

VACANT PROPERTY REVIEW COMMITTEE

Room 401, Caucus Room
Philadelphia, Pennsylvania
Tuesday, March 11, 2014
10:11 a.m.

PRESENT:

SUSIE JARMON, OHCD - CHAIR
JEANETTE LUNA
JO ANN JONES, OHCD
LOWELL THOMAS, PHDC
MELVIS DUNBAR, RDA
LINDA MEDLEY, LAW DEPARTMENT
LYNSIE SOLOMON, PUBLIC PROPERTY
ANDREW FRISHKOFF, LISC
GARRETT O'DWYER, PACDC
PAUL DANELLA, REVENUE DEPARTMENT
AMANDA DAVIS, PIDC
JAMETTA JOHNSON, PLANNING COMMISSION
JEREMY THOMAS, COMMERCE DEPARTMENT

ALSO PRESENT:

PAULA ADAMS, COUNCILWOMAN BLACKWELL'S OFFICE

1 - - -

2 MS. JARMON: Good morning. My name is
3 Susie Jarmon. The Vacant Property Review
4 Committee's session is ready to start.

5 We had a meeting scheduled last month which
6 we didn't have a quorum, so we had to reschedule
7 the meeting for today or speak about the items
8 that were approved last month at the Vacant
9 Property Review Hearing. We are going to do the
10 February's Agenda after we do the March since
11 everyone is here for the March meeting.

12 The first item on the agenda is 432 Budd
13 Street, Alexi.

14 Can you give the stenographer your name?

15 MR. PAPADOULOS: Alexi Papadoulos.

16 MS. JARMON: Good morning. Want to give us
17 a little briefing on what your proposal is for the
18 the 432 Budd Street?

19 MR. PAPADOULOS: My proposal is to renovate
20 it and rent it out. It's that simple. I own 430
21 Budd Street, and I renovated that about a year and
22 a half ago. I bought it from a friend of mine.
23 And she bought it from another friend.

24 432's been vacant since I've, you know,

1 known Mandy who is the previous owner. I don't
2 know how long it's been vacant. I've known her
3 about five years. I just thought it would be nice
4 if it wasn't vacant anymore, so I inquired about
5 it.

6 That's pretty much my take on it.

7 MS. JARMON: Any questions from the
8 committee?

9 MS. DUNBAR: Do you propose to pay fair
10 market value?

11 MR. PAPADOULOS: Yes.

12 MS. DUNBAR: Motion to approve at fair
13 market value.

14 MR. O'DWYER: Second.

15 MS. JARMON: All in favor?

16 - - -

17 (Chorus of Ayes)

18 - - -

19 MS. JARMON: We'll be in touch. Thank you.

20 I skipped one item, which is a donation to
21 the City. It's a lot at 1338 South Corlies
22 Street.

23 MS. DUNBAR: Motion to accept this property
24 as a donation to the City.

1 MR. DANELLA: Second.

2 MS. JARMON: All in favor?

3 - - -

4 (Chorus of Ayes)

5 - - -

6 MS. SOLOMON: Actually, I'm sorry. One
7 question. There is \$2,000 owed in taxes.

8 MS. JARMON: Right. Under the Donor Taker
9 Program, those taxes, anything that is there is
10 wiped out.

11 MS. SOLOMON: Is there a taker?

12 MS. JARMON: No. It's a vacant lot and
13 both of the adjacent properties are occupied. We
14 are going to contact the adjacent owners to see if
15 they're interested in receiving the lot.

16 MS. SOLOMON: We are taking it in and
17 wiping the taxes without anyone coming in to start
18 paying taxes?

19 MS. JARMON: Say that again.

20 MS. SOLOMON: We are taking it in and
21 wiping out the taxes, but there is nobody that's
22 going to acquire it to start paying taxes? We are
23 just going to --

24 MS. JARMON: Well, I am going to get in

1 touch with the two adjacent owners before we take
2 title.

3 MS. SOLOMON: Is there a reason that we are
4 taking it in besides the person doesn't want to --

5 MS. JARMON: Because the owner is a senior
6 citizen, and he can't afford to pay the taxes any
7 longer.

8 MS. SOLOMON: Okay.

9 MS. JARMON: 5152 Reno Street, Vincent
10 Smith. Going to table this.

11 5416 Whitby, Reginald Simms.

12 Good morning.

13 MR. SIMMS: Good morning.

14 MS. JARMON: Can you speak your name
15 into --

16 MR. SIMMS: Reginald Simms.

17 MS. JARMON: Your proposal for the
18 property?

19 MR. SIMMS: My proposal for the property is
20 to renovate it for single family home.

21 MS. JARMON: To occupy?

22 MR. SIMMS: Yes.

23 MS. JARMON: Any questions from the
24 committee?

1 MS. DUNBAR: Have you seen the property?

2 MR. SIMMS: Yes.

3 MS. DUNBAR: Okay.

4 MS. JARMON: Recommendation?

5 MS. DUNBAR: Motion to sell at fair market
6 value.

7 MR. DANELLA: Second.

8 MS. JARMON: All in favor?

9 - - -

10 (Chorus of Ayes)

11 - - -

12 MS. JARMON: Thank you. We will be in
13 touch.

14 3061 North Orianna, Joanna Garcia.

15 MS. GARCIA: Hi. Joanna Garcia.

16 MS. JARMON: You want to receive this as a
17 side yard to the property that you already own at
18 3059 North Orianna?

19 MS. GARCIA: Yes, ma'am.

20 MS. JARMON: Are you willing to pay fair
21 market value?

22 MS. GARCIA: Yes.

23 MS. DUNBAR: Motion to sell at fair market
24 value.

1 MS. JONES: Second.

2 MS. JARMON: All in favor?

3 - - -

4 (Chorus of Ayes)

5 - - -

6 MS. JARMON: We will be in touch.

7 MS. GARCIA: Thank you very much.

8 MS. JARMON: 1316, 1318 South Cleveland,
9 Ori Feibush.

10 MR. FEIBUSH: How are you?

11 MS. JARMON: Good morning. Mr. Feibush was
12 the successful bidder with the Redevelopment
13 Authority for these two lots. Since they were
14 owned by the City, we have to take them through
15 the Vacant Property Review Committee.

