

PHILADELPHIA REDEVELOPMENT AUTHORITY

**1234 MARKET STREET, 16TH FLOOR
PHILADELPHIA, PA 19107**

**BOARD MEETING
WEDNESDAY, JANUARY 14, 2015**

Open Session – 4:00 P.M.

A G E N D A

APPROVAL OF BOARD MINUTES

Meeting of December 10, 2014

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PHILADELPHIA REDEVELOPMENT AUTHORITY

BOARD MEETING MINUTES

A meeting of the Board of Directors of the Philadelphia Redevelopment Authority was held on Wednesday, December 10, 2014 commencing at 4:12 p.m. in the offices of the Philadelphia Redevelopment Authority, being its regular meeting place, 16th floor, 1234 Market Street, Philadelphia, Pennsylvania, pursuant to proper notices.

ROLL CALL

The following members of the Board of Directors reported present: James Cuorato, Chairman; Denise Smyler, Secretary; Jennifer Rodriguez, Vice Chairman and Rob Dubow, Treasurer and Alan Greenberger, 2nd Vice Chair.

The following members of the Authority staff were present: Brian Abernathy, Ryan D. Harmon, Esquire, David Thomas, Tania Nikolic, Brian Romano, Mary Fogg, Tracy Pinson-Reviere and Elizabeth Bonaccorso.

Also in attendance: Anna Adams, City Finance Department, David Fecteau, City Planning Commission; Jamila Davis, OHCD and Melissa Long, OHCD.

ANNOUNCEMENTS

Mr. Cuorato stated that the 2015 meeting schedule is available today and would be posted on the Authority's website.

Prior to voting by the Board, Mr. Cuorato provided the public the opportunity to comment on each agenda item.



MINUTES

Mr. Cuorato called for a motion to approve the minutes of the Board meeting of November 12, 2014.

Upon motion made and duly seconded, the minutes of November 12, 2014 were approved.

ADMINISTRATIVE

Mr. Abernathy presented “Item I – Approval of Revised City Land Bank Disposition Policy” in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussions

Mr. Abernathy informed the Board that the City Land Bank Disposition Policy was revised and approved by City Council on December 4, 2014.

Mr. Abernathy stated that the current disposition policy allows properties valued at \$15,000 or less to be conveyed in exchange for a self-amortizing mortgage in the amount of the property’s full value. The revised disposition policy would allow that, for properties valued at more than \$15,000 and below \$25,000, the transferee is entitled to a \$15,000 self-amortizing loan, but the difference in the property value versus the \$15,000 self-amortizing loan would have to be paid by the transferee at settlement/conveyance. The revised disposition policy would allow direct sales and require an appraisal to determine the fair market disposition value. The Real Estate Review Committee would review difficult cases and the disposition policy would form and clarify the subject property's use.

Ms. Rodriguez asked when this would take effect. Mr. Abernathy responded immediately.

Board Action

Mr. Cuorato called for a motion on the resolution. Upon motion made and duly seconded, the resolution was approved as follows:

RESOLUTION NO. 2014-110

RESOLUTION ADOPTING REVISIONS TO THE AUTHORITY’S DISPOSITION POLICY

WHEREAS, the Authority owns a significant inventory of unused property throughout the City; and

WHEREAS, the Authority’s inventory of unused property is often found in the same vicinity as property owned by the City’s other land-holding agencies including the Philadelphia Housing Development Corporation and the Department of Public Property; and

WHEREAS, the City seeks to develop more effective tools for the marketing and sale of its vacant and surplus property inventory; and

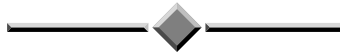
WHEREAS, the City has promulgated “Policies for the Sale and Reuse of City Owned Property” to facilitate access to the City’s Surplus Inventory and those policies have been considered favorably by City Council;

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that all previously adopted disposition policies and programs are now ended for any new applicants; and

BE IT FURTHER RESOLVED, that the Philadelphia Redevelopment Authority adopt the City's "Policies for the Sale and Reuse of City Owned Property;" and

BE IT FURTHER RESOLVED, that the Executive Director, with the assistance of general counsel and staff, is empowered to promulgate such rules, regulations, and procedures as may be necessary to implement these policies.

Voting for the foregoing resolution: Mr. Cuorato, Ms. Rodriguez, Ms. Smyler, Mr. Greenberger and Mr. Dubow.



DEVELOPMENT

Mr. Romano presented "Item II (a) – Selection of Redeveloper and Self-Amortizing Loan with Chaz Williams" in substance consistent with the Fact Sheet attached hereto.

Board Action

Mr. Cuorato called for a motion on the resolution. Upon motion made and duly seconded, the resolution was approved as follows:

RESOLUTION NO. 2014-111

RESOLUTION SELECTING CHAZ WILLIAMS AS REDEVELOPER OF 1925 W. WILT STREET, LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA AND APPROVING A SELF-AMORTIZING LOAN FOR THE DISPOSITION PRICE

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Chaz Williams is hereby selected as Redeveloper of 1925 W. Wilt Street, located within the North Philadelphia Redevelopment Area, Model Cities Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Six Thousand and Sixty (\$6,060.00) Dollars; determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

BE IT FURTHER RESOLVED, that the Philadelphia Redevelopment Authority will provide a self-amortizing loan in the amount of \$6,060 for a term of 10 years at 0% interest that will

be secured by a mortgage on the property. The amount of the obligation will decrease by 10% each year for the 10 year period that the buyer remains in compliance with the Authority's Land Disposition Policy.

FURTHER RESOLVING, that the Executive Director, with the advice of General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.

Voting for the foregoing resolution: Mr. Cuorato, Ms. Rodriguez, Ms. Smyler, Mr. Greenberger and Mr. Dubow.



Ms. Nikolic presented “Item II (b) – Amicable Acquisition with the City of Philadelphia, Department of Commerce” in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussions

Ms. Nikolic informed the Board that the Authority has the approval to bid up to \$450,000 for certain parcels in the American Street Industrial Corridor that are listed for Sheriff's sale. Mr. Dubow asked how the price was determined. Ms. Nikolic responded that staff reviewed comparable properties in this particular area. Ms. Nikolic stated that the ultimate goal would be that this property, along with a property across the street, be assembled for an RFP.

Ms. Smyler asked how long the draw down process is. Ms. Nikolic replied that the property is listed for a Sherriff's Sale the third (3rd) week in January. If the Authority is the winning bidder, the Authority would have to pay a ten percent (10%) deposit of the purchase price at the time of sale, with the remaining balance being due within thirty (30) days. Ms. Nikolic further stated that if the Authority is the successful bidder, this would come before the Board at its February meeting.

Mr. Greenberger abstained because of a potential conflict of interest.

Board Action

Mr. Cuorato called for a motion on the resolution. Upon motion made and duly seconded, the resolution was approved as follows:

RESOLUTION NO. 2014-112

RESOLUTION AUTHORIZING THE USE OF FUNDS HELD FOR THE BENEFIT OF THE CITY OF PHILADELPHIA, DEPARTMENT OF COMMERCE, AS DIRECTED BY THE DEPARTMENT OF COMMERCE

WHEREAS, the Authority maintains the balance of certain funds which were provided to the Authority by the City of Philadelphia, Department of Commerce, in connection with various projects undertaken by the Authority and sponsored by the Department of Commerce, which projects are now completed (the “Commerce Funds”);

WHEREAS, the Commerce Funds have been held by the Authority for the benefit of the Department of Commerce;

WHEREAS, from time to time, the Department of Commerce will engage in economic stimulus efforts intended to assist local businesses in need of City assistance to grow, expand and/or continue their business operations within City limits;

WHEREAS, in order to provide such assistance in a flexible, prompt and efficient manner, the Department of Commerce will request the Authority to use portions of the Commerce Funds for certain City or City-related entities who will assist local businesses as expansion opportunities arise; and

WHEREAS, the Department of Commerce desires certain identified parcels be acquired for future expansion of business operation within the City and has therefore requested that the Authority make available Commerce Funds in an amount up to Four Hundred Fifty Thousand Dollars (\$450,000) for acquisition of available American Street Industrial Corridor parcels to be sold at Sheriff's sale.

FURTHER AUTHORIZING the preparation, execution, and delivery of any documentation deemed necessary or desirable in order to carry out the foregoing.

Voting for the foregoing resolution: Mr. Cuorato, Ms. Rodriguez, Ms. Smyler and Mr. Dubow.

One (1) abstention: Mr. Greenberger



HOUSING FINANCE / NSP

Mr. Thomas presented “Item III – Modification of Loans to Caton House Real Estate Limited Partnership with Partnership/Genesis II, Inc.” in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussions

The Authority is seeking the Board's approval of the transfer of control of the board of directors of Genesis, II, Inc. ("Genesis II"), to Horizon House, Inc. ("HHI"), and the modification and/or forgiveness of two (2) Authority loans to permit the preservation of affordable housing units.

Ms. Smyler inquired about the loan modifications. Mr. Thomas replied that the \$900,000 loan would be payable in twenty (20) years. Ms. Smyler asked what would happen if the loan modification does not get approved. Mr. Thomas responded that Genesis II would not be able to continue operations which would displace twenty (20) families – Genesis II staff would have to explore other options. Mr. Thomas stated with the transfer to HHI would allow another fifteen (15) years of affordable housing.

Ms. Smyler inquired as to the reason for the project not succeeding as currently structured. Mr. Thomas responded that Genesis II does not have the best services and has taken revenue losses over the years. Mr. Thomas stated that HHI can provide better services.

Mr. Greenberger asked whether Genesis II has paid the Authority loans to date. Mr. Thomas replied no. Genesis II claims it was unaware that it had to make payments.

Mr. Abernathy stated that today's action would ultimately allow an additional fifteen (15) years of affordable housing.

Ms. Rodriguez asked if extensive renovations are needed. Mr. Thomas responded possibly some work; however, Genesis II did not request additional dollars for capital improvements from the Authority.

Mr. Greenberger asked how the Authority loans appear on the Authority's accounting books. Mr. Thomas replied that they appear as notes payable as of 2014 – they do not appear in the budget, but they do appear on the balance sheet.

Ms. Smyler asked why Genesis II is seeking forgiveness of both Authority loans and why they did not come to the Authority earlier. Mr. Thomas indicated that Genesis came to the Authority thinking the Authority would forgive both Authority loans based on a misreading of an earlier Board resolution. As a compromise, the Authority seeks to forgive only the \$750,000 loan, while modifying the \$900,000 loan to extend the maturity date for fifteen (15) years at zero percent (0%) interest. In year five (5), assuming the project is used to provide housing for low-income individuals and/or families during the term, the principal will be reduced by ten percent (10%) annually through the remaining term of the \$900,000 loan.

Ms. Smyler asked if there are other organizations out there that could do what HHI is proposing. Mr. Thomas responded probably not.

No appraisal has been done on this property.

Ms. Rodriguez raised a concern that if the Board approves today's action, will HHI end up in the same situation. Mr. Thomas indicated that staff believes HHI provides enough stability to preserve fifteen (15) more years of affordable housing.

Mr. Greenberger pointed out the difficulty of having to relocate twenty (20) residents.

Ms. Smyler asked if more details are listed and noted in the Authority's records and resolutions. Mr. Thomas responded yes.

Mr. Cuorato asked if staff is aware of any complaints from surrounding businesses, etc. Mr. Thomas responded not to his knowledge.

Board Action

Mr. Cuorato called for a motion on the resolution. Upon motion made and duly seconded, the resolution was approved as follows:

RESOLUTION NO. 2014-113

RESOLUTION AUTHORIZING THE AUTHORITY'S CONSENT TO THE TRANSFER OF CONTROL OF GENESIS II, INC. AND THE RESTRUCTURING OF THE EXISTING AUTHORITY DEBT PROVIDED TO CATON HOUSE REAL ESTATE LIMITED PARTNERSHIP

WHEREAS, in 1993 and 1994, the Philadelphia Housing Development Corporation ("PHDC") provided two (2) loans in the respective amounts of \$900,000 (the "\$900,000 Loan") and \$750,000 (the "\$750,000 Loan") (together, the "PHDC Loans") to Caton House Real Estate Limited Partnership ("Caton House") for the rehabilitation of 20 affordable housing units (the "Project") located at 1239 Spring Garden Street (the "Property"). The PHDC Loans had twenty (20) year terms and were payable at the interest rate of One Percent (1.00%). The PHDC Loans were thereafter assigned by PHDC to the Authority. The purpose of the Project was to provide housing for persons housing for low income individuals recovering from drug and alcohol dependency; and

WHEREAS, Genesis II, Inc. ("Genesis II") is the sole shareholder of Genesis Housing Development Corporation ("GHDC"), the sole general partner of Caton House; and

WHEREAS, pursuant to a Control Acquisition Agreement, Horizon House, Inc. ("HHI") has agreed to assume control of the board of Genesis II; and

WHEREAS, Genesis II/HHI have committed to continuing to operate the Project for another fifteen (15) years; and

WHEREAS, HHI has requested that the Authority permit the transfer of control of the board of Genesis II to HHI and to satisfy the \$750,000 Loan and corresponding mortgage and extend the terms of the \$900,000 Loan and corresponding mortgage.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority that the Authority is authorized to take the following actions:

- Permit the transfer of control of the board of Genesis II to HHI
- Permit the forgiveness of the \$750,000 Loan and satisfaction of the mortgage securing the \$750,000 Loan;
- Modify the terms of the \$900,000 Loan to extend the maturity date for an additional 15 years at 0% interest. In year 5, if the Project is used to provide housing for low-income individuals and/or families, the principal will be reduced by 10% annually through the remaining term of the Authority loan.

FURTHER, authorizing the Executive Director, with the advice of General Counsel, to allow modifications and corrections to this Resolution which are necessary or desirable to carry out its purposes and intents and the execution and delivery of all documents necessary to carry out the foregoing.

Voting for the foregoing resolution: Mr. Cuorato, Ms. Rodriguez, Ms. Smyler, Mr. Greenberger and Mr. Dubow.



REAL ESTATE

Ms. Nikolic presented “Item IV (a) – VPRC Resolution Revision (2014-96)” in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussions

Mr. Abernathy advised the Board that the Real Estate Review Committee incorrectly approved the structure for the conveyance of 536 S. 49th Street, and that the Authority seeks to correct the error.

Ms. Smyler stated she was glad the error was caught and was corrected.

Board Action

Mr. Cuorato called for a motion on the resolution. Upon motion made and duly seconded, the resolution was approved as follows:

RESOLUTION NO. 2014-96 (Revised)

VACANT PROPERTY REVIEW COMMITTEE PROGRAM - RESOLUTION AUTHORIZING ACCEPTANCE OF TITLE FROM THE CITY OF PHILADELPHIA TO VARIOUS PROPERTIES AND DISPOSITION OF SUCH PROPERTIES

WHEREAS, certain properties have been acquired by the City and determined to be surplus to the needs of the City;

WHEREAS, the Vacant Property Review Committee has recommended to the Commissioner of Public Property that the surplus property listed below be made available for disposition in accordance with the provisions of Section 16-400 of the Philadelphia Code;

WHEREAS, certain of the properties identified below will be conveyed for nominal consideration and others, all as identified below, will be conveyed at fair market value as determined by the City of Philadelphia's Office of Housing and Community Development.

