

**PHILADELPHIA REDEVELOPMENT AUTHORITY**

**1234 MARKET STREET, 16<sup>TH</sup> FLOOR  
PHILADELPHIA, PA 19107**

**BOARD MEETING  
WEDNESDAY, APRIL 8, 2015**

**Open Session – 4:00 P.M.**

**A G E N D A**

**APPROVAL OF BOARD MINUTES**

Meeting of March 11, 2015

<b>I. <u>ADMINISTRATIVE</u></b>	<b><u>Page</u></b>
(a) Emergency Stabilization Services 5820 Germantown Avenue Domus, Inc. <b>Professional Services Contract</b>	(1)
(b) Demolition Services Ray's Home Repair and Demolition, Inc. Mantua Condemnation No. 15 <b>Professional Services Contract</b>	(3)
(c) Public Improvements Projects <b>NTI QRB Funding Agreements</b>	(5)
(d) Sidewalk Repairs <b>NTI QRB Funding Agreement</b>	(7)
(e) South Street and 4th Street South Street HeadHouse District of Philadelphia <b>NTI Grant Funding Agreement</b>	(9)
(f) Stantec Consulting Services Inc. 1718-26 N. 52nd Street <b>Amendment to Professional Services Contract</b>	(11)
(g) HeadHouse Retail Associates, L.P. <b>NTI Grant Funding Agreement</b>	(13)

## **AGENDA**

Board Meeting of April 8, 2015

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### **II. DEVELOPMENT**

- (a) Mantua Urban Renewal Area (15)  
Westview Development Partners, LLC  
3509 Haverford Avenue  
**Modification to Resolution No. 2014-70  
for Selection of Redeveloper**
- (b) West Parkside Urban Renewal Area (20)  
Centennial Village LP  
1701-17 N. 52nd Street (Including 5177-79  
W. Columbia Avenue and 5182 Viola Street);  
1702 N. 52nd Street; 1706-10 N. 52nd Street;  
1712-16 N. 52nd Street; 1718-26 N. 52<sup>nd</sup> Street  
(Including 5216 Parkside Avenue); 1719-29  
N. 52nd Street (Including 5178 Parkside Avenue);  
1718 N. Creighton Street; 1722-24 N. Creighton  
Street; 5218-20 Parkside Avenue; 5222-34 Parkside  
Avenue (Including 5231-37 W. Columbia Avenue)  
and 5238 Parkside Avenue  
**Selection of Redeveloper**
- (c) American Street Industrial Corridor Urban Renewal Area (27)  
American Studios Phila, LLC  
1300 N. American Street  
**First Amendatory Agreement**

### **III. HOUSING FINANCE / NSP**

- (a) Allegheny West Homes – Preservation Project (31)  
Allegheny I Housing Limited Partnership  
2804 N. Bambrey Street, 2823 N. Bambrey Street  
2827 N. Bambrey Street, 2833 N. Bambrey Street  
2843 N. Bambrey Street, 2847 N. Bambrey Street  
2832 N. Bonsall Street, 2904 N. Bonsall Street  
2908 N. Bonsall Street, 2909 N. Bonsall Street  
2920 N. Bonsall Street, 2925 N. Bonsall Street  
2927 N. Bonsall Street, 2929 N. Bonsall Street  
2935 N. Bonsall Street, 2940 N. Bonsall Street  
2941 N. Bonsall Street, 2943 N. Bonsall Street  
2944 N. Bonsall Street, 2968 N. Bonsall Street  
3035 N. Bonsall Street, 3052 N. Bonsall Street  
2744 N. Hemberger Street, 2746 N. Hemberger Street  
3006 N. Judson Street, 3032 N. Judson Street  
2908 N. Ringgold Street, 3000 N. Taney Street  
2820 N. Taylor Street, 2856 N. Taylor Street  
2924 N. Taylor Street and 3132 N. 27<sup>th</sup> Street  
**Non-Recourse Construction Permanent Loan  
Agreement**

## **AGENDA**

Board Meeting of April 8, 2015

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- (b) Winchester Apartments (45)  
SBG Management Services, Inc.  
4804-06 Chester Avenue  
**Consent of Sale and Assumption of Existing Debt**

### **IV. REAL ESTATE**

- (a) 6916 Grosbeak Place (47)  
**Amicable Acquisition**
- (b) Vacant Property Review Committee (51)  
**Conveyance of Properties**

# PHILADELPHIA REDEVELOPMENT AUTHORITY

## BOARD MEETING MINUTES

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A meeting of the Board of Directors of the Philadelphia Redevelopment Authority was held on Wednesday, March 11, 2015 commencing at 4:03 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: Jennifer Rodriguez, Vice Chairman (acting Chairman), Rob Dubow, Treasurer, and Alan Greenberger, 2<sup>nd</sup> Vice Chair.

The following member of the Board of Directors not present: James Cuorato, Chairman.

The following members of the Authority staff were present: Brian Abernathy, Ryan D. Harmon, Esquire, Tania Nikolic, Peilin Chen, Brian Romano, Jessie Lawrence, Robert LaBrum and Elizabeth Bonaccorso.

Also in attendance: Susie Jarmon, OHCD, John Haak, City Planning Commission; Deborah McColloch, OHCD, Paul Glover, Resident, Saul Behar, University City Science Center and Valerie Allen, Ballard Spahr.

### ANNOUNCEMENTS

Ms. Rodriguez announced that Ms. Smyler has resigned from the Board of Directors. Ms. Smyler has been appointed to General Counsel for Governor Wolf. Ms. Smyler's resignation letter will be attached to the minutes of this meeting. Ms. Rodriguez, on behalf of the Board, thanked Ms. Smyler for her dedicated work as a Board member and her contributions to several of the Board's subcommittees.

Ms. Rodriguez stated that the Board held an Executive Session on February 27, 2015 to discuss personnel matters.

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



### MINUTES

Ms. Rodriguez called for a motion to approve the minutes of the Board meeting of February 11, 2015.

Upon motion made and duly seconded, the minutes of February 11, 2015 were approved.



**ADMINISTRATIVE**

**Mr. Abernathy presented "Item I – Neighborhood Transformation Initiative (NTI) 2015 Bond Issue" in substance consistent with the Fact Sheet attached hereto.**

*Additional Comments and Discussion*

Mr. Abernathy stated today’s action by the Board would allow the Authority to issue up to One Hundred Thirty-One Million Dollars (\$131,000,000) of Revenue Refunding Bonds, Series 2015 (City of Philadelphia Neighborhood Transformation Initiative). This would reduce the interest rate thereby reducing the annual debt service to be paid by the City. Mr. Abernathy stated this would provide for significant savings.