16 What is your proposal for those.

17 MR. FEIBUSH: To build two single family
18 homes.

19 MS. DUNBAR: For sale, right?

20 MR. FEIBUSH: Yes. For sale.

21 MS. DUNBAR: I guess the only question I
22 would have is, are you willing to go forward at
23 this point --

24 MR. FEIBUSH: Yes.

1 MS. DUNBAR: -- since you were the
2 succesful bidder. Okay.

3 Make a motion to sell at the agreed upon
4 price.

5 MR. O'DWYER: Second.

6 MS. JARMON: All in favor?

7 - - -

8 (Chorus of Ayes)

9 - - -

10 MS. JARMON: Thank you.
11 1234 North 5th Street, Chris Somers.
12 Good morning.

13 MR. UPIN: I am actually Mr. Somers'
14 attorney. He wasn't able to make it this morning.
15 Joshua Upin. I have authority to speak on his
16 behalf.

17 MS. DUNBAR: Say your last name again?

18 MR. UPIN: Upin, U-p-i-n. The site is 1234
19 North 5th Street. It's currently a vacant lot.
20 It's bounded by a multi-family dwelling to the
21 south and two additional vacant lots to the north.
22 Mr. Somers is proposing to construct a single
23 family home.

24 We have spoken to the community. And this

1 is consistent with their expressed preference.

2 MS. DUNBAR: Will the single family home be
3 used for -- are you planning to -- is he planning
4 to sell it or is he planning to build and rent?

5 MR. UPIN: I believe he's planning to sell
6 it or actually move into it himself.

7 MS. DUNBAR: Oh, okay. So, which one?

8 MR. UPIN: Well, I suppose the ultimate
9 disposition would be contingent on whether we were
10 able to actually acquire the property. The
11 preference is to sell. But if for some reason it
12 sits on the market too long, I think Mr. Somers
13 would be prepared to move in it himself.

14 MS. JOHNSON: Are you aware it's a
15 commercial zone?

16 MR. UPIN: Yes. We are going to, provided
17 the acquisition is approved by the committee, we
18 will begin a process of seeking variance from the
19 Zoning Board.

20 MS. JONES: Mr. Upin, will Stephanie Somers
21 be taking title to this property, as well?

22 MR. UPIN: Yes. They are husband and wife.

23 MS. DUNBAR: Real estate brokers, right?

24 MR. UPIN: They are. They operate in this

1 area. They live in the area. They have close
2 ties to the community. And I think they would be
3 the ideal candidate to help develop the
4 neighborhood.

5 MS. JARMON: Recommendation of the
6 committee?

7 MS. DUNBAR: Recommend that we sell at fair
8 market value.

9 MS. JONES: Second.

10 MS. JARMON: All in favor?

11 - - -

12 (Chorus of Ayes)

13 - - -

14 MS. JARMON: We will be in touch with
15 Ms. Somers.

16 MR. UPIN: Thank you very much.

17 MS. JARMON: I want to take the agenda out
18 of order. I meant to call up the attorney for New
19 Kensington, Ms. Berkman. 2130 East Susquehanna on
20 page 6 for a release.

21 MS. BERKMAN: Thank you, Ms. Jarmon and
22 members of the Vacant Property Review Committee.
23 My name is Judy Berkman. I'm an attorney at
24 Regional Housing Legal Services. Here with me

1 today is Sandy Salzman, Executive Director of New
2 Kensington Community Development Corporation.

3 This property at 2130 East Susquehanna is
4 at the corner of Trenton and Susquehanna. It goes
5 along Trenton, so it provides some green space
6 along Trenton. I have pictures if you want me to
7 pass them around. The Kensington acquired this
8 property in October of 2010, and had to do an
9 extensive clean up of the property, which was a
10 mess. Since then, they have kept it green and
11 maintained it.

12 They keep it mowed every couple weeks in
13 the summer and shovel to remove the snow in the
14 winter. They have provided the insurance. The
15 cost since they acquired it has been about \$5,000.
16 They would be willing to continue to maintain it
17 as green property in the neighborhood. They have
18 been approached by a private developer who wishes
19 to buy it and develop it for his own personal use.

20 So, the market value that New Kensington
21 thinks is from 25 to 40,000 dollars for this
22 parcel. The adjacent lot sold two years ago for
23 \$40,000. It's within the six years since they
24 acquired it. According to the VPRC restrictions

1 and the deed, they would need permission by this
2 committee to sell it. So, they are willing to
3 sell it to this private developer.

4 They can't make a profit, so they are
5 willing to sell it for their costs, which is
6 5,000. Or they are willing to continue to hold it
7 and just need VPRC permission to remove the
8 restrictions since they were approached by a
9 private developer to acquire it. I think he's
10 going to build his own house on it.

11 MS. JONES: Didn't Kensington incur any
12 acquisition costs for this parcel? And if so, how
13 much?

14 MS. SALZMAN: No. We received it from
15 Vacant Property Review for a nominal fee.

16 MS. JONES: Thank you.

17 MS. DUNBAR: I'm not really clear as to
18 why -- if you couldn't develop it at this point,
19 why wouldn't you just give it back to the City and
20 allow the City to sell it. And maybe if you can
21 recoup your cost, then recoup your costs if market
22 value is certainly in excess of \$5,000.

23 MS. SALZMAN: Well, because the developer
24 came to us and asked us if could -- would be

1 willing to sell it to him. We weren't ready to
2 develop it at this period of time. Since there
3 has been a lot of development in the area, we --
4 the Board agreed that, you know, we would be
5 willing to sell it to the developer since he was
6 going to live in the property.

7 MS. BERKMAN: If the VPRC committee decides
8 some other disposition, that is your prerogative.

9 MS. DUNBAR: It would be my recommendation
10 that the property go back to the City and the City
11 would put it up for sale. And if you would be
12 requesting additional funds in terms of whatever
13 costs you incurred, then you would make that
14 request as a part of it. But I would recommend
15 that it come back to the City's ownership and we
16 make it available for sale.

17 MR. O'DWYER: Is New Kensington looking to
18 dispose the property no matter what? You guys
19 don't want it anymore?

20 MS. SALZMAN: Yes.

21 MR. FRISHKOFF: Just a question. If it
22 comes back to the City, what would the disposition
23 process be? Would it be under the Land Bank or as
24 a typical VPRC process?

1 MS. JARMON: I'm not really sure how the
2 Land Bank is working. If we have expression of
3 interest before that program goes into place, then
4 we would sell it.

5 MR. FRISHKOFF: The only question I have
6 for the City, and this is probably a Revenue
7 Department/Public Property question, is it
8 advantageous for the City to go through the
9 process of taking it back and selling it? Or
10 would it be better to, in a sense, place a lien on
11 the property and recoup the gains from New
12 Kensington selling it to the seller?

