



CITY OF SPARTANBURG
SOUTH CAROLINA

CITY COUNCIL AGENDA

City Council Meeting
County Council Chambers
366 N. Church Street
Monday, July 22, 2024
5:30 PM

- I. Moment of Silence**
- II. Pledge of Allegiance**
- III. Approval of the Minutes of the July 8, 2024 Meeting**
- IV. Approval of the Agenda of the July 22, 2024 Meeting**
- V. Public Comment**
Public Comment Forms are available inside Council Chambers on the podium. Please turn in completed form to the City Clerk prior to the start of the meeting
- VI. Recognition of City of Spartanburg Retiree, Miguel Fernandez, Fleet Services Manager**
Presenter: Jerome Rice, Jr., Mayor
- VII. Presentation Regarding Hub City Spartanburgers**
Presenter: Tyson Jeffers, General Manager for the Hub City Spartanburgers
- VIII. Enterprise Leasing Company-Southeast, LLC Update on Van Pool Services**
Presenter: Dennis Locke, Finance Director
- IX. Ordinance**
 - A. An Ordinance to Authorize the City Manager to Execute an Agreement for the Transfer of Scattered Site Properties Located in the Northside Neighborhood**
Presenter: Martin Livingston, Community Development Director
- X. Staff Updates**
- XI. City Council Updates**
- XII. Executive Session**
 - A. Executive Session Pursuant to Section 30-4-70 (a)(5) of the South Carolina Code to Discuss Matters Relating to "Project Bear" an Economic Development Project.**

As required by the Americans with Disabilities Act, the City of Spartanburg will provide interpretive services for the City Council Meetings. Requests must be made to the Communications & Marketing Office (596-2020) 24 hours in advance of the meeting. This is a Public Meeting and notice of the meeting was posted with the Media 24 hours in advance according to the Freedom of Information

XIII. Adjournment.

City Code Sec. 2-57. Citizen Appearance. Any citizen of the City of Spartanburg may speak at a regular meeting on any matter pertaining to City Services and operations germane to items within the purview and authority of City Council, except personnel matters, by signing a Citizen's Appearance form prior to the meeting stating the subject and purpose for speaking. No item considered by Council within the past twelve (12) months may be added as an agenda item other than by decision of City Council. The forms may be obtained from the Clerk and maintained by the same. Each person who gives notice may speak at the designated time and will be limited to a two (2) minute presentation.



**City Council Meeting
County Council Chambers
366 N. Church Street
Monday, July 8, 2024
5:30 p.m.**

(These minutes to be approved at the July 22, 2024 Council Meeting)

City Council met this date with the following Councilmembers present: Mayor Jerome Rice, Jr, Mayor Pro Tem Janie Salley, Councilmembers Jamie Fulmer, Ruth Littlejohn, Erica Brown, and Rob Rain. Councilmember Meghan Smith was absent. Councilmember Rob Rain was not present to vote until after Item VII on the agenda. City Manager Chris Story, Deputy City Manager Mitch Kennedy, Assistant City Manager Kevin Limehouse and City Attorney Robert P. Coler were in attendance. Notice of the meeting was posted with the Media 24 hours in advance according to the Freedom of Information Act. All City Council meetings are live streamed/recorded. To view the video for a complete transcript, please visit <https://www.cityofspartanburg.org/city-council>

I. Moment of Silence – observed

II. Pledge of Allegiance - recited

III. Approval of the Minutes of the June 24, 2024 City Council Meetings
Councilmember Fulmer made a motion to approve the minutes as received.
Councilmember Brown seconded the motion, which carried unanimously 5 to 0.

IV. Approval of the Agenda for the July 8, 2024 City Council Meeting -
Councilmember Littlejohn made a motion to approve the minutes as received.
Councilmember Brown seconded the motion, which carried unanimously 5 to 0.

