

PHILADELPHIA REDEVELOPMENT AUTHORITY

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

**BOARD MEETING
WEDNESDAY, FEBRUARY 11, 2015**

Open Session – 4:00 P.M.

AGENDA

APPROVAL OF BOARD MINUTES

Meeting of January 14, 2015

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| (a) Haddington Unit No. 2 Urban Renewal Area Danielle M. Carson-Varns 5146 Wyalusing Avenue Selection of Redeveloper | (1) |
| (b) Haddington Unit No. 3 Urban Renewal Area Danielle M. Carson-Varns 5852 Race Street Selection of Redeveloper | (6) |
| (c) Model Cities Urban Renewal Area Raymond C. Boston, Sr. 1733 N. 31st Street Selection of Redeveloper and Self-Amortizing Loan | (11) |
| (d) New Kensington-Fishtown Urban Renewal Area Luval, Inc. 2550 Emerald Street Selection of Redeveloper | (15) |
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Board Meeting of February 11, 2015

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- (f) Whitman Urban Renewal Area (25)
Loretta DeVore
529 Winton Street
**Selection of Redeveloper and
Self-Amortizing Loan**

II. REAL ESTATE

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III. ADD ON ITEM

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- M & L Compliance Management, LLC (1)
**Professional Services Contract to
Perform Compliance Monitoring Services for
HOME and NSP Funded Residential Rental
Developments**

PHILADELPHIA REDEVELOPMENT AUTHORITY

BOARD MEETING MINUTES

A meeting of the Board of Directors of the Philadelphia Redevelopment Authority was held on Wednesday, January 14, 2015 commencing at 4:05 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; and Rob Dubow, Treasurer and Alan Greenberger, 2nd Vice Chair.

The following members of the Board of Directors were not present: Jennifer Rodriguez, Vice Chairman and Denise Smyler, Secretary.

The following members of the Authority staff were present: Brian Abernathy, Ryan D. Harmon, Esquire, David Thomas, Robert LaBrum, Peilin Chen, Brian Romano, Jessie Lawrence, Mary Fogg, Donna Trent and Elizabeth Bonaccorso.

Also in attendance: Anna Adams, City Finance Department and Chester Skaziak, Resident.

ANNOUNCEMENTS

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



MINUTES

Mr. Cuorato called for a motion to approve the minutes of the Board meeting of December 10, 2014.

Upon motion made and duly seconded, the minutes of December 10, 2014 were approved.



ADMINISTRATIVE

Mr. Abernathy presented "Item I (a) – Appointment of the Board of Directors of RT HeadHouse Development Corporation" 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. 2015-01

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.

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



Mr. LaBrum presented "Item I (b) – Professional Services Contract for Auctioneering Services with Fisher Auction Company" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Cuorato inquired if an auction date has been scheduled. Mr. LaBrum responded not at this time.

Mr. Dubow asked for a further explanation with regards to compensation. Mr. LaBrum replied that Fisher Auction Company would receive a flat fee of \$31,000 for marketing and costs associated with holding the auction and an additional 3% commission for complete settlement.

Mr. LaBrum stated that the other applicant Max Spann proposal consisted of \$750 per auction, which ultimately could amount to a \$145,000 flat fee.

Mr. Greenberger stated that the Fisher deal is more feasible.

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. 2501-02

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.

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



Mr. Harmon presented "Item I (c) – Insurance Investigation Contingency Contract with Eisenstein Malanchuk LLP" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Harmon advised the Board that Eisenstein Malanchuk LLP ("EM LLP") has agreed to perform an investigation on a contingency fee basis to determine whether there is insurance coverage that might contribute towards any potential liability imposed against the Authority for remediation of the Clearview Landfill. Eisenstein would receive a fee from the Authority of 25% of all monetary payments made by Authority insurers; however, no fee would be paid if there are no monetary payments made by any Authority insurers. Mr. Harmon indicated that any such fee would be paid by the Authority's outside counsel, Langsam, Stevens, Silver & Hollaender, LLP ("Langsam").

Mr. Harmon stated that Langsam suggested to the Authority that EM LLP be retained for this project. Langsam will enter into the contract directly with EM LLP. Upon the advice of Langsam, EM LLP is very reputable and is one of a very few firms in the country to perform this type of service.

Mr. Greenberger asked if this specific language is outlined in the contract and whether our outside counsel was aware of the terms. Mr. Harmon responded yes.

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. 2501-03

RESOLUTION AUTHORIZING AUTHORITY COUNSEL TO ENTER INTO 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's counsel, Langsam, Stevens, Silver & Hollaender, LLP, 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.

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



DEVELOPMENT

Mr. Romano presented "Item II (a) – Selection of Redeveloper with Timothy Lederer" 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. 2015-04

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.

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



Mr. Romano presented "Item II (b) – Selection of Redeveloper and Self-Amortizing Loan with Chris Sheffield" 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. 2015-05

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.

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



Mr. Romano presented "Item II (c) – Selection of Redeveloper with James Close" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Romano indicated this property was a sideyard.

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. 2015-06

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.

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



Mr. Lawrence presented "Item II (d) – Selection of Redeveloper with APM Properties, Inc." in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Lawrence distributed a corrected Estimated Sources and Uses and Funds to the Board.

Mr. Dubow asked if the \$18,000 reflected on the corrected Estimated Sources and Uses is coming from the Authority. Mr. Lawrence confirmed. Mr. Greenberger stated that the sources and uses are balanced out.

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. 2015-07

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); 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.

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



Mr. Lawrence presented "Item II (e) – Selection of Redeveloper with North Liberty Realty, LLC" 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. 2015-08

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.

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



Mr. Lawrence presented "Item II (f) – Ninth Amended Redevelopment Proposal and Second Amended Urban Renewal Plan" in substance consistent to the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Greenberger stated that there would be no changes to zoning requirements and that the zoning code would apply; however, today's action would allow for technical changes to be made.

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. 2015-09

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

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



REAL ESTATE

Mr. Abernathy presented "Item III – Conveyance of Properties" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Abernathy advised the Board that there are some concerns with various properties which were submitted in the VPRC package.

Mr. Abernathy stated that the properties located on South Bouvier Street were selected under an RFP for affordable housing and Allegretti was ultimately selected by the Authority. The properties located on West Dauphin Street are being disposed at nominal consideration because the proposed use is a community use and the original application was from 1989. Mr. Abernathy indicated that the property at 1916 Federal Street was reduced to nominal consideration because the applicant is living in the property and applied for this under the "dollar house" program.

Mr. Abernathy stated that the properties located at 1615, 1618 and 1620 S. 20th Street are being disposed at nominal consideration because the Urban Roots is a sister project to the PRA. These properties will be used for a community benefit and the disposition was approved by the Real Estate Review Committee.

Mr. Abernathy stated that the value of the property located at 3915 Lancaster Avenue was reduced to its current price because the grantee, Central Auto Supply, is an old applicant and owns the adjacent parcel.

Mr. Abernathy stated that 1914 Ellsworth Street and 1927 and 1929 Manton Street are being deleted from the VPRC package at this time. Mr. Abernathy stated that the Councilman has been made aware of this.

Mr. Dubow requested that VPRC fill out the fact sheets more completely before submission to the Board.

Mr. Cuorato stated that the Board Resolution be amended to delete the three (3) properties: 1914 Ellsworth Street and 1927 and 1929 Manton Street.

Board Action

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

RESOLUTION NO. 2015-10

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) |
| 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) |
| 3915 Lancaster Avenue | Central Auto Supply | \$16,172.00 (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.