13 MS. DUNBAR: They are asking that those
14 needs be removed, those restrictions be removed.

15 MR. FRISHKOFF: What I heard is that you
16 have costs that you want to cover.

17 MS. SALZMAN: Yeah. We would just want the
18 coverage of the costs that we already put in the
19 land which is approximately \$5,000.

20 MR. FRISHKOFF: If you sold it for
21 40,000 --

22 MS. SALZMAN: We would not sell it for 40.
23 We were going to sell it for the \$5,000.

24 MR. FRISHKOFF: But if you sold it for

1 40,000, the City could recoup part of its gain.

2 MS. SALZMAN: But we are not allowed to
3 sell it for 40 because we haven't held it long
4 enough to sell it for the \$40,000 that we would be
5 able to sell it for if we owned it for a long
6 enough period of time, which is why we were
7 suggesting the \$5,000.

8 MR. FRISHKOFF: Then I would agree with the
9 recommendation that it come back to the City then.

10 MS. DUNBAR: Just in response to your
11 question that we're raising, we would just allow
12 it to go through the disposition process, which
13 would make the property available on the website,
14 it would go through a bid process if need be. But
15 perhaps the market value would allow us to get
16 more than the \$5,000 or whatever for it since it's
17 a corner property. I don't know.

18 MS. SOLOMON: Also on the Revenue end,
19 Public Property is going to the VPRC and Land
20 Bank, we don't see any money any way in the
21 general fund. It really doesn't matter. The City
22 doesn't see a dime anyway.

23 MR. O'DWYER: Under that recommendation, is
24 New Kensington able to recoup any of their

1 expenses they put into it?

2 MS. DUNBAR: Maybe there can be some sort
3 of agreement. I don't know. I'm just saying
4 instead of selling it for what you put into it, I
5 would recommend that you sell it for the fair
6 market value which probably is really in excess of
7 the \$5,000. So, that would be my recommendation.

8 And if it would be acceptable, I would make
9 that as a motion.

10 MS. SALZMAN: Would it be possible for New
11 Kensington, I mean just to expediate things, to
12 sell it in excess of \$5,000? And then I think
13 that the Redevelopment Authority has the \$10,000
14 that they want to recoup. If we were able to sell
15 it for the \$40,000, I don't know whether we can,
16 then we would pay back you the \$10,000 -- I mean,
17 is that something that would be possible?

18 MS. DUNBAR: I think that that's a random
19 number. I believe we would have to find out
20 really what the market value is. If it's anything
21 in excess of the \$5,000 and you would be in a
22 position to sell it for that amount, then perhaps
23 that agreement can be reached. I just think that
24 we shouldn't just sell it for 5,000. We will

1 authorize you to sell it for \$5,000 when, in fact,
2 it could be more.

3 Whatever needs to happen, needs to happen.
4 If it needs to come back to us, however we can
5 make it work, we should make it work but certainly
6 for the fair market value.

7 MR. FRISHKOFF: Yeah. I would agree. If
8 there was a way to allow it to be sold by New
9 Kensington for them to recoup their costs, the
10 City to capture any of the excess -- that may be a
11 Law Department question -- but that would be
12 simplest for everybody.

13 MS. DUNBAR: Yes.

14 MS. JARMON: Okay.

15 MR. O'DWYER: Would the best option be to
16 table it for now and thn have it come back?

17 MS. JARMON: No. I think we can -- your
18 recommendation was to take it back, but then you
19 changed your --

20 MS. DUNBAR: If there is a way to allow New
21 Kensington to sell it at fair market value, which
22 has to be determined, then we would allow that to
23 happen. If the City -- I can't authorize it. If
24 the City says it's okay for New Kensington to

1 recoup its cost from that and we get the balance,
2 then that would work, as well.

3 MS. MEDLEY: I am thinking maybe table it
4 and bring it back next month. You can find out
5 what the fair market value, whether it makes sense
6 to do it that way. It all depends on how much the
7 property is worth to determine the best option
8 from that.

9 MS. JARMON: Did they have an agreement of
10 sale?

11 MS. SALZMAN: We do not have an agreement
12 of sale. Should we have it appraised or would the
13 VPRC or RDA have it appraised?

14 MS. JARMON: No. You would have to do that
15 since you own it.

16 MR. LOWELL: Couldn't we make the condition
17 for release subject to an appraisal and a fair
18 market value that the City approves with them
19 getting the \$5,000 and any excess coming to the
20 City? I mean, couldn't we just make that motion?
21 And that way if you get a fair market that
22 everybody is happy with, we've moved the process,
23 if not we start from scratch.

24 MS. DUNBAR: I would agree with that.

1 Except that we would modify it. Because she's
2 saying \$5,000 was the cost that they incurred, but
3 we need to know what the costs were that they
4 incurred.

5 MR. LOWELL: Verified. Subject to
6 verification.

7 MS. DUNBAR: Okay. So, new motion.

8 I would like to make a motion that we allow
9 New Kensington to sell the property at a fair
10 market value which will be established by an
11 appraisal obtained by New Kensington. And it
12 would be subject to the costs incurred by New
13 Kensington, as well, which they have to provide
14 evidence of cost incurred.

15 MS. JONES: The release is subject to all
16 of that.

17 MR. LOWELL: Question, can we make that
18 only subject -- the release being subject to and
19 also the fair market value being subject to
20 approved by the City?

21 MS. DUNBAR: Yes. Yes. Subject to that,
22 as well.

23 MS. SALZMAN: I can tell you that the lot
24 next door sold for \$40,000 two years ago.

1 MS. DUNBAR: That was my concern.

2 MS. JARMON: Melvis' recommendation.

3 MR. O'DWYER: Would second that.

4 MS. JARMON: All in favor?

5 - - -

6 (Chorus of Ayes)

7 - - -

8 MS. JARMON: I have to read the minutes
9 after this.

10 MS. JONES: The release is subject to a
11 sale at fair market value established by appraisal
12 obtained by New Kensington with New Kensington
13 reimbursed for the cost of maintenance and
14 insurance subject to verification.

15 MR. LOWELL: And the fair market value
16 being approved by the City.

17 MS. JONES: And the fair market value
18 approved by the City.

19 MS. DUNBAR: I'm okay with that.

20 MS. JARMON: All in favor?

21 - - -

22 (Chorus of Ayes)

23 - - -

24 MS. JARMON: Thank you.

1 2039 West Susquehanna, Judith Robinson.