V. Public Comment –

**Citizen Appearance forms are available at the door and should be submitted to the City Clerk*

- 1. John W. Lankford-Spoke regarding Nautilus Fitness Center**
- 2. Kim Nelson-Spoke regarding Nautilus Fitness Center**
- 3. Bryan Alverson-Spoke regarding Nautilus Fitness Center**
- 4. Frank Tiller-Spoke regarding Nautilus Fitness Center**
- 5. David Mithell-Spoke regarding Nautilus Fitness Center**
- 6. Jeff Mason-Spoke regarding Nautilus Fitness Center**
- 7. John McKinney-Spoke regarding Nautilus Fitness Center**
- 8. Robert Lowe-Spoke regarding Nautilus Fitness Center**
- 9. Don Bramblett-Spoke regarding signage notifying individuals they are entering/exiting City**
- 10. Jennie Gilbert-Spoke regarding Plastic Free July**
- 11. Dr. Don Wilton-Spoke regarding Nautilus Fitness Center**

VI. Proclamation Recognizing July as Plastic Free Month

Presenter: Jerome Rice, Jr., Mayor

Mayor Rice presented the proclamation to Dr. Andrew Mickley, Claire Roussos, Jennie Gilbert and Jes Sdao and declared July Plastic Free Month in the City of Spartanburg.

VII. Presentation Regarding Traffic Enforcement Technology

Presenter: Kevin Limehouse, Assistant City Manager

Mr. Limehouse introduced Bill Tente with W. Development Group who shared information with Council regarding traffic safety systems and how they can be utilized to monitor speed and disregarding stoplights in areas where they are installed. He also advised Council at this time South Carolina doesn't have the opportunity to issue citations due to State Legislation.

Council received presentation as information only.

VIII. Update on Use of American Rescue Plan Act (ARPA) Funding for Owner Occupied Repairs

Presenter: Martin Livingston, Community Development Director

Mr. Livingston provided an update on the proposed Owner-Occupied Repair Program and staff's request to utilize \$600,000.00 of APRA Funds to enter into a subrecipient agreement with Northside Development Group (NDG) to assist in implementing an owner-occupied repair program city-wide.

Councilmember Brown made a motion to approve the City Manager to enter into a Subrecipient agreement to use ARPA funds for an owner-occupied repair program.

Mayor Pro Tem Salley seconded the motion, which carried 5 to 1.

Councilmember Rain voting in opposition.

Prior to City Council Updates, Mr. Story gave an update to Council regarding the new County/City Joint Administrative Building Site. Numerous individuals were present at the meeting with interest in the Nautilus Fitness Center and out of respect, Mr. Story wanted to provide Council with an outline of the events to date regarding the site for the new facility which encompasses where the Nautilus Fitness Center is currently located.

IX. City Council Updates

Each Councilmember gave updates on their activities since the previous council meeting.

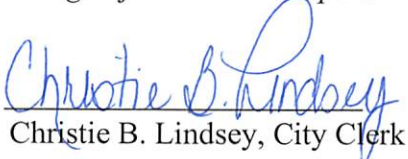
Councilmember Fulmer made a motion to adjourn to Executive Sessions at 6:52 p.m.

Councilmember Littlejohn seconded the motion, which carried unanimously 6 to 0.

XIV. Executive Session-

A. An Executive Session to Discuss a Contractual Agreement Pursuant to Section 30-4-70 (a)(2) of the SC Code of Laws

XVI. Adjournment – Mayor Pro Tem Salley made a motion to adjourn the meeting, Councilmember Littlejohn seconded the motion, which carried unanimously 6 to 0. The meeting adjourned at 7:01p.m.


Christie B. Lindsey, City Clerk



REQUEST FOR CITY COUNCIL ACTION

TO: Chris Story, City Manager

FROM: Martin Livingston, Community Development Director

SUBJECT: Transfer of Property – Scattered Sites

DATE: July 22, 2024

BACKGROUND:

In an effort to reduce the number of vacant and substandard properties in the City of Spartanburg, staff accepted an unsolicited proposal for the development of a ten (10) single-family home in the Saxon Farley and South Converse neighborhoods from Oak and Ave Property Group, LLC. Staff is requesting approval to transfer nine (9) lots in the in the Saxon-Farley and South Converse neighborhoods for development of single-family homeownership units. The developer intends to build a single-family home for sale to eligible purchasers. Purchase prices will range from \$210,000 to \$240,000 and will be a minimum 3 bedrooms two baths at 1,300-1,600 Square feet.