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Authority to accept title from the City of Philadelphia for properties listed below and for the preparation, execution, acknowledgment and delivery of a deed to the Grantee(s) herein listed conveying the respective properties for a consideration of \$1.00:

<u>Address</u>	<u>Grantee(s)</u>
1414 Deal Street	Cecelia Sweeney
1517 & 1538 North Lambert Street	PHA
1542 & 1546 North Lambert Street	PHA
2820 North Leithgow Street	Tassie Rivera
2026, 2041 & 2043 Master Street	PHA
2046, 2112 & 2117 Master Street	PHA
2140, 2240 & 2301 Master Street	PHA
2303 & 2307-11 Master Street	PHA
2313, 2315 & 2317 Master Street	PHA
2335, 2424 & 2426 Master Street	PHA
2440 Master Street	PHA
2434 & 2452 Nassau Street	PHA
2050 & 2229 West Oxford Street	PHA
2343 West Oxford Street	PHA
2411 & 2417 West Oxford Street	PHA
2005 & 2009 Redner Street	PHA
2011 & 2015 Redner Street	PHA
2025, 2031 & 2033 Redner Street	PHA
2035, 2037 & 2039 Redner Street	PHA
2041, 2043 & 2045 Redner Street	PHA
2047, 2051 & 2055 Redner Street	PHA
2409 & 2432 Redner Street	PHA

2033, 2035 & 2038 Ridge Avenue	PHA
2041, 2043 & 2045 Ridge Avenue	PHA
2046 Ridge Avenue	PHA
2047-49 Ridge Avenue	PHA
2069 Ridge Avenue	PHA
2071 & 2077 Ridge Avenue	PHA
2104, 2106 & 2126 Ridge Avenue	PHA
2807 North Water Street	Carmen Rodriguez
1322 North 15 th Street	PHDC
1313 North 16 th Street	PHDC
2736 North Waterloo Street	Esteban Padilla II

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Authority to accept title from the City of Philadelphia for properties listed below and for the preparation, execution, acknowledgment and delivery of a deed to the Grantee(s) herein listed conveying the respective properties for the following consideration:

<u>Address</u>	<u>Grantee(s)</u>	<u>Price</u>
536 South 49 th Street	Dustin Dowd	\$27,253.00 (LAMA)

FURTHER RESOLVING that for the foregoing conveyance, the Philadelphia Redevelopment Authority will provide a loan in the amount of the purchase price for a term of 10 years at 0% interest that will be secured by a mortgage on the property. The amount of the obligation will be forgiven in its entirety at the end of the ten (10) year period that the buyer remains in compliance with the Authority's Land Disposition Policy.

FURTHER RESOLVING, that authorization is hereby given to the Authority to accept title from the City of Philadelphia for properties listed below and for the preparation, execution, acknowledgment and delivery of a deed to the Grantee(s) herein listed conveying the respective properties for the following consideration:

<u>Address</u>	<u>Grantee(s)</u>	<u>Appraised/LAMA Value</u>
1616 Ogden Street	1619 Ridge Ave LP	\$15,246.00 (LAMA)
1617 Ridge Avenue	1619 Ridge Ave LP	\$28,007.00 (LAMA)
1625 Ridge Avenue	1619 Ridge Ave LP	\$40,487.00 (LAMA)
1339 South 18 th Street	1300 Bouvier LP	\$100,300 for this property and for 1332-56 S. Bouvier St., authorized at 9-10-14 Authority Board meeting (Competitive Bid)
417 South 60 th Street	Progressive Communities CDC	\$ 4,886.00 (LAMA)

FURTHER AUTHORIZING the Executive Director, with the advice of General Counsel, to allow modifications and corrections to this Resolution necessary or desirable to carry out its purposes and intents.

BE IT FURTHER RESOLVED that authorization is hereby given to the preparation, execution, acknowledgment and delivery of any other documentation deemed necessary or desirable in order to carry out the foregoing under terms and conditions acceptable to Authority counsel.

Voting for the foregoing resolution: Mr. Cuorato, Ms. Rodriguez, Ms. Smyler, Mr. Greenberger and Mr. Dubow.



Ms. Nikolic presented “Item IV (b) – Conveyance of Properties” in substance consistent with the Fact Sheet attached hereto.

Board Action

Mr. Cuorato called for a motion on the resolution. Upon motion made and duly seconded, the resolution was approved as follows:

RESOLUTION NO. 2014-114

VACANT PROPERTY REVIEW COMMITTEE PROGRAM - RESOLUTION AUTHORIZING ACCEPTANCE OF TITLE FROM THE CITY OF PHILADELPHIA TO VARIOUS PROPERTIES AND DISPOSITION OF SUCH PROPERTIES

WHEREAS, certain properties have been acquired by the City and determined to be surplus to the needs of the City;

WHEREAS, the Vacant Property Review Committee has recommended to the Commissioner of Public Property that the surplus property listed below be made available for disposition in accordance with the provisions of Section 16-400 of the Philadelphia Code;

WHEREAS, certain of the properties identified below will be conveyed for nominal consideration and others, all as identified below, will be conveyed at fair market value as determined by the City of Philadelphia’s Office of Housing and Community Development.

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Authority to accept title from the City of Philadelphia for properties listed below and for the preparation, execution, acknowledgment and delivery of a deed to the Grantee(s) herein listed conveying the respective properties for a consideration of \$1.00:

Address	Grantee(s)
887 Fallon Street	John Allison Barnes & Sharon M. Barnes, h/w
4148 North Marshall Street	Rosa C. Arnold / Rosa Benitez
3012 North Orianna Street	Mr. Nolly A. Gonzalez
2753 North Waterloo Street	Magda DeJesus

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Authority to accept title from the City of Philadelphia for properties listed below and for the preparation, execution, acknowledgment and delivery of a deed to the Grantee(s) herein listed conveying the respective properties for the following consideration:

Address	Grantee(s)	<u>Price</u>
3230 Hartville Street	Jose Angel Santana	\$ 8,868.00 (LAMA)
2237 North Palethorp Street	Edgar Ponce, Sr.	\$3,742.00 (LAMA)

FURTHER RESOLVING that for each of the foregoing conveyances, the Philadelphia Redevelopment Authority will provide a self-amortizing loan in the amount of the purchase price for a term of 10 years at 0% interest that will be secured by a mortgage on the property. The amount of the obligation will decrease by 10% each year for the 10 year period that the buyer remains in compliance with the Authority's Land Disposition Policy.

FURTHER RESOLVING, that authorization is hereby given to the Authority to accept title from the City of Philadelphia for properties listed below and for the preparation, execution, acknowledgment and delivery of a deed to the Grantee(s) herein listed conveying the respective properties for the following consideration:

<u>Address</u>	<u>Grantee(s)</u>	<u>Appraised/LAMA Value</u>
2530 Annin Street	William Moss	\$ 7,460.00 (LAMA)
1531 Dorrance Street	Kumas Homes, LLC	\$ 7,864.00 (LAMA)
2437 Federal Street	Lisa Wilson-Roberson	\$11,080.00 (LAMA)
1825 Ginnodo Street	MazalTov Development, LLC	\$23,735.00 (LAMA)
5106 Haverford Avenue	Jocelyn Vanish	\$ 1,500.00 (price from Real Estate Committee)
1715 Ingersoll Street	Leon Bobby Realty	\$11,598.00 (LAMA)
1727 Ingersoll Street	Leon Bobby Realty	\$11,581.00 (LAMA)
1731 Ingersoll Street	Leon Bobby Realty	\$11,175.00 (LAMA)
2416 Manton Street	SSA ACQUISITIONS LLC	\$11,552.00 (LAMA)
3061 North Orianna Street	Joanna Garcia	\$ 1,062.00 (LAMA)
5152 Reno Street	Vincent Smith	\$ 3,692.00 (LAMA)
1609 West Thompson Street	MazalTov Development, LLC	\$20,192.00 (LAMA)

1234 North 5 th Street	BGGBC LLC	\$49,295.00 (LAMA)
920 North 15 th Street	MazalTov Development, LLC	\$18,954.00 (LAMA)
922 North 15 th Street	MazalTov Development, LLC	\$18,922.00 (LAMA)
1303 South 23 rd Street	Carlton Marvin Smith	\$12,741.00 (LAMA)
1100 North 40 th Street	Hul Tim	\$14,094.00 (LAMA)

FURTHER AUTHORIZING the Executive Director, with the advice of General Counsel, to allow modifications and corrections to this Resolution necessary or desirable to carry out its purposes and intents.

BE IT FURTHER RESOLVED that authorization is hereby given to the preparation execution, acknowledgment and delivery of any other documentation deemed necessary or desirable in order to carry out the foregoing under terms and conditions acceptable to Authority counsel.

Voting for the foregoing resolution: Mr. Cuorato, Ms. Rodriguez, Ms. Smyler, Mr. Greenberger and Mr. Dubow.



ADD ON AGENDA

Mr. Abernathy presented “Item V – Revestment/Relinquishment of 3617-21 Haverford Avenue” in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussions

Mr. Abernathy thanked Ms. Pinson-Reviere for her dedicated work on 3617-21 Haverford Avenue over the past eight (8) years.

Board Action

Mr. Cuorato called for a motion on the resolution. Upon motion made and duly seconded, the resolution was approved as follows:

RESOLUTION NO. 2014-115

**RESOLUTION AUTHORIZING REVESTMENT OR RELINQUISHMENT OF TITLE;
RE: 3617-21 HAVERFORD AVENUE LOCATED WITHIN WEST PHILADELPHIA
REDEVELOPMENT AREA, MANTUA URBAN RENEWAL AREA, CONDEMNATION
NO. 15**

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby given for the revestment or relinquishment of title to the following premises to the pre-condemnation owner, as follows:

Premises

3617-21 Haverford Avenue

Owner

James E. Dupree and Anita Brook-Dupree

FURTHER AUTHORIZING, the preparation and the execution of any documentation necessary or desirable in order to carry out the forgoing; said action being the best interest of the Authority.

Voting for the foregoing resolution: Mr. Cuorato, Ms. Rodriguez, Ms. Smyler, Mr. Greenberger and Mr. Dubow.



OLD BUSINESS

Mr. Cuorato inquired if there was any old business for the Board. No old business was presented to the Board.



NEW BUSINESS

Mr. Cuorato inquired if there was any new business for the Board. No new business was presented to the Board.



ADJOURNMENT

There being no further business to come before the Board, Mr. Cuorato declared the meeting adjourned at 4:37P.M.

SECRETARY TO THE BOARD



BOARD FACTSHEET

Meeting of December 10, 2014

Approval of Revised City Land Disposition Policy

Nature of Request: Approve a revised land disposition policy.

In June 2012, the PRA adopted the City's land disposition policy. Since then, a number of concerns have been raised about the policy. As such, PRA staff, working in conjunction with the Land Bank, Philadelphia Housing Development Corporation and the City recommended a number of policy changes. Those recommendations are outlined below.

The revised policy was submitted to City Council as part of the Land Bank Strategic Plan and was adopted by Council on December 4, 2014.

Policy Changes:

Side-yard program:

Under current policy, properties with values of \$15,000 or less are eligible to be conveyed for consideration of a self-amortizing mortgage for the property's full value. There are many properties whose value exceeds that limit, whose best use may still be as a side yard.

The proposed policy would maintain the current policy and expand it to allow for the first \$15,000 in consideration to be paid through a self-amortizing mortgage. For properties with values of \$25,000 or less, the difference between the value and the mortgage would be required to be paid at conveyance.

Explanation of the land pricing model:

The proposed policy clearly describes the use of an automated valuation model to establish pricing, describes the difference between the pricing model and the assessed value for tax purposes, and discusses how the agencies will use those prices, including when they might choose to use appraisals (including appraisals that take into account the cost of rehabilitation for blighted structures).

Public purposes and discounted pricing:

The proposed policy clarifies a preference for public purposes and more clearly defines those public purposes and their eligibility for discounted pricing.

Directed sales:

There are cases when the City may choose to convey a property to a predetermined party. The current policy does not allow direct sales. The proposed policy would allow direct sales and require an appraisal to determine the fair market disposition value.

Real Estate Review Committee:

The proposed policy formally describes the Real Estate Review Committee that has been working for the past two years to review difficult cases.

Urban Agriculture:

The proposed policy recognizes the Department of Parks and Recreation's efforts to support urban agriculture and adds clarity about the options for leases and transfer for eligible proposals that demonstrate strong capacity and community support.

Proposed resolution and policy attached.

**BOARD FACTSHEET**

Meeting of December 10, 2014

Selection of Redeveloper and Self-Amortizing Loan

1925 W. Wilt Street

NAME OF DEVELOPER/APPLICANT: Chaz Williams

Nature of Transaction: Selection of applicant, who is the adjacent owner-occupant, to acquire the neighboring lot for side yard use; property located in North Philadelphia.

Mailing Address: 1923 W. Wilt Street, Philadelphia, PA 19121

PROPERTY INFORMATION: 1925 W. Wilt Street

Description: 526 sq. ft., vacant lot **Zoning:** RSA-5 **Use:** Side Yard

Disposition Value: \$6,060 w/10-year amortizing mortgage

Property value was established by the LAMA upfront pricing model and advertised for sale on www.PhillyLandWorks.org; the applicant's expression of interest was the only submission received for this property.

Transaction qualifies for a side yard conveyance; applicant is the owner-occupant of the adjacent property and will be given a 10-year self-amortizing mortgage on the disposition value, which decreases by 10% each year. This mortgage is non-payable, unless the applicant sells, changes the use, or otherwise seeks to encumber the property within the 10-year period from the date of the mortgage.

COMMENTS OR OTHER CONDITIONS:

Per Chapter 17-1600 of the Philadelphia Code, the City has determined that an Economic Opportunity Plan is not required for this transaction given the improvement budget is under \$250,000.

Applicant is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violation of City L&I codes.

Proposed Resolution and supporting project information are attached (site map and photograph).

Prepared by: Brian Romano, Project Manager

Reviewed by: Tania Nikolic


BOARD FACTSHEET

Meeting of December 10, 2014

Amicable Acquisition

American Street Industrial Corridor

NAME OF DEVELOPER/APPLICANT: City of Philadelphia, Department of Commerce

Nature of Transaction: The City's Department of Commerce is works with city-based manufacturing and distribution companies that are considering the American Street Industrial Corridor for expansion and relocation needs. The City is exploring the acquisition of a site along the corridor to meet the needs of future businesses.

On behalf of the Commerce Department, the PRA is requesting Board authorization to allow the use of Commerce designated funds to acquire private parcels as identified by the City. Once properties are acquired, they will be marketed for sale with other parcels for the development of manufacturing and distribution companies.

Legal Entity/Other Partners (if applicable): City of Philadelphia, Department of Commerce

COMMENTS OR OTHER CONDITIONS:

The City Commerce Department requested the PRA's assistance in completing the acquisition of available American Street Industrial Corridor parcels sold at Sheriff Sale; the Commerce Department has preapproved the drawdown of up to \$450,000 of the funding held by the Authority on the City's behalf for land acquisition purposes.

A Proposed Resolution is attached.

Memorandum



BOARD FACTSHEET

Meeting of December 10, 2014

Caton House Real Estate Limited Partnership/Genesis II, Inc.

1239 Spring Garden Street

Modification of Loans to Caton House Real Estate Limited Partnership

Transaction Summary

The restructuring of two (2) Authority loans to permit the preservation of affordable housing units.

Background

In 1993 and 1994, the Philadelphia Housing Development Corporation ("PHDC") provided two (2) loans in the respective amounts of \$900,000 (the "\$900,000 Loan") and \$750,000 (the "\$750,000 Loan") (together, the "PHDC Loans") to Caton House Real Estate Limited Partnership ("Caton House") for the rehabilitation of 20 affordable housing units (the "Project") located at 1239 Spring Garden Street (the "Property"). The purpose of the Project was to provide low-income housing for persons recovering from drug and alcohol dependency. The PHDC Loans had twenty (20) year terms and were payable at the interest rate of One Percent (1.00%). The PHDC Loans were thereafter assigned by PHDC to the Authority.

In 1994 the Authority board adopted a resolution (the "1994 Resolution") allowing the Authority to make the value of its interest in the PHDC Loans available to Genesis II, Inc. ("Genesis II"), in order to provide Genesis II with the opportunity to acquire the Project at the end of the Low Income Housing Tax Credit compliance period. Genesis II is the sole shareholder of Genesis Housing Development Corporation ("GHDC"), the sole general partner of Caton House.

Genesis II has now agreed to transfer control of its board of directors to Horizon House, Inc. ("HHI"), pursuant to a Control Acquisition Agreement, and has requested that the mortgages securing the PHDC Loans be satisfied in accordance with the 1994 Resolution. Unfortunately, the inconsistency of the resolution prohibits such request. Genesis II/HHI have committed to continuing to operate the Project. As currently structured, however, HHI would not be able to participate in the transaction as the PHDC Loans would negatively impact HHI's pro forma balance sheet and such participation would be prohibited by HHI's current lender(s). The transaction will only be feasible for HHI if the PHDC Loans are restructured in a manner that would comply with HHI's existing borrowing obligations. In compromise, HHI has agreed to carry the \$900,000 Loan at 0% interest for an additional 15 year affordability period provided the \$750,000 Loan is forgiven.

Board Action

As a result the Board is asked to consent to the following:

- The Transfer of control of board of Genesis II to HHI
- Forgiveness of the \$750,000 Loan and satisfaction of the mortgage securing the \$750,000 Loan.
- Modification of the \$900,000 Loan to extend the maturity date for additional 15 years at 0% interest. In year 5, if the Project is used to provide housing for low-income individuals and/or families, the principal will be reduced by 10% annually through the remaining term of the Authority loan.