Mr. Abernathy stated that Ms. Allen from Ballard Spahr is present to answer any questions.

Mr. Abernathy responded that the closing date is scheduled for April 15, 2015.

**Board Action**

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

**RESOLUTION NO. 2015-20**

**PHILADELPHIA REDEVELOPMENT AUTHORITY**

**Adopted: March 11, 2015**

**APPROVING THE EXECUTION AND DELIVERY OF A FOURTH SUPPLEMENTAL SERVICE AGREEMENT BY AND BETWEEN THE AUTHORITY AND THE CITY OF PHILADELPHIA; AUTHORIZING AND DIRECTING THE ISSUANCE OF UP TO \$131,000,000 TOTAL AGGREGATE PRINCIPAL AMOUNT OF THE AUTHORITY’S REVENUE REFUNDING BONDS, SERIES 2015A (AMT) (CITY OF PHILADELPHIA NEIGHBORHOOD TRANSFORMATION INITIATIVE) AND REVENUE REFUNDING BONDS, SERIES 2015B (NON-AMT); AUTHORIZING AND DIRECTING THE EXECUTION AND DELIVERY OF A FIFTH SUPPLEMENTAL INDENTURE SECURING SUCH BONDS; AUTHORIZING AND DIRECTING THE REDEMPTION OF THE 2005 BONDS; AUTHORIZING AND DIRECTING THE EXECUTION AND DELIVERY OF A BOND PURCHASE AGREEMENT; AUTHORIZING**

**AND APPROVING THE PREPARATION AND DISTRIBUTION OF A PRELIMINARY OFFICIAL STATEMENT AND ANY SUPPLEMENT THERETO AND DEEMING FINAL SUCH PRELIMINARY OFFICIAL STATEMENT; AUTHORIZING AND APPROVING THE EXECUTION, DELIVERY AND DISTRIBUTION OF AN OFFICIAL STATEMENT AND ANY SUPPLEMENT THERETO; AUTHORIZING AND DIRECTING THE EXECUTION AND DELIVERY OF THE BONDS; PROVIDING FOR THE PRINCIPAL AMOUNT, PROVISIONS FOR REDEMPTION AND MATURITY OF, AND RATES OF INTEREST ON, THE BONDS; AUTHORIZING INVESTMENT OF BOND PROCEEDS BY THE TRUSTEE; APPOINTING CO-BOND COUNSEL AND THE CO-FINANCIAL ADVISORS TO THE AUTHORITY; REQUESTING THE TRUSTEE TO AUTHENTICATE THE BONDS; AUTHORIZING INCIDENTAL ACTION TO BE TAKEN BY OFFICERS OF THE AUTHORITY; AND REPEALING INCONSISTENT RESOLUTIONS**

**WHEREAS**, the Philadelphia Redevelopment Authority (formerly known as the Redevelopment Authority of the City of Philadelphia) (the "Authority") is a public body and a body corporate and politic, exercising public powers of the Commonwealth of Pennsylvania (the "Commonwealth") as an agency thereof, created under and pursuant to the Pennsylvania Urban Redevelopment Law, Act No. 385 of the General Assembly of the Commonwealth approved May 24, 1945 (P.L. 991), as amended and supplemented (the "Authority Law"); and

**WHEREAS**, the Authority exists and operates under the Authority Law for the public purposes of the elimination of blighted areas through economically and socially sound redevelopment of such areas, as provided by the Authority Law, in conformity with the comprehensive general plan of The City of Philadelphia (the "City"), for residential, recreational, commercial, industrial or other purposes, and otherwise encouraging the provision of healthful homes, a decent living environment and adequate places of employment of the people of the City of Philadelphia; and

**WHEREAS**, under the Authority Law the Authority has all powers necessary or appropriate to carry out and effectuate the purposes and provisions of the Authority Law, including, inter alia, the powers to cooperate with the City; to act as agent for the City for the public purposes set out in the Authority Law; to acquire real property by eminent domain; to own, hold, clear, improve and manage real property; to make and execute contracts and other instruments necessary or convenient to the exercise of the powers of the Authority; to make loans to any purchaser or owner of a residential housing or a commercial or an industrial project for the purpose of financing the purchase, construction, rehabilitation, demolition or equipping of a residential housing or a commercial and industrial redevelopment program; and to issue bonds of the Authority for any of its corporate purposes; and

**WHEREAS**, the City is authorized by the Pennsylvania Redevelopment Cooperation Law, Act No. 383 of the General Assembly of the Commonwealth approved May 24, 1945 (P.L. 982), as amended and supplemented (the "Redevelopment Cooperation Law") to enter into agreements with the Authority respecting action to be taken by the City pursuant to any of the powers granted by the Redevelopment Cooperation Law; to make such appropriations

to the Authority as are deemed necessary to assist the Authority in carrying out its public purposes; and to designate the Authority as the City's agent within the Authority's field of operation to perform any specified activity or to administer any specified program which the City is authorized by law to do in furtherance of the public purposes specified in the Authority Law, including, without limitation, redevelopment, renewal, rehabilitation, housing, conservation, urban beautification or comprehensive programs for the development of entire sections or neighborhoods; and

**WHEREAS**, the Authority (i) has undertaken, at the direction and with the cooperation of the City, a comprehensive neighborhood transformation program for revitalization, renewal, redevelopment and transformation of blighted areas within the City to promote the health, safety and welfare of the residents of the City (the "Program") and (ii) has previously issued its revenue bonds to finance the costs of the Program; and

**WHEREAS**, at the request of the City, to finance the Program, the Authority has determined to issue up to \$131,000,000 aggregate principal amount of the Authority's Revenue Refunding Bonds, Series 2015A (AMT) (City of Philadelphia Neighborhood Transformation Initiative) and Revenue Refunding Bonds, Series 2015B (Non-AMT) (City of Philadelphia Neighborhood Transformation Initiative) (together, the "2015 Bonds"), for the purpose of (i) currently refunding all or a portion of the Redevelopment Authority of the City of Philadelphia Qualified Redevelopment Revenue Bonds, Series 2005B (AMT) (City of Philadelphia Neighborhood Transformation Initiative) originally issued in the principal amount of \$44,040,000, and all or a portion of the Redevelopment Authority of the City of Philadelphia Revenue Bonds, Series 2005C (City of Philadelphia Neighborhood Transformation Initiative), originally issued in the principal amount of \$81,305,000 (the "2005 Bonds"); and (ii) paying the costs of issuance of the 2015 Bonds; and