2 MS. ROBINSON: Judith Robinson.

3 MS. JARMON: Good morning.

4 Can you let the committee know what your
5 proposal is for this lot at 2039 West Susquehanna.

6 MS. ROBINSON: Excuse me. I'm sorry?

7 MS. JARMON: What your proposal is for the
8 lot at 2039 West Susquehanna.

9 MS. ROBINSON: Good morning. Thank you for
10 the opportunity. We are with a group called
11 Susquehanna Clean Up Pick Up. We have a
12 management contract. We have maintained and clean
13 this lot for the past three years. We pulled it
14 into our contract with the Pennsylvania
15 Horticultural Society to clean it. And we would
16 like to reduce the number of lots that we are
17 cleaning in our neighborhood.

18 And I would like to develop this lot into a
19 mix use development commercial on the lower level
20 for this mix use corner of 21st and Susquehanna
21 and to apartments on the upper level, second and
22 third level.

23 MS. JARMON: You are going to build on this
24 lot?

1 MS. ROBINSON: Yes. I would like to.

2 MS. DUNBAR: This says Gardening.

3 MS. JARMON: That's not what I was
4 originally told. I was told it was going to be a
5 garden along with the Horticultural Societ.

6 MS. ROBINSON: It is under a gardening
7 agreement at this point, yes.

8 MS. DUNBAR: If I may, the question I have
9 is the authorization or support that you received
10 from the Councilman's office, was that for a
11 garden or was that for development?

12 MS. ROBINSON: No. It was for development.
13 Is presently a garden or a sitting area.

14 MS. JARMON: It just says that they are
15 asking to acquire. Your proposal is to build a
16 commercial property on this lot?

17 MS. ROBINSON: Yes. A multi-unit property
18 mixed use.

19 MR. LOWELL: Ms. Robinson, you said you are
20 part of an organization. The organization is
21 going to take title to the property or are you
22 going to take title?

23 MS. ROBINSON: We will -- I will probably
24 do it personally.

1 MR. LOWELL: Do you have the finances to
2 make this mixed use?

3 MS. ROBINSON: Yes, I will.

4 MS. DUNBAR: I do have a concern primarily
5 because the letter from the Councilman's office is
6 very brief. It just speaks about the maintenance
7 of the lot and the fact that they would be willing
8 to support the disposition of it. But I just want
9 to make sure that the Councilman's office is very
10 clear on your intention for your use.

11 What I am looking at is a garden. And what
12 you just said is totally different.

13 MS. ROBINSON: It's presently a garden
14 or -- not a garden, but a sitting lot.

15 MS. DUNBAR: Yes.

16 MS. ROBINSON: It has been for many years.
17 As I said, we have quite a few lots. We maintain
18 100 lots. At this point, we would like to reduce
19 the number of vacancies in our community. It is
20 on a commercial corridor at Susquehanna Avenue.
21 We would like to start to rebuild our community.

22 MS. DUNBAR: Are there other vacant lots in
23 the 2000 block of Susquehanna?

24 MS. ROBINSON: Yes. There is one very

1 large one. We are also maintaining that. That is
2 open space now at 2012 through 22 West
3 Susquehanna. Also, there is vacant lots at 2035
4 and 37.

5 MS. DUNBAR: Does your organization own
6 that?

7 MS. ROBINSON: None of them. We are just
8 maintaining them through that Land Care Project
9 contract. And it's quite a bit to maintain. And
10 we are right off of Diamond Street where there is
11 a substantial number of lots.

12 We are now trying to invite developers to
13 build on lots. We would like to have commercial
14 to be the way it used to be, but we would like to
15 try to bring our community back with some kind of
16 commercial development.

17 MS. DUNBAR: Do you know whether 2035 and
18 37 are publicly owned?

19 MS. ROBINSON: They are privately owned.
20 All of the lots I mentioned are privately owned
21 except for 2012 through 22 West Susquehanna, which
22 are people from the neighborhoods where the old
23 Lambert bar used to be. That is one vacant parcel
24 that is 14,000 square feet of open space.

1 Eventually, we will probably work with the
2 Councilman's office to try to develop that large
3 parcel.

4 MS. DUNBAR: I would recommend it be tabled
5 at this time until we get further clarification,
6 first of all, to make sure that the City doesn't
7 have anything proposed for the site. Secondly,
8 just to make sure that the Councilman's office has
9 agreed to what's being proposed.

10 I would recommend that it come back next
11 month and we go from there. Perhaps you wouldn't
12 have to be present at the meeting, but I just
13 think that we need further clearance.

14 MS. ROBINSON: This lot has been vacant for
15 over 30 years.

16 MS. DUNBAR: I understand that. I'm not
17 disagreeing with the vacancy of the lot. I am
18 concerned about the proposed use because it's
19 different from what we have on our paper. So
20 again, because of that discrepancy, I just want to
21 make certain that the Council President and his
22 office is in agreement with the proposed use.

23 MS. JONES: I second the motion to table
24 it.

1 MR. LOWELL: Ms. Robinson, are you stating
2 to this committee that the Councilman's office is
3 aware of the project that you are describing and
4 is in support of it?

5 MS. ROBINSON: Well, I will let you do the
6 due diligence that you all need to do. And I will
7 do the due diligence that I need to do. Donna
8 Bullock from his office wrote the letter and
9 requested that if you had any concerns, that you
10 contact her or his office.

11 MS. JARMON: Okay.

12 MS. DUNBAR: Okay.

13 MS. ROBINSON: I have no problem with you
14 doing that.

15 MR. LOWELL: My question was, are they
16 aware of the project that you described? And does
17 the Council President's office support that
18 project?

19 MS. ROBINSON: That's what I'm saying. I
20 would prefer if you all would go to him. I have
21 not given them detail of that.

22 MS. DUNBAR: Okay.

23 MS. JARMON: Not to cut you off, we are
24 going to table this until next month. And you

1 will get a letter to attend.

2 MS. ROBINSON: We are trying to get rid of
3 these lots. I just want you all to be clear on
4 that when we come down here to try to rebuild our
5 community. We are trying to move these lots per
6 Land Bank, et cetera.

7 MS. JARMON: Okay.

8 MS. ROBINSON: I appreciate you all.

9 MS. JARMON: Thank you.

10 4700 to 04 Westminster Avenue, Charles
11 Nygard.