The resolution is attached hereto.

Memorandum



BOARD FACT SHEET

VPRC BOARD RESOLUTION REVISION (2014-96)

MEETING OF DECEMBER 10, 2014

On October 8, 2014, the Board was presented with a memo asking its approval for the Redevelopment Authority to accept title to, and then convey, various properties, including 536 South 49th Street, pursuant to the VPRC Program. The resolution (Resolution No. 2014-96), as adopted by the Board, incorrectly identified that, for the conveyance of 536 South 49th Street, the Redevelopment Authority will provide a self-amortizing loan in the amount of the purchase price (\$27,253.00) for a term of 10 years at 0% interest that will be secured by a mortgage on the property and that the amount of the obligation will decrease by 10% each year for the 10 year period that the buyer remains in compliance with the Authority's Land Disposition Policy.

CORRECTION: VPRC actually unanimously recommended disposition of 536 South 49th Street for the list price (\$27,253.00), with a ten-year mortgage for the list price that is to be forgiven at the end of a ten-year period (rather than a self- amortizing loan).

REQUEST: Resolution No. 2014-96 be modified to correctly identify that the mortgage in the amount of the list price (\$27,253.00) will actually be forgiven after ten (10) years, rather than being a self-amortizing loan. The remainder of Resolution No. 2014-96 shall not be modified.

Proposed resolution attached.



BOARD FACTSHEET

Meeting of December 10, 2014

City of Philadelphia Vacant Property Review Committee

Nature of Transaction: PRA will facilitate the conveyance of title from the City to identified Grantees listed below.

- All Grantees have been selected by VPRC. The VPRC serves as an advisory committee and recommends to the City Commissioner of Public Property what City surplus properties should be made available for disposition in accordance with Chapter 16-400 of the City Code.
- The conveyance of these properties to the Grantees for reuse will relieve the City of the care; maintenance and management of the properties and help arrest blight in the neighborhoods and restore the properties to productive use.
- Properties and Grantees listed below were approved by the VPRC for disposition and a Resolution authorizing the disposition by the PRA was approved by City Council.

PROPERTY INFORMATION:

- 1) **Nominal Disposition:** The following four (4) properties will be conveyed at nominal under the Gift Property Program.

<u>Address</u>	<u>Grantee</u>
887 Fallon Street	John Allison Barnes & Sharon Barnes, h/W
4148 North Marshall Street	Rosa C. Arnold / Rosa Benitez
3012 North Orianna Street	Mr. Nolly A. Gonzalez
2753 North Waterloo Street	Magda DeJesus

- 2) **Self-amortizing Mortgage Disposition:** The following two (2) properties will be conveyed at fair market value as determined by LAMA, with a self-amortizing mortgage for the purchase price.

<u>Address</u>	<u>Grantee</u>	<u>Price</u>
3230 Hartville Street	Jose Angel Santana	\$8,868.00 (LAMA)
2237 North Palethorp Street	Edgar Ponce, Sr.	\$3,742.00 (LAMA)

3) Fair Market Disposition: The following seventeen (17) properties will be conveyed at fair market value as established by appraisals obtained by the Office of Housing and Community Development of the City of Philadelphia or by the LAMA pricing model:

<u>Address</u>	<u>Grantee</u>	<u>Appraisal/LAMA Value</u>
2530 Annin Street	William Moss	\$ 7,460.00 (LAMA)
1531 Dorrance Street	Kumas Homes, LLC	\$ 7,864.00 (LAMA)
2437 Federal Street	Lisa Wilson-Roberson	\$11,080.00 (LAMA)
1825 Ginnodo Street	MazalTov Development, LLC	\$23,735.00 (LAMA)
5106 Haverford Avenue	Jocelyn Vanish	\$ 1,500.00 (Real Estate Committee)
1715 Ingersoll Street	Leon Bobby Realty	\$11,598.00 (LAMA)
1727 Ingersoll Street	Leon Bobby Realty	\$11,581.00 (LAMA)
1731 Ingersoll Street	Leon Bobby Realty	\$11,175.00 (LAMA)
2416 Manton Street	SSA ACQUISITIONS LLC	\$11, 552.00 (LAMA)
3061 North Orianna Street	Joanna Garcia	\$ 1,062.00 (LAMA)
5152 Reno Street	Vincent Smith	\$ 3,692.00 (LAMA)
1609 West Thompson Street	MazalTov Development, LLC	\$20,192.00 (LAMA)
1234 North 5th Street	BGGBC LLC	\$49,295.00 (LAMA)
920 North 15th Street	MazalTov Development, LLC	\$18,954.00(LAMA)
922 North 15th Street	MazalTov Development, LLC	\$18,922.00(LAMA)
1303 South 23rd Street	Carlton Marvin Smith	\$12,741.00(LAMA)
1100 North 40th Street	Hul Tim	\$14,094.00 (LAMA)

**BOARD FACTSHEET**

Meeting of December 10, 2014
 Revestment/Relinquishment
 3617-21 Haverford Avenue

NAME OF PRE-CONDEMNATION OWNER: James E. Dupree and Anita Brook-Dupree

Nature of Transaction: Requesting revestment or relinquishment of 3617-21 Haverford Avenue to the pre-condemnation owner.

Legal Entity/Other Partners (if applicable): N/A

Mailing Address: 811 S. 5th Street, Philadelphia, PA 19147

PROPERTY INFORMATION: 3617-21 Haverford Avenue

Description: 8,646.75 sq. ft., Occ. Structure **Zoning:** CMX2 **Use:** Commercial

COMMENTS OR OTHER CONDITIONS:

At the request of the Mayor's Office, the Authority condemned this property in support of a proposed supermarket. The acquisition of this property was funded by City Significant and Third District Funds. Post-condemnation litigation and negotiations regarding just compensation have rendered the return of the property to James E. Dupree and Anita Brook-Dupree as the preferable option.

Proposed Resolution and supporting information are attached (site map and photographs).

Prepared by: Tracy Pinson-Reviere, Project Manager
 Reviewed by: Tania Nikolic



BOARD FACTSHEET

Meeting of January 14, 2015

Appointment of the Board of Directors of RT HeadHouse Development Corporation

ENTITY: RT HeadHouse Development Corporation

Nature of Transaction: Authorization to appoint the following five (5) individuals to serve on the board of directors of RT HeadHouse Development Corporation for a term of one year effective January 15, 2015 or until the appointment is terminated by the Authority Board:

James Cuorato
David Thomas
Ryan Harmon
Angela Chandler
Melvis Dunbar

PROJECT INFORMATION: 12th and Market HeadHouse Condominium
(Reading Terminal HeadHouse)

Address: 1113-31 Market Street, 1113-A-31 Market Street and 1112-40 Filbert Street

COMMENTS OR OTHER CONDITIONS:

HeadHouse Retail Associates, L.P. ("**HeadHouse Retail**"), a Pennsylvania limited partnership created by the Authority, is the owner of Units #2 and #3 in the 12th and Market HeadHouse Condominium. RT HeadHouse Development Corporation, of which the Authority is the sole shareholder, is the general partner of HeadHouse Retail and is responsible for the overall management and control of HeadHouse Retail.

Proposed Resolution is attached.

RESOLUTION NO.

RESOLUTION APPOINTING DIRECTORS TO RT HEADHOUSE DEVELOPMENT CORPORATION

WHEREAS, HeadHouse Retail Associates, L.P. ("**HeadHouse Retail**"), a Pennsylvania limited partnership created by the Authority, is the owner of Units #2 and #3 in the 12th and Market HeadHouse Condominium located at 1113-31 Market Street, 1113-A-31 Market Street and 1112-40 Filbert Street;

WHEREAS, the Authority is the sole shareholder of RT HeadHouse Development Corporation ("**RT HeadHouse**");

WHEREAS, RT HeadHouse is the general partner of HeadHouse Retail; and

WHEREAS, the Board desires to appoint certain individuals to the Board of Directors of RT HeadHouse.

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority, that the following individuals are appointed to serve as directors of RT HeadHouse Development Corporation for a term of one year beginning January 15, 2015 or until such time as the Authority shall terminate any such appointment:

James Cuorato
David Thomas
Ryan Harmon
Angela Chandler
Melvis Dunbar

FURTHER RESOLVING, that the Executive Director with the advice of General Counsel may allow modifications to this Resolution necessary or desirable to carry out its purposes and intents.


BOARD FACTSHEET

Meeting of January 14, 2015
 Professional Service Contract
 Auctioneering Services

NAME OF FIRM/APPLICANT: Fisher Auction Company

Nature of Transaction: Approval of Professional Service Contract for auctioneering services for approximately two-hundred (200) vacant structures and parcels located in Council District 1.

Legal Entity/Other Partners (if applicable): Fisher Auction Company

Mailing Address: 2112 East Atlantic Boulevard, Pompano Beach, FL 33062

Selection Process: The Philadelphia Redevelopment Authority issued a Request for Proposals seeking experienced brokerage/auction firms to conduct a one-time auction of approximately 200 properties which are currently owned by the three (3) separate public entities: City of Philadelphia (City), Philadelphia Housing Development Corporation (PHDC) and the Philadelphia Redevelopment Authority (PRA).

The PRA received two (2) bids from the following firms: Fisher Auction Company and Max Spann Real Estate & Auction Company. After staff review, Fisher Auction Company was selected due to their extensive experience in municipal auction initiatives and competitive pricing structure. See attached preliminary property listing containing all possible properties for auction.

FINANCING: The PRA will utilize past year's net sale proceeds for upfront expenses and be repaid with the proceeds from the property sales from the auction.

COMMENTS OR OTHER CONDITIONS: The auction will take place on a single day during which each property will be offered for auction to the general public with opening bids beginning at a predetermined value established by Fisher Auction House. Properties will be sold "AS IS" and respective agency covenants/restrictions will apply.

The PRA is conducting the auction at the request of Councilman Squilla.

Proposed Resolution and draft property list are attached.

Prepared by: Susan Callanen, Housing Development Officer
 Reviewed by: Tania Nikolic

RESOLUTION NO.

RESOLUTION AUTHORIZING THE AUTHORITY TO ENTER INTO A PROFESSIONAL SERVICE CONTRACT WITH FISHER AUCTION COMPANY (FISHER) FOR AUCTIONEERING SERVICES FOR THE SALE OF APPROXIMATELY 200 PUBLICALLY-OWNED VACANT STRUCTURES AND PARCELS IN COUNCIL DISTRICT 1

WHEREAS, the Authority issued a Request for Proposals (“RFP”) seeking responses from Auctioneering firms willing and capable of conducting a live retail, one-day public auction for approximately 200 vacant structures and parcels;

WHEREAS, Fisher submitted its Response to the RFP wherein Fisher has stated that it has extensive experience on the scope of work required and overall approach necessary to complete the work;

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Authority’s Executive Director to enter into a Professional Service Contract with Fisher Auction Company for auctioneering services for the sale of approximately 200 publically-owned vacant structures and parcels in Council District 1.

FURTHER RESOLVING, that the Executive Director with the advice of General Counsel may allow modifications to the Resolution and Professional Service Contract necessary or desirable to carry out its purposes and intents.

Draft Auction Property Listing

Agency	Location	Status	Use
PRA	2324 S Beulah St	Owned - Available	Single-Family Attached
PUB	3413 Kensington Ave	Owned - Available	Vacant Lot
PUB	3000 Ruth St	Owned - Available	Vacant Lot
PUB	1912 E Silver St	Owned - Available	Vacant Lot
PRA	2868 Stouton St	Owned - Available	Vacant Lot
PRA	2874 Stouton St	Owned - Available	Parking Lot
PUB	2834 Stouton St	Owned - Available	Vacant Lot
PUB	2850 Amber St	Owned - Available	Vacant Lot
PUB	2852 Amber St	Owned - Available	Vacant Lot
PUB	1907 E Sterner St	Owned - Available	Vacant Lot
PUB	1807 E Oakdale St	Owned - Available	Vacant Lot
PUB	3741 Kensington Ave	Owned - Available	Vacant Lot
PUB	2831 Coral St	Owned - Available	Vacant Lot
PUB	2077 E Birch St	Owned - Available	Vacant Lot
PUB	1904 E Harold St	Owned - Available	Vacant Lot
PUB	1922 E Oakdale St	Owned - Available	Vacant Lot
PUB	1808 E Oakdale St	Owned - Available	Vacant Lot
PRA	2868 Amber St	Owned - Available	Vacant Lot
PUB	1922 E Harold St	Owned - Available	Vacant Lot
PUB	1924 E Harold St	Owned - Available	Vacant Lot
PUB	1909 E Harold St	Owned - Available	Vacant Lot
PUB	2855 Amber St	Owned - Available	Vacant Lot
PHDC	1804 E Lehigh Ave	Owned - Available	Vacant Lot
PUB	2011 E Silver St	Owned - Available	Vacant Lot
PUB	2857 Amber St	Owned - Available	Vacant Lot
PUB	1841 Wakeling St	Owned - Available	Vacant Lot
PUB	2005 E Sterner St	Owned - Available	Vacant Lot
PUB	2013 E Sterner St	Owned - Available	Vacant Lot
PUB	1843 Wakeling St	Owned - Available	Vacant Lot
PUB	1842 E Schiller St	Owned - Available	Vacant Lot
PUB	2017 E Sterner St	Owned - Available	Vacant Lot
PUB	1810 E Lehigh Ave	Owned - Available	Vacant Lot
PUB	2839 Amber St	Owned - Available	Vacant Lot
PUB	2068 E William St	Owned - Available	Vacant Lot
PUB	2066 E William St	Owned - Available	Vacant Lot
PUB	2008 E Sterner St	Owned - Available	Vacant Lot

Draft Auction Property Listing

PUB	2972 Ruth St	Owned - Available	Vacant Lot
PUB	2646 Ritter St	Owned - Available	Vacant Lot
PUB	2050 E William St	Owned - Available	Vacant Lot
PUB	2052 E William St	Owned - Available	Vacant Lot
PUB	2653 Kensington Ave	Owned - Available	Vacant Lot
PUB	1837 Hart Ln	Owned - Available	Vacant Lot
PUB	2044 E Birch St	Owned - Available	Vacant Lot
PUB	2443 Jasper St	Owned - Available	Vacant Lot
PHDC	547 Tree St	Owned - Available	Vacant Lot
PUB	2878 Amber St	Owned - Available	Vacant Lot
PUB	3474 Braddock St	Owned - Available	Vacant Building
PUB	3133 Amber St	Owned - Available	Vacant Lot
PUB	2781 Kensington Ave	Owned - Available	Vacant Lot
PHDC	702 Cantrell St	Owned - Available	Vacant Lot
PUB	1948 E Harold St	Owned - Available	Vacant Lot
PRA	2159 E Monmouth St	Owned - Available	Vacant Lot
PUB	2148 E Birch St	Owned - Available	Vacant Lot
PUB	2129 E York St	Owned - Available	Vacant Lot
PUB	2054 E Auburn St	Owned - Available	Vacant Lot
PUB	2150 E Birch St	Owned - Available	Vacant Lot
PUB	2634 Collins St	Owned - Available	Vacant Lot
PUB	2658 Ritter St	Owned - Available	Vacant Lot
PRA	2057 E Rush St	Owned - Available	Vacant Lot
PUB	2154 E Birch St	Owned - Available	Vacant Lot
PUB	2156 E Birch St	Owned - Available	Vacant Lot
PHDC	2143 E Birch St	Owned - Available	Vacant Lot
PHDC	2144 E Birch St	Owned - Available	Vacant Lot
PUB	2055 E Rush St	Owned - Available	Vacant Lot
PUB	2774 Martha St	Owned - Available	Vacant Lot
PHDC	2147 E Monmouth St	Owned - Available	Vacant Lot
PUB	2051 E Rush St	Owned - Available	Vacant Lot
PUB	2155 E Birch St	Owned - Available	Vacant Lot
PUB	2157 E Birch St	Owned - Available	Vacant Lot
PRA	641 Cantrell St	Owned - Available	Vacant Lot
PHDC	2111 E Auburn St	Owned - Available	Vacant Lot
PUB	713 Mercy St	Owned - Available	Vacant Lot
PUB	531 Mercy St	Owned - Available	Vacant Lot