**WHEREAS**, at the request of the City, the Authority has determined to use the Authority's existing funds to redeem the remaining outstanding 2005 Bonds, if any; and

**WHEREAS**, the Authority will issue the 2015 Bonds under a Trust Indenture dated as of April 15, 2002, as previously amended and supplemented (the "Trust Indenture"), and as further supplemented by a Fifth Supplemental Indenture to be dated as of April 1, 2015 (the "Fifth Supplemental Indenture" and, together with the Trust Indenture, the "Indenture"), by and between the Authority and TD Bank, N.A., as successor trustee (the "Trustee"); and

**WHEREAS**, pursuant to a service agreement dated as of April 15, 2002, as previously amended and supplemented (the "Original Service Agreement"), and as further supplemented by a Fourth Supplemental Service Agreement (the "Fourth Supplemental Service Agreement" and, together with the Original Service Agreement, the "Service Agreement"), the City will pay to the Authority a Service Fee in consideration of the Authority's agreement to undertake the Program; and

**WHEREAS**, the Authority has determined to sell the 2015 Bonds pursuant to the terms of a Bond Purchase Agreement (the "Bond Purchase Agreement") by and between the Authority and the Underwriters identified therein (the "Underwriters") for whom Goldman, Sachs & Co. is acting as Representative (the "Representative"); and

**WHEREAS**, pursuant to the Bond Purchase Agreement, the City will deliver to the Authority and the Underwriters a Letter of Representations (the "Letter of Representations") at the time of execution and delivery of the Bond Purchase Agreement; and

**WHEREAS**, the Underwriters propose to offer the 2015 Bonds for sale pursuant to a Preliminary Official Statement and a final Official Statement; and

**WHEREAS**, the Fourth Supplemental Service Agreement, Fifth Supplemental Indenture, the Bond Purchase Agreement, the Official Statement and the 2015 Bonds are collectively referred to herein as the "Bond Documents"; and

**WHEREAS**, certain action is required to be taken by the Authority as a prerequisite to the issuance and sale of the 2015 Bonds.

**NOW, THEREFORE, BE IT RESOLVED** by the Authority that:

Section 1. The form of the Fourth Supplemental Service Agreement submitted at this meeting (a copy of which shall be filed with the records of the Authority), is hereby approved and the Chairman, Vice Chairman or Executive Director is hereby authorized and directed to execute, acknowledge and deliver to the City, and the Secretary, Assistant Secretary, Executive Director or Senior Deputy Executive Director is hereby authorized and directed to affix and attest the corporate seal of the Authority to, the Fourth Supplemental Service Agreement in substantially such form, with such changes therein as counsel may advise and the officers executing the same may approve, such approval to be evidenced by such officers' execution thereof.

Section 2. The form of the Fifth Supplemental Indenture submitted at this meeting (a copy of which shall be filed with the records of the Authority), providing, together with the Trust Indenture, for the issuance of the 2015 Bonds, is hereby approved, and the Chairman, Vice Chairman or Executive Director is hereby authorized and directed to execute, acknowledge and deliver, and the Secretary, Assistant Secretary, Executive Director or Senior Deputy Executive Director is hereby authorized and directed to affix and attest the corporate seal of the Authority to, the Fifth Supplemental Indenture in substantially such form, with such changes therein as counsel may advise and the officers executing the same may approve, such approval to be evidenced by such officers' execution thereof.

Section 3. The Authority hereby authorizes and approves the execution and delivery of the Bond Purchase Agreement (including acceptance of the Letter of Representations attached thereto) by the Chairman, Vice Chairman or Executive Director, for purchase of the 2015 Bonds by the Underwriters, containing such terms and provisions as the Chairman, Vice Chairman or Executive Director, in consultation with counsel, shall approve, such approval to be evidenced by such officers' execution thereof.

Section 4. The Authority hereby authorizes and approves the Preliminary Official Statement in respect of the 2015 Bonds and authorizes the Chairman, Vice Chairman or Executive Director to deem final the Preliminary Official Statement, and to sign and deliver a final Official Statement on behalf of the Authority in such form with such changes therein and any supplements thereto as counsel may advise and the officer executing the same may approve,



such approval to be evidenced by the execution thereof. The distribution of the Preliminary Official Statement and the final Official Statement, and any supplements thereto, in connection with the offering and sale of the 2015 Bonds is hereby approved.

Section 5. The issuance of the 2015 Bonds is authorized and approved. The 2015 Bonds are hereby authorized and directed to be prepared for delivery in accordance with the terms of the Bond Purchase Agreement. The form of the 2015 Bonds contained in the form of the Fifth Supplemental Indenture is hereby approved; and the 2015 Bonds shall be in substantially the form so approved, with such changes therein as counsel may advise and the Authority officers executing and delivering the 2015 Bonds may approve, the approval of such officers to be conclusively evidenced by such execution. The Chairman, the Vice Chairman or the Executive Director are hereby authorized and directed to execute the 2015 Bonds by their manual or facsimile signatures, and the corporate seal of the Authority or the facsimile thereof is hereby adopted and authorized to be imprinted thereon or affixed thereto and shall be attested by the manual or facsimile signature of the Secretary, Assistant Secretary or Senior Deputy Executive Director. The Chairman, Vice Chairman or Executive Director is authorized and directed to deliver the 2015 Bonds to the Trustee for authentication under the Fifth Supplemental Indenture herein authorized and, when authenticated, to deliver them or cause them to be delivered to the Representative pursuant to the Bond Purchase Agreement against receipt of the purchase price therefor and to deposit the amounts so received with the Trustee as provided in the Fifth Supplemental Indenture, to be held and applied by the Trustee as provided in the Indenture.

Section 6. The 2015 Bonds shall be issued in one or more series and in the aggregate principal amount not to exceed \$131,000,000 shall mature on the date (not later than 16 years from the date of issuance) and in the series and amounts, shall be dated and numbered, in the denominations, and in the registered form carrying the exchangeability privileges, be payable in the medium of payment on the dates and at such places, bear interest at the rates (not to exceed 6% per annum), be subject to mandatory and optional redemption prior to maturity and be entitled to the priorities in the revenues and receipts of the Authority, all as provided in the Indenture.

Section 7. The Authority hereby authorizes and directs the redemption of the 2005 Bonds on the earliest practicable redemption date after the date of issuance of the 2015 Bonds. The officers of the Authority are hereby authorized to cause notice of redemption to be given in accordance with the terms of the 2005 Bonds and to take such other action and execute such other documents as shall be necessary or desirable to effect the refunding and redemption of the 2005 Bonds.