The primary goal of Oak and Ave Property Group, LLC is to provide affordable housing to families at 80% of Area Median Income (AMI). The company is a minority led company that is working with partners throughout Spartanburg County to develop homeownership opportunities. The organization has a list of partners including minority and local builders, mortgage companies, and realtors assisting in the process. The partners at Oak and Ave property Group are currently building homes in the Northside neighborhood. Staff is requesting approval of the ordinance to transfer the properties to the Oak and Ave Property Group, LLC and authorize the City Manager to execute a deed and development agreement for the development of the properties.

Property Address	Tax Map Number	Property Type	Sale Amount
154 Ridge Street	7-12-01-157.00	Vacant lot	No cost
160 Ridge Street	7-12-01-158.00	Vacant lot	No cost
370 Arch Street	7-11-08-153.00	Vacant lot	No cost
447 Brawley Street	7-12-05-340.00	Vacant lot	No cost
453 Zephyr Street	7-12-09-091.00	Vacant lot	No cost
554 Farley Avenue	7-11-08-219.00	Vacant lot	No cost
565 Farley Avenue	7-11-08-243.00	Vacant lot	No cost
595 Vernon Street	7-12-01-133.01	Vacant lot	No cost
665 Saxon Avenue	7-11-08-115.00	Vacant lot	No cost

ACTION REQUESTED: Staff is requesting approval for the transfer of nine (9) properties to Oak and Ave Property Group, LLC. The City Manager would execute a deed and development agreement to transfer ownership of the property.

BUDGET AND FINANCIAL DATA: None available.

AN ORDINANCE AUTHORIZING THE CITY MANAGER
TO EXECUTE AN AGREEMENT FOR THE TRANSFER OF SCATTERED SITE
PROPERTIES LOCATED IN THE NORTHSIDE NEIGHBORHOOD

WHEREAS, the city of Spartanburg (herein after the “City”) has, in certain instances, partnered with for-profit developers to develop affordable housing in the City; and

WHEREAS, the City has acquired, through donation or purchase, six parcels of property, to wit: 154 Ridge Street (7-12-01-157.00); 160 Ridge Street (7-12-01-158.00); 370 Arch Street (7-11-08-153.00); 447 Brawley Street (7-12-05-340.00); 453 Zephyr Street (7-12-09-091.00); 554 Farley Avenue (7-11-08-219.00); 565 Farley Avenue (7-11-08-243.00); 595 Vernon Street (7-12-01-133.01); and 665 Saxon Avenue (7-11-08-115.00) (herein after collectively the “Properties”); and

WHEREAS, Spartanburg City Council deems it advisable and beneficial for the public good to convey the Properties to Oak and Ave Property Group, LLC (herein after “Developer”) for the development of single family homeownership units; and

WHEREAS, Developer has engaged a team to improve the housing in the area in the immediate vicinity of the Properties.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Members of Council of the City of Spartanburg, South Carolina, in Council assembled:

Section 1. The City Manager is hereby authorized to enter into a development agreement in substantially the same form as that development agreement attached hereto and marked as Exhibit 1, with minor edits as he, in consultation with the City Attorney deem necessary, and (2) execute an option and any other documents necessary for the transfer of the properties to the Developer.

Section 2. That no current appraisal is required pursuant to Chapter 2, Article VII, Section 2-273 of the Code of Ordinances of the City of Spartanburg.

Section 3. The City of Spartanburg will enter into a development agreement with the Developer for the transfer and development of the property.

Section 4. The Developer will complete its due diligence to determine the feasibility and development concept within one hundred eighty (180) days of approval of the development agreement.

Section 5. The City Manager is authorized to sign the necessary documents to execute this transaction.

Section 6. This Ordinance shall become effective upon the date of enactment.

DONE AND RATIFIED this _____ day of _____, 2024.

Jerome Rice, Mayor

ATTEST:

Christie Lindsey, City Clerk

APPROVED AS TO FORM:

Robert P. Coler, City Attorney

___ / ___ / ___ 1st Reading

___ / ___ / ___ 2nd Reading

STATE OF SOUTH CAROLINA)
)
)
COUNTY OF SPARTANBURG)
LLC OAK AND AVE PROPERTY GROUP,

THIS DEVELOPMENT AGREEMENT (hereinafter referred to as the “Agreement”) for the project known as **SCATTERED LOT DEVELOPMENT 6** located in the Northside Neighborhood, Spartanburg, South Carolina, (hereinafter referred to as the “Subject Properties”) being more particularly described in **Exhibit A**, attached hereto and by this reference made part hereof; is entered into and made as of the _____ day of _____, 2024, by and between the **CITY OF SPARTANBURG**, a South Carolina municipality, with an address of 187 West Broad Street, Spartanburg, South Carolina 29306 (hereinafter referred to as the “City”), and **OAK AND AVE PROPERTY GROUP, LLC**, a South Carolina for-profit (hereinafter referred to as the “Developer”).