Draft Auction Property Listing

PUB	2138 E Orleans St	Owned - Available	Vacant Lot
PUB	529 Mercy St	Owned - Available	Vacant Lot
PRA	2132 E Monmouth St	Owned - Available	Vacant Lot
PUB	2106 E William St	Owned - Available	Vacant Lot
PRA	537 Winton St	Owned - Available	Vacant Lot
PUB	2062 E William St	Owned - Available	Vacant Lot
PUB	525 Mercy St	Owned - Available	Vacant Lot
PUB	2060 E William St	Owned - Available	Vacant Lot
PUB	2058 E William St	Owned - Available	Vacant Lot
PHDC	2108 E Orleans St	Owned - Available	Vacant Lot
PUB	2056 E William St	Owned - Available	Vacant Lot
PUB	2038 E William St	Owned - Available	Vacant Lot
PUB	2100 E Orleans St	Owned - Available	Vacant Lot
PUB	2738 Emerald St	Owned - Available	Vacant Lot
PUB	2172 E Cambria St	Owned - Available	Vacant Lot
PUB	2140 E Orleans St	Owned - Available	Vacant Lot
PUB	2837 Jasper St	Owned - Available	Vacant Lot
PRA	3351 Kensington Ave	Owned - Available	Vacant Building
PUB	2047 E William St	Owned - Available	Vacant Lot
PUB	2106 E Stella St	Owned - Available	Vacant Lot
PRA	535 Winton St	Owned - Available	Vacant Lot
PUB	2327 S Franklin St	Owned - Available	Vacant Building
PUB	2734 Frankford Ave	Owned - Available	Vacant Lot
PUB	2115 E Monmouth St	Owned - Available	Vacant Lot
PRA	1856 E Orleans St	Owned - Available	Vacant Lot
PRA	529 Winton St	Owned - Available	Vacant Lot
PUB	2142 Bellmore St	Owned - Available	Vacant Lot
PUB	2100 Bellmore St	Owned - Available	Vacant Lot
PHDC	2117 E Orleans St	Owned - Available	Vacant Lot
PUB	2017 E Letterly St	Owned - Available	Vacant Lot
PRA	3347 Kensington Ave	Owned - Available	Vacant Building
PUB	2041 E Auburn St	Owned - Available	Vacant Lot
PHDC	2536 Jasper St	Owned - Available	Vacant Lot
PUB	2245 E William St	Owned - Available	Vacant Lot
PUB	2138 Bellmore St	Owned - Available	Vacant Lot
PUB	2135 E William St	Owned - Available	Vacant Lot
PUB	2133 E William St	Owned - Available	Garden

Draft Auction Property Listing

PHDC	2252 E Cambria St	Owned - Available	Vacant Building
PUB	2040 E William St	Owned - Available	Vacant Lot
PUB	1905 E Cumberland St	Owned - Available	Garden
PRA	521 Winton St	Owned - Available	Vacant Lot
PRA	2250 E Cambria St	Owned - Available	Vacant Lot
PRA	519 Winton St	Owned - Available	Vacant Lot
PRA	2118 Bellmore St	Owned - Available	Vacant Lot
PHDC	614 Dudley St	Owned - Available	Vacant Lot
PRA	2633 Martha St	Owned - Available	Vacant Lot
PUB	615 Emily St	Owned - Available	Vacant Lot
PUB	2150 Bellmore St	Owned - Available	Vacant Lot
PUB	2150 E Stella St	Owned - Available	Vacant Lot
PUB	2109 E William St	Owned - Available	Vacant Lot
PUB	2044 E William St	Owned - Available	Vacant Lot
PUB	629 Porter St	Owned - Available	Vacant Lot
PUB	2151 E Orleans St	Owned - Available	Vacant Lot
PHDC	2147 E Orleans St	Owned - Available	Vacant Lot
PUB	623 Mercy St	Owned - Available	Vacant Lot
PRA	2035 E Birch St	Owned - Available	Vacant Lot
PUB	2746 Frankford Ave	Owned - Available	Vacant Lot
PUB	1839 Hart Ln	Owned - Available	Vacant Lot
PHDC	2846 Tulip St	Owned - Available	Vacant Building
PUB	2762 Emerald St	Owned - Available	Vacant Lot
PUB	2042 E William St	Owned - Available	Vacant Lot
PUB	2118 E Auburn St	Owned - Available	Vacant Lot
PUB	2730 Emerald St	Owned - Available	Vacant Lot
PUB	2730 Frankford Ave	Owned - Available	Vacant Lot
PHDC	2116 E Orleans St	Owned - Available	Vacant Building
PHDC	2118 E Orleans St	Owned - Available	Vacant Lot
PUB	2120 E Orleans St	Owned - Available	Vacant Lot
PRA	2039 E William St	Owned - Available	Vacant Lot
PHDC	2122 E Orleans St	Owned - Available	Vacant Building
PHDC	2124 E Orleans St	Owned - Available	Vacant Building
PHDC	3058 Joyce St	Owned - Available	Vacant Lot
PRA	2074 E Sergeant St	Owned - Available	Vacant Lot
PUB	2134 E William St	Owned - Available	Vacant Lot
PUB	2967 Amber St	Owned - Available	Vacant Lot

Draft Auction Property Listing

PUB	2159 E Stella St	Owned - Available	Vacant Lot
PUB	2155 E Stella St	Owned - Available	Vacant Lot
PUB	2161 E Stella St	Owned - Available	Vacant Lot
PUB	2157 E Stella St	Owned - Available	Vacant Lot
PUB	2265 E William St	Owned - Available	Vacant Lot
PUB	2637 Janney St	Owned - On Hold	Vacant Lot
PUB	2160 E Stella St	Owned - Available	Vacant Lot
PUB	2154 E Stella St	Owned - Available	Vacant Lot
PUB	2158 E Stella St	Owned - Available	Vacant Lot
PUB	2156 E Stella St	Owned - Available	Vacant Lot
PUB	2639 Janney St	Owned - On Hold	Vacant Lot
PHDC	2073 E Elkhart St	Owned - Available	Vacant Lot
PUB	2649 Janney St	Owned - Available	Vacant Lot
PRA	2103 E Hagert St	Owned - Available	Vacant Lot
PUB	3048 Ruth St	Owned - Available	Vacant Lot
PHDC	316 Emily St	Owned - Available	Vacant Lot
PUB	2037 E William St	Owned - Available	Vacant Lot
PRA	3031 Collins St	Owned - Available	Vacant Lot
PUB	2645 Janney St	Owned - Available	Garden
PUB	2035 E Orleans St	Owned - Available	Vacant Lot
PRA	2252 E William St	Owned - Available	Vacant Lot
PUB	2767 Coral St	Owned - Available	Vacant Lot
PUB	1930 E Cumberland St	Owned - Available	Vacant Lot
PUB	3075 Tilton St	Owned - Available	Vacant Lot
PRA	2425 E Firth St	Owned - Available	Vacant Lot
PUB	2091 E Clementine St	Owned - Available	Vacant Lot
PUB	1738 S 05Th St	Owned - Available	Vacant Lot
PUB	2762 Helen St	Owned - Available	Vacant Lot
PRA	372 Cantrell St	Owned - Available	Vacant Lot
PRA	3142 Weikel St	Owned - Available	Vacant Lot
PUB	2758 Helen St	Owned - Available	Vacant Lot
PUB	4616 Trenton Ave	Owned - Available	Vacant Lot
PRA	2712 E Clearfield St	Owned - Available	Vacant Lot
PUB	4620 Trenton Ave	Owned - Available	Vacant Lot
PHDC	2419 Amber St	Owned - Available	Vacant Lot
PUB	4614 Trenton Ave	Owned - Available	Vacant Lot
PRA	1864 Westmoreland St	Owned - Available	Vacant Lot

Draft Auction Property Listing

PUB	2538 Webb St	Owned - Available	Vacant Lot
PHDC	2536 Webb St	Owned - Available	Vacant Lot
PHDC	2130 E Albert St	Owned - Available	Vacant Lot
PHDC	2132 E Albert St	Owned - Available	Vacant Lot
PUB	2823 Jasper St	Owned - Available	Vacant Lot
PRA	2515 Salmon St	Owned - Available	Vacant Lot
PRA	2250 E William St	Owned - Available	Vacant Lot
PUB	2134 E Clearfield St	Owned - Available	Vacant Lot
PUB	2200 E Ontario St	Owned - Available	Vacant Lot
PUB	3422 Collins St	Owned - Available	Vacant Lot
PRA	2853 Janney St	Owned - Available	Vacant Lot

**BOARD FACTSHEET**

Meeting of January 14, 2015

Insurance Investigator

Clearview Landfill

Request:

Approval of a contingency contract between the Authority and Eisenstein Malanckuk LLP ("Eisenstein") to serve as an insurance investigator to determine whether there is insurance coverage that might contribute towards any potential liability imposed against the Authority for remediation of the Clearview Landfill.

Background:

The Clearview Landfill is located on the border between the City of Philadelphia and Delaware County immediately adjacent to the Eastwick neighborhood of Southwest Philadelphia. The Environmental Protection Agency ("EPA") has notified the Authority that it may potentially be liable under CERCLA for a portion of the cost of the remediation of the Site. The Clearview Landfill accepted waste for landfilling purposes from approximately 1958 until 1974, when it was shut down as a landfill by a court order.

The Authority's potential liability stems from its ownership of certain parcels that were eventually developed into the current Eastwick neighborhood in the 1960's. City Park was also owned by the Authority prior to deeding it to the City in 1969. The properties owned by the Authority were adjacent to the Clearview Landfill.

On September 29, 2014, the EPA issued its Record of Decision ("ROD") for the Clearview Landfill. Although the EPA has not identified any potentially responsible parties ("PRP") as of this date, it is possible that the Authority could be identified as a PRP.

Through an investigation performed within the Authority, it is believed that the Authority may have had insurance coverage during the period of its ownership, although a physical policy has not been located.

The Authority, through counsel, has examined the possibility of hiring an insurance investigator/archeologist to determine if there is any insurance coverage for the Authority for the relevant time period and to locate any such policies. Eisenstein has proposed to undertake such investigation on a contingency fee basis - i.e., in the event any insurance coverage is located and proceeds are paid on behalf of the Authority with respect to required remediation at the Clearview Landfill, Eisenstein

Item I (c)

will receive a fee from the Authority of 25% of all monetary payments made by Authority insurers. No fee will be paid to Eisenstein if there are no monetary payments made by any Authority insurers.

Upon the advice of outside counsel, Eisenstein is very reputable and is one of a very few firms in the country to perform this type of service.

Proposed Resolution is attached.

RESOLUTION NO.

RESOLUTION AUTHORIZING AN INSURANCE INVESTIGATION CONTINGENCY CONTRACT WITH EISENSTEIN MALANCHUK LLP TO SERVE AS AN INVESTIGATOR TO DETERMINE IF THERE IS ANY INSURANCE COVERAGE FOR ANY POTENTIAL AUTHORITY REMEDIATION LIABILITY AT THE CLEARVIEW LANDFILL

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby given for the Authority to enter into an insurance investigation contingency contract with Eisenstein Malanchuk LLP, to serve as an investigator in connection with the determination of whether there is insurance coverage that might contribute towards any potential liability imposed against the Authority for remediation of the Clearview Landfill. The maximum compensation under such contract shall not exceed 25% of all monetary payments made by Authority insurers located by Eisenstein Malanchuk LLP for any assessed liability of the Authority. No fee will be paid if there are no monetary payments made by any Authority insurers.

FURTHER RESOLVING, the preparation of all documentation necessary to carry out the foregoing in form and substance acceptable to the Executive Director and General Counsel.

FURTHER RESOLVING, that the Executive Director with the advice of General Counsel may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.

**BOARD FACTSHEET**

Meeting of January 14, 2015

Selection of Redeveloper

1346 S. 4th Street**NAME OF DEVELOPER/APPLICANT:** Timothy Lederer**Nature of Transaction:** Selection of developer to construct a single-family home, located in the Pennsport neighborhood.**Mailing Address:** 1220 Rossett Court, Ambler, PA 19002**PROPERTY INFORMATION:** 1346 S. 4th Street**Description:** 1145 sq. ft., vacant lot **Zoning:** RSA-5 **Use:** Residential**Disposition Value:** \$110,000

The parcel was listed as a competitive sale on the Philly Land Works Featured Property website (<http://phillylandworks.wordpress.com>); the property was listed in August 2014 for \$57,000. There were a total of three (3) bids received and Mr. Lederer's bid was \$34,000 higher than the next highest bid.

FINANCING:

The developer is purchasing the property listed above; documentation of available funds in an amount no less than the total project cost has been provided, see attached outline of sources and uses.

COMMENTS OR OTHER CONDITIONS:

Acquisition and commencement of construction of the proposed project is estimated to start in April 2015 with construction completion within 18 months. The Developer is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violation of City L&I codes.

Per Chapter 17-1600 of the Philadelphia Code an Economic Opportunity Plan is not required for this project given the construction budget is under \$250,000. The developer is encouraged to make a best and good faith effort to employ and document their effort to hire MBE, WBE and DBE registered businesses. This developer is new to the PRA, and therefore, no past performance has been recorded.

Proposed Resolution and supporting project information are attached (sources & uses, site map and photograph).

Prepared by: Brian Romano, Project Manager

Reviewed by: Tania Nikolic

RESOLUTION NO.

RESOLUTION SELECTING TIMOTHY LEDERER AS REDEVELOPER OF 1346 S. 4th STREET LOCATED IN THE JEFFERSON SQUARE REDEVELOPMENT AREA, JEFFERSON SQUARE URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Timothy Lederer is hereby selected as Redeveloper of 1346 S. 4th Street, located within the Jefferson Square Redevelopment Area, Jefferson Square Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of One Hundred Ten Thousand (\$110,000.00) Dollars; determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

FURTHER RESOLVING, that the Executive Director with the advice of General Counsel may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.

Project Financing: Estimated Sources and Uses of Funds. Sources must equal Uses.

Sources: Name all sources of funding. Bidder must provide evidence of committed funds.

Type	Amount	Name of Source	Committed: Y/N	Documentation Attached: Y/N
Developer Equity	\$135,000	PERSONAL FUNDS	Y	Y
Acq/Construction Financing	\$200,000	PRIVATE LENDER	Y	Y
Permanent Financing	\$ -			
Grant	\$ -			
Other	\$90,000	PERSONAL FUNDS	Y	Y
Other	\$ -			
Other	\$ -			
Total Sources	\$ -			

Uses: Provide estimated costs to redevelop property

Uses	Amount	Source of Estimate
Purchase Price of Property	\$110,000	MARKET RESEARCH
Closing Costs (Title/Recording)	\$5,500	FORMULA (5%)
Construction Costs	\$200,000	ESTIMATE / GEN CONTRACTOR
Design/Engineering Costs	\$ -	INCLUDED IN GEN CONTRACTOR ESTIMATE
Legal Costs	\$ 0	
Holding Costs	\$6,500	
Financing Costs	\$6,000	
Other	\$ -	
Other	\$ -	
Other	\$ -	
Total Uses	\$328,000	

Bid Package Checklist

If bid package is incomplete, bid will be disqualified.

- Executed Bid Form
- Narrative of Developer/Builder Experience
- Timeline
- Improvement Plans
- Tax Clearance & Conflict of Statement Form
- Documentation of Committed Funds
- Bank Statements, if Individual
- Audited Financial Statement (Previous Fiscal Yr.), if business - N/A
- Interim Financial Statement for most recent quarter (Income & Balance Sheet), if business

N/A
N/A



1346 S. 4th Street

Jefferson Square Urban Renewal Area 1346 S. 4th Street



**BOARD FACTSHEET**

Meeting of January 14, 2015
 Selection of Redeveloper
 2218-20R Emerald Street

NAME OF DEVELOPER/APPLICANT: Chris Sheffield

Nature of Transaction: Selection of applicant to acquire landlocked parcel behind current residence for backyard use; property is located in the Fishtown neighborhood.

Mailing Address: 2218-20 Emerald Street, Philadelphia, PA 19125

PROPERTY INFORMATION: 2218-20R Emerald Street

Description: 750 sq. ft., vacant lot **Zoning:** CMX-2 **Use:** Rear Yard

Disposition Value: \$7,205 w/10-year amortizing mortgage

Property value was established by the LAMA upfront pricing model; the applicant's expression of interest was the only submission received for this property, see below.