Section 8. The Authority hereby appoints Ballard Spahr LLP and Turner Law, P.C. as Co-Bond Counsel and Public Financial Management Inc. and Acacia Financial Group, Inc. as the Authority's co-financial advisors in connection with the issuance of the 2015 Bonds.

Section 9. The Trustee is hereby requested to authenticate the 2015 Bonds and to deliver them to or upon the order of the Chairman, Vice Chairman or Executive Director.

Section 10. The Trustee shall be, by virtue of this Resolution and without further authorization from the Authority, authorized, directed and requested to invest and reinvest all moneys available therefor by it pursuant to the Indenture, which by the terms of the Indenture may be invested, or to deposit and redeposit such moneys in such accounts as may be permitted by the Indenture, all subject to the terms and limitations contained in the Indenture.

Section 11. Any of the officers of the Authority are hereby authorized and directed to appoint such other professional advisers or underwriters for the 2015 Bonds and to execute and deliver such other documents and instruments and to take such other action as may be necessary or appropriate in order to effectuate the execution, delivery and performance by the Authority of the Bond Documents and the consummation of the transactions contemplated thereby, the undertaking of the Program, and the issuance and sale of the 2015 Bonds, all in accordance with the foregoing Sections hereof.

Section 12. 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.

Section 13. This Resolution shall take effect immediately upon its adoption. All prior resolutions or parts thereof inconsistent herewith are hereby repealed.

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



## **DEVELOPMENT**

**Mr. LaBrum presented "Item II (a) – Thirteenth Amendment to Redevelopment Agreement" in substance consistent with the Fact Sheet attached hereto.**

### *Additional Comments and Discussion*

Mr. LaBrum stated today's action by the Board would extend the construction completion date under the Redevelopment Agreement with the University City Science Center ("UCSC") until January 1, 2023, with respect to only the remaining two (2) undeveloped parcels (Parcels 13A and 13C).

Mr. Greenberger stated that the parcel located at 34th & Market was never developed and inquired as to whether that was one of the parcels. Mr. LaBrum replied that it was not and that the Authority previously issued Certificate of Completions to UCSC and included the parcel located at 34th & Market. The Authority is no longer overseeing that project. The 34th & Market Street parcel is now being used as a surface parking lot. Mr. LaBrum stated that UCSC proposed two (2) parking lots at 34th & Market Streets and 36th & 38th Streets, neither of which were one of the undeveloped parcels being proposed for extension here.

## **Board Action**

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

### **RESOLUTION NO. 2015-21**

#### **RESOLUTION APPROVING A THIRTEENTH AMENDATORY AGREEMENT WITH UNIVERSITY CITY SCIENCE CENTER RE: PARCEL NOS. 13A AND 13C, LOCATED IN THE UNIVERSITY CITY URBAN RENEWAL AREA, UNIT NO. 3**

**WHEREAS**, the Philadelphia Redevelopment Authority, entered into a Redevelopment Agreement with University City Science Center ("UCSC") dated November 26, 1965, for the development of certain parcels of property located within the University City Urban Renewal Area, Unit No. 3, including Parcel Nos. 13A and 13C.

**WHEREAS**, the parties subsequently executed First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth, Ninth, Tenth, Eleventh and Twelfth Amendatory Agreements, and other Extension Agreements;

**WHEREAS**, the Redeveloper has completed construction on approximately 18 of the original 20 parcels conveyed subject to the Redevelopment Agreement;

**WHEREAS**, the Redeveloper has requested a further extension to complete construction on the remaining two undeveloped parcels of land; and

**WHEREAS**, the Authority has determined that it is in the best interest of the parties to further amend the Redevelopment Agreement in order to better effectuate the purpose and undertakings of the parties thereto.

**NOW THEREFORE, BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that approval is hereby given for:

1. The extension of the completion of construction date for Parcel Nos. 13A and 13C to January 1, 2023.
2. The required payment to the Authority of an administrative fee in the amount of One Hundred Thousand Dollars (\$100,000).

**FURTHER RESOLVING**, the Executive Director to execute and deliver any documentation deemed necessary or desirable in order to carry out the foregoing under terms and conditions acceptable to the Executive Director and in a form acceptable to General Counsel.

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



**Mr. Romano presented "Item II (b) – Selection of Redeveloper - BMK Properties, LLC" in substance consistent with the Fact Sheet attached hereto.**

*Additional Comments and Discussion*

Ms. Rodriguez pointed out that the MBE/WBE/DBE goals were not listed in the package. Mr. Greenberger stated that this information used to be included in the packages with past performances as well. Mr. Abernathy stated that the ranges should be listed in the packages. Ms. Nikolic further stated moving forward staff will include this information.

Ms. Nikolic stated that MBE/WBE/DBE goals for this project are as follows: 18%, 7% and 2% (best faith effort).

**Board Action**

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

**RESOLUTION NO. 2015-22**

**RESOLUTION SELECTING BMK PROPERTIES, LLC AS REDEVELOPER OF 942 N. MARSHALL STREET, 948 N. MARSHALL STREET, 950 N. MARSHALL STREET, 962 N. MARSHALL STREET, 981 N. MARSHALL STREET, 983 N. MARSHALL STREET, 985 N. MARSHALL STREET, 987 N. MARSHALL STREET, 993 N. MARSHALL STREET, 995 N. MARSHALL STREET, 996-998 N. MARSHALL STREET, 1010 N. MARSHALL STREET AND 1012 N. MARSHALL STREET LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CTIES URBAN RENEWAL AREA**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that BMK Properties, LLC is hereby selected as Redeveloper of 942 N. Marshall Street, 948 N. Marshall Street, 950 N. Marshall Street, 962 N. Marshall Street, 981 N. Marshall Street, 983 N. Marshall Street, 985 N. Marshall Street, 987 N. Marshall Street, 993 N. Marshall Street, 995 N. Marshall Street, 996-998 N. Marshall Street, 1010 N. Marshall Street and 1012 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 Two Hundred Thousand Dollars (\$200,000.00); 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: Ms. Rodriguez, Mr. Greenberger and Mr. Dubow.