W I T N E S S E T H

WHEREAS, the City has encouraged housing and economic development of the Northside Neighborhood; and

WHEREAS, the City has from time-to-time entered into public-private partnerships which have resulted in substantial private investment; and

WHEREAS, the housing and economic development projects resulting from these partnerships have improved the economic vitality, increased the tax base, increased employment opportunities, and improved the physical appearances of the City of Spartanburg; and

WHEREAS, the City remains committed to the continued growth of its neighborhoods and continues to seek opportunities to achieve positive results for the Spartanburg Community; and

WHEREAS, the City now has the opportunity to secure significant additional private investment and economic benefit by entering into this agreement with the Developer; and

WHEREAS, the City has determined that the provision of certain economic development incentives and establishing certain terms and conditions are necessary to secure the investment commitment from Developer for the redevelopment of the Subject Properties; and

WHEREAS, the Developer intends to develop the Subject Properties for **affordable homeownership**; and

WHEREAS, the Developer desires to facilitate the orderly redevelopment of the Subject Properties in compliance with the laws and regulations of the City and of other governmental authorities, and the Developer desires to ensure that its redevelopment is compatible with other properties in the area and planned traffic patterns; and

WHEREAS, it is the purpose of this Agreement to clearly set forth the understanding and

agreement of the parties concerning the matters contained herein; and

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. **Recitals and Definitions.** The recitals herein contained are true and correct and are incorporated herein by reference. All capitalized terms not otherwise defined herein shall be as defined or described in the City's Land Development Code as it may be amended from time to time, unless otherwise indicated.
2. **Title Opinion/Certification.** The Developer will provide to the City, upon request, a title search from a licensed attorney in the state of South Carolina verifying marketable title to the Subject Properties to be in the name of the Developer and any and all liens, mortgages, and other encumbrances that are either satisfied or not satisfied or released of record.
3. **Duration.** The duration of this Agreement is binding and runs with the land in perpetuity, unless amended. This agreement will end on December 31, 2026, if no activity or development occurs on the property. The developer agrees to return the lots to the City if no development occurs on the properties by December 31, 2026.
4. **Development of the Subject Properties.** The Developer will build **nine (9) single-family homes for sale**. This Agreement is contingent on Developer commencing the development of the Subject Properties within one hundred and eighty (180) days from the execution of this Agreement. Once Developer has commenced the redevelopment of the Subject Property the City agrees to provide the following at the City's sole expense:
 - a. The City agrees to contribute **ten (10) properties** listed in Exhibit A for the purpose of development of single-family homes for sale.
 - b. The City commits to provide clear title to the properties for the development.
 - c. The City will make available the Spartanburg Home Buyer closing cost assistance program funds to eligible buyers at 80% or less of the Area Median Income (AMI) for the Spartanburg area.
 - d. If the developer is unable to secure an affordable purchaser at 80% or less of the Area Median Income (AMI), the developer may make a request to the City in writing to seek buyers in the 120% of Area Median Income (AMI) or less, at least thirty (30) days after a certificate of occupancy has been issued by the City of Spartanburg Building Inspections Office.
 - e. The City will place a lien, not to exceed \$10,000.00, on City lots to secure the City's investment and release the lien when the development meets the City's requirements.
 - f. The City will provide several lots at no cost to the development if the developer meets the development agreement, unless otherwise noted. Reimbursement to the city will be required after the sale of property to an eligible buyer where noted.
 - g. The city commits to providing the lots to the developer "as is". The developer is responsible for all permits, infrastructure, and site development cost.
5. **Developer Commitments.** The Developer intends to develop the property in the following manner:
 - a. The developer intends to build **nine (9) single-family homes for sale**.