Transaction qualifies for a side yard conveyance; applicant is the owner-occupant of the adjacent property and will be given a 10-year self-amortizing mortgage on the disposition value, which decreases by 10% each year. This mortgage is non-payable, unless the applicant sells, changes the use, or otherwise seeks to encumber the property within the 10-year period from the date of the mortgage.

COMMENTS OR OTHER CONDITIONS:

This landlocked parcel is bound on all sides by adjacent properties, when Mr. Sheffield purchased 2218-20 Emerald Street he was told 2218-20R Emerald Street was included in the sale. He did not learn that the rear portion of the parcel was a separate lot until receiving a copy of the deed 90 days after closing. Currently, Mr. Sheffield uses this parcel as a backyard and for access his basement via stairs. The stairs and enclosure were erected by the previous owner of 2218-20 Emerald Street. Mr. Sheffield was unable to locate the owner of 2218-20R Emerald Street, so per Councilwoman Sanchez request in 2011, the parcel was condemned under the New Kensington-Fishtown Condemnation No# 6 to be conveyed to Mr. Sheffield.

Applicant is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violation of City L&I codes.

Proposed Resolution and supporting project information are attached (site map and photograph).

Prepared by: Brian Romano, Project Manager
 Reviewed by: Tania Nikolic

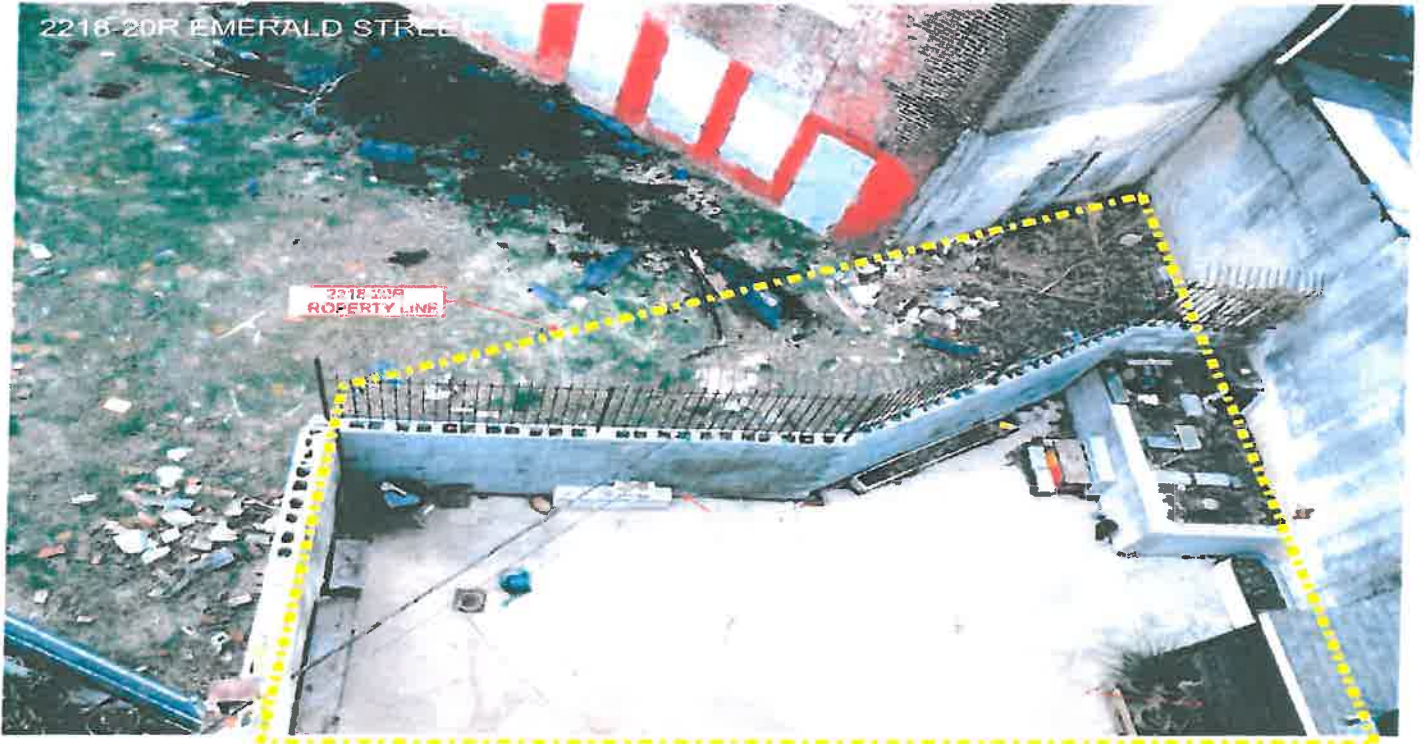
RESOLUTION NO.

RESOLUTION SELECTING CHRIS SHEFFIELD AS REDEVELOPER OF 2218-20R EMERALD STREET LOCATED IN THE NEW KENSINGTON-FISHTOWN REDEVELOPMENT AREA, NEW KENSINGTON-FISHTOWN URBAN RENEWAL AREA AND APPROVING A SELF-AMORTIZING LOAN FOR THE DISPOSITION PRICE

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Chris Sheffield is hereby selected as Redeveloper of 2218-20R Emerald Street, located within the New Kensington-Fishtown Redevelopment Area, New Kensington-Fishtown Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Seven Thousand Two Hundred Five (\$7,205.00) Dollars; determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

BE IT FURTHER RESOLVED, that the Philadelphia Redevelopment Authority will provide a self-amortizing loan in the amount of \$7,205 for a term of 10 years at 0% interest that will be secured by a mortgage on the property. The amount of the obligation will decrease by 10% each year for the 10 year period that the buyer remains in compliance with the Authority's Land Disposition Policy.

FURTHER RESOLVING, that the Executive Director with the advice of General Counsel may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.



New Kensington-Fishtown Urban Renewal Area 2218-20R Emerald Street



**BOARD FACTSHEET**

Meeting of January 14, 2015

Selection of Redeveloper

509 Wolf Street

NAME OF DEVELOPER/APPLICANT: James Close

Nature of Transaction: Selection of applicant to develop lot as a side yard adjacent to his current residence, located in the Whitman neighborhood.

Mailing Address: 511 Wolf Street, Philadelphia, PA 19148

PROPERTY INFORMATION: 509 Wolf Street

Description: 1024 sq. ft., vacant lot **Zoning:** RSA-5 **Use:** Side yard

Disposition Value: \$20,000

The parcel was listed as a competitive sale on the Philly Land Works Featured Property website (<http://phillylandworks.wordpress.com>); the property was listed in 2013 for \$34,000 and no bids were received. The parcel was relisted in the spring of 2014 for \$25,500, the selected applicant bid \$20,000, which was the highest bid and best offer of two submissions received through the open competitive bidding process.

FINANCING:

The developer is purchasing the property listed above; documentation of available funds in an amount no less than the total project cost has been provided, see attached outline of sources and uses.

COMMENTS OR OTHER CONDITIONS:

Acquisition and commencement of the proposed project is estimated to start in April 2015 with completion within 12 months. Applicant is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violation of City L&I codes.

Per Chapter 17-1600 of the Philadelphia Code, the City has determined that an Economic Opportunity Plan is not required for this transaction given the improvement budget is under \$250,000 and will be the fencing, paving and greening of a side yard for personal use.

Proposed Resolution and supporting project information are attached (site map and photograph).

Prepared by: Brian Romano, Project Manager

Reviewed by: Robert LaBrum

RESOLUTION NO.

RESOLUTION SELECTING JAMES CLOSE AS REDEVELOPER OF 509 WOLF STREET LOCATED IN THE WHITMAN REDEVELOPMENT AREA, WHITMAN URBAN RENEWAL AREA

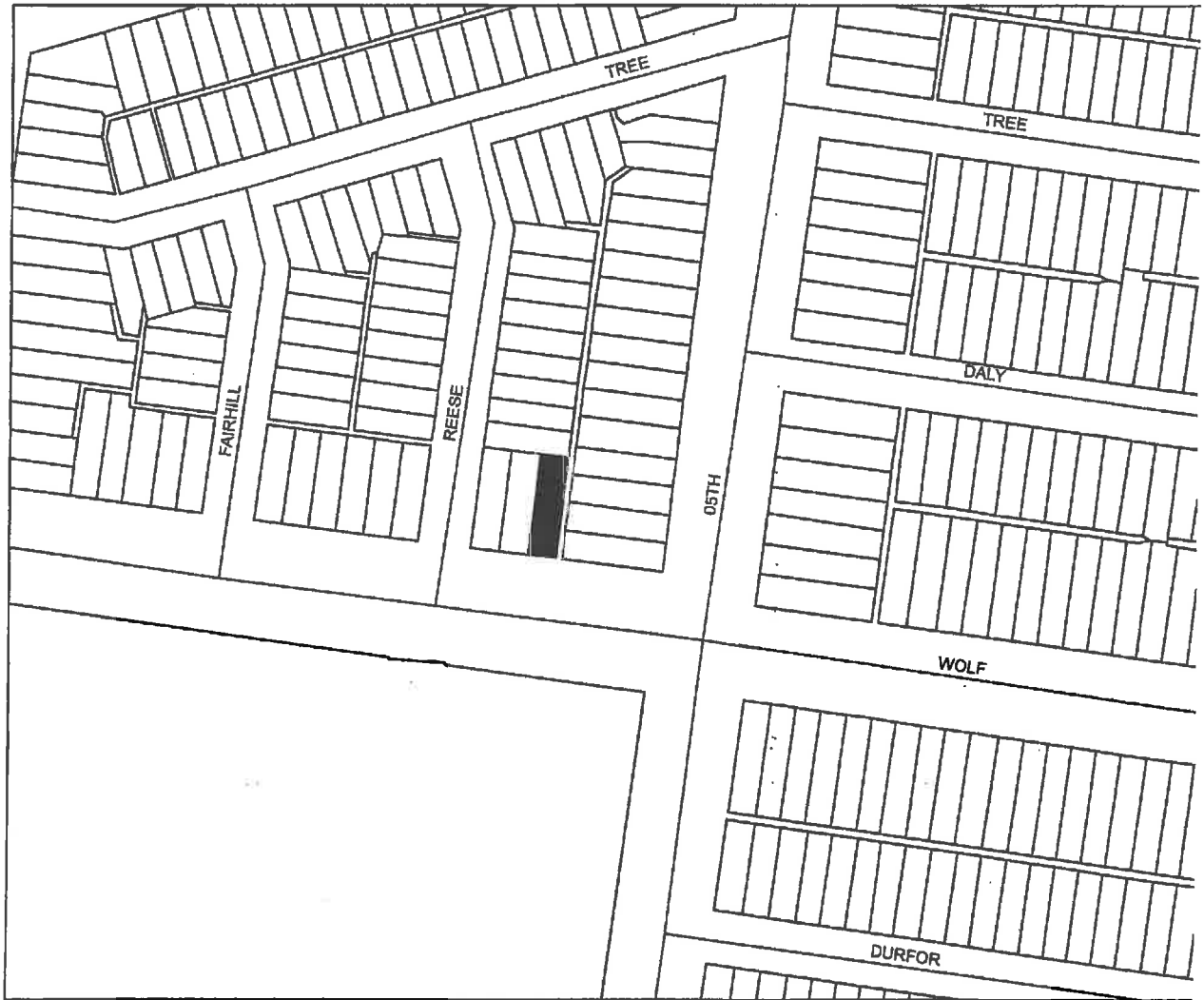
BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that James Close is hereby selected as Redeveloper of 509 Wolf Street, located within the Whitman Redevelopment Area, Whitman Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Twenty Thousand (\$20,000.00) Dollars; determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

FURTHER RESOLVING, that the Executive Director with the advice of General Counsel may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.



509 Wolf Street

Whitman Urban Renewal Area
509 Wolf Street



**BOARD FACTSHEET**

Meeting of January 14, 2015

Selection of Redeveloper

2310-14 N. Marshall Street

NAME OF DEVELOPER/APPLICANT: APM Properties Inc.**Nature of Transaction:** Selection of developer proposing to expand the play area of an existing playground on properties in the North Central Philadelphia.**Mailing Address:** 1900 N. 9th Street, Philadelphia, PA 19140**PROPERTY INFORMATION:** 2310-14 N. Marshall Street**Description:** 3,819 sq. ft., vacant lots, RM-1 **Use:** Playground**Disposition Price:** \$18,000.00

Property value was established by appraisal; the property was not marketed to the public, see explanation below.

FINANCING:

The developer is purchasing the property listed above; documentation of available funds in an amount no less than the total project cost has been provided, see attached outline of sources and uses.

COMMENTS OR OTHER CONDITIONS:

This parcel was acquired in MC Condemnation No# 38 in December 2012. As detailed in presenting of the Declaration of Taking to the Board on October 9, 2012, this parcel was taken specifically to convey to APM in support of the Headstart Program.

Commencement of construction of the proposed project is estimated to start in Spring 2015 with construction completion within six months. Developer is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violation of City L&I codes.

Per Chapter 17-1600 of the Philadelphia Code an Economic Opportunity Plan is not required for this project given the construction budget is under \$250,000. The developer is encouraged to make a best and good faith effort to employ and document their effort to hire MBE & WBE registered businesses. APM has previous experience with the PRA and past performance documentation is available upon request.

Proposed Resolution and supporting project information are attached (sources & uses, site map, photographs).

Prepared by: Jessie Lawrence, Project Manager

Reviewed by: Tania Nikolic

RESOLUTION NO.

RESOLUTION APM PROPERTIES INC. AS REDEVELOPER OF 2310-14 N. MARSHALL STREET LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that APM Properties Inc. is hereby selected as Redeveloper of 2310-14 N. Marshall Street located within the North Philadelphia Redevelopment Area, Model Cities Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Eighteen Thousand Dollars (\$18,000.00) Dollar; determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

FURTHER RESOLVING, that the Executive Director with the advice of General Counsel may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.

Project Financing:

Estimated Sources and Uses of Funds, sources must equal uses.

Sources: Name all sources of funding. Bidder must provide evidence of committed funds.

<i>Type</i>	<i>Amount</i>	<i>Name of Source</i>	<i>Committed: Y/N</i>	<i>Documentation Attached: Y/N</i>
Developer Equity	\$ -	School District of Pla	yes	
Acq/Construction Financing	\$ -	School District of Pla	yes	
Permanent Financing	\$ -	School District of Pla	yes	
Grant	\$ 150,000.00	School District of Pla	yes	
Other	\$ -	School District of Pla	yes	
Other	\$ -	School District of Pla	yes	
Other	\$ -	School District of Pla	yes	
Total Sources	\$ 150,000.00			

Uses: Provide estimated costs to redevelop property

<i>Uses</i>	<i>Amount</i>	<i>Source of Estimate</i>
Purchase Price of Property	\$ 1.00	
Closing Costs (Title/Recording)	\$ 5,000.00	
Construction Costs	\$ 50,000.00	estimate-architect
Design/Engineering Costs	\$ 10,000.00	estimate -architect
Legal Costs	\$ 5,000.00	
Holding Costs	\$ -	
Financing Costs	\$ -	
Other: _____	\$ 75,000.00	playground equipment
Other: _____	\$ 5,000.00	insurance
Other: _____	\$ -	
Total Uses	\$ 150,000.00	



Address: 2310-14 N. Marshall Street



NORTH PHILADELPHIA REDEVELOPMENT AREA
MODEL CITIES URBAN RENEWAL AREA
2310-14 N. Marshall Street

**BOARD FACTSHEET**

Meeting of January 14, 2015

Selection of Redeveloper

1355-59 Germantown Avenue

NAME OF DEVELOPER/APPLICANT: North Liberty Realty, LLC

Nature of Transaction: Selection of developer proposing to develop an off-street parking lot. The lot will be an expansion of an existing parking lot on the adjacent properties used for employee and vendor parking to support the business in operation at 1344 N. American Street.

Legal Entity/Other Partners (if applicable): EG Emil and Son, Inc.

Mailing Address: 1344 N. American Street, Philadelphia, PA 19122

PROPERTY INFORMATION: 1355-59 Germantown Avenue

Description: 3,356 sq. ft., vacant lot **Zoning:** ICMX **Use:** Parking

Disposition Price: \$91,000

The property was acquired at the request of the City Commerce Department for the expansion and retention of businesses on the American Street Industrial Corridor. Accordingly, the property was not marketed to the public. The property will provide needed parking for the Applicant's adjacent poultry processing plant. The value was established by an in-house appraisal.

FINANCING:

The developer is purchasing the property listed above; documentation of available funds in an amount no less than the total project cost has been provided, see attached outline of sources and uses.