**Mr. Lawrence presented "Item II (c) – Selection of Redeveloper and Self-Amortizing Loan with Josefina Vazquez" in substance consistent with the Fact Sheet attached hereto.**

### **Board Action**

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

### **RESOLUTION NO. 2015-23**

### **RESOLUTION SELECTING JOSEFINA VAZQUEZ AS REDEVELOPER OF 3110 N. PERCY STREET LOCATED IN THE WEST FAIRHILL/EAST TIOGA/HUNTING PARK REDEVELOPMENT AREA, WEST FAIRHILL/EAST TIOGA/HUNTING PARK URBAN RENEWAL AREA AND APPROVING A SELF-AMORTIZING LOAN FOR THE DISPOSITION PRICE**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that Josefina Vazquez is hereby selected as Redeveloper of 3110 N. Percy Street, located within the West Fairhill/East Tioga/Hunting Park Redevelopment Area, West Fairhill/East Tioga/Hunting Park 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 Three Thousand Two Hundred Forty-Nine Dollars (\$3,249.00); 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 \$3,249 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: Ms. Rodriguez, Mr. Greenberger and Mr. Dubow.



**REAL ESTATE**

**Ms. Nikolic presented "Item III – Conveyance of Properties" in substance consistent with the Fact Sheet attached hereto.**

*Additional Comments and Discussion*

Ms. Rodriguez raised a concern with regards to 2606 N. Orianna Street being conveyed in the amount of \$23,514.00. Ms. Jarmon responded that the correct amount for the above mentioned property is \$6,473.88. Ms. Jarmon stated that the \$23,514.00 figure represented three (3) properties combined.

Ms. Rodriguez stated for the record that the conveyance amount for 2606 N. Orianna Street would reflect the correct amount of \$6,473.88.

**Board Action**

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

**RESOLUTION NO. 2015-24**

**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>
2862 Amber Street	Prince Pulido
4209 Hicks Street	Irene Hagans
2819 North Hutchinson Street	Blanca I. Roman
1907 Turner Street	Philadelphia Redevelopment Authority

**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>
2863 Amber Street	Luis Armando Rodriguez	\$ 6,981.00 (LAMA)
226 East Collom Street	John Temple Bundy Jr. & Karen Rochelle Bethea	\$ 8,874.00 (LAMA)
1315 South Dorrance Street	Aldoric Angenant Pough	\$10,314.00 (LAMA)
1901 East Huntingdon Street	Robert William Wetherington & Rachael Dawn Kerns–Wetherington, h/w Equity	\$15,000.00 PMM + \$1,644.00
2606 North Orianna Street	Maribel Morales	\$6,473.88 (LAMA 2012)
2261 East William Street	Carlos Gonzalez	\$13,001.00 (LAMA)
2605 North 31 <sup>st</sup> Street	Bette L. Walker-Jackson	\$ 3,084.00 (LAMA 2012)

**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.

<u>Address</u>	<u>Grantee(s)</u>	<u>Price</u>
2303 Federal Street	Anthony D. Gamble, Sr. & Pietra N. Gamble, h/w	\$27,424.00 (LAMA 2012)

**FURTHER RESOLVING** that for each of the foregoing conveyances, the Philadelphia Redevelopment Authority will provide a loan in the amount of the purchase price for a term of 10 years at 0% interest that will be secured by a mortgage on the property. The amount of the

obligation will be forgiven in its entirety at the end of the 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:

<b>Address</b>	<b>Grantee(s)</b>	<b>Appraised/LAMA Value</b>
442 West Arlington Street	G Squared Real Estate, LP	\$ 6,164.00 (LAMA)
444 West Arlington Street	G Squared Real Estate, LP	\$ 6,498.00 (LAMA)
1415 South Chadwick Street	KUMAS HOMES LLC	\$22,965.00 (LAMA)
4532 North Colorado Street	Sylvia A. McCall	\$ 2,658.09 (LAMA)
208 Hermitage Street formerly known as 170 Hermitage Street	Charles Missimer & Mary Alice Missimer, h/w	\$ 4,000.00 (Appraisal)
1715 West Ingersoll Street	Leon Bobby Realty LLC	\$11,598.00 (LAMA 2012)
1727 West Ingersoll Street	Leon Bobby Realty LLC	\$11,581.00 (LAMA 2012)
1731 West Ingersoll Street	Leon Bobby Realty LLC	\$11,175.00 (LAMA 2012)
3915 Lancaster Avenue	Central Auto Center Inc.	\$16,172.00 (LAMA 2012)
2117 Latona Street	Wilson Drake Development	\$15,973.00 (LAMA)
2121 Latona Street	Wilson Drake Development	\$13,929.00 (LAMA)
2929 North Mascher Street	Korsyg Holding, LLC	\$ 5,168.00 (LAMA)
646 & 626 Master Street	Steven Karpo	\$19,968.00 (LAMA)
1706 West Master Street	Leon Bobby Realty LLC	\$33,132.00 (LAMA 2012)
1712 West Master Street	Leon Bobby Realty LLC	\$35,199.00 (LAMA 2012)
1916 Mutter Street	Benjamin Allen	\$ 2,668.00 (LAMA)
855 North Orkney Street	Claudia Post	\$64,071.00 (LAMA 2012)
6137 Spruce Street	Khalilah Dione Cade	\$15,535.11 (LAMA)
2263 East William Street	Carlos Gonzalez	\$ 7,500.00 (RE Committee)
2265 East William Street	Carlos Gonzalez	\$ 7,500.00 (RE Committee)
3024 North 4 <sup>th</sup> Street	Irving Diaz	\$ 5,084.32 (LAMA)
421 South 51 <sup>st</sup> Street	Adam John Butler	\$21,450.00 (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: Ms. Rodriguez, Mr. Greenberger and Mr. Dubow.





**OLD BUSINESS**

Ms. Rodriguez inquired if there was any old business for the Board. No old business was presented to the Board.



**NEW BUSINESS**

Ms. Rodriguez 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, Ms. Rodriguez declared the meeting adjourned at 4:18 P.M.

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SECRETARY TO THE BOARD

# AHMAD, ZAFFARESE & SMYLER, LLC

One South Broad Street | Suite 1810 | Philadelphia, PA 19107  
215.496.9373 Office | 215.496.9419 Fax  
www.azands.com

January 15, 2015

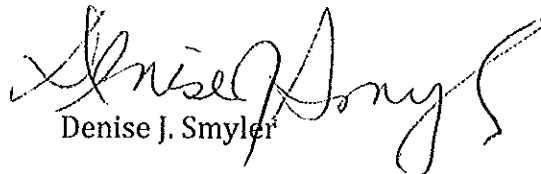
Mayor Michael Nutter  
Office of the Mayor  
Room 215 City Hall  
Philadelphia, PA 19107  
*(Hand Deliver)*

Dear Mayor Nutter,

Regrettably, I must resign from the Board of Directors of the Philadelphia Redevelopment Authority. It has been a great privilege to serve the Authority and I am extraordinarily proud of the Authority's achievements. Unfortunately, my recent appointment as General Counsel to our new Governor requires that I withdraw from the Board.