- b. The developer agrees that the sales price of the homes to be built with a range of \$210,000 to \$240,000.
- c. Sales prices can increase not more than 30% subject to written approval of the City.
- d. The developer intends to make the properties available to an income eligible homebuyer at 80% or less of the Area Median Income (AMI) for the Spartanburg area, if possible.
- e. If the developer is unable to secure an affordable purchaser at 80% or less of the Area Median Income (AMI), the developer may make a request to the City in writing to seek buyers in the 120% of Area Median Income (AMI) or less, at least thirty (30) days after a certificate of occupancy has been issued by the City of Spartanburg Building Inspections Office.
- f. The home to be built will meet the attached floor plan or front elevations included as Exhibit B. Other floor plans and elevations are acceptable with written approval from the City of Spartanburg.
- g. All homes to be built on crawl space foundations. Homes on slab foundations to be pre-approved in writing by the City of Spartanburg. Pickets and railings required for all front elevations.
- h. All foundations to be brick veneer or stucco. No exposed cinder blocks.
- i. Native landscaping and one canopy tree to be installed in the front of the home on the property, not in the right of way.

6. **Development Permits/Fees.** The Developer is responsible for obtaining, permitting, and the payment of all fees for permitting the facilities and services for or to the Subject Property. The developer is responsible for all required utilities and site improvements.

7. **Governing Law.** This Agreement is governed by and shall be construed in accordance with the laws of the State of South Carolina.

8. **Resolution of Disputes.** Notwithstanding any provisions of this Agreement to the contrary, if a dispute or deadlock between City and Developer arises out of or relating to this Agreement or its breach, the City and the Developer shall endeavor to settle the dispute first through direct discussions. If the dispute cannot be settled through direct discussions, the parties shall endeavor to settle the dispute through mediation pursuant to the applicable Mediation Rules of the American Arbitration Association before having recourse to arbitration. The parties agree to conclude such mediation within 45 days of the filing of a request for mediation. Any dispute not resolved by mediation shall be decided by arbitration in accordance with the applicable Arbitration Rules of the American Arbitration Association. Judgment on the arbitration award rendered by the arbitrator(s) may be entered in any Court having jurisdiction thereof. Any such mediation or arbitration shall be conducted in the upstate of South Carolina. The prevailing party in any dispute arising out of or relating to this Agreement or breach that is resolved by arbitration or litigation shall be entitled to recover from the other party reasonable attorneys' fees, costs and expenses incurred by the prevailing party in connection with such arbitration or litigation. Any party may, without inconsistency with this Agreement, seek from a court any interim or provisional relief that may be necessary to protect the rights or property of that party pending resolution of the merits of such claim through direction discussions, mediation or arbitration.

9. **Notices.** Where notice is herein required to be given, it shall be by certified mail return receipt requested, hand delivery or nationally recognized courier, such as Federal Express or UPS.

E-mail delivery of documents shall not replace or be in lieu of the aforementioned process. Said notice shall be sent to the following, as applicable:

DEVELOPER:

Oak and Avenue Property Group
Attention: Chris Jefferson
145 N. Church Street
Spartanburg, SC 29306
(864) 310-4220

CITY OF SPARTANBURG:

City Manager
Attention: Chris Story
City of Spartanburg,
PO Box 1749
Spartanburg, SC 29304

With a copy to:
City Attorney
Attention: Robert Coler
City of Spartanburg,
PO Box 1749
Spartanburg, SC 29304

Should any party identified above change, it shall be said party's obligation to notify the remaining parties of the change in a fashion as is required for notices herein. It shall be the Developer's obligation to identify its lender(s) to all parties in a fashion as is required for notices herein.

10. **Compliance with the Law.** The failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve the Developer from the necessity of complying with the law governing said permitting requirements, conditions, terms, or restrictions.

11. **Captions.** The captions used herein are for convenience only and shall not be relied upon in construing this Agreement.

12. **Binding Effect.** This Agreement shall run with the land, shall be binding upon and inure to the benefit of the Developer and its successors and assigns in interest, and the City and its successors and assigns in interest. This Agreement shall become effective upon its execution and recordation with the Spartanburg County Register of Deeds. This Agreement does not, and is not intended to, prevent or impede the City from exercising its legislative authority as the same may affect the Subject Property.

