owner is saying the City should have sold the lot, and as a result of us having bought it, clean title. We're just kind of held up until that's settled.

CHAIRWOMAN JARMON: Right.

MS. DUNBAR: Motion to allow a six-month extension.

(Duly seconded.)

CHAIRWOMAN JARMON: We'll give
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an additional six months, and if it's not done, you can --

MR. CIFELLI: I appreciate it.

Thanks.

CHAIRWOMAN JARMON: Take care.

MS. BULLOCK: I think we need to vote.

CHAIRWOMAN JARMON: One second, sir.

MS. BULLOCK: She motioned. I seconded.

CHAIRWOMAN JARMON: All in favor? I'm sorry.

(Aye.)

MR. CIFELLI: Sorry about that.

Have a good day.

CHAIRWOMAN JARMON: Are you here for Napa Street?

MS. SHEPPARD: Yes.

CHAIRWOMAN JARMON: We called -- Amina Sheppard. You want to come up to the podium.

And you're here for Melon Street?
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MS. NGUYEN: Yes.

CHAIRWOMAN JARMON: You can leave if you want.

(Off-the-record discussion between Chairwoman Jarmon and Ms. Nguyen.)

(Witness approached podium.)

CHAIRWOMAN JARMON: Can you say your name for the record.

MS. SHEPPARD: Amina Sheppard.

CHAIRWOMAN JARMON: This property was being used as a barber shop for a long time. The person that was using it as a barber shop I think was your dad?

MS. SHEPPARD: Yes.

CHAIRWOMAN JARMON: L&I was going to and the Law Department was going to throw him out of the property.

However, it never happened.

Recently, I had an inspection done, and it verified that she's in the top floor of the building. I spoke to L&I and -- not L&I. The Law Department,
and they want us to get this property out of our ownership.

Ms. Sheppard did a lot of work on the second floor, like it's in really good condition. So she said that she would be willing to purchase the property for the LAMA value.

MS. DUNBAR: What's on the first floor?

CHAIRWOMAN JARMON: There's nothing there now. The barber shop is no longer there. It's like closed.

MS. DUNBAR: But is the first floor safe?

CHAIRWOMAN JARMON: It's safe, yeah. Bill went in there, and it's safe. It's just nothing in there now.

MS. JOHNSON: Because it's residentially zoned, they need a variance.

CHAIRWOMAN JARMON: Well, they must have changed it. They must have went in there and changed it.

MS. DUNBAR: Over time changed
CHAIRWOMAN JARMON: Over time, yeah.

MR. O'DWYER: What were L&I's issues with the property?

CHAIRWOMAN JARMON: To make sure that it was safe if someone was in there, and then we verified that she was in there. I had the inspector go out, and it was okay. Like I said, she's done the whole top floor of the property. The Law Department just wants us to get these properties out of our ownership. It's livable, she's occupying it, and she's willing to purchase it.

MS. DUNBAR: I have a question. What do you propose to do for the first floor?

MS. SHEPPARD: I'm going to fix it up and maybe like rent it out or something like that like for an apartment or efficiency.

MS. DUNBAR: For residential?

MS. SHEPPARD: Yes.
MS. DUNBAR: Okay.

Motion to sell at the LAMA value.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you, Ms. Sheppard.

I think that's it. Are you here for --

UNIDENTIFIED SPEAKER: 1268 South 27th Street.

CHAIRWOMAN JARMON: Oh, we already approved it. You were late.

UNIDENTIFIED SPEAKER: Sorry.

CHAIRWOMAN JARMON: That's okay. It was already approved. So we'll be in touch with you.

UNIDENTIFIED SPEAKER: Thank you very much.

CHAIRWOMAN JARMON: Have a good day.

The VPRC is now adjourned.
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MS. DUNBAR: Don't you have to say motion to adjourn?

CHAIRWOMAN JARMON: Motion to adjourn.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

(Vacant Property Review Committee adjourned at 10:40 a.m.)
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, and that this is a true and
correct transcript of same.

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MICHELE L. MURPHY
RPR-Notary Public

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