The Authority is vital to the revitalization of Philadelphia neighborhoods and I look forward to its continued success.

Very truly yours,



Denise J. Smyler

Cc: Brian Abernathy, Executive Director (Via email)



## BOARD FACTSHEET

Meeting of March 11, 2015

Neighborhood Transformation Initiative (NTI) – 2015 Bond Issue

In 2002, the Authority, at the direction and with the cooperation of the City, developed the Neighborhood Transformation Initiative (NTI) program (the “Program”). The Program is designed for the revitalization, renewal, redevelopment and transformation of blighted areas within the City to promote the health, safety and welfare of the residents of the City. In consideration of the Authority’s agreement to undertake the Program and issue its revenue bonds to finance the costs of the Program, the City agreed to pay to the Authority a service fee equal to the amount of required debt service in accordance with the Service Agreement dated as of April 15, 2002, as previously amended and supplemented (the “Service Agreement”).

The Authority previously issued its Qualified Redevelopment Revenue Bonds, Series 2005B (AMT) (City of Philadelphia Neighborhood Transformation Initiative) in the principal amount of \$44,040,000, and its Revenue Bonds, Series 2005C (City of Philadelphia Neighborhood Transformation Initiative), in the principal amount of \$81,305,000 (the “2005 Bonds”).

The City has requested the Authority to issue up to \$131,000,000 of Revenue Refunding Bonds, Series 2015 (City of Philadelphia Neighborhood Transformation Initiative) (the “2015 Bonds”) in one or more series, for the purpose of refunding a portion of the 2005 Bonds. The refunding will reduce the interest rate thereby reducing the annual debt service to be paid by the City.

The Board is requested to adopt a resolution to approve the issuance of the 2015 Bonds, the redemption of the 2005 Bonds, the preparation, distribution and deeming final of the Preliminary Official Statement, the preparation, execution and delivery of the final Official Statement, and the execution of the 2015 Bonds, a Fifth Supplemental Indenture between the Authority and the trustee, a Fourth Supplemental Service Agreement between the Authority and the City and the Bond Purchase Agreement, between the Authority and the underwriters.

A proposed form of Resolution is attached.

**BOARD FACTSHEET**

Meeting of March 11, 2015

Thirteenth Amendment to Redevelopment Agreement

University City Science Center

Parcel Nos. 13A and 13C (SW Corner of 38<sup>th</sup> & Market Streets)**NAME OF DEVELOPER/APPLICANT:** University City Science Center

**Nature of Transaction:** Authorizing the Thirteenth Amendment to the Redevelopment Agreement with University City Science Center (UCSC) extending the completion of construction date for two undeveloped parcels (Parcel Nos. 13A and 13C) from January 1, 2021 to January 1, 2023. USCS shall pay an administrative fee in the amount of \$100,000 upon full execution of this Amendatory Agreement.

**Mailing Address:** 3711 Market Street, 8<sup>th</sup> Floor, Philadelphia, PA 19104

**PROPERTY INFORMATION:** Parcel Nos. 13A and 13C

**Description:** Approx. 74,920 sq. ft., lot **Zoning:** CMX4 **Use:** Commercial Mixed-Use

**COMMENTS OR OTHER CONDITIONS:**

The Authority entered into a Redevelopment Agreement with UCSC in 1965 for approximately twenty (20) parcels in the University City Urban Renewal Area, Unit No. 3. Parcel Nos. 13A and 13C are the last two undeveloped parcels. UCSC will provide the Authority with site plans, proof of financing and an EOP Plan upon finalizing their development proposal for the parcels.

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

Prepared by: Robert LaBrum

Reviewed by: Tania Nikolic

**BOARD FACTSHEET**

Meeting of March 11, 2015

Selection of Redeveloper

942, 948, 950, 962, 981, 983, 985-987, 993, 995, 996-998, 1010 and 1012 N. Marshall Street

**NAME OF DEVELOPER/APPLICANT:** BMK Properties, LLC

**Nature of Transaction:** Selection of developer to construct fourteen (14) single-family homes, in the East Poplar neighborhood, to be sold to households with incomes at 80%-100% AMI.

**Legal Entity/Other Partners (if applicable):** Lawrence McKnight

**Mailing Address:** 3010 Richmond Street, Philadelphia, PA 19134

**PROPERTY INFORMATION:**

942 N. Marshall Street (CMX-2)

948 N. Marshall Street (CMX-2)

950 N. Marshall Street (CMX-2)

962 N. Marshall Street (CMX-2)

981 N. Marshall Street (CMX-2)

983 N. Marshall Street (CMX-2)

985-87 N. Marshall Street (CMX-2)

993 N. Marshall Street (CMX-2)

995 N. Marshall Street (CMX-2)

996-98 N. Marshall Street (CMX-2)

1010 N. Marshall Street (CMX-2)

1012 N. Marshall Street (CMX-2)

**Use:** Residential

**Disposition Value:** \$200,000

These parcels were listed in a Workforce Housing Request for Proposals (RFP) to develop on the 900 and 1000 blocks of North Marshall Street with targeted pricing of 80%-100% AMI.

A total of five (5) proposals were received, and based on staff review, BMK Properties submitted the most feasible and comprehensive proposal by providing workforce housing at the requests AMI for each parcel.

**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 September 2015 with construction completion within 18 months.

## Item II (b)

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, the City has approved the Economic Opportunity Plan. The developer has done past projects with the PRA and has exceeded the EOP goals on every project completed to date.

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

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

**BOARD FACTSHEET**

Meeting of March 11, 2015

Selection of Redeveloper and Self-Amortizing Loan

3110 N. Percy Street

**NAME OF DEVELOPER/APPLICANT:** Josefina Vazquez

**Nature of Transaction:** Selection of applicant for 3110 N. Percy Street who is proposing to use adjacent lot for side yard use; property is located in the West Fairhill/East Tioga/Hunting Park Urban Renewal Area.