13. **Subsequently Enacted State or Federal Law.** If either state or federal law is enacted after the effective date of this Agreement that is applicable to and precludes the parties' compliance with the terms of this Agreement, this Agreement and correlating zoning amendment shall be modified or revoked, as is necessary, to comply with the relevant state or federal law.

14. **Severability.** If any part of this Development Agreement is found invalid or unenforceable

in any court, such invalidity or unenforceability shall not affect the other parts of this Agreement, if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can be affected. To that end, this Agreement is declared severable.

15. **Covenant Running with the Land.** This Agreement shall run with the Subject Property and inure to and be for the benefit of the parties hereto and their respective successors and assigns and any person, firm, corporation, or entity who may become the successor in interest to the Subject Property or any portion thereof.

16. **Recordation of Agreement.** The parties hereto agree that the City, at the City's expense, shall record an executed original of this Agreement with the Spartanburg County Register of Deeds.

17. **Time of the Essence.** Time is hereby declared of the essence to the lawful performance of the duties and obligations contained in this Agreement. The Developer shall execute this Agreement within ten (10) business days of City Council approval. This agreement will end on December 31, 2026, if no activity or development occurs on the property.

18. **Agreement; Amendment, Termination.** This Agreement supersedes all prior discussions and agreements between the parties with respect to the Subject Property. This Agreement contains the sole and entire understanding between the parties, and all other promises, inducements, offers, solicitations, agreements, representations and warranties heretofore made between the parties, if any, are merged into this Agreement. Nothing in this Agreement exempts Developer from compliance with all local, state, and other authorized jurisdiction permitting processes, building codes, or other development standard of the City. This Agreement may not be amended, modified or changed, except by an instrument in writing and signed by all the parties. This Agreement may only be terminated with the consent of all parties hereto.

19. **Effective Date.** The Effective Date of this Agreement shall be the day this Agreement is recorded in the Spartanburg County Register of Deeds.

20. **No Continuing Waiver.** The waiver of any party of any breach of this Agreement shall not operate or be construed to be a waiver of any subsequent breach.

BALANCE OF PAGE INTENTIONALLY LEFT BLANK
SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the Developer and the City have executed this Agreement.

**DEVELOPER: OAK AND
AVE PROPERTY GROUP, LLC**

By: _____
Name: Oak and Ave Property Group, LLC
Title: Owner / Principal / Managing Partner

CITY: CITY OF SPARTANBURG

By: _____
Name: Chris Story
Title: City Manager

APPROVED AS TO FORM:

By: _____
Robert P. Coler, City Attorney

Exhibit A
Subject Properties

Property Address	Tax Map Number	Property Type	Sale Amount
154 Ridge Street	7-12-01-157.00	Vacant lot	No cost
160 Ridge Street	7-12-01-158.00	Vacant lot	No cost
370 Arch Street	7-11-08-153.00	Vacant lot	No cost
447 Brawley Street	7-12-05-340.00	Vacant lot	No cost
453 Zephyr Street	7-12-09-091.00	Vacant lot	No cost
554 Farley Avenue	7-11-08-219.00	Vacant lot	No cost
565 Farley Avenue	7-11-08-243.00	Vacant lot	No cost
595 Vernon Street	7-12-01-133.01	Vacant lot	No cost
665 Saxon Avenue	7-11-08-115.00	Vacant lot	No cost