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



ADD ON ITEM

Mr. Abernathy presented "Add on Item IV – Approval of Collective Bargaining Agreement between the Authority and Local 1971, AFSCME" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Abernathy acknowledged the hard work of Mr. Thomas and Ms. Trent over the last several months during negotiations. Mr. Abernathy further thanked Local 1971 President, Mr. Hawkins and the Collective Bargaining negotiating team as well.

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. 2015-11

RESOLUTION AUTHORIZING EXECUTION OF COLLECTIVE BARGAINING AGREEMENT WITH LOCAL 1971, AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES, AFL-CIO

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that a Collective Bargaining Agreement is hereby authorized with Local 1971, American Federation of State, County and Municipal Employees, AFL-CIO for the period beginning July 1, 2004 and ending June 30, 2016; further authorizing the Executive Director and/or his designees to execute said Agreement and related side letter in form satisfactory to the Executive Director and to take such action as is necessary to implement its terms.

Voting for the foregoing resolution: Mr. Cuorato, 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 4:30 P.M.

SECRETARY TO THE BOARD



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.

**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

**BOARD FACTSHEET**

Meeting of January 14, 2015

Insurance Investigator

Clearview Landfill

Request:

Approval of a contingency contract between the Authority's outside counsel, Langsam, Stevens, Silver & Hollaender, LLP ("Langsam"), and Eisenstein Malanchuk LLP ("Eisenstein"), for 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 Langsam as outside 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

Substitution

Item I (c)

on behalf of the Authority with respect to required remediation at the Clearview Landfill, Eisenstein 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.

Langsam suggested to the Authority that Eisenstein be retained for this project. Langsam will enter into the contract directly with Eisenstein. Upon the advice of Langsam, 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.

**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

**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

**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

**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

**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

**BOARD FACTSHEET**

Meeting of January 14, 2015

Market Street 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 Street 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 Street 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



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) |

Memorandum



BOARD FACTSHEET

Meeting of January 14, 2015

Approval of Collective Bargaining Agreement between

the Authority and Local 1971, AFSCME

Request:

The Board is requested to authorize a Collective Bargaining Agreement between the Authority and Local 1971, AFSCME for a twelve year period beginning July 1, 2004 and ending June 30, 2016.

Attached please find a fact sheet detailing the terms of the agreement and the proposed resolution.

**BOARD FACTSHEET**

Meeting of February 11, 2015
 Selection of Redeveloper
 5146 Wyalusing Avenue

NAME OF DEVELOPER/APPLICANT: Danielle M. Carson-Varns

Nature of Transaction: Selection of developer to rehabilitate this vacant structure into a single family rental unit; the property is located in the Haddington Unit No. 2 Urban Renewal Area.

Mailing Address: 578 South 4th Street, Colwyn, PA 19023

PROPERTY INFORMATION: 5146 Wyalusing Avenue

Description: 1,183 sq. ft., vacant structure **Zoning:** RSA5 **Use:** Residential

Disposition Value: \$8,251.00

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.

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 June 2015 with completion within 24 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. The Developer has met the minimum best faith effort on her last rehabilitation project.

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

Prepared by: Tracy Pinson-Reviere, Project Manager

Reviewed by: Robert LaBrum

RESOLUTION NO.

RESOLUTION SELECTING DANIELLE M. CARSON-VARNS AS REDEVELOPER OF 5146 WYALUSING AVENUE LOCATED IN THE WEST PHILADELPHIA REDEVELOPMENT AREA, HADDINGTON UNIT NO. 2 URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Danielle M. Carson-Varns is hereby selected as Redeveloper of 5146 Wyalusing Avenue, located within the West Philadelphia Redevelopment Area, Haddington Unit No. 2 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 Eight Thousand Two Hundred Fifty One Dollars (\$8,251.00); 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 | \$ 24,322.00 | Savings | | |
| Acquisition Financing | \$ - | | | |
| Construction Financing | \$ - | | | |
| Other | \$ - | | | |
| Other | \$ - | | | |
| Other | \$ - | | | |
| Other | \$ - | | | |
| Total Sources | \$ 24,322.00 | | | |

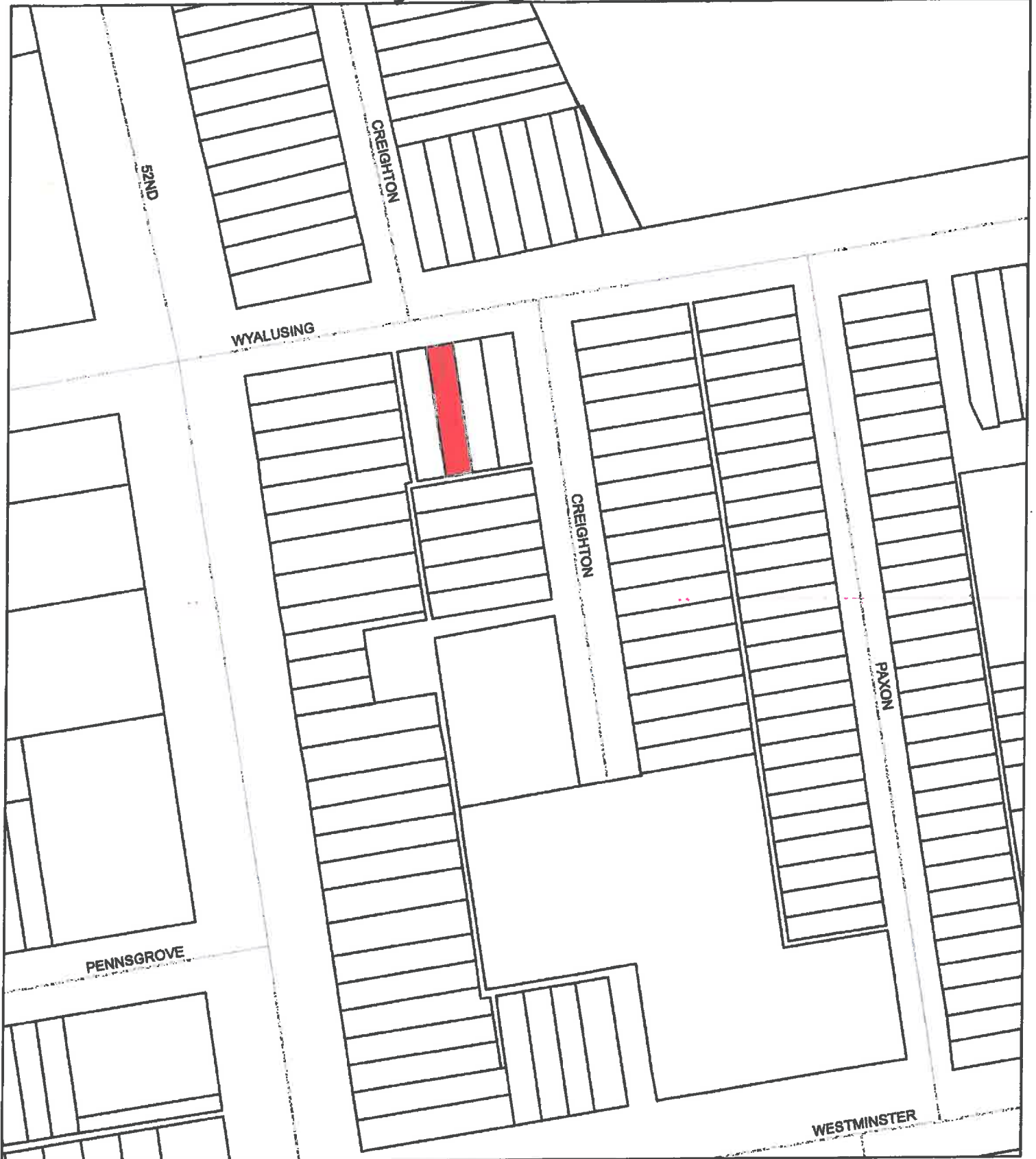
Uses: Provide estimated costs to redevelop property

| <i>Uses</i> | <i>Amount</i> | <i>Source of Estimate</i> |
|---|---------------------|---------------------------|
| Acquisition Cost (include closing cost) | \$ 8,251.00 | HUD-1 |
| Holding Costs | \$ - | |
| Construction Costs | \$ 16,071.00 | Level 1 Estimate |
| Design/Engineering Costs | \$ - | |
| Legal Costs | \$ - | |
| Other | \$ - | |
| Other | \$ - | |
| Other | \$ - | |
| Total Uses | \$ 24,322.00 | |