COMMENTS OR OTHER CONDITIONS:

Acquisition and commencement of construction of the proposed project is estimated to start in spring 2015 with construction completion within 12 months. Developer is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violations of City and L&I codes.

Per Chapter 17-1600 of the Philadelphia Code an Economic Opportunity Plan is not required for this project given the construction budget is under \$250,000.

Item II (e)

The developer is encouraged to make a best and good faith effort to employ and document their effort to hire MBE & WBE registered businesses. This developer is new to the PRA, and therefore, no past performance has been recorded.

Proposed Resolution and supporting project information are attached (sources & uses, site map and photographs).

Prepared by: Jessie Lawrence, Project Manager

Reviewed by: Robert LaBrum

RESOLUTION NO.

RESOLUTION SELECTING NORTH LIBERTY REALTY, LLC AS REDEVELOPER OF 1355-1359 GERMANTOWN AVENUE LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, AMERICAN STREET INDUSTRIAL CORRIDOR URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that North Liberty Realty, LLC is hereby selected as Redeveloper of 1355-1359 Germantown Avenue, located within the North Philadelphia Redevelopment Area, American Street Industrial Corridor Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Ninety-One Thousand (\$91,000.00) Dollars; determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

FURTHER RESOLVING, that the Executive Director with the advice of General Counsel may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.

Project Financing: Estimated Sources and Uses of Funds. Sources must equal Uses.

Sources: Name all sources of funding. Bidder must provide evidence of committed funds.

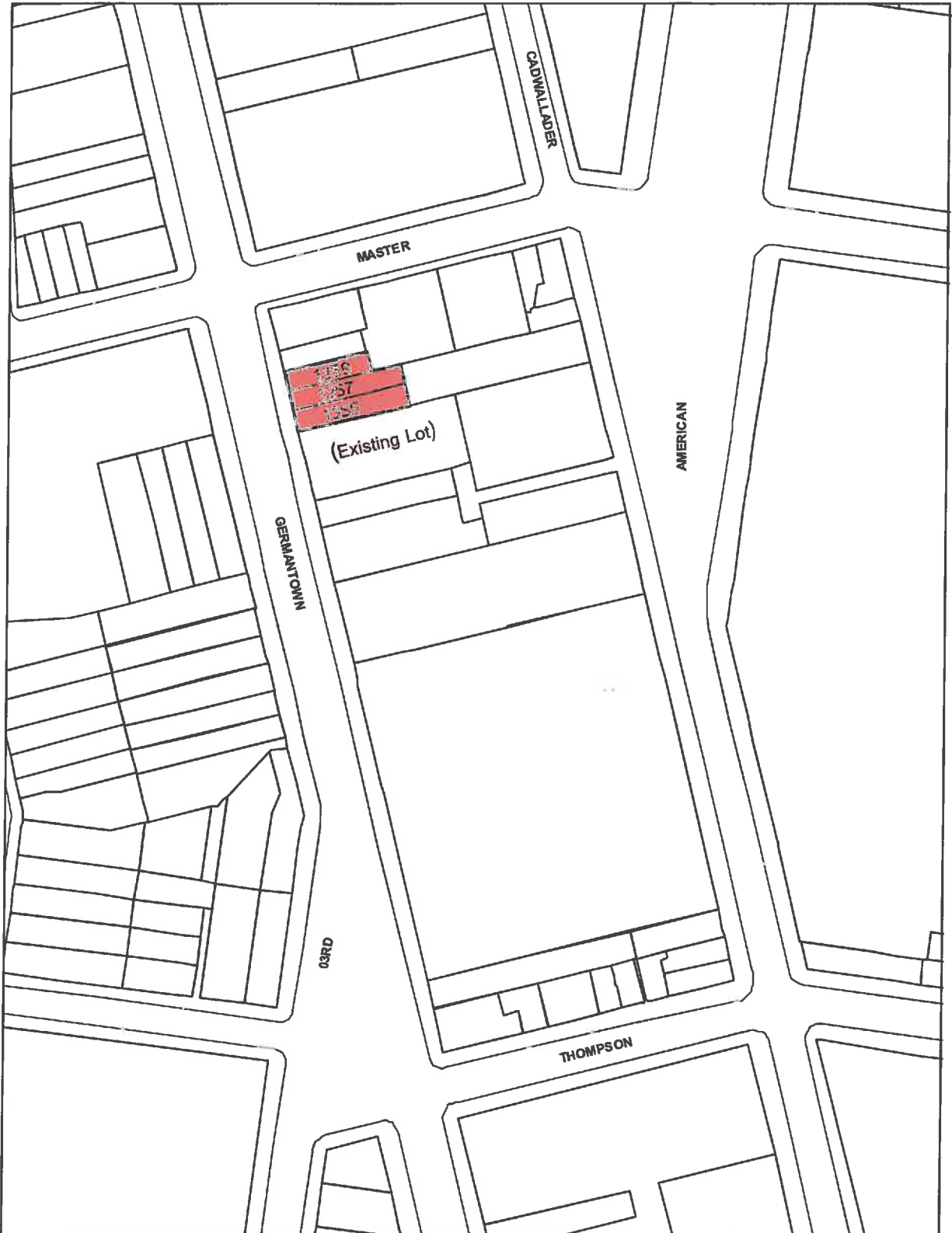
<i>Type</i>	<i>Amount</i>	<i>Name of Source</i>	<i>Committed: Y/N</i>	<i>Documentation Attached: Y/N</i>
Developer Equity	\$ -			
Acquisition Financing	\$ 91,000.00	E.G. Emil & Son, Inc.	Y	Year End Financials & Bank Statement
Construction Financing	\$ 10,000.00	E.G. Emil & Son, Inc.		
Other	\$ 1,000.00	E.G. Emil & Son, Inc.		
Other	\$ 2,000.00	E.G. Emil & Son, Inc.		
Other	\$ -			
Other	\$ -			
Total Sources	\$ 104,000.00			

Uses: Provide estimated costs to redevelop property

<i>Uses</i>	<i>Amount</i>	<i>Source of Estimate</i>
Acquisition Cost (include closing cost)	\$ 91,000.00	PRA
Holding Costs	\$ -	
Construction Costs	\$ 10,000.00	Internal Estimate
Design/Engineering Costs	\$ 1,000.00	Hendon Redmond Engineering
Legal Costs	\$ 2,000.00	Archer & Griener Law
Other	\$ -	
Other	\$ -	
Other	\$ -	
Total Uses	\$ 104,000.00	



Address: 1355-59 Germantown Avenue



NORTH PHILADELPHIA REDEVELOPMENT AREA
AMERICAN STREET INDUSTRIAL CORRIDOR URBAN RENEWAL AREA
1355-59 Germantown Avenue



BOARD FACTSHEET

Meeting of January 14, 2015
Market East Urban Renewal Plan
Ninth Amended Redevelopment Proposal
Second Amended Urban Renewal Plan

Nature of Transaction:

Resolution authorizing the approval of a Ninth Amended Redevelopment Proposal and Second Amended Urban Renewal Plan for the Market East Urban Renewal Area.

Description:

The Amendment aims to facilitate the rehabilitation of the Gallery at Market East (“the Gallery”) by implementing the Philadelphia2035 Central District Plan adopted by the City on June 11, 2013 for the blocks containing the Gallery property.

The City’s Central District Plan identifies forward thinking goals and strategies for achieving new and appropriate development within the Market East Urban Renewal Area and will direct the redevelopment of the blocks contained within the 8th to 12th Street -Market to Filbert area by zoning code controls and guidelines as detailed by the City Planning Commission’s Central District Plan.

Proposed Resolution, Fact Sheet and Site Map are attached.

Prepared by: Jessie Lawrence, Project Manager
Reviewed by: Tania Nikolic

RESOLUTION NO.

RESOLUTION APPROVING THE NINTH AMENDED REDEVELOPMENT PROPOSAL AND THE SECOND AMENDED URBAN RENEWAL PLAN FOR THE CENTER CITY REDEVELOPMENT AREA, MARKET EAST URBAN RENEWAL AREA

WHEREAS, Approval was heretofore given to the Eighth Amended Redevelopment Proposal and the Second Amended Urban Renewal Plan for said Project Area; and

WHEREAS, the Ninth Amended Redevelopment Proposal and the Second Amended Urban Renewal Plan, has been presented to the Board for its consideration and approval, specifically for the application of the Philadelphia2035 Central District Plan to blocks containing the Gallery at Market East.

NOW, THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that approval is hereby given to the Ninth Amended Redevelopment Proposal and the Second Amended Urban Renewal Plan for the Market East Urban Renewal Area as presented to this meeting; and further authorizing the preparation of any documentation necessary or desirable, including the preparation of an Ordinance if required, in order to carry out the foregoing.

**MARKET EAST URBAN RENEWAL AREA
NINTH AMENDED REDEVELOPMENT PROPOSAL
SECOND AMENDED URBAN RENEWAL PLAN**

FACT SHEET

I. PURPOSE

To amend the Market Street East Urban Renewal Plan to facilitate the rehabilitation of the Gallery at Market East (the Gallery). The Rehabilitation of The Gallery will support continued growth and opportunities for new development on and around Market Street east of City Hall as prescribed by *Philadelphia2035*.

II. BOUNDARIES

The Gallery is located within the Market East Urban Renewal area on blocks generally bounded by North 8th Street to the east, Filbert Street to the north, N. 12th Street to the west and Market Street to the south.

III. PROPOSED CHANGES

The Ninth Amended Redevelopment Proposal and Second Amended Urban Renewal Plan will provide for the following:

- Detach all controls set forth by all previous Redevelopment Proposals from all blocks consisting of The Gallery.
- Implement the Philadelphia2035 Comprehensive Plan to all blocks consisting of the Gallery and apply the City's reformed zoning code as detailed by the Plan's *Citywide Vision*.
- Apply all local level objectives prescribed by the Central District Plan to the Gallery and any future or proposed development to occur on the blocks containing this property.

IV. CERTIFICATION

Philadelphia 2035 is the city's currently adopted comprehensive plan that promotes the creation of a more livable, healthy and economically viable city in the future. Its first component, the *Citywide Vision*, was adopted in 2011 to identify forward thinking goals and strategies for achieving such. The second component of the plan is composed of subsequent district plans tailored with local level strategies. Of these plans, the Central District Plan was completed for Center City Philadelphia, adopted on June 11, 2013 and pertains to the Market East Urban Renewal Area.

**MARKET EAST URBAN RENEWAL AREA
NINTH AMENDED REDEVELOPMENT PROPOSAL
SECOND AMENDED URBAN RENEWAL PLAN**

BOUNDARY DESCRIPTION





BOARD FACTSHEET

Meeting of January 14, 2015

City of Philadelphia Vacant Property Review Committee

Nature of Transaction: PRA will facilitate the conveyance of title from the City to identified Grantees listed below.

- All Grantees have been selected by VPRC. The VPRC serves as an advisory committee and recommends to the City Commissioner of Public Property what City surplus properties should be made available for disposition in accordance with Chapter 16-400 of the City Code.
- The conveyance of these properties to the Grantees for reuse will relieve the City of the care; maintenance and management of the properties and help arrest blight in the neighborhoods and restore the properties to productive use.
- Properties and Grantees listed below were approved by the VPRC for disposition and a Resolution authorizing the disposition by the PRA was approved by City Council.

PROPERTY INFORMATION:

- 1) **Nominal Disposition:** The following twenty-one (21) properties will be conveyed at nominal under the Gift Property Program.

Address

Grantee

1429, 1430 & 1431 South Bouvier Street	Innova Redevelopment, LLC
1434, 1436 & 1445 South Bouvier Street	Innova Redevelopment, LLC
1449, 1452 & 1528 South Bouvier Street	Innova Redevelopment, LLC
1411, 1416 & 1418 South Colorado Street	Innova Redevelopment, LLC
1420 & 1523 South Colorado Street	Innova Redevelopment, LLC
2942 West Dauphin Street	Strawberry Mansion Learning Center
2944 West Dauphin Street	Strawberry Mansion Learning Center
1916 Federal Street	Mark Dwayne Gresham
4549 Stiles Street	Elizabeth Lipski
1615 South 20 th Street	Urban Roots
1618 South 20 th Street	Urban Roots
1620 South 20 th Street	Urban Roots

- 2) **Self-amortizing Mortgage Disposition:** The following five (5) properties will be conveyed at fair market value as determined by LAMA, with a self-amortizing mortgage for the purchase price.

<u>Address</u>	<u>Grantee</u>	<u>Price</u>
2517 West Ingersoll Street	Theresa Gordon	\$ 3,338.00 (LAMA)
5218 Locust Street	Glen Douglas Bryan	\$11,042.00 (LAMA)
4653 Tackawanna Street	Evelyn Rodriguez	\$15,000.00 Mortgage + \$733.00 Equity
2239 North 30 th Street	Annette Thompson	\$15,000 for both
2241 North 30 th Street	Annette Thompson	lots + \$320equity

- 3) **Fair Market Disposition:** The following ten (10) properties will be conveyed at fair market value as established by appraisals obtained by the Office of Housing and Community Development of the City of Philadelphia or by the LAMA pricing model:

<u>Address</u>	<u>Grantee</u>	<u>Appraisal/LAMA Value</u>
3337 West Clearfield Street	Ridge Allegheny Hunting Park Civic Association	\$ 1,200.00 (Real Estate Committee)
1914 Ellsworth Street	Hayman Construction, LLC	\$31,337.00 (LAMA)
3915 Lancaster Avenue	Central Auto Supply	\$16,172.00 (LAMA)
1927 Manton Street	Hayman Construction, LLC	\$19,628.00 (LAMA)
1929 Manton Street	Hayman Construction, LLC	\$19,523.00 (LAMA)
2570 Napa Street	Amina Sheppard	\$ 2,681.00 (LAMA)
1520 South Opal Street	Brendali F. Reis	\$ 5,000.00 (Real Estate Committee)
1845 Ridge Avenue	St. Joseph's Preparatory School	\$24,844.00 (LAMA)
2400 West York Street	Judith M. Golson	\$ 6,934.00 (LAMA)
1712-14 North 27 th Street	The House of the Good Shepherd / Resurrection	\$13,745.00 (LAMA)

RESOLUTION NO.

VACANT PROPERTY REVIEW COMMITTEE PROGRAM - RESOLUTION AUTHORIZING ACCEPTANCE OF TITLE FROM THE CITY OF PHILADELPHIA TO VARIOUS PROPERTIES AND DISPOSITION OF SUCH PROPERTIES

WHEREAS, certain properties have been acquired by the City and determined to be surplus to the needs of the City;

WHEREAS, the Vacant Property Review Committee has recommended to the Commissioner of Public Property that the surplus property listed below be made available for disposition in accordance with the provisions of Section 16-400 of the Philadelphia Code;

WHEREAS, certain of the properties identified below will be conveyed for nominal consideration and others, all as identified below, will be conveyed at fair market value as determined by the City of Philadelphia's Office of Housing and Community Development.

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Authority to accept title from the City of Philadelphia for properties listed below and for the preparation, execution, acknowledgment and delivery of a deed to the Grantee(s) herein listed conveying the respective properties for a consideration of \$1.00:

<u>Address</u>	<u>Grantee(s)</u>
1429 & 1430 South Bouvier Street	Innova Redevelopment, LLC
1431 & 1434 South Bouvier Street	Innova Redevelopment, LLC
1436 & 1445 South Bouvier Street	Innova Redevelopment, LLC
1449 & 1452 South Bouvier Street	Innova Redevelopment, LLC
1528 South Bouvier Street	Innova Redevelopment, LLC
1411 & 1416 South Colorado Street	Innova Redevelopment, LLC
1418 & 1420 South Colorado Street	Innova Redevelopment, LLC
1523 South Colorado Street	Innova Redevelopment, LLC
2942 West Dauphin Street	Strawberry Mansion Learning Center
2944 West Dauphin Street	Strawberry Mansion Learning Center
1916 Federal Street	Mark Dwayne Gresham
4549 Stiles Street	Elizabeth Lipski
1615 South 20 th Street	Urban Roots
1618 South 20 th Street	Urban Roots
1620 South 20 th Street	Urban Roots

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Authority to accept title from the City of Philadelphia for properties listed below and for the preparation, execution, acknowledgment and delivery of a deed to the Grantee(s) herein listed conveying the respective properties for the following consideration:

<u>Address</u>	<u>Grantee(s)</u>	<u>Price</u>
2517 West Ingersoll Street	Theresa Gordon	\$ 3,338.00 (LAMA)
5218 Locust Street	Glen Douglas Bryan	\$11,042.00 (LAMA)
4653 Tackawanna Street	Evelyn Rodriguez	\$15,000.00 Mortgage (+ \$733.00 equity)

Item III

2239 North 30 th Street	Annette Thompson	\$15,000 LAMA value
2241 North 30 th Street	Annette Thompson	for both lots + \$320.00 equity

FURTHER RESOLVING that for each of the foregoing conveyances, the Philadelphia Redevelopment Authority will provide a self-amortizing loan in the amount of the purchase price for a term of 10 years at 0% interest that will be secured by a mortgage on the property. The amount of the obligation will decrease by 10% each year for the 10 year period that the buyer remains in compliance with the Authority's Land Disposition Policy.