Exhibit B
Floor Plans and Elevations

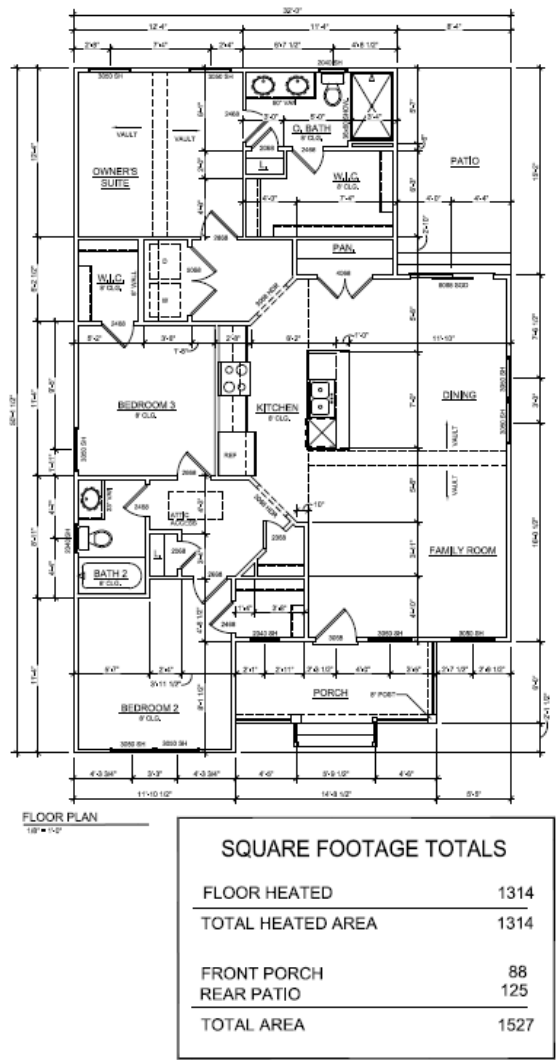


Exhibit B
Floor Plans and Elevations

SQUARE FOOTAGE TOTALS	
FLOOR HEATED	1278
TOTAL HEATED AREA	1278
FRONT PORCH	90
REAR PATIO	125
TOTAL AREA	1493

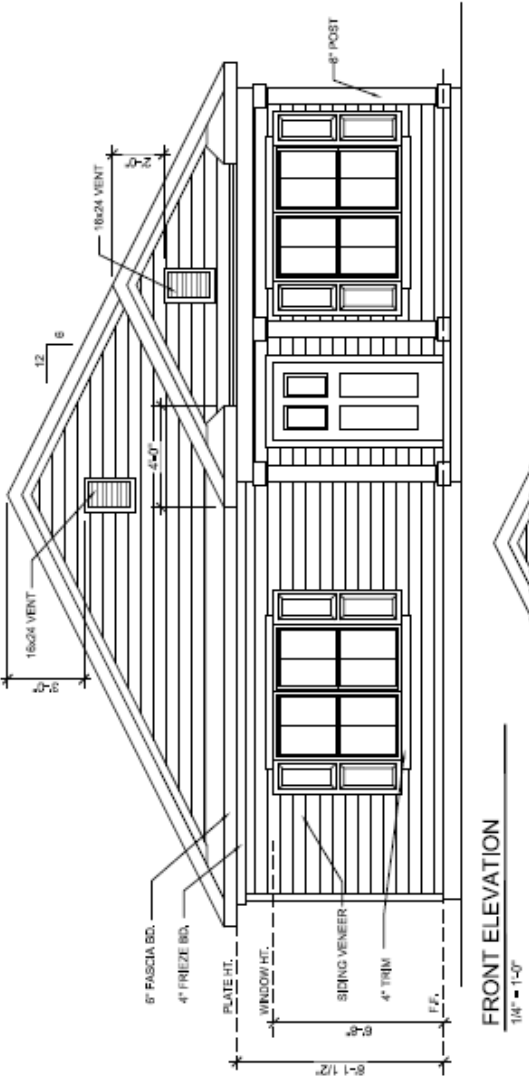
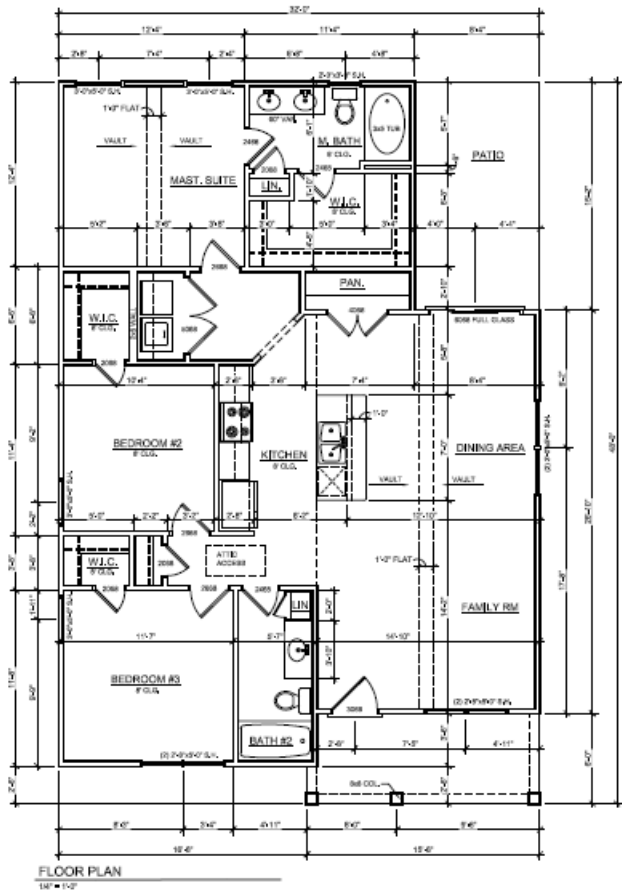
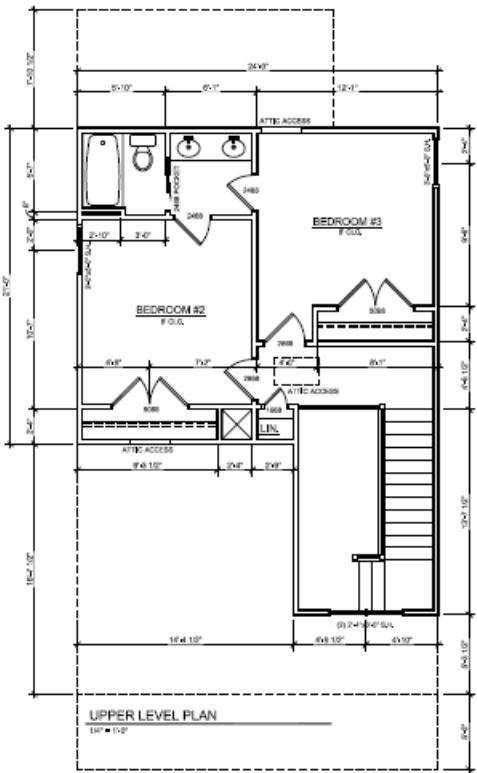