Address: 5146 Wyalusing Avenue

**Danielle M. Carson-Varns
5146 Wyalusing Avenue Project**



**BOARD FACTSHEET**

Meeting of February 11, 2015
 Selection of Redeveloper
 5852 Race Street

NAME OF DEVELOPER/APPLICANT: Danielle M. Carson-Varns

Nature of Transaction: Selection of developer to rehabilitate this vacant structure into a single family rental unit; the property is located in the Haddington Unit No. 3 Urban Renewal Area.

Mailing Address: 578 South 4th Street, Colwyn, PA 19023

PROPERTY INFORMATION: 5852 Race Street

Description: 1,300 sq. ft., vacant structure **Zoning:** CMX1 **Use:** Residential

Disposition Value: \$4,257.00

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.

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 June 2015 with completion within 24 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. The Developer has met the minimum best faith effort on her last rehabilitation project.

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

Prepared by: Tracy Pinson-Reviere, Project Manager

Reviewed by: Robert LaBrum

RESOLUTION NO.

RESOLUTION SELECTING DANIELLE M. CARSON-VARNS AS REDEVELOPER OF 5852 RACE STREET LOCATED IN THE WEST PHILADELPHIA REDEVELOPMENT AREA, HADDINGTON UNIT NO. 3 URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Danielle M. Carson-Varns is hereby selected as Redeveloper of 5852 Race Street, located within the West Philadelphia Redevelopment Area, Haddington Unit No. 3 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 Four Thousand Two Hundred Fifty Seven Dollars (\$4,257.00); 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 | \$ 14,927.00 | Savings | | |
| Acquisition Financing | \$ - | | | |
| Construction Financing | \$ - | | | |
| Other | \$ - | | | |
| Other | \$ - | | | |
| Other | \$ - | | | |
| Other | \$ - | | | |
| Total Sources | \$ 14,927.00 | | | |

Uses: Provide estimated costs to redevelop property

| <i>Uses</i> | <i>Amount</i> | <i>Source of Estimate</i> |
|---|---------------------|---------------------------|
| Acquisition Cost (include closing cost) | \$ 4,257.00 | HUD-1 |
| Holding Costs | \$ - | |
| Construction Costs | \$ 10,670.00 | Level 1 Estimate |
| Design/Engineering Costs | \$ - | |
| Legal Costs | \$ - | |
| Other | \$ - | |
| Other | \$ - | |
| Other | \$ - | |
| Total Uses | \$ 14,927.00 | |



Address: 5852 Race Street

Danielle M. Carson-Varns 5852 Race Street Project




BOARD FACTSHEET

Meeting of February 11, 2015

Selection of Redeveloper and Self-Amortizing Loan

 1733 N. 31st Street

NAME OF DEVELOPER/APPLICANT: Raymond C. Boston, Sr.

Nature of Transaction: Selection of developer to develop the adjacent lot for side yard use; property located in the Model Cities Urban Renewal Area.

Mailing Address: 1735 N. 31st Street, Philadelphia, PA 19121

PROPERTY INFORMATION: 1733 N. 31st Street

Description: 1083 sq. ft., vacant lot **Zoning:** RSA-5 **Use:** Side Yard

Disposition Value: \$5,123 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:

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, an Economic Opportunity Plan is not required for this transaction given the improvement budget is under \$250,000.

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 RAYMOND C. BOSTON, SR. AS REDEVELOPER OF 1733 N. 31ST 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 Raymond C. Boston, Sr. is hereby selected as Redeveloper of 1733 N. 31st 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 Five Thousand One Hundred Twenty-Three Dollars (\$5,123.00); 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.

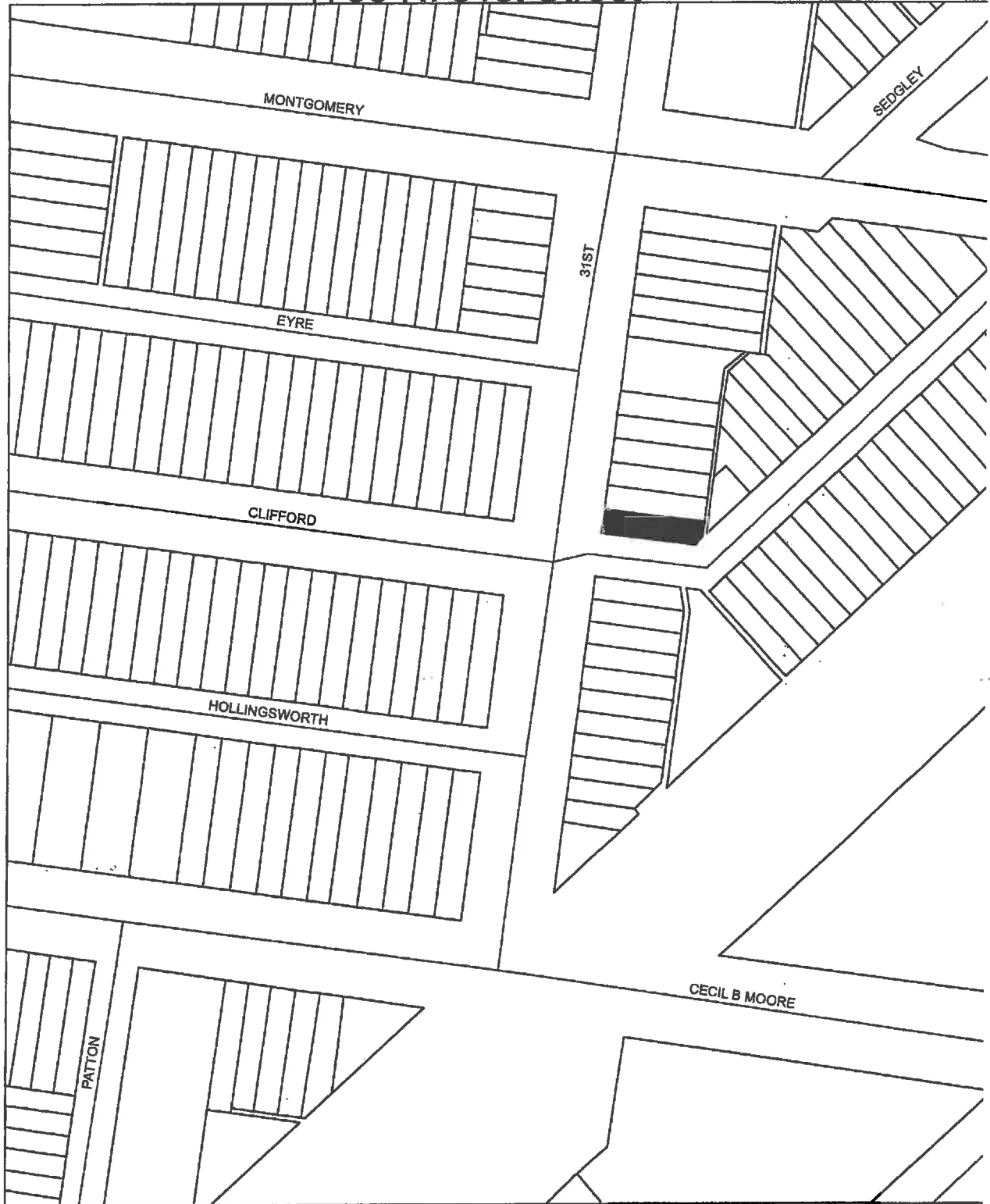
BE IT FURTHER RESOLVED, that the Philadelphia Redevelopment Authority will provide a self-amortizing loan in the amount of \$5,123 for a term of 10 years at 0% interest that will be secured by a mortgage on the property. The amount of the obligation will decrease by 10% each year for the 10 year period 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.