**Mailing Address:** 3108 N. Percy Street, Philadelphia, PA 19133

**PROPERTY INFORMATION:** 3110 N. Percy Street

**Description:** 674 sq. ft., vacant lot      **Zoning:** RM1      **Use:** Open Space

**Disposition Value:** \$3,249 w/10-year amortizing mortgage

Property value was established by the LAMA upfront pricing model and advertised for sale on [www.PhilllyLandWorks.org](http://www.PhilllyLandWorks.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



## BOARD FACTSHEET

Meeting of March 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>
2862 Amber Street	Prince Pulido
4209 North Hicks Street	Irene Hagans
2819 Hutchinson Street	Blanca I. Roman
1907 Turner Street	Philadelphia Redevelopment Authority

- 2) **Self-amortizing Mortgage Disposition:** The following seven (7) 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>
2863 Amber Street	Luis Armando Rodriguez	\$ 6,981.00 (LAMA)
226 East Collom Street	John Temple Bundy Jr. & Karen Rochelle Bethea	\$ 8,874.00 (LAMA)
1315 South Dorrance Street	Aldoric Angenant Pough	\$10,314.00 (LAMA)
1901 East Huntingdon Street	Robert William Wetherington & Rachael Dawn Kerns-Wetherington + 1,644 equity (RE)	\$15,000.00(PMM)



2606 North Orianna Street	Maribel Morales	\$23,514.00 (LAMA 2012)
2261 East William Street	Carlos Gonzalez	\$13,001.00 (LAMA)
2605 North 31 <sup>st</sup> Street	Bette L. Walker – Jackson	\$ 3,084.00 (LAMA 2012)

- 3) Ten Year Mortgage** – The following property will be conveyed at fair market value as determined by LAMA, with a mortgage that will be forgiven in its entirety at the end of the 10 year period provided the buyer remains in compliance with the Authority’s Land Disposition Policy.

<u>Address</u>	<u>Grantee</u>	<u>LAMA Value</u>
2303 Federal Street	Anthony D. Gamble, Sr. & Pietra N. Gamble, h/w	\$27,424.00 (LAMA 2012)

- 4) Fair Market Disposition:** The following twenty-three (23) 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>
442 West Arlington Street	G Squared Real Estate, LP	\$ 6,164.00 (LAMA)
444 West Arlington Street	G Squared Real Estate, LP	\$ 6,498.00 (LAMA)
1415 South Chadwick Street	KUMAS HOMES LLC	\$22,965.00 (LAMA)
4532 North Colorado Street	Sylvia A. McCall	\$ 2,658.09 (LAMA)
208 Hermitage Street Formerly known as 170 Hermitage Street	Charles Missimer & Mary Alice Missimer, h/w	\$ 4,000.00 (Appraisal)
1715 West Ingersoll Street	Leon Bobby Realty LLC	\$11,598.00 (LAMA 2012)
1727 West Ingersoll Street	Leon Bobby Realty LLC	\$11,581.00 (LAMA 2012)
1731 West Ingersoll Street	Leon Bobby Realty LLC	\$11,175.00 (LAMA 2012)
3915 Lancaster Avenue	Central Auto Center Inc.	\$16,172.00 (LAMA 2012)
2117 Latona Street	Wilson Drake Developments, LLC	\$15,973.00 (LAMA)
2121 Latona Street	Wilson Drake Developments, LLC	\$13,929.00 (LAMA)
2929 North Mascher Street	Korsyng Holding, LLC	\$ 5,168.00 (LAMA)
624 & 626 Master Street	Steven Karpo	\$19,968.00 (LAMA)
1706 West Master Street	Leon Bobby Realty LLC	\$33,132.00 (LAMA 2012)
1712 West Master Street	Leon Bobby Realty LLC	\$35,199.00 (LAMA 2012)
1916 Mutter Street	Benjamin Allen	\$ 2,668.00 (LAMA)
855 North Orkney Street	Claudia Post	\$64,071.00 (LAMA)
6137 Spruce Street	Khalilah Dione Cade	\$15,535.11 (LAMA)
2263 East William Street	Carlos Gonzalez	\$ 7,500.00 (RE Committee)
2265 East William Street	Carlos Gonzalez	\$ 7,500.00 (RE Committee)
3024 North 4 <sup>th</sup> Street	Irving Diaz	\$ 5,084.00 (LAMA)
421 South 51 <sup>st</sup> Street	Adam John Butler	\$21,450.00 (LAMA)



**BOARD FACTSHEET**  
Meeting of April 8, 2015  
Professional Service Contract  
Emergency Stabilization Services

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**NAME OF CONTRACTOR:** Domus, Inc.

**Nature of Transaction:** Approval of a Professional Services Contract with Domus, Inc. for the stabilization of the vacant structure located at 5820 Germantown Avenue. Known as the Germantown YMCA, the current structure has been vacant and, based on multiple engineer reviews, the PRA has been advised to stabilize and preserve the building immediately. The building is currently sealed and fenced to maintain safety and security. Work has already begun to secure the facility.

**Contractor's Mailing Address:** 346 East Walnut Lane, Philadelphia, PA 19144

**PROPERTY INFORMATION:** 5820 Germantown Avenue, registered as an historic building by the City of Philadelphia

**Contract Amount:** Maximum contract compensation not to exceed \$4,000,000

**SELECTION PROCESS:** Normal procurement policies require that a firm be selected by the way of a formal request for proposal; however, an exception has been granted, since the delay in awarding the contract "would cause a material threat to the public health or safety". Per Philadelphia Code §17-1406, the public safety concern warrants the waiver of the RFP Requirement due to the buildings current condition.

**FINANCING:** NTI QRB funds

**COMMENTS OR OTHER CONDITIONS:**

The rehab and stabilization work will address the preservation of this historically significant building by encapsulating the building to stop the further deterioration of the structure. Anticipated scope of work will address the following:

- Temporary requirements at the site to maintain safety-security
- Masonry stabilization and infill any roof openings and repair the roofing system as required to provide a water tight condition
- Rebuild any collapsed or unsafe floor systems including structure and decking as appropriate
- Installation of one Dry Standpipe (construction type) with a fire department connection
- Securing upper level windows and using VPS security screens on the lower level windows and doors (for security purposes)

Proposed Resolution is attached.

Prepared by: Mike Maenner  
Reviewed by: Tania Nikolic

**RESOLUTION NO.**

**RESOLUTION AUTHORIZING THE AUTHORITY TO ENTER INTO A PROFESSIONAL SERVICE CONTRACT WITH DOMUS, INC. FOR THE STABILIZATION OF 5820 GERMANTOWN AVENUE**

**WHEREAS**, Domus, Inc., pursuant to Philadelphia Code §17-1406, was contacted to address the current condition of the building due to their extensive experience, their ability to address the work immediately and their experience with the scope of required 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 Domus, Inc. for the stabilization of 5820 Germantown Avenue, a Redevelopment Authority owned vacant structure, with a maximum compensation not to exceed \$4,000,000.