FURTHER RESOLVING, that authorization is hereby given to the Authority to accept title from the City of Philadelphia for properties listed below and for the preparation, execution, acknowledgment and delivery of a deed to the Grantee(s) herein listed conveying the respective properties for the following consideration:

<u>Address</u>	<u>Grantee(s)</u>	<u>Appraised/LAMA Value</u>
3337 West Clearfield Street	Ridge Allegheny Hunting Park Civic Association	\$ 1,200.00 (Real Estate Committee)
1914 Ellsworth Street	Hayman Construction, LLC	\$31,337.00 (LAMA)
3915 Lancaster Avenue	Central Auto Supply	\$16,172.00 (LAMA)
1927 Manton Street	Hayman Construction, LLC	\$19,628.00 (LAMA)
1929 Manton Street	Hayman Construction, LLC	\$19,523.00 (LAMA)
2570 Napa Street	Amina Sheppard	\$ 2,681.00 (LAMA)
1520 South Opal Street	Brendali F. Reis	\$ 5,000.00 (Real Estate Committee)
1845 Ridge Avenue	St. Joseph's Preparatory School	\$24,844.00 (LAMA)
2400 West York Street	Judith M. Golson	\$ 6,934.00 (LAMA)
1712-14 North 27 th Street	The House of the Good Shepherd / Resurrection	\$13,745.00 (LAMA)

FURTHER AUTHORIZING the Executive Director with the advice of General Counsel to allow modifications and corrections to this Resolution necessary or desirable to carry out its purposes and intents.

BE IT FURTHER RESOLVED that authorization is hereby given to the preparation execution, acknowledgment and delivery of any other documentation deemed necessary or desirable in order to carry out the foregoing under terms and conditions acceptable to Authority counsel.

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – January 14, 2015

PROPERTY ADDRESS: 1429 S. Bouvier Street

SALES PRICE: Nominal

PROPERTY TYPE: STRUCTURE _____ LOT X

CITY COUNCIL DISTRICT: 2nd

LAMA SALE PRICE: \$8,071.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Innova Redevelopment, LLC

APPLICATION DATE: 10/16/2014

c/o Jeffrey Allegretti

APPLICANT ADDRESS: 1548 South 16th Street Philadelphia, PA 19146

OWNER OCCUPANT: Y / No

PROPOSED USE: New Development

ESTIMATED PROJECT COST: _____

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 5

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? _____

N/A

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / No WHY? _____

Prepared by: Daiana Ramos

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – January 14, 2015

PROPERTY ADDRESS: 1430 S. Bouvier Street

SALES PRICE: Nominal

PROPERTY TYPE: STRUCTURE _____ LOT X

CITY COUNCIL DISTRICT: 2nd

LAMA SALE PRICE: \$8,178.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Innova Redevelopment, LLC
c/o Jeffrey Allegretti

APPLICATION DATE: 10/16/2014

APPLICANT ADDRESS: 1548 South 16th Street Philadelphia, PA 19146

OWNER OCCUPANT: Y / No

PROPOSED USE: New Development

ESTIMATED PROJECT COST: N/A

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 3

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? _____

N/A

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / No WHY? _____

Prepared by: Daiana Ramos

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – January 14, 2015

PROPERTY ADDRESS: 1431 S. Bouvier Street

SALES PRICE: Nominal

PROPERTY TYPE: STRUCTURE _____ LOT X

CITY COUNCIL DISTRICT: 2nd

LAMA SALE PRICE: \$8,158.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Innova Redevelopment, LLC
c/o Jeffrey Allegretti

APPLICATION DATE: 10/16/2014

APPLICANT ADDRESS: 1548 South 16th Street Philadelphia, PA 19146

OWNER OCCUPANT: Y / No

PROPOSED USE: New Development

ESTIMATED PROJECT COST: _____

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 5

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? _____

N/A

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / No WHY? _____

Prepared by: Daiana Ramos

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – January 14, 2015

PROPERTY ADDRESS: 1434 S. Bouvier Street

SALES PRICE: Nominal

PROPERTY TYPE: STRUCTURE _____ LOT X

CITY COUNCIL DISTRICT: 2nd

LAMA SALE PRICE: \$8,306.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Innova Redevelopment, LLC
c/o Jeffrey Allegretti

APPLICATION DATE: 10/16/2014

APPLICANT ADDRESS: 1548 South 16th Street Philadelphia, PA 19146 OWNER OCCUPANT: Y / No

PROPOSED USE: New Development

ESTIMATED PROJECT COST: _____

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 5

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? _____

N/A

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / No WHY? _____

Prepared by: Diana Ramos

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE

PROPERTY ADDRESS: 1436 S. Bouvier Street

SALES PRICE: Nominal

PROPERTY TYPE: STRUCTURE _____ LOT X

CITY COUNCIL DISTRICT: 2nd

LAMA SALE PRICE: \$8,427.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Innova Redevelopment, LLC
c/o Jeffrey Allegretti

APPLICATION DATE: 10/16/2014

APPLICANT ADDRESS: 1548 South 16th Street Philadelphia, PA 19146

OWNER OCCUPANT: Y / No

PROPOSED USE: New Development

ESTIMATED PROJECT COST: _____

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 5

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? _____

N/A

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / No WHY? _____

Prepared by: Diana Ramos

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE

PROPERTY ADDRESS: 1445 S. Bouvier Street

SALES PRICE: Nominal

PROPERTY TYPE: STRUCTURE _____ LOT X

CITY COUNCIL DISTRICT: 2nd

LAMA SALE PRICE: \$9,012.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Innova Redevelopment, LLC
c/o Jeffrey Allegretti

APPLICATION DATE: 10/16/2014

APPLICANT ADDRESS: 1548 South 16th Street Philadelphia, PA 19146 OWNER OCCUPANT: Y / No

PROPOSED USE: New Development

ESTIMATED PROJECT COST: _____

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 5

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? _____

N/A

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / No WHY? _____

Prepared by: Diana Ramos

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE

PROPERTY ADDRESS: 1449 S. Bouvier Street

SALES PRICE: Nominal

PROPERTY TYPE: STRUCTURE _____ LOT X

CITY COUNCIL DISTRICT: 2nd

LAMA SALE PRICE: \$9,213.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Innova Redevelopment, LLC
c/o Jeffrey Allegretti

APPLICATION DATE: 10/16/2014

APPLICANT ADDRESS: 1548 South 16th Street Philadelphia, PA 19146 OWNER OCCUPANT: Y / No

PROPOSED USE: New Development

ESTIMATED PROJECT COST: _____

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 5

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? _____

N/A

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / No WHY? _____

Prepared by: Diana Ramos

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE

PROPERTY ADDRESS: 1452 S. Bouvier Street

SALES PRICE: Nominal

PROPERTY TYPE: STRUCTURE _____ LOT X

CITY COUNCIL DISTRICT: 2nd

LAMA SALE PRICE: \$10,294.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Innova Redevelopment, LLC
c/o Jeffrey Allegretti

APPLICATION DATE: 10/16/2014

APPLICANT ADDRESS: 1548 South 16th Street Philadelphia, PA 19146

OWNER OCCUPANT: Y / No

PROPOSED USE: New Development

ESTIMATED PROJECT COST: _____

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 5

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? _____

N/A

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / No WHY? _____

Prepared by: Diana Ramos

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE

PROPERTY ADDRESS: 1528 S. Bouvier Street

SALES PRICE: Nominal

PROPERTY TYPE: STRUCTURE _____ LOT X

CITY COUNCIL DISTRICT: 2nd

LAMA SALE PRICE: \$8,091.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Innova Redevelopment, LLC
c/o Jeffrey Allegretti

APPLICATION DATE: 10/16/2014

APPLICANT ADDRESS: 1548 South 16th Street Philadelphia, PA 19146

OWNER OCCUPANT: Y / No

PROPOSED USE: New Development

ESTIMATED PROJECT COST: _____

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 5

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? _____

N/A

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / No WHY? _____

Prepared by: Diana Ramos

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE- January 15, 2015

PROPERTY ADDRESS: 1411 S. Colorado Street

SALES PRICE: Nominal

PROPERTY TYPE: STRUCTURE _____ LOT X

CITY COUNCIL DISTRICT: 2nd

LAMA SALE PRICE: \$6,853.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Innova Redevelopment, LLC
c/o Jeffrey Allegretti

APPLICATION DATE: 10/16/2014

APPLICANT ADDRESS: 1548 South 16th Street Philadelphia, PA 19146

OWNER OCCUPANT: Y / No

PROPOSED USE: New Development

ESTIMATED PROJECT COST: _____

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 5

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? _____

N/A

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / No WHY? _____

Prepared by: Diana Ramos

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – January 15, 2015

PROPERTY ADDRESS: 1416 S. Colorado Street

SALES PRICE: Nominal

PROPERTY TYPE: STRUCTURE _____ LOT X

CITY COUNCIL DISTRICT: 2nd

LAMA SALE PRICE: \$6,532.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Innova Redevelopment, LLC
c/o Jeffrey Allegretti

APPLICATION DATE: 10/16/2014

APPLICANT ADDRESS: 1548 South 16th Street Philadelphia, PA 19146

OWNER OCCUPANT: Y / No

PROPOSED USE: New Development

ESTIMATED PROJECT COST: _____

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 5

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? _____

N/A

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / No WHY? _____

Prepared by: Daiana Ramos

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – January 14, 2015

PROPERTY ADDRESS: 1418 S. Colorado Street

SALES PRICE: Nominal

PROPERTY TYPE: STRUCTURE _____ LOT X

CITY COUNCIL DISTRICT: 2nd

LAMA SALE PRICE: \$6,411.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Innova Redevelopment, LLC
c/o Jeffrey Allegretti

APPLICATION DATE: 10/16/2014

APPLICANT ADDRESS: 1548 South 16th Street Philadelphia, PA 19146

OWNER OCCUPANT: Y / No

PROPOSED USE: New Development

ESTIMATED PROJECT COST: _____

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 5

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? _____

N/A

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / No WHY? _____

Prepared by: Daiana Ramos

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – January 14, 2015

PROPERTY ADDRESS: 1420 S. Colorado Street

SALES PRICE: Nominal

PROPERTY TYPE: STRUCTURE _____ LOT X

CITY COUNCIL DISTRICT: 2nd

LAMA SALE PRICE: \$6,420.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Innova Redevelopment, LLC
c/o Jeffrey Allegretti

APPLICATION DATE: 10/16/2014

APPLICANT ADDRESS: 1548 South 16th Street Philadelphia, PA 19146

OWNER OCCUPANT: Y / No

PROPOSED USE: New Development

ESTIMATED PROJECT COST: _____

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 5

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? _____

N/A

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / No WHY? _____

Prepared by: Daiana Ramos

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE

PROPERTY ADDRESS: 1523 S. Colorado Street

SALES PRICE: Nominal

PROPERTY TYPE: STRUCTURE _____ LOT X

CITY COUNCIL DISTRICT: 2nd

LAMA SALE PRICE: \$8,539.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Innova Redevelopment, LLC
c/o Jeffrey Allegretti

APPLICATION DATE: 10/16/2014

APPLICANT ADDRESS: 1548 South 16th Street Philadelphia, PA 19146

OWNER OCCUPANT: Y / No

PROPOSED USE: New Development

ESTIMATED PROJECT COST: _____

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 5

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? _____

N/A

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / No WHY? _____

Prepared by: Diana Ramos

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE - January 14, 2015

PROPERTY ADDRESS: 2942 & 2944 West Dauphin Street SALES PRICE: Nominal

PROPERTY TYPE: STRUCTURE _____ LOT X CITY COUNCIL DISTRICT: 5th

LAMA SALE PRICE: 2942 - \$6,634.00 APPRAISED VALUE (if applicable): N/A
2944 - \$6,700.00

APPLICANT NAME: Strawberry Mansion Learning Center APPLICATION DATE: June 29, 1989

APPLICANT ADDRESS: 2946 West Dauphin Street OWNER OCCUPANT: Y / N

PROPOSED USE: Sideyards ESTIMATED PROJECT COST: _____

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 1

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? _____

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / N WHY? _____

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – January 14, 2015

PROPERTY ADDRESS: 1916 Federal Street SALES PRICE: Nominal

PROPERTY TYPE: STRUCTURE _____ LOT _____ CITY COUNCIL DISTRICT: 2nd

LAMA SALE PRICE: \$30,694.00 APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Mark Dwayne Gresham APPLICATION DATE: April 17, 2002

APPLICANT ADDRESS: 1916 Federal Street OWNER OCCUPANT: Y / N

PROPOSED USE: Primary Residence ESTIMATED PROJECT COST: _____

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 1

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? Grantee
occupies property. Grantee received Council support in 2002.

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / N WHY? _____

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE

PROPERTY ADDRESS: 4549 Stiles Street SALES PRICE: OLD GIFT (Nominal)

PROPERTY TYPE: STRUCTURE _____ LOT X CITY COUNCIL DISTRICT: 3rd

LAMA SALE PRICE: \$6,855.00 APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Elizabeth Lipski APPLICATION DATE: _____

APPLICANT ADDRESS: 4551 Stiles Street OWNER OCCUPANT: Y } N

PROPOSED USE: Sideyard ESTIMATED PROJECT COST: N/A

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 1

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? N/A

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / N WHY? _____

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – January 14, 2015

PROPERTY ADDRESS: 1615 S. 20th Street SALES PRICE: NominalPROPERTY TYPE: STRUCTURE _____ LOT X CITY COUNCIL DISTRICT: 2ndLAMA SALE PRICE: \$15,116.00 APPRAISED VALUE (if applicable): N/AAPPLICANT NAME: Urban Roots c/o Jeffrey Tubbs APPLICATION DATE: 04/10/2013APPLICANT ADDRESS: 1227 N. 3rd Street Philadelphia, PA 19122 OWNER OCCUPANT: Y / NOPROPOSED USE: Park revitalization ESTIMATED PROJECT COST: N/AHOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 1

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? _____

N/A

HAS THE PROPERTY'S PRICE BEEN REDUCED? Yes / N WHY? _____

The Real Estate Review Committee approved the reduction on August 21, 2014.

Prepared by: Diana Ramos

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE

PROPERTY ADDRESS: 1618 S. 20th Street SALES PRICE: Nominal

PROPERTY TYPE: STRUCTURE _____ LOT X CITY COUNCIL DISTRICT: 2nd

LAMA SALE PRICE: \$12,758.00 APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Urban Roots c/o Jeffrey Tubbs APPLICATION DATE: 04/10/2013

APPLICANT ADDRESS: 1227 N. 3rd Street Philadelphia, PA 19122 OWNER OCCUPANT: Y / NO

PROPOSED USE: Develop into an Urban Farm ESTIMATED PROJECT COST: N/A

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 1

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? _____

N/A

HAS THE PROPERTY'S PRICE BEEN REDUCED? Yes / N WHY? _____

The Real Estate Review Committee approved the reduction on August 21, 2014.

Prepared by: Daiana Ramos

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE

PROPERTY ADDRESS: 1620 S. 20th Street SALES PRICE: Nominal

PROPERTY TYPE: STRUCTURE _____ LOT X CITY COUNCIL DISTRICT: 2nd

LAMA SALE PRICE: \$13,338.00 APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Urban Roots c/o Jeffrey Tubbs APPLICATION DATE: 04/10/2013

APPLICANT ADDRESS: 1227 N. 3rd Street Philadelphia, PA 19122 OWNER OCCUPANT: Y / NO

PROPOSED USE: Developed into an Urban Farm ESTIMATED PROJECT COST: N/A

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 1

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? _____

N/A

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / N WHY? _____

The Real Estate Review Committee approved the reduction on August 21, 2014.