1733 N. 31st Street



Model Cities Urban Renewal Area 1733 N. 31st Street



February 2015

**BOARD FACTSHEET**

Meeting of February 11, 2015
 Selection of Redeveloper
 2550 Emerald Street

NAME OF DEVELOPER/APPLICANT: Luval, Inc.

Nature of Transaction: Selection of developer proposing to construct a three story, 3,800 sq. ft. two-family residence located in the New Kensington – Fishtown neighborhood.

Mailing Address: 14 Simons Way, Huntingdon Valley, PA 19006

PROPERTY INFORMATION: 2550 Emerald Street

Description: 1,190 sq. ft., vacant lot **Zoning:** RSA5 **Use:** Residential

Disposition Value: \$20,000.00

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 October 2014 for \$13,000. There were a total of two (2) bids received and Luval, Inc.'s bid was \$5,000 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 Spring 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 registered businesses.

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

Prepared by: Jessie Lawrence, Project Manager

Reviewed by: Tania Nikolic

RESOLUTION NO.

RESOLUTION SELECTING LUVAL, INC. AS REDEVELOPER OF 2550 EMERALD STREET LOCATED IN THE NEW KENSINGTON-FISHTOWN REDEVELOPMENT AREA, NEW KENSINGTON-FISHTOWN URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Luval, Inc. is hereby selected as Redeveloper of 2550 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 Twenty Thousand Dollars (\$20,000.00); 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 | \$ 400,000.00 | PNC Bank | | Y |
| Acquisition Financing | \$ - | | | |
| Construction Financing | \$ - | | | |
| Other | \$ - | | | |
| Other | \$ - | | | |
| Other | \$ - | | | |
| Other | \$ - | | | |
| Total Sources | \$ 400,000.00 | | | |

Uses: Provide estimated costs to redevelop property

| <i>Uses</i> | <i>Amount</i> | <i>Source of Estimate</i> |
|---|----------------------|---------------------------|
| Acquisition Cost (include closing cost) | \$ 21,500.00 | |
| Holding Costs | \$ - | |
| Construction Costs | \$ 200,000.00 | |
| Design/Engineering Costs | \$ 5,000.00 | |
| Legal Costs | \$ 5,000.00 | |
| Other | \$ 10,000.00 | |
| Other | \$ - | |
| Other | \$ - | |
| Total Uses | \$ 241,500.00 | |



Address: 2550 Emerald Street (Corner Lot)



NEW KENSINGTON - FISHTOWN REDEVELOPMENT AREA

NEW KENSINGTON - FISHTOWN URBAN RENEWAL AREA

2550 Emerald Street


BOARD FACTSHEET

Meeting of February 11, 2015

Selection of Redeveloper and Self-Amortizing Loan

1642 Point Breeze Avenue

NAME OF DEVELOPER/APPLICANT: Arthur P. Bucher, Jr.

Nature of Transaction: Selection of applicant for 1642 Point Breeze Avenue who is proposing to use adjacent lot for side yard use; property located in the Point Breeze neighborhood.

Mailing Address: 1644 Point Breeze Avenue, Philadelphia, PA 19145

PROPERTY INFORMATION: 1642 Point Breeze Avenue

Description: 1,860 sq. ft., vacant lot **Zoning:** RM-1 **Use:** Open Space

Disposition Value: \$11,362 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 for the full disposition price. The mortgage balance will decrease by 10% each year that the owner remains in compliance with the Authority's Land Disposition Policy and will require no payment unless the owner sells the property within the 10-year period from the date of the mortgage.

COMMENTS OR OTHER CONDITIONS:

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, an Economic Opportunity Plan is not required for this transaction given the improvement budget is under \$250,000.

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

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

RESOLUTION NO.**RESOLUTION SELECTING ARTHUR P. BUCHER, JR. AS REDEVELOPER OF 1642 POINT BREEZE AVENUE LOCATED IN THE POINT BREEZE REDEVELOPMENT AREA, POINT BREEZE URBAN RENEWAL AREA AND APPROVING A SELF-AMORTIZING LOAN FOR THE DISPOSITION PRICE**

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Arthur P. Bucher, Jr. is hereby selected as Redeveloper of 1642 Point Breeze Avenue, located within the Point Breeze Redevelopment Area, Point Breeze 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 Eleven Thousand Three Hundred Sixty Two Dollars (\$11,362.00); 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 \$11,362.00 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.

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.**

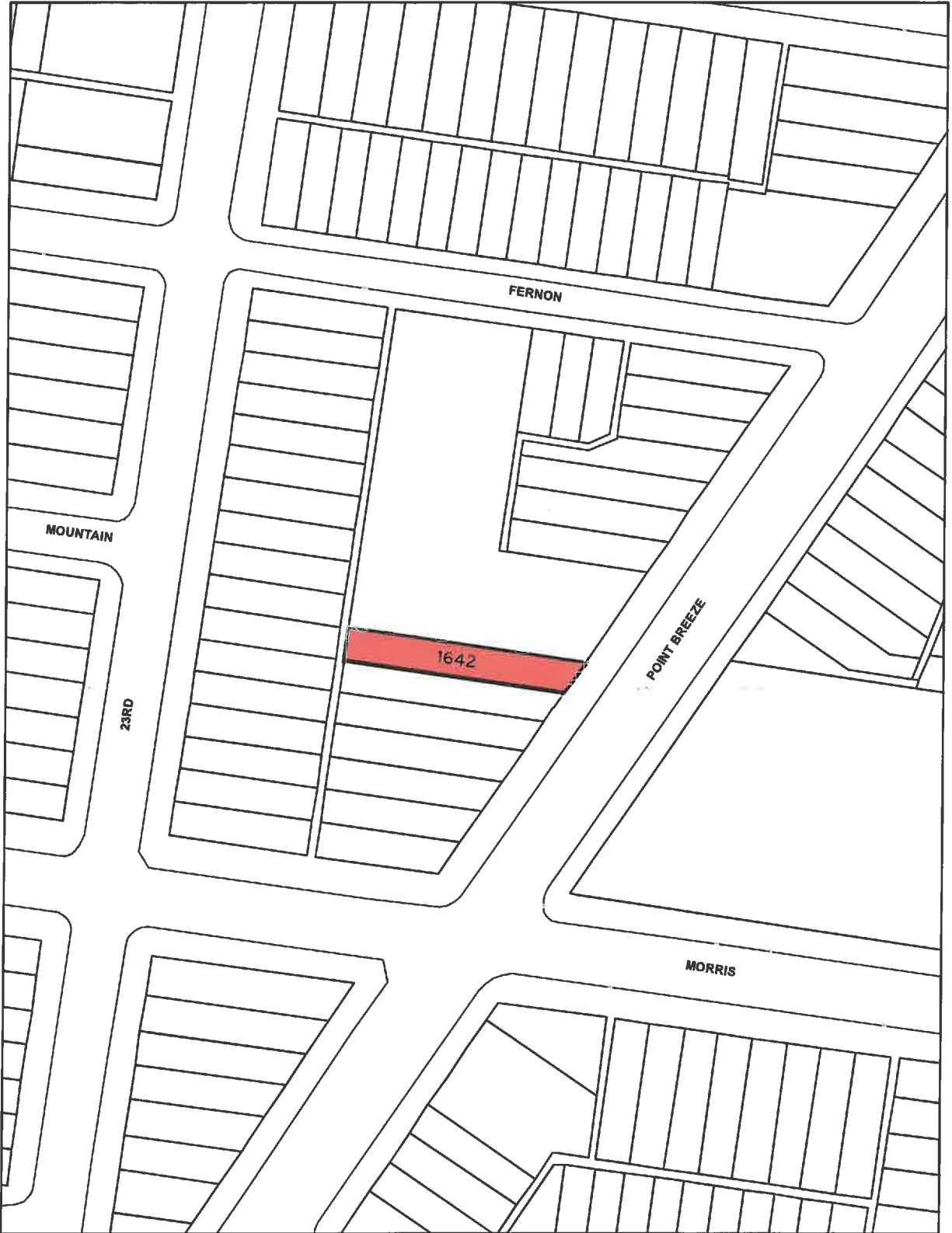
| <i>Type</i> | <i>Amount</i> | <i>Name of Source</i> | <i>Committed: Y/N</i> | <i>Documentation Attached: Y/N</i> |
|----------------------------|----------------------|-----------------------|---------------------------|--|
| Developer Equity | \$ 0.00 - | PFFCU savings | y | y |
| Acq/Construction Financing | \$ 0.00 - | PFFCU savings | y | y |
| Permanent Financing | \$ 0.00 - | PFFCU savings | y | y |
| Grant | \$ 0.00 - | PFFCU savings | y | y |
| Other | \$ 3,000.00 - | PFFCU savings | y | y |
| Other | \$ 0.00 - | PFFCU savings | y | y |
| Other | \$ 0.00 - | PFFCU savings | y | y |
| Total Sources | \$ 3,000.00 - | | | |