**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.

**BOARD FACTSHEET**

Meeting of April 8, 2015

Professional Service Contract

Demolition Services

**NAME OF CONTRACTOR:** Ray's Home Repair and Demolition, Inc.

**Nature of Transaction:** Approval of a Professional Services Contract with Ray's Home Repair and Demolition, Inc. for the demolition of Fourteen (14) Redevelopment Authority owned vacant structures in the Mantua Urban Renewal Area. The properties were condemned under Mantua Condemnation No. 15 to complete the land assemblage for a supermarket development.

**Contractor's Mailing Address:** 4719 Melon Street, Philadelphia, PA 19139

**PROPERTY INFORMATION:**

- |                             |                              |
|-----------------------------|------------------------------|
| 1. 3613 Haverford Avenue    | 8. 3624 Mount Vernon Street  |
| 2. 3615 Haverford Avenue    | 9. 3626 Mount Vernon Street  |
| 3. 3631 Haverford Avenue    | 10. 3628 Mount Vernon Street |
| 4. 3603 Mount Vernon Street | 11. 637 N. 37th Street       |
| 5. 3607 Mount Vernon Street | 12. 639 N. 37th Street       |
| 6. 3609 Mount Vernon Street | 13. 641 N. 37th Street       |
| 7. 3622 Mount Vernon Street | 14. 643 N. 37th Street       |

**Contract Amount:** Maximum contract compensation not to exceed \$270,000

**SELECTION PROCESS:** On February 6, 2015, a Request for Proposals ("RFP") was issued seeking experienced demolition contractors to demolish seventeen (17) vacant structures located in the Mantua Urban Renewal Area. The Authority contacted contractors from the City of Philadelphia's Master Demolition List and posted the RFP on the Authority's website. During the RFP posting period, three of the structures were demolished by L&I.

The Authority received three bids: 1) Ashaw Construction Training Inc., 2) Ray's Home Repair and Demolition Inc., and 3) USA Environmental Management, Inc. The lowest bidder, Ashaw Construction Training Inc., was removed from the list for failure to produce a current Tax Clearance Certification. After staff review, Ray's Home Repair and Demolition, Inc., was selected due to their extensive demolition experience.

**FINANCING:** NTI QRB funds

**COMMENTS OR OTHER CONDITIONS:** The Contractor is MBE certified, 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. The demolition will be performed per the City's Master Demolition Specifications and Procedures.

Proposed Resolution is attached.

Prepared by: Mike Maenner

Reviewed by: Tania Nikolic

**RESOLUTION NO.**

**RESOLUTION AUTHORIZING THE AUTHORITY TO ENTER INTO A PROFESSIONAL SERVICE CONTRACT WITH RAY'S HOME REPAIR AND DEMOLITION, INC., FOR THE DEMOLITION OF FOURTEEN (14) AUTHORITY OWNED VACANT STRUCTURES IN THE MANTUA URBAN RENEWAL AREA**

**WHEREAS**, the Authority issued a Request for Proposals ("RFP") seeking responses from demolition contractors for the demolition of Redevelopment Authority owned vacant structures in the Mantua Urban Renewal Area;

**WHEREAS**, Ray's Home Repair and Demolition, Inc. ("Ray's") submitted its response to the RFP wherein Ray's 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 Ray's Home Repair and Demolition, Inc., for the demolition of fourteen (14) Redevelopment Authority owned vacant structures in the Mantua Urban Renewal Area, with a maximum compensation not to exceed \$270,000.

**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.


**BOARD FACTSHEET**

Meeting of April 8, 2015

NTI Funding Agreements

Public Improvement Projects

**Nature of Transaction:** Approval to enter into agreements and/or initiate work in partnership with the City Capital Projects Office on renovations and site preparation on actively used publically owned properties.

The PRA, working with the City Capital Projects Office and City Council members, has identified eligible NTI QRB projects to begin work on immediately.

Contingent upon the completion of the refinancing of NTI QRB funds by the City, renovation and site preparation work will begin promptly on the following publically owned properties:

Project Name	Description	NTI Allocated	Lead
Palumbo Recreation Building	Renovation	\$995,558	City Capital PRA Joint Project
Shot Tower Recreation Building	Renovation	\$550,000	City Capital PRA Joint Project
Palumbo Park	Site Preparation	\$41,000	City Capital Parks Project
Cianfrani Park	Site Preparation	\$40,000	City Capital Parks Project
Firehouse Engine 11 @ 600 South St	Renovation	\$168,419	City Capital PRA Joint Project
Firehouse Engine 24 @ 1200 S 20th	Renovation	\$225,000	City Capital Projects
Marian Anderson Recreation Building	Renovation	\$175,000	City Capital PRA Joint Project
Wharton Sq. Recreation Building	Renovation	\$125,000	City Capital PRA Joint Project
Chew Recreation Building	Renovation	\$72,000	City Capital PRA Joint Project

**FUNDING:** NTI QRB funds not to exceed \$2,400,000

**COMMENTS OR OTHER CONDITIONS:**

These projects will directly address the maintenance and public improvement the City's actively used public recreation facilities, parks, and fire stations.

Proposed Resolution is attached.

Prepared by: Tania Nikolic  
 Reviewed by: Ryan Harmon

**RESOLUTION NO.**

**RESOLUTION AUTHORIZING THE AUTHORITY TO ENTER INTO AGREEMENTS WITH THE CITY OF PHILADELPHIA FOR THE RENOVATION & SITE PREPARATION WORK OF ACTIVELY USED CITY OWNED PROPERTIES**

**WHEREAS**, The Capital Budget of the City of Philadelphia for the Fiscal Year 2015 – 2016 will provide authority to the City Capital Projects Office and Redevelopment Authority to undertake certain renovations and improvements, as well as related program management and administrative expenses; and

**WHEREAS**, staff has presented at this meeting, and considered by the Authority, a budget for services for the year beginning July 1, 2015 in the amount not to exceed \$2,400,000 of Qualified Redevelopment Bond proceeds.

**NOW, THEREFORE, BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, approves the projects as presented and further authorizing the Authority to provide assistance and funding to the City Capital Budget Office and to enter into agreements consistent with the hereby approved projects.

**FURTHER RESOLVED**, that the staff of the Authority is authorized to submit the foregoing to the City of Philadelphia for certification upon appropriate execution by the Authority; it being determined that it is the best interest of the Authority; and further authorizing the preparation of any other documentation necessary or desirable to carry out the foregoing.

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



**BOARD FACTSHEET**

Meeting of April 8, 2015

NTI QRB Project Funding

Sidewalk Repairs

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**Nature of Transaction:