Prepared by: Daiana Ramos

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – January 14, 2015

PROPERTY ADDRESS: 2517 West Ingersoll Street SALES PRICE: Self-Amortizing Mortgage

PROPERTY TYPE: STRUCTURE _____ LOT X CITY COUNCIL DISTRICT: 5th

LAMA SALE PRICE: \$ 3,338.00 APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Theresa Gordon APPLICATION DATE: February 10, 2014

APPLICANT ADDRESS: 2518 West Master Street OWNER OCCUPANT: Y / N

PROPOSED USE: Rear yard ESTIMATED PROJECT COST: _____

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 0

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? _____

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / N WHY? _____

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – January 14, 2015

PROPERTY ADDRESS: 5218 Locust Street

SALES PRICE: Self-Amortizing Mortgage

PROPERTY TYPE: STRUCTURE _____ LOT X

CITY COUNCIL DISTRICT: 3rd

LAMA SALE PRICE: \$11,042.00

APPRAISED VALUE (if applicable): _____

APPLICANT NAME: Glen Douglas Bryan

APPLICATION DATE: _____

APPLICANT ADDRESS: 5220 Locust Street

OWNER OCCUPANT: Y / N

PROPOSED USE: Sideyard

ESTIMATED PROJECT COST: N/A

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? _____

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? _____

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / N WHY? _____

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – January 14, 2015

PROPERTY ADDRESS: 4653 Tackawanna Street SALES PRICE: Self-Amortizing Mortgage

PROPERTY TYPE: STRUCTURE _____ LOT X CITY COUNCIL DISTRICT: 7th

LAMA SALE PRICE: \$15,733.00 APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Evelyn Rodriguez APPLICATION DATE: 06 /30/2011

APPLICANT ADDRESS: _____ OWNER OCCUPANT: Y / N

PROPOSED USE: Sideyard ESTIMATED PROJECT COST: N/A

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? _____

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? _____

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / N WHY? _____

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – January 14, 2015

PROPERTY ADDRESS: 2239 & 2241 North 30th Street SALES PRICE: \$15,000.00 - Self Amortizing Mortgage
Equity of \$320.00

PROPERTY TYPE: STRUCTURE _____ LOT X CITY COUNCIL DISTRICT: 5th

LAMA SALE PRICE: \$1,395.00 - lots APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Annette Thompson APPLICATION DATE: _____

APPLICANT ADDRESS: 2243 North 30th Street OWNER OCCUPANT: Y / N

PROPOSED USE: Sideyard / Garden / Parking ESTIMATED PROJECT COST: _____

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 0

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? _____

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / N WHY? Recommendation of the Real

Estate Committee. Price Reduction is the action of the Real Estate Committee meeting of October 16, 2014.

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – January 14, 2015

PROPERTY ADDRESS: 3337 West Clearfield Street

SALES PRICE: \$1,200.00

PROPERTY TYPE: STRUCTURE _____ LOT X

CITY COUNCIL DISTRICT: 4th

LAMA SALE PRICE: \$3,254.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Ridge Allegheny Hunting Park Civic Association

APPLICATION DATE: June 15, 2010

APPLICANT ADDRESS: 3106 North Spangler Street

OWNER OCCUPANT: Y / N

PROPOSED USE: Sideyard

ESTIMATED PROJECT COST: _____

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 2

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? _____

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / N WHY? _____

Real Estate Committee approved reduction at the April 17, 2014 meeting.

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – January 14, 2015

PROPERTY ADDRESS: 1914 Ellsworth Street SALES PRICE: \$31,337.00

PROPERTY TYPE: STRUCTURE _____ LOT X CITY COUNCIL DISTRICT: 2nd

LAMA SALE PRICE: \$31,337.00 APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Hayman Construction APPLICATION DATE: August 28, 2014

APPLICANT ADDRESS: 1921 South 30th Street OWNER OCCUPANT: Y / N

PROPOSED USE: Sideyard ESTIMATED PROJECT COST: _____

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? _____

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? _____

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / N WHY? Properties sold for LAMA value

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – January 14, 2015

PROPERTY ADDRESS: 3915 Lancaster Avenue

SALES PRICE: \$16,172.00 - SALES

PROPERTY TYPE: STRUCTURE _____ LOT X

CITY COUNCIL DISTRICT: 3rd

LAMA SALE PRICE: \$16,172.00

APPRAISED VALUE (if applicable): \$65,000.00

APPLICANT NAME: Central Auto Service

APPLICATION DATE: November 18, 2008

APPLICANT ADDRESS: 3917 Lancaster Avenue

OWNER OCCUPANT: Y / N

PROPOSED USE: Sideyard

ESTIMATED PROJECT COST: _____

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 9

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? _____

Old Applicant; applied in 2008

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / N WHY? Grantee will pay LAMA price

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – January 14, 2015

PROPERTY ADDRESS: 1927 Manton Street SALES PRICE: \$19,628.00

PROPERTY TYPE: STRUCTURE _____ LOT X CITY COUNCIL DISTRICT: 2nd

LAMA SALE PRICE: \$19,628.00 APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Hayman Construction APPLICATION DATE: August 28, 2014

APPLICANT ADDRESS: 1921 South 30th Street OWNER OCCUPANT: Y / N

PROPOSED USE: Sideyard ESTIMATED PROJECT COST: _____

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? _____

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? _____

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / N WHY? Properties sold for LAMA value

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – January 14, 2015

PROPERTY ADDRESS: 1929 Manton Street

SALES PRICE: \$19,523.00

PROPERTY TYPE: STRUCTURE _____ LOT X

CITY COUNCIL DISTRICT: 2nd

LAMA SALE PRICE: \$19,523.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Hayman Construction

APPLICATION DATE: August 28, 2014

APPLICANT ADDRESS: 1921 South 30th Street

OWNER OCCUPANT: Y / N

PROPOSED USE: Sideyard

ESTIMATED PROJECT COST: _____

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? _____

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? _____

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / N WHY? _____

Prepared by: Cavalyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – January 14, 2015

PROPERTY ADDRESS: 2570 Napa Street

SALES PRICE: \$2,681.00 - SALES

PROPERTY TYPE: STRUCTURE X LOT _____

CITY COUNCIL DISTRICT: 5th

LAMA SALE PRICE: \$2,681.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Amina Sheppard

APPLICATION DATE: 07/07/2014

APPLICANT ADDRESS: 2570 N. Napa Street Philadelphia, PA 19132

OWNER OCCUPANT: Yes / N

PROPOSED USE: Single Family

ESTIMATED PROJECT COST: N/A

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 1

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? _____

N/A

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / No WHY? _____

Prepared by: Diana Ramos

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – January 14, 2015

PROPERTY ADDRESS: 1520 South Opal Street SALES PRICE: \$5,000.00 - SALES

PROPERTY TYPE: STRUCTURE _____ LOT X CITY COUNCIL DISTRICT: 2nd

LAMA SALE PRICE: \$7,654.00 APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Ms. Brendali Reiss APPLICATION DATE: July 16, 2013

APPLICANT ADDRESS: 1518 South Opal Street OWNER OCCUPANT: Y / N

PROPOSED USE: Sideyard ESTIMATED PROJECT COST: _____

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 0

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? _____

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / N WHY? Counter offer approved by

Real Estate Committee on October 16, 2014.

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – January 14, 2015

PROPERTY ADDRESS: 1845 Ridge Avenue

SALES PRICE: \$24,844.00 – SALES

PROPERTY TYPE: STRUCTURE _____ LOT X

CITY COUNCIL DISTRICT: 5th

LAMA SALE PRICE: \$24,844.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: St. Joseph's Preparatory School
c/o Rich Scanlan

APPLICATION DATE: 10/10/2014

APPLICANT ADDRESS: 1733 Girard Avenue Philadelphia, PA 19130 OWNER OCCUPANT: Y / No

PROPOSED USE: Side Yard

ESTIMATED PROJECT COST: N/A

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 2

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? _____

N/A

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / No WHY? _____

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE

PROPERTY ADDRESS: 2400 W. York Street

SALES PRICE: N/A

PROPERTY TYPE: STRUCTURE _____ LOT X

CITY COUNCIL DISTRICT: 5th

LAMA SALE PRICE: \$6,934.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Judith M. Golson

APPLICATION DATE: 5/6/2014

APPLICANT ADDRESS: 576 Foxglove Lane Wynnewood, PA 19096-1662 OWNER OCCUPANT: Y / No

PROPOSED USE: Play area for Day Care ESTIMATED PROJECT COST: N/A

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 2

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? _____

N/A

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / No WHY? _____

Prepared by: Daiana Ramos

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE

PROPERTY ADDRESS: 1712-1714 N. 27th Street SALES PRICE: \$18,000.00

PROPERTY TYPE: STRUCTURE _____ LOT X CITY COUNCIL DISTRICT: 5th

LAMA SALE PRICE: \$13,745.00 APPRAISED VALUE (if applicable): _____

APPLICANT NAME: The House of Good Shepherd/Resurrection APPLICATION DATE: May 1, 2007

APPLICANT ADDRESS: 1716-18 North 27th Street OWNER OCCUPANT: Y / N

PROPOSED USE: Build extension to property for community activities ESTIMATED PROJECT COST: _____

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 1

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? N/A

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / N WHY? Grantee will pay LAMA price.

Property approved on Resolution No. 19,362 for original sale price \$18,000.00.

Prepared by: Carolyn Terry

**VACANT PROPERTY REVIEW COMMITTEE
NOMINAL CONSIDERATION DISPOSITIONS
FACT SHEET**

<u>ADDRESS/WARD</u>	<u>GRANTEE</u>	<u>REUSE</u>
1429 & 1430 S. Bouvier St. / 36	Innova Redevelopment, LLC	Private Lot Transfer
1431 & 1434 S. Bouvier St. / 36	c/o Jeffrey Allegretti	“ “
1436 & 1445 S. Bouvier St. / 36	1548 South 16 th Street	“ “
1449 & 1452 S. Bouvier St. / 36	Philadelphia, PA 19146	“ “
1528 S. Bouvier St. / 36		“ “
1411 & 1416 S. Colorado St. / 36		“ “
1418 & 1420 S. Colorado St. / 36		“ “
1523 S. Colorado St. / 36		“ “
VPRC: 10/14/2014		
City Council: 140841		
Adopted On: 10/30/2014		
2942 W. Dauphin St. / 28	Strawberry Mansion	Non-Profit Lot Transfer
2944 W. Dauphin St. / 28	Learning Center	“ “
VPRC: 09/09/2014	2946 West Dauphin Street	“ “
City Council: 140839	Philadelphia, PA 19132	
Adopted On: 10/30/2014		
1916 Federal St. / 36	Mark Dwayne Gresham	Private Rehabilitation
VPRC: 11/09/2004	1916 Federal Street	OLD GIFT
City Council: 130541	Philadelphia, PA 19146	
Adopted On: 12/11/2014		
4549 Stiles St. / 23	Elizabeth Lipski	Private Lot Transfer
VPRC: 05/14/2013	4551 Stiles Street	Sidyard – GIFT
City Council: 140786	Philadelphia, Pa 19124	
Adopted On: 10/16/2014		

**VACANT PROPERTY REVIEW COMMITTEE
NOMINAL CONSIDERATION DISPOSITIONS
FACT SHEET**

<u>ADDRESS/WARD</u>	<u>GRANTEE</u>	<u>REUSE</u>
1615 S. 20 th St. / 36	Urban Roots	Private Lot Transfer
1618 S. 20 th St. / 36	c/o Jeffrey Tubbs	“ “
1620 S. 20 th St. / 36	1227 North 3 rd Street	“ “
VPRC: 05/14/2013	Philadelphia, PA 19122	
City Council: 140907		
Adopted On: 11/20/2014		

FAIR MARKET VALUE AS DETERMINED BY LAMA
With SELF-AMORTIZING MORTGAGE DISPOSITIONS
FACT SHEET

<u>ADDRESS/WARD</u>	<u>GRANTEE</u>	<u>REUSE</u>
2517 W. Ingersoll St. / 29 VPRC: 05/13/2014 City Council: 140978 Adopted On: 12/11/2014	Theresa Gordon 2518 West Master Street Philadelphia, PA 19121	Private Lot Transfer Rear yard – Mortgage
5218 Locust St. / 60 VPRC: 11/12/2013 City Council: 140153 Adopted On: 03/13/2014	Glen Douglas Bryan 5220 Locust Street Philadelphia, PA 19139	Private Lot Transfer Sideyard - Mortgage \$11,042 – LAMA value
4653 Tackawanna St. / 23 VPRC: 8/14/2012 City Council: 120735 Adopted On: 09/27/2012	Evelyn Rodriguez 4651 Tackawanna Street Philadelphia, PA 19124	Private Lot Transfer Sideyard – Mortgage LAMA value \$15,733.00 \$15,000 Mortgage + \$733.00 equity
2239 N. 30 th St. / 28 2241 N. 30 th St. / 28 VPRC: 09/15/2009 City Council: 090940 Adopted On: 12/17/2009	Annette Thompson 2243 North 30 th Street Philadelphia, PA 19132	Private Lot Transfer “ “ \$15,000 LAMA value for both lots Grantee will pay \$320 difference

VACANT PROPERTY REVIEW COMMITTEE
FAIR MARKET VALUE DISPOSITIONS
FACT SHEET

<u>ADDRESS/WARD</u>	<u>GRANTEE</u>	<u>Appraised/LAMA Value</u>	<u>REUSE</u>
3337 W. Clearfield St. / 38 VPRC: 04/08/2014 City Council: 140460 Adopted On: 05/22/2014	Ridge Allegheny Hunting Park Civic Association 3106 Spangler Street Philadelphia, PA 19132	\$1,200.00 (Real Estate Committee)	Private Lot Transfer Sideyard
1914 Ellsworth St. / 36 1927 Manton St. / 36 1929 Manton St. / 36 VPRC: 10/14/2014 City Council: 140840 Adopted On: 10/30/2014	Hayman Constructions, LLC c/o Tremelle Hayman 1921 South 30 th Street Philadelphia, PA 19146	\$31,337.00 (LAMA) \$19,628.00 (LAMA) \$19,523.00 (LAMA)	Private Lot Transfer “ “ “ “
3915 Lancaster Ave. / 24 VPRC: 03/10/2009 City Council: 090477 Adopted On: 06/04/2009	Central Auto Services c/o Besrat Nigussie 3917 Lancaster Avenue Philadelphia, PA 19104	\$16,172.00 (LAMA)	Private Lot Transfer Sideyard
2570 Napa St. / 28 VPRC: 07/08/2014 City Council: 140910 Adopted On: 11/12/2014	Amina Sheppard 2570 North Napa Street Philadelphia, PA 19132	\$2,681.00 (LAMA)	Private Rehabilitation
1520 S. Opal St. / 36 VPRC: 02/11/2014 City Council: 140585 Adopted On: 06/19/2014	Brendali F. Reis 1518 South Opal Street Philadelphia, PA 19146	\$5,000.00 Real Estate Committee approval	Private Lot Transfer Sideyard

VACANT PROPERTY REVIEW COMMITTEE
FAIR MARKET VALUE DISPOSITIONS
FACT SHEET

<u>ADDRESS/WARD</u>	<u>GRANTEE</u>	<u>Appraised/LAMA Value</u>	<u>REUSE</u>
1845 Ridge Ave. / 47 VPRC: 10/14/2014 City Council: 140910 Adopted On: 11/12/2014	St. Joseph's Preparatory School c/o Rich Scanlan 1733 Girard Avenue Philadelphia, PA 19130	\$24,844.00 (LAMA)	Private Lot Transfer Sideyard for School
2400 W. York St. / 28 VPRC: 04/08/2014 City Council: 140910 Adopted On: 11/12/2014	Judith M. Golson 576 Foxglove Lane Wynnewood, PA 19096-1662	\$6,934.00 (LAMA)	Private Lot Transfer Sideyard – owns 2402 & 2404
1712-14 N. 27 th St. / 32 VPRC: 12/13/2011 City Council: 120349 Adopted On: 05/10/2012	The House of the Good Shepherd / Resurrection c/o Vanessa Frisby 1716-18 North 27 th Street Philadelphia, PA 19121	\$13,745.000 (LAMA)	Private Rehabilitation