Uses: Provide estimated costs to redevelop property

| <i>Uses</i> | <i>Amount</i> | <i>Source of Estimate</i> |
|---|--------------------|-------------------------------|
| Purchase Price of Property | \$ 1.00 | "nominal conveyance" |
| Closing Costs (Title/Recording) | \$ 500.00 | per PRA price form |
| Construction Costs | \$ 0.00 | EOI 1EJG1P. |
| Design/Engineering Costs | \$ 0.00 | Closing cost estimated |
| Legal Costs | \$ 0.00 | |
| Holding Costs | \$ 0.00 | |
| Financing Costs | \$ 0.00 | |
| Other: <u>title insurance (estimated)</u> | \$ 400.00 | title insurance estimated |
| Other: <u>transfer tax (estimated)</u> | \$ 776.00 | 4% transfer tax estimate |
| Other: <u>administrative settlement</u> | \$ 100.00 | administrative settlement fee |
| Total Uses | \$ 1,777.00 | |



Address: 1642 Point Breeze Avenue



POINT BREEZE REDEVELOPMENT AREA
POINT BREEZE URBAN RENEWAL AREA

1642 Point Breeze Avenue


BOARD FACTSHEET

Meeting of February 11, 2015

Selection of Redeveloper and Self-Amortizing Loan

529 Winton Street

NAME OF DEVELOPER/APPLICANT: Loretta DeVore

Nature of Transaction: Selection of applicant for 529 Winton Street who is proposing to use adjacent lot for side yard use; property located in the Whitman neighborhood.

Mailing Address: 527 Winton Street, Philadelphia, PA 19148

PROPERTY INFORMATION: 529 Winton Street

Description: 672 sq. ft., vacant lot **Zoning:** RSA5 **Use:** Open Space

Disposition Value: \$9,240 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 for the full disposition price. The mortgage balance will decrease by 10% each year that the owner remains in compliance with the Authority's Land Disposition Policy and will require no payment unless the owner sells the property within the 10-year period from the date of the mortgage.

COMMENTS OR OTHER CONDITIONS:

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, an Economic Opportunity Plan is not required for this transaction given the improvement budget is under \$250,000.

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

Prepared by: Jessie Lawrence, Project Manager

Reviewed by: Tania Nikolic

RESOLUTION NO.**RESOLUTION SELECTING LORETTA DEVORE AS REDEVELOPER OF 529 WINTON STREET LOCATED IN THE WHITMAN REDEVELOPMENT AREA, WHITMAN URBAN RENEWAL AREA AND APPROVING A SELF-AMORTIZING LOAN FOR THE DISPOSITION PRICE**

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Loretta DeVore is hereby selected as Redeveloper of 529 Winton 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 Nine Thousand Two Hundred Forty Dollars (\$9,240.00); 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 \$9,240.00 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.



Address: 529 Winton Street



WHITMAN REDEVELOPMENT AREA
WHITMAN URBAN RENEWAL AREA

529 Winton Street



BOARD FACTSHEET

Meeting of February 11, 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 four (4) properties will be conveyed at nominal under the Gift Property Program.

| <u>Address</u> | <u>Grantee</u> |
|-------------------------|--------------------|
| 6013 Baltimore Avenue | Frederick Clarkson |
| 3456 Dillman Street | Litza Valentin |
| 5539 Florence Avenue | Denise Knox |
| 1624 South Ithan Street | Ernestine Perlotte |

- 2) **Self-amortizing Mortgage Disposition:** The following four (4) 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> |
|--------------------------|------------------------|--------------------|
| 425 E. Clearfield Street | Jose Roman | \$11,904.00 (LAMA) |
| 2407 N. Leithgow Street | Carmen Rosado | \$ 3,696.00 (LAMA) |
| 2530 N. Leithgow Street | Jose & Aida Pagan, h/w | \$ 2,791.00 (LAMA) |
| 3030 N. Leithgow Street | Hector Luis Colon | \$ 2,883.00 (LAMA) |

- 3) **Fair Market Disposition:** The following thirteen (13) 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> |
|-----------------------------------|--|-----------------------------|
| 2149 East Albert Street | John Laychock | \$ 7,943.00 (LAMA) |
| 1330 South Grove Street | Emerald Properties of Philadelphia LLC | \$ 5,000.00 (RFP) |
| 1211 South Harmony Street | Emerald Properties of Philadelphia LLC | \$ 5,000.00 (RFP) |
| 1312 South Harmony Street | Emerald Properties of Philadelphia LLC | \$ 5,000.00 (RFP) |
| 1334 South Harmony Street | Emerald Properties of Philadelphia LLC | \$ 5,000.00 (RFP) |
| 6022 Market Street | Lux 8 Investments, LLC | \$10,804.00 (LAMA) |
| 5116 Pentridge Street | Fatty Tuna, LLC | \$ 3,028.00 (LAMA) |
| 3616 Sears Street | Emerald Properties of Philadelphia LLC | \$ 5,000.00 (RFP) |
| 2058 East Susquehanna Avenue | Donn A. Clendenon | \$80,800.00 (Bid) |
| 1308 South Warfield Street | Emerald Properties of Philadelphia LLC | \$ 5,000.00 (RFP) |
| 3634 Wharton Street | Emerald Properties of Philadelphia LLC | \$ 5,000.00 (RFP) |
| 4224 Wyalusing Avenue | Claire Lane | \$ 7,258.00 (LAMA) |
| 421 South 51 st Street | Adam Butler | \$15,934.00 (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> |
|-------------------------|--------------------|
| 6013 Baltimore Avenue | Frederick Clarkson |
| 3456 Dillman Street | Litza Valentin |
| 5539 Florence Avenue | Denise Knox |
| 1624 South Ithan Street | Ernestine Perlotte |