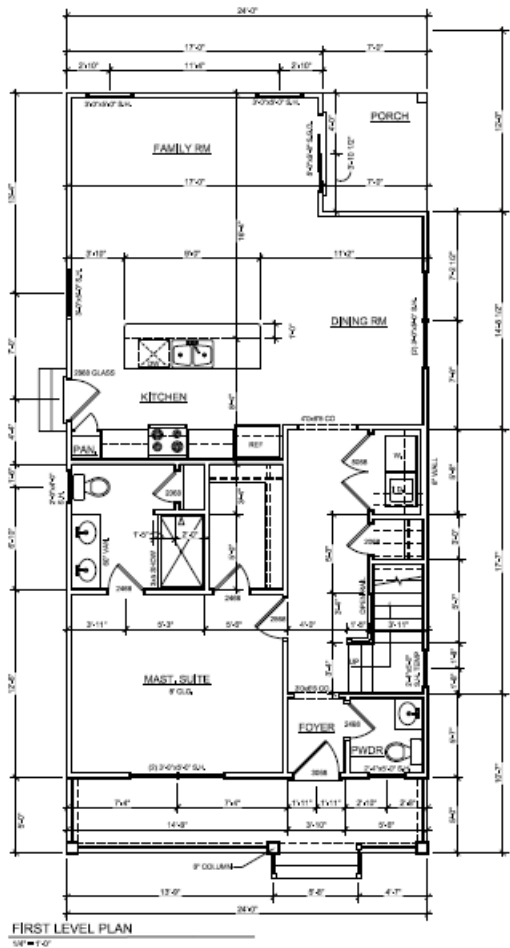


Exhibit B
Floor Plans and Elevations



SQUARE FOOTAGE TOTALS	
FIRST FLOOR HEATED	1030
SECOND FLOOR HEATED	483
TOTAL HEATED AREA	1513
FRONT PORCH	120
TOTAL AREA	1633



Exhibit B

Floor Plans and Elevations

SQUARE FOOTAGE TOTALS	
FIRST FLOOR HEATED	1312
TOTAL HEATED AREA	1312
FRONT PORCH	93
TOTAL AREA	1405