12 Good morning.

13 MR. NYGARD: Good morning. Hi. I'm
14 Charles Nygard with Central City Toyata. And we
15 recently went under agreement of slae for the
16 property known as 4706 to 14. This property
17 almost takes up a full city block here.

18 On the corner of 4700-4702 is a vacant lot.
19 We have over -- unanimous approval from the
20 community and Jannie Blackwell's office to move
21 forward with this agreement of sale on this
22 property as well as taking this lot here.

23 We are unsure what we are going to do with
24 it. At a minimum what we are going to do is clean

1 this thing up. There's been a lot of -- it's
2 actually a dumping ground right now for a lot of
3 trash which extends through the back. We have a
4 lot of contractors right now dumping in this area.
5 We expect to go for, I think, an April 20
6 settlement on the warehouse property which is
7 going to be used just to store vehicles.

8 MS. JOHNSON: Are you aware it's
9 residentially zoned?

10 MR. NYGARD: Yes.

11 MS. JARMON: Any other questions?

12 MS. DUNBAR: You're willing to pay fair
13 market value, right?

14 MR. NYGARD: Yes, we are.

15 MS. DUNBAR: Well, I recommend that we sell
16 it to you at fair market value.

17 MS. JONES: Second.

18 MS. JARMON: All in favor?

19 - - -

20 (Chorus of Ayes)

21 - - -

22 MR. NYGARD: Thank you.

23 MS. JARMON: We will be in touch.

24 2653 North Orianna, I am going to table

1 this. I received a letter from the Councilwoman's
2 office wanting us to contact the adjacent owner at
3 2651 Orianna. I sent a letter out the other day.
4 I am going to table this until next month.

5 The next is PHDC, Michael Koonce.
6 Properties listed are to be transferred to PHDC
7 for development package along with some other
8 properties owned by PHDC. I don't have anyone
9 here to speak on this called the Seybert Street
10 Project.

11 MS. JOHNSON: Do we know what it is? What
12 type of development?

13 MS. JARMON: No. But I know it's called
14 the Seybert Street -- they are going to build
15 houses there.

16 MS. DUNBAR: Make a motion that we
17 authorize the transfer of these properties to
18 PHDC.

19 MR. FRISHKOFF: Second.

20 MS. JARMON: All in favor?

21 - - -

22 (Chorus of Ayes)

23 - - -

24 MR. LOWELL: Recuse myself.

1 MS. JARMON: Next is Urban Garden
2 Agreements, which can be accepted.

3 We are going to go into Certificates of
4 Completion. The first address is 5015 Beaumont
5 and 5019 Beaumont, Beaumont Initiative.

6 Good morning.

7 MR. STUCKER: Good morning. Thank you,
8 Ms. Jarmon and members of the VPRC. My name is
9 Jack Stucker. I'm an attorney with Regional
10 Housing Legal Services representing the Beaumont
11 Initiative in the Beaumont Accessible Homes
12 Project. That's Fred Kaufman, President of the
13 Beaumont Initiative.

14 The Accessible Homes Project involved the
15 PRE Financed development of two fully physically
16 accessible home ownership properties. The
17 Beaumont Initiative acquired 5015 and 5019
18 Beaumont Avenue through the VPRC. Construction on
19 these properties is now complete. We are
20 requesting release and removal of the VPRC
21 restrictions on these properties.

22 MS. JARMON: Recommendation of the
23 committee or any questions?

24 MS. DUNBAR: Motion to remove.

1 MR. O'DWYER: Second.

2 MS. JARMON: All in favor?

3 MR. LOWELL: Question. What were the
4 restrictions?

5 MR. STUCKER: The restrictions were that
6 they would be developed according to the City
7 plans. They have been. And that they would be
8 sold to homeowners within a period of time.

9 MS. DUNBAR: They've been completed.

10 MS. JARMON: All in favor?

11 - - -

12 (Chorus of Ayes)

13 - - -

14 MS. JARMON: Next addresses are 1810, 12,
15 14, 16, 20, 22, 24, and 28 West Susquehanna, Gratz
16 Commons Limited Partnership.

17 MS. DUNBAR: Should one of these be 1818
18 or -- says 14 twice.

19 MS. JARMON: Yeah. The only one that
20 shouldn't be there is 26.

21 MS. DUNBAR: Okay. One is 16 and one is
22 18.

23 MS. JARMON: Yeah. Gratz Commons Limited
24 Partnership?

1 We will table that until next month.

2 911 West Seltzer Street. The applicant
3 sent me a letter. She just wants the restrictions
4 lifted off the deed just in case she won't -- her
5 kids won't have a problem if, God forbid, anything
6 happens to her. She is just asking for a
7 restriction to be lifted off the deed. She's had
8 the property since 1991.

9 MS. DUNBAR: It's a residential structure?

10 MS. JARMON: It's a single family dwelling,
11 yes.

12 MS. DUNBAR: The pictures indicate whatever
13 should have been done was done. It's liveable.

14 MS. JARMON: Recommendation of the
15 committee?

16 MR. FRISHKOFF: So moved.

17 MS. DUNBAR: Second.

18 MS. JARMON: All in favor?

19 - - -

20 (Chorus of Ayes)

21 - - -

22 MS. JARMON: Next addresses are 1840 and
23 1842 Poplar Street. The owner is Ned McGuire.

24 Good morning.

1 MR. TAYLOR: Good morning.

2 MS. JARMON: Can you state your name.

3 MR. TAYLOR: My name is Carl Taylor. I'm
4 the beneficiary to Mr. McGuire's estate. It is my
5 intent to sell these properties and pay the back
6 taxes.

7 MS. JARMON: Questions from the committee?

8 MS. DUNBAR: In the package of information
9 it said that these properties were used as side
10 yards. They appear to be in excellent condition,
11 maintained probably since its ownership. But at
12 least the pictures show that they were well
13 maintained.

14 So if they did what they were supposed to
15 do when they acquired them in 1986 and 1989, I
16 would recommend that we release the restrictions.

17 MR. DANELLA: Second.

18 MS. JARMON: All in favor?

19 - - -

20 (Chorus of Ayes)

21 - - -

22 MR. TAYLOR: Thank you.

23 MS. JARMON: Thank you. We'll be in touch.

24 303 North 41st Street, Thomas Brawner.