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> |
|----------------------------|------------------------------------|--------------------|
| 425 East Clearfield Street | Jose Roman | \$11,904.00 (LAMA) |
| 2407 North Leithgow Street | Carmen Rosado | \$ 3,696.00 (LAMA) |
| 2530 North Leithgow Street | Jose A. Pagan & Aida I. Pagan, h/w | \$ 2,791.00 (LAMA) |
| 3030 North Leithgow Street | Hector Luis Colon | \$ 2,883.00 (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> |
|-----------------------------------|--|-----------------------------|
| 2149 East Albert Street | John Laychock | \$ 7,943.00 (LAMA) |
| 1330 South Grove Street | Emerald Properties of Philadelphia LLC | \$ 5,000.00 (RFP) |
| 1211 South Harmony Street | Emerald Properties of Philadelphia LLC | \$ 5,000.00 (RFP) |
| 1312 South Harmony Street | Emerald Properties of Philadelphia LLC | \$ 5,000.00 (RFP) |
| 1334 South Harmony Street | Emerald Properties of Philadelphia LLC | \$ 5,000.00 (RFP) |
| 6022 Market Street | Lux 8 Investments, LLC | \$10,804.00 (LAMA) |
| 5116 Pentridge Street | Fatty Tuna, LLC | \$ 3,028.00 (LAMA) |
| 3616 Sears Street | Emerald Properties of Philadelphia LLC | \$ 5,000.00 (RFP) |
| 2058 East Susquehanna Avenue | Donn A. Clendenon | \$80,800.00 (Bid) |
| 1308 South Warfield Street | Emerald Properties of Philadelphia LLC | \$ 5,000.00 (RFP) |
| 3634 Wharton Street | Emerald Properties of Philadelphia LLC | \$ 5,000.00 (RFP) |
| 4224 Wyalusing Avenue | Claire Lane | \$ 7,258.00 (LAMA) |
| 421 South 51 st Street | Adam Butler | \$15,934.00 (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 – February 15, 2015

PROPERTY ADDRESS: 2149 EAST ALBERT STREET SALES PRICE: \$7,943.00 - SALES

PROPERTY TYPE: STRUCTURE _____ LOT X CITY COUNCIL DISTRICT: 1st

LAMA SALE PRICE: \$5,772.00 APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: JOHN LAYCHOCK APPLICATION DATE: 06/11/14

APPLICANT ADDRESS: 2141 EAST HAROLD STREET OWNER OCCUPANT: Y / No
Philadelphia, PA 19125

PROPOSED USE: SIDEYARD ESTIMATED PROJECT COST: N/A

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

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: Lynda Payton

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – February 11, 2015

PROPERTY ADDRESS: 425 East Clearfield Street

SALES PRICE: Mortgage

PROPERTY TYPE: STRUCTURE _____ LOT X

CITY COUNCIL DISTRICT: 7th

LAMA SALE PRICE: \$11,904.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Jose Roman

APPLICATION DATE: September 28, 2010

APPLICANT ADDRESS: 427 East Clearfield Street

OWNER OCCUPANT: Y / N

PROPOSED USE: Side yard

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? _____

Jose Roman received a support letter from the Councilwoman. The other applicants applied for a house.

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 – February 11, 2015

PROPERTY ADDRESS: 3456 Dillman Street

SALES PRICE: Nominal

PROPERTY TYPE: STRUCTURE X LOT _____

CITY COUNCIL DISTRICT: 7th

LAMA SALE PRICE: _

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Litza Valentin

APPLICATION DATE: July 24, 2002

APPLICANT ADDRESS: 3456 Dillman Stree

OWNER OCCUPANT: Y / N

PROPOSED USE: Primary residence

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? _____

This is an old gift property.

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 – February 11, 2015

PROPERTY ADDRESS: 5539 Florence Avenue

SALES PRICE: Nominal – OLD 1202A

PROPERTY TYPE: STRUCTURE _____ LOT X

CITY COUNCIL DISTRICT: 3rd

LAMA SALE PRICE: \$5,883.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Denise Knox

APPLICATION DATE: October 24, 2013

APPLICANT ADDRESS: 5537 Florence Avenue

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? Grantee old 1202A program. The other applicant wanted a house. Applicant thought this address was a house.

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 – February 11, 2015

PROPERTY ADDRESS: 1330 S. Grove Street

SALES PRICE: \$5,000.00 - SALES

PROPERTY TYPE: STRUCTURE _____ LOT X

CITY COUNCIL DISTRICT: 2nd

LAMA SALE PRICE: \$5,391.00

APPRAISED VALUE (if applicable): _____

APPLICANT NAME: Emerald Properties of Philadelphia, LLC
c/o Henry M. Clinton, Esq.

APPLICATION DATE: 11/18/2014

APPLICANT ADDRESS: Two Liberty Place 50 South 16th Street 22nd Floor OWNER OCCUPANT: Y / No
Philadelphia, PA 19102

PROPOSED USE: New Development

ESTIMATED PROJECT COST: \$5,000.00

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 8

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

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / No WHY? Emerald Properties was awarded the
Competitive Bid

Prepared by: Daiiana Ramos

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – February 11, 2015

PROPERTY ADDRESS: 1211 S. Harmony Street SALES PRICE: \$5,000.00 - SALES

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

LAMA SALE PRICE: \$4,868.00 APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Emerald Properties of Philadelphia, LLC APPLICATION DATE: 11/18/2014
c/o Henry M. Clinton, Esq.

APPLICANT ADDRESS: Two Liberty Place 50 South 16th Street 22nd Floor OWNER OCCUPANT: Y / No
Philadelphia, PA 19102

PROPOSED USE: New Development ESTIMATED PROJECT COST: \$5,000.00

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 4

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

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 – February 11, 2015

PROPERTY ADDRESS: 1312 S. Harmony Street SALES PRICE: \$5,000.00 - SALES

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

LAMA SALE PRICE: \$5,004.00 APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Emerald Properties of Philadelphia, LLC APPLICATION DATE: 11/18/2014
c/o Henry M. Clinton, Esq.

APPLICANT ADDRESS: Two Liberty Place 50 South 16th Street 22nd Floor OWNER OCCUPANT: Y / No
Philadelphia, PA 19102

PROPOSED USE: New Development ESTIMATED PROJECT COST: \$5,000.00

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 7

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

HAS THE PROPERTY'S PRICE BEEN REDUCED? Yes / N WHY? Emerald Properties was awarded the RFP

Prepared by: Diana Ramos

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – February 11, 2015

PROPERTY ADDRESS: 1334 S. Harmony Street SALES PRICE: \$5,000.00 - SALES

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

LAMA SALE PRICE: \$5,018.00 APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Emerald Properties of Philadelphia, LLC APPLICATION DATE: 11/18/2014
c/o Henry M. Clinton, Esq.

APPLICANT ADDRESS: Two Liberty Place 50 South 16th Street 22nd Floor OWNER OCCUPANT: Y / No
Philadelphia, PA 19102

PROPOSED USE: New Development ESTIMATED PROJECT COST: \$5,000.00

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 6

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

HAS THE PROPERTY'S PRICE BEEN REDUCED? Yes / N WHY? Emerald Properties won the RFP

Prepared by: Daiana Ramos

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – February 11, 2015

PROPERTY ADDRESS: 1624 South Ithan Street

SALES PRICE: Nominal – OLD Gift

PROPERTY TYPE: STRUCTURE X LOT _____

CITY COUNCIL DISTRICT: 3rd

LAMA SALE PRICE: \$4,294.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Ernestine Perlotte

APPLICATION DATE: June 28, 2010

APPLICANT ADDRESS: 1624 South Ithan Street

OWNER OCCUPANT: Y / N

PROPOSED USE: Primary Residence

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? Grantee
part of the old Gift program.

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

Prepared by: Carolyn Ferry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – February 11, 2015

PROPERTY ADDRESS: 2407 North Leithgow Street SALES PRICE: Mortgage

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

LAMA SALE PRICE: \$3,696.00 APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Carmen Rosado APPLICATION DATE: July 24, 2002

APPLICANT ADDRESS: 2414 North 4th Street OWNER OCCUPANT: Y / N

PROPOSED USE: Rear yard ESTIMATED PROJECT COST: _____

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

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

Other applicant applied for a house.

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 – February 11, 2015

PROPERTY ADDRESS: 2530 N Leithgow Street

SALES PRICE: Mortgage

PROPERTY TYPE: STRUCTURE _____ LOT X

CITY COUNCIL DISTRICT: 7th

LAMA SALE PRICE: \$2,791.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Jose & Aida Pagan, h/w

APPLICATION DATE: May 7, 2014

APPLICANT ADDRESS: 2527 North Lawrence Street

OWNER OCCUPANT: Y / N

PROPOSED USE: rear yard

ESTIMATED PROJECT COST: _____

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 4

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? This
is a rear yard. The applicants applied when property was a lot.

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 – February 11, 2015

PROPERTY ADDRESS: 3030 N Leithgow Street

SALES PRICE: Mortgage

PROPERTY TYPE: STRUCTURE _____ LOT X

CITY COUNCIL DISTRICT: 7th

LAMA SALE PRICE: \$2,883.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Hector Luis Colon

APPLICATION DATE: November 4, 2013

APPLICANT ADDRESS: 3033 North Lawrence Street

OWNER OCCUPANT: Y / N

PROPOSED USE: Rear yard

ESTIMATED PROJECT COST: _____

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

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

PROPERTY ADDRESS: 6022 MARKET STREET

SALES PRICE: \$10,804.00 - SALES

PROPERTY TYPE: STRUCTURE X LOT _____

CITY COUNCIL DISTRICT: 3RD

LAMA SALE PRICE: \$6,054.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: LUX 8 INVESTMENTS, LLC
c/o LEN CHANG

APPLICATION DATE: 08/14/14

APPLICANT ADDRESS: 1009 ARCH STREET- 2ND FL
Philadelphia, PA 19107

OWNER OCCUPANT: Y / No

PROPOSED USE: REHAB

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? This

Applicant had a support letter and the other applicant's EOI information was not sufficient.

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

Prepared by: Lynda Payton

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – February 11, 2015

PROPERTY ADDRESS: 5116 Pentridge Street

SALES PRICE: \$3,028.00 - SALES

PROPERTY TYPE: STRUCTURE _____ LOT X

CITY COUNCIL DISTRICT: 3rd

LAMA SALE PRICE: \$3,027.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Fatty Tuna, LLC – c/o Robert Leventon

APPLICATION DATE: March 12, 2013

APPLICANT ADDRESS: 510 South 46th Street

OWNER OCCUPANT: Y / N

PROPOSED USE: lot

ESTIMATED PROJECT COST: _____

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

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

Grantee owns 5110 – 12 Pentridge Street. One applicant wanted the property to make a garden. The other

Applicant did not complete the EOI.

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

Prepared by: Carolyn Ferry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE- February 11, 2015

PROPERTY ADDRESS: 3616 Sears Street

SALES PRICE: \$5,000.00 - SALES

PROPERTY TYPE: STRUCTURE _____ LOT X

CITY COUNCIL DISTRICT: 2nd

LAMA SALE PRICE: \$5,970.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Emerald Properties of Philadelphia, LLC
c/o Henry M. Clinton, Esq.

APPLICATION DATE: 11/18/2014

APPLICANT ADDRESS: Two Liberty Place 50 South 16th Street 22nd Floor OWNER OCCUPANT: Y / No
Philadelphia, PA 19102

PROPOSED USE: New Development

ESTIMATED PROJECT COST: \$5,000.00

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 6

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

HAS THE PROPERTY'S PRICE BEEN REDUCED? YES / N WHY? Emerald Properties won the RFP.

Prepared by: Datara Ramos

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – February 11, 2015

PROPERTY ADDRESS: 2058 East Susquehanna Avenue SALES PRICE: \$80,800.00 - SALES

PROPERTY TYPE: STRUCTURE _____ LOT X CITY COUNCIL DISTRICT: 1st

LAMA SALE PRICE: \$26,317.90 APPRAISED VALUE (if applicable): _____

APPLICANT NAME: Donn A Clendenon APPLICATION DATE: 11/18/2014

APPLICANT ADDRESS: 323 Race Street, Unit T-1 OWNER OCCUPANT: Y / No
Philadelphia, PA 19106

PROPOSED USE: New Development ESTIMATED PROJECT COST: _____

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 10

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

Competitive Bid

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / No WHY? This was a Competitive Bid

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – February 11, 2015

PROPERTY ADDRESS: 1308 S. Warfield Street SALES PRICE: \$5,000.00 - SALES

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

LAMA SALE PRICE: \$3,066.00 APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: **Emerald Properties of Philadelphia, LLC** APPLICATION DATE: **11/18/2014**
c/o Henry M. Clinton, Esq.

APPLICANT ADDRESS: **Two Liberty Place 50 South 16th Street 22nd Floor** OWNER OCCUPANT: **Y / No**
Philadelphia, PA 19102

PROPOSED USE: **New Development** ESTIMATED PROJECT COST: **\$5,000.00**

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

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

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 – February 11, 2015

PROPERTY ADDRESS: 3634 Wharton Street SALES PRICE: \$5,000.00 - SALES

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

LAMA SALE PRICE: \$8,716.00 APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Emerald Properties of Philadelphia, LLC APPLICATION DATE: 11/18/2014
c/o Henry M. Clinton, Esq.

APPLICANT ADDRESS: Two Liberty Place 50 South 16th Street 22nd Floor OWNER OCCUPANT: Y / No
Philadelphia, PA 19102

PROPOSED USE: New Development ESTIMATED PROJECT COST: \$5,000.00

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 8

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

HAS THE PROPERTY'S PRICE BEEN REDUCED? YES / N WHY? Emerald Properties won the RFP

Prepared by: Daiana Ramos

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE

PROPERTY ADDRESS: 4224 WYALUSING AVENUE SALES PRICE: \$7,258.00 - SALES

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

LAMA SALE PRICE: \$8,103.00 APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: CLAIRE A. LANE APPLICATION DATE: 2/23/12

APPLICANT ADDRESS: 2241 GEORGES LANE OWNER OCCUPANT: Y / No
Philadelphia, PA 19131

PROPOSED USE: SIDEYARD/GARDEN ESTIMATED PROJECT COST: N/A

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

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: Lynda Payton

Philadelphia Redevelopment Authority
Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – February 11, 2015

PROPERTY ADDRESS: 421 South 51st Street

SALES PRICE: \$15,934.00 - SALES

PROPERTY TYPE: STRUCTURE _____ LOT X

CITY COUNCIL DISTRICT: 3rd

LAMA SALE PRICE: \$15,934.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Adam Butler

APPLICATION DATE: March 12, 2013

APPLICANT ADDRESS: 415 South 51st Street

OWNER OCCUPANT: Y / N

PROPOSED USE: lot

ESTIMATED PROJECT COST: _____

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 6

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? Mr. Butler applied while we were processing another applicant who later withdrew her interest. The other applicants applied after Adam Butler was approved ; some applicants EOIs were incomplete.