1 MR. WISE: Thank you. Good morning.

2 MS. JARMON: Good morning.

3 MR. WISE: I am just getting over a cold,
4 so sorry about that. I represent the Estate of
5 Thomas Brawner.

6 MS. DUNBAR: What's your name?

7 MR. WISE: Coren Wise, W-i-s-e. We are
8 seeking the release of restrictions on the deed
9 from the RDA from 1990 when Mr. Brawner originally
10 received the property. Mr. Brawner passed away in
11 1991. And there's a little bit of history on this
12 property.

13 He passed away in 1991. And over the past
14 couple of years, a couple deeds that were found to
15 be fraudulent were executed against the property.
16 The matter was taken up with the Court of Common
17 Pleas. Judge Fox entered an order January 30 of
18 this year striking fraudulent deeds. And then a
19 deed was recorded by the Recorder of Deeds
20 bringing the property back into the estate dated
21 February 4 of this year.

22 At this point, we are seeking to list the
23 properties for sale to cover back taxes, cost of
24 fees incurred by the Estate. The property has not

1 been listed yet, but conference with the title
2 company is expressed that the restrictions present
3 the title issue. So, we are seeking the release
4 of the restrictions in the 1990 deed.

5 MS. JARMON: Any questions?

6 MS. DUNBAR: I recommend the release of the
7 restrictions.

8 MS. JONES: Second.

9 MS. JARMON: All in favor?

10 - - -

11 (Chorus of Ayes)

12 - - -

13 MR. WISE: Thank you very much.

14 MS. JARMON: Next addresses are 1541, 43,
15 45, 47 and 49 Adams Avenue, Carl Forcillo.

16 Good morning.

17 MR. FORCILLO: Carl Forcillo.

18 MS. JARMON: Let the committee know what
19 your --

20 MR. FORCILLO: Looking to sell the
21 properties. I have tried to develop to no
22 success. And I one piece of parcel that brought
23 something in. It's an old warehouse in the
24 building. A new buyer just bought the warehouse.

1 There is only two parcels on the whole block, my
2 lot and the new -- and the one building. And the
3 building owner just bought the building, wishes to
4 purchase my lot to expand and improve upon.

5 MS. DUNBAR: So when you purchased the
6 property in 2007, you proposed to develop
7 something?

8 MR. FORCILLO: Correct.

9 MS. DUNBAR: Over this time you have not
10 been able to develop something?

11 MR. FORCILLO: Correct. The housing prices
12 were just not conducive to the market at the time
13 to building houses. More commercial. Abutts up
14 against commercial building. A little too small
15 for a restaurant. Has two sides, three street
16 sides. Was too small for any kind of restaurant
17 or stores.

18 The only offers really had was a used car
19 lot we feel was the best use of the property. Now
20 the owner of the big warehouse is putting a lot of
21 money into the warehouse and wants to expand in
22 either parking or expand upon the current
23 building.

24 MS. DUNBAR: When you obtained these

1 properties, did you purchase them at fair market
2 value?

3 MR. FORCILLO: I did. I bought other
4 properties from the Redevelopment Authority and
5 developed them successfully and sold them. I just
6 happen to get this property. The buyer on that
7 property backed out the day I was buying my other
8 property. And just bought that as well at fair
9 market value.

10 MS. JARMON: Recommendation of the
11 committee?

12 MS. DUNBAR: I recommend that we release
13 the restrictions --

14 MR. DANELLA: Second.

15 MS. DUNBAR: -- and allow for sale.

16 MS. JARMON: All in favor?

17 - - -

18 (Chorus of Ayes)

19 - - -

20 MR. WISE: Thank you.

21 MS. JARMON: Thank you.

22 2336 Moore Street, A.B. Investment.

23 MR. BERGER: Name is Arnold Berger for A.B.
24 Investments. I'd just like to have the

1 restrictions lifted on 2336 Moore so we can sell
2 the property.

3 MS. JARMON: Any questions from the
4 committee?

5 MS. DUNBAR: When you purchased the
6 property originally in 1990, what were you
7 proposed to use it for?

8 MR. BERGER: Low income housing. We rented
9 to Section 8 for about ten years.

10 MS. DUNBAR: Say that part again?

11 MR. BERGER: We rented to Section 8 for ten
12 years.

13 MS. DUNBAR: The \$1,500, was that the fair
14 market value at that time?

15 MR. BERGER: That's correct.

16 MS. DUNBAR: I would recommend that we
17 release the restrictions.

18 MR. FRISHKOFF: Second.

19 MS. JARMON: All in favor?

20 - - -

21 (Chorus of Ayes)

22 - - -

23 MR. BERGER: Thank you very much.

24 MS. JARMON: You're welcome.

1 1737 Diamond and 1741 Diamond Street?

2 MS. DUNBAR: That's the same people as
3 Gratz Commons, I think.

4 MS. JARMON: Advocate? Well, where are
5 they?

6 MS. DUNBAR: I don't know that one. We are
7 going to table this until next month.

8 152 Ritner Street, Joseph. He called the
9 office today. I don't know what happened. We are
10 going to table this until next month.

11 1442, 44, 46 and 48 North Orkney Street,
12 Stephen Bykow and Julia.

13 MR. ORYL: Anna Rodriguez bought it from
14 them.

15 MS. JARMON: Right. Good morning. Can you
16 state your name.

17 MS. RODRIGUEZ: Anna T. Rodriguez.

18 MS. JARMON: Let the committee know what
19 your proposal is.

20 MS. RODRIGUEZ: What was that?

21 MS. JARMON: Let the committee know what
22 your proposal is.

23 MS. RODRIGUEZ: Yes. I want permission to
24 sell my property 1442 through 48 Orkney Street and

1 any restrictions lifted.

2 MS. JARMON: She doesn't want the
3 restriction lifted off the 42 because that's a
4 property that you are occupying.

5 MS. RODRIGUEZ: Yeah. You can lift it,
6 too, because in the near future, anything --.

7 MS. JARMON: Exactly. She wants it lifted,
8 but she's not selling the 1442.

9 MS. RODRIGUEZ: No. That would be my --

10 MR. O'DWYER: She wasn't the original
11 purchaser?

12 MS. JARMON: She wasn't. She purchased
13 from these individuals here.

14 MS. DUNBAR: When did you purchase?

15 MS. RODRIGUEZ: 2003.

16 MR. O'DWYER: These all vacant properties?
17 Are they --

18 MS. RODRIGUEZ: No. It's by garden ever
19 since. It's been taken care of.

20 MR. O'DWYER: One home and then --

21 MS. RODRIGUEZ: Yes. One open space.

22 MS. DUNBAR: Are we lifting the
23 restrictions from 42 through 48?

24 MS. JARMON: From all, yes.

1 MS. DUNBAR: I make a motion to remove the
2 restrictions.

3 MR. O'DWYER: Second.

4 MS. JARMON: All in favor?

5 - - -

6 (Chorus of Ayes)

7 - - -

8 MS. RODRIGUEZ: Thank you so much and God
9 bless.

10 MS. JARMON: You too.

11 MR. ORYL: Is there a way to get it in
12 recordable form like a printout?

13 MS. JARMON: Yeah. You will get hopefully
14 in a couple weeks.

15 MR. ORYL: Couple weeks?

16 MS. JARMON: Is it a rush, a priority?

17 MR. ORYL: Yeah. We are supposed to close
18 this.

19 MS. JARMON: Okay. I'll make sure we let
20 Public Property know that.

21 MS. DUNBAR: You had an agreement of sale
22 for \$56,000?

23 MR. ORYL: That's correct.

24 MS. DUNBAR: For the 44 through 48?

1 MS. JARMON: Right.

2 MR. ORYL: Yes. Yes.

3 MS. JARMON: Okay. We will try to rush it.
4 I will let them know it's priority.

5 MS. DUNBAR: May want to just advise the
6 buyers we have to get approval and go through the
7 process.

8 MR. ORYL: I just want to give them a time
9 period. They want to do it within the next two
10 weeks. I don't know if that --

11 MS. DUNBAR: You should -- I think you
12 would be safe if you say you need a 30-day
13 extension.

14 MR. ORYL: All right. Thank you.

15 MS. JARMON: That concludes the Agenda for
16 March 11. Is there anyone else here that -- are
17 you here --

18 AUDIENCE MEMBER: I'm here for 1800
19 Ingersoll.

20 MS. JARMON: Those are the properties that
21 are to go to PHDC. And then do you have something
22 to do with Seybert Street?

23 AUDIENCE MEMBER: Ingersoll Street not
24 Seybert.

1 - - -

2 (At this time, a discussion was held off
3 the record.)

4 - - -

5 MS. JARMON: Is anyone else here for the
6 March?

7 MS. GARDNER: I am here for last month. I
8 have no information to go on, so that's why I'm
9 here.

10 MS. JARMON: You didn't have to be here.
11 You were already up and spoke last month, right?
12 Yeah, you didn't have to come back here for this.

13 Is this for a release?

14 - - -

15 (At this time, a discussion was held off
16 the record.)

17 - - -

18 MS. JARMON: We are going to go back to the
19 March agenda to the page 7, 152 Ritner Street.

20 The applicant wants to purchase -- he wants
21 to sell the property. They purchased it back in
22 1995. They are unable to attend the meeting
23 today. I Xerox'd a copy of the agreement of sale
24 today and also the letter. They want to sell it

1 for \$3,000.

2 MS. DUNBAR: Don't you have to untable it?

3 MS. JARMON: I am going to untable 152
4 Ritner Street. This is for the March 11 Agenda.

5 MR. O'DWYER: Is it just a vacant lot?

6 MS. JARMON: Yeah. It's a lot.

7 MS. DUNBAR: Motion to release the
8 restrictions.

9 MR. FRISHKOFF: Second.

10 MS. JARMON: All in favor?

11 - - -

12 (Chorus of Ayes)

13 - - -

14 MS. MEDLEY: Just to clarify, the purchase
15 price is 50,000 and the deposit is 3.

16 MS. DUNBAR: Oh. That makes it a little
17 different. Do you know whether they paid fair
18 market value when they purchased it? I think that
19 makes a difference.

20 MS. JARMON: Let me look at the deed real
21 quick. They purchased it at fair market value.
22 Back then it was \$4,800.

23 MS. DUNBAR: Okay.

24 MS. JARMON: We are going to go back to

1 February 11 Agenda so that we can approve
2 everything out the committee.

3 The first address was the 1513 Indiana.
4 The applicant wanted to purchase and occupy. She
5 was here to let the committee know what her
6 proposal was. And it was approved at fair market
7 value.

8 Do I just go through these, because this is
9 a first for me.

10 MS. DUNBAR: The people that are here, can
11 you do them first since they are here? Maybe take
12 them out of order and do them first since they are
13 here.

14 MS. MEDLEY: I guess the question of the
15 committee, do you want to go through each one? Do
16 you want to have the time to read the notes of
17 testimony and then ratify it? You want to have
18 the people in here testify and then go over the
19 ones that aren't here? Or if you just kind of
20 want to, you know.

21 MS. DUNBAR: I was at both.

22 MS. MEDLEY: I guess it's the people that
23 weren't here, do they feel comfortable ratifying
24 based on, you know.

1 MR. O'DWYER: Are there any people that are
2 present in the audience that we asked to come back
3 and speak to the entire committee because there
4 were some matters?

5 MS. JARMON: There was only one that we had
6 asked to come back. I think we kind of forgot
7 him. Ridge Avenue, which was with Council
8 President's office, Mr. McCoy. Remember the lot
9 that he wanted to purchase at fair market value?

10 MS. DUNBAR: It was a lot of lots.

11 MS. HARRIS: He owns them.

12 MS. JARMON: Right. The Council President
13 was in approval of him purchasing it.

14 MS. JONES: 2301 to 07 Ridge Avenue.

15 MS. JARMON: Yeah.

16 MR. O'DWYER: Judy Berkman is here who was
17 at both meetings.

18 MS. BERKMAN: I just have a question about
19 the 811 North Gratz, which is very similar to the
20 New Kensington one today. I wonder if we can make
21 the same arrangement for that one where they get
22 it appraised and get -- sell it to the private
23 person who wants to develop it.

24 MS. JARMON: That was one of the agreement

1 of sales last month?

2 MS. DUNBAR: Yes.

3 MS. BERKMAN: There were two -- again, I am
4 Judy Berkman from Regional Housing Legal Services.
5 And I represent Habitat For Humanity Philadelphia.

6 There were three properties we discussed,
7 the 1816 and 1820 North 18th Street. Those, I
8 think, there is no issue with. The question was
9 1811 North Gratz Street which was tabled. And
10 it's a very similar situation to the Kensington
11 one we just had. They had a private buyer and
12 they had an agreed price. But they can get an
13 appraisal and then sell it and get their costs
14 back.

15 I just wanted to know if that arrangement
16 would work for this one, too?

17 MS. DUNBAR: I had kind of tossed that
18 around last month when we spoke about it. I would
19 think that would be fine. It's very similar to
20 what happened in the New Kensington except that
21 they had also proposed to build or rehab that
22 property.

23 MS. BERKMAN: The difference is New
24 Kensington's VPRC restrictions to green it and

1 maintain it which they did. And the Habitat one
2 they were supposed to build and they didn't.

3 MS. DUNBAR: Right.

4 MS. JONES: You are beyond the five year
5 limit, too.

6 MS. JARMON: Right.

7 MS. JONES: For Habitat.

8 MS. JARMON: What's the recommendation of
9 the committee on the 1811 North Gratz Street?

10 MS. DUNBAR: I would recommend that we
11 handle it in much the same way.

12 MS. JONES: There is no reason to. They
13 are beyond the five-year restriction.

14 MS. JARMON: Restriction is not in this one
15 because it's 1999. The five-year restriction no
16 longer is in effect.

17 MS. DUNBAR: Isn't it if they did what they
18 are supposed to do or no? It doesn't matter?

19 MS. MEDLEY: That part matters. Five years
20 in terms of selling it for profit or making money.
21 If the committee so decided that they had not done
22 what they said they were going to do, it's
23 different.

24 MR. FRISHKOFF: Did they purchase at fair

1 market value or nominal?

2 MS. BERKMAN: It was nominal.

3 MR. FRISHKOFF: I think that the same --
4 putting aside the five years, the same issue
5 applies which is that they didn't actually
6 complete the plan of action. Recouping their
7 costs would be fair. But to make a profit if they
8 purchase at nominal, would not be.

9 MS. DUNBAR: That's correct.

10 MR. FRISHKOFF: I think what Judy is
11 proposing would be consistent with our policy.

12 MS. JONES: I think it's different. It's
13 the same outcome but for very different reasons.

14 MR. FRISHKOFF: Except if you purchase at
15 nominal --

16 MS. JONES: You are also not in compliance,
17 which is not the case in New Kensington transfer.
18 They are not in compliance.

19 MS. DUNBAR: Nor are they. They didn't
20 build.

21 MS. JONES: No. No. No. Habitat's not in
22 compliance. Kensington was. That is
23 distinguishable.

24 MS. DUNBAR: Okay.

1 MS. BERKMAN: But it was impossible because
2 of the --

3 MS. JONES: Right mwrong or indifferent.

4 MS. DUNBAR: Okay. I would make that same
5 motion.

6 MR. FRISHKOFF: If we can use the language
7 from the New Kensington where, you know, we would
8 release subject to appraisal approved by the City
9 to a verification of costs.

10 MS. JONES: Appraisal by Habitat.

11 MR. FRISHKOFF: Appraisal by Habitat, yet
12 accepted by the City.

13 MS. JONES: Reimbursement to Habitat for
14 verified expenses.

15 MS. DUNBAR: Then we will say second.

16 MS. JOHNSON: Does the City get any profit
17 from the sale?

18 MR. FRISHKOFF: Yes. Sold at nominal.

19 MS. JARMON: I heard a second.

20 All in favor?

21 - - -

22 (Chorus of Ayes)

23 - - -

24 MS. BERKMAN: Thank you very much.

1 MS. JARMON: What address are you here for,
2 ma'am?

3 MS. GARDNER: 5855 Bell Mawr.

4 MS. JARMON: On page 7.

5 MS. GARDNER: My name is Theresa Gardner.
6 And I am the owner of 5855 Bell Mawr Street. I am
7 trying to sell my house. I do have a buyer. But
8 by me going through the procedures, they found out
9 that my house has to be released. The deed has to
10 be lifted from the City of Philadelphia. That's
11 why I'm here.

12 MS. JARMON: Any questions?

13 MS. DUNBAR: Nope.

14 MS. JARMON: This was previously approved
15 by the committee.

16 MS. DUNBAR: Yes. We just needed to be
17 finalized.

18 MS. JARMON: All in favor?

19 - - -

20 (Chorus of Ayes)

21 - - -

22 MS. GARDNER: Thank you.

23 MS. JARMON: We will try to rush that for
24 you.

1 Is there anyone else here from the
2 February 11 meeting?

3 All right. I had already had the 1513 West
4 Indiana

5 MS. JONES: Madam Chair, I move that we
6 ratify the decisions or recommendations made on
7 February the 11th with respect to the remaining
8 agenda items.

9 MR. LOWELL: The problem is that many of
10 them don't have recommendations. In looking at
11 the transcript, there are a couple that do. But
12 many of them --

13 MS. JARMON: Some that weren't were either
14 deleted or tabled.

15 MS. JONES: Ratify all those that are
16 applicable.

17 MS. DUNBAR: Second.

18 MS. MEDLEY: We need -- which ones don't
19 have recommendations.

20 MS. JARMON: Page 2, Chester was deleted.

21 MS. JONES: Deleted or tabled?

22 MS. JARMON: We deleted it because the
23 applicant was no longer interested. We tabled on
24 page 4, 234 Southford. The applicant wasn't here.

1 This has to go back to next month. We didn't
2 speak about on page 5, which are the side yards
3 861 North 48 and 2050 Estall Street.

4 Recommendation from the committee?
5 Recommendation from the committee for side yards
6 on page 5?

7 Melvis?

8 MS. DUNBAR: I am just a little behind.

9 MR. FRISHKOFF: So moved.

10 MS. DUNBAR: Second.

11 MS. JARMON: All in favor?

12 - - -

13 (Chorus of Ayes)

14 - - -

15 MS. JARMON: And everything else was done.

16 MS. DUNBAR: 21st and Reed was the church
17 expansion at number five on page 5, that was for
18 fair market value. That is what I wrote. 1329
19 South 21st Street.

20 MS. JARMON: That was approved for sale.

21 That ends the Vacant Property Review
22 Committee's meeting for today. Everybody have a
23 good day.

24 MS. DUNBAR: You didn't make a motion to --

1 MS. JARMON: Make a motion to adjourn.

2 MR. O'DWYER: I will.

3 MS. DUNBAR: Second.

4 MS. JARMON: All right.

5 - - -

6 (At this time, the VPRC Meeting
7 adjourned at 11:17 a.m.)

8 - - -

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C E R T I F I C A T I O N

I, hereby certify that
the proceedings and evidence noted are
contained fully and accurately in the
stenographic notes taken by me in the
foregoing matter, and that this is a
correct transcript of the same.

Angela M. King, RPR
Court Reporter - Notary Public

(The foregoing certification of
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