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

Prepared by: Carolyn Terry

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

| <u>ADDRESS/WARD</u> | <u>GRANTEE</u> | <u>REUSE</u> |
|--|---|---|
| 6013 Baltimore Ave. / 03 VPRC: 12/05/1995 City Council: 140950 Adopted On: 12/04/2014 | Frederick Clarkson 2341 Wharton Street Philadelphia, PA 19146 | Commercial Rehabilitation |
| 3456 Dillman St. / 19 VPRC: 05/07/2002 City Council: 140954 Adopted: 12/04/2014 | Litza Valentin 3456 Dillman Street Philadelphia, PA 19140-5705 | Private Rehabilitation Applicant has occupied property since 2002 |
| 5539 Florence Ave. / 51 VPRC: 11/12/2013 City Council: 140951 Adopted On: 12/04/2014 | Denise Knox 5537 Florence Avenue Philadelphia, PA 19143 | Private Lot Transfer Sideyard – OLD I202A |
| 1624 S. Ithan St. / 51 VPRC: 07/08/2014 City Council: 140951 Adopted On: 12/04/2014 | Ernestine Perlotte 1624 South Ithan Street Philadelphia, PA 19143 | Private Rehabilitation OLD applicant |

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

| <u>ADDRESS/WARD</u> | <u>GRANTEE</u> | <u>REUSE</u> |
|--|---|---|
| 425 E. Clearfield St. / 07 VPRC: 06/10/2014 City Council: 140954 Adopted On: 12/04/2014 | Jose Roman 427 East Clearfield Street Philadelphia, PA 19134 | Private Lot Transfer Sideyard – Mortgage \$11,904.00 - LAMA |
| 2407 N. Leithgow St. / 19 VPRC: 10/14/2014 City Council: 140954 Adopted On: 12/04/2014 | Carmen Rosado 2414 North 4 th Street Philadelphia, PA 19133 | Private Lot Transfer Rear yard – Mortgage \$3,696.00 – LAMA |
| 2530 N. Leithgow St. / 19 VPRC: 09/09/2014 City Council: 140954 Adopted On: 12/04/2014 | Jose A. Pagan & Aida I. Pagan, h/w 2527 North Lawrence Street Philadelphia, PA 19133 | Private Lot Transfer Rear yard – Mortgage \$2,791.00 - LAMA |
| 3030 N. Leithgow St. / 19 VPRC: 05/13/2014 City Council: 140954 Adopted On: 12/04/2014 | Hector Luis Colon 3033 North Lawrence Street Philadelphia, PA 19133 | Private Lot Transfer Rear yard – Mortgage \$2,883.00 – LAMA |

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> |
|---|---|---|---|
| 2149 E. Albert St. / 31 VPRC: 10/14/2014 City Council: 140957 Adopted On: 12/04/2014 | John Laychock 2141 East Harold Street Philadelphia, PA 19125 | \$7,943.00 (LAMA) | Private Lot Transfer |
| 1330 S. Grove St. / 36 1211 S. Harmony St. / 36 1312 S. Harmony St. / 36 1334 S. Harmony St. / 36 3616 Sears St. / 36 1308 S. Warfield St. / 36 3634 Wharton St. / 36 VPRC: 10/14/2014 City Council: 140911 Adopted On: 12/11/2014 | Emerald Properties of Philadelphia, LLC c/o Henry M. Clinton, Esquire Two Liberty Place 50 South 16 th Street Philadelphia, PA 19102 | \$35,000.00 (RFP) for all properties | Private Lot Transfer “ “ “ “ “ “ |
| 6022 Market St. / 03 VPRC: 09/09/2014 City Council: 140976 Adopted On: 12/11/2014 | Lux 8 Investments, LLC c/o Len Chang 1009 Arch Street Philadelphia, PA 19107 | \$10,804.00 (LAMA) | Private Rehabilitation |
| 5116 Pentridge St. / 51 VPRC: 09/09/2014 City Council: 140951 Adopted On: 12/04/2014 | Fatty Tuna, LLC c/o Robert Leventon 510 South 46 th Street Philadelphia, PA 19143 | \$3,028.00 (LAMA) | Private Lot Transfer owns: 5110-12 Pentridge St. |
| 2058 E. Susquehanna Ave. / 32 VPRC: 08/12/2014 City Council: 140924 Adopted On: 11/20/2014 | Donn A. Clendenon 323 Race Street, Unit T-1 Philadelphia, PA 19106 | \$80,8000.00 (Competitive Bid) | Private Lot Transfer |

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> |
|--|--|------------------------------------|---|
| 4224 Wyalusing Ave. / 06 VPRC: 06/12/2014 City Council: 140976 Adopted On: 12/11/2014 | Claire Lane 2241 Georges Lane Philadelphia, Pa 19131 | \$ 7,258.00 (LAMA) | Private Lot Transfer owns: 4226 Wyalusing Ave. |
| 421 S. 51 st St. / 60 VPRC: 07/09/2013 City Council: 140951 | Adam Butler 415 South 51 st Street Philadelphia, PA 19143 | \$15,934.00 (LAMA) | Private Lot Transfer Garden |

**BOARD FACTSHEET**

Meeting of February 11, 2015

Approval of a Contract with M& L Compliance Management, LLC
Compliance Monitoring for HOME and NSP Funded Rental Housing
Developments

REQUEST: Approval of contract between M & L Compliance Management, LLC, to provide Compliance Monitoring Services for HOME and NSP funded rental housing developments. This is a one (1) year contract with an option to renew for two (2) successive one (1) year renewal terms at the sole discretion of the PRA.

OVERVIEW: In accordance with 24 CFR §92, the Authority is required to perform the following services for HOME and NSP funded rental housing developments: conduct the file audit of annual recertifications for income eligibility; conduct audits of full recertification at the end of every five (5) years through the end of the HOME compliance period; review the correct annual income and rental charts for distribution to grantees; review and approve property rent schedules and subsequent rental increases; and meet with grantees on-site for file reviews and unit inspections.

Since the Authority is responsible for monitoring approximately 4,000 residential rental units at various stages within their HOME and NSP compliance periods with a small staff, we are requesting the assistance of a firm that is qualified to assist with the aforementioned services as well as provide technical assistance.

In December 2014, the Authority issued a Request for Proposals ("RFP") for Compliance Monitoring Services for HOME and NSP funded residential developments. All bids were due by January 6, 2014. The Authority received one (1) response to the RFP - the Authority selected M & L Compliance Management, LLC, the only party to respond to the RFP for Compliance Monitoring Services.

The contract will be based on an annual maximum fee of Seventy-nine Thousand Two Hundred Dollars (\$79,200), plus travel expenses, for a term of one (1) year with options to renew the Contract for two (2) successive one (1) year renewal terms at the sole discretion of the PRA.

Proposed Resolution is attached.

Prepared by: Melvis J. Dunbar

Reviewed by: David Thomas

RESOLUTION NO.

RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES WITH M&L COMPLIANCE MANAGEMENT, LLC TO PERFORM COMPLIANCE MONITORING SERVICES FOR HOME AND NSP FUNDED RESIDENTIAL RENTAL DEVELOPMENTS

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby granted for the Authority to enter into a Contract for Professional Services with M&L Compliance Management, LLC, to perform Compliance Monitoring Services for HOME and NSP funded residential rental developments for a term of one (1) year and two successive one (1) year renewal options, for an annual maximum fee of \$79,200, plus travel expenses.

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

FURTHER AUTHORIZING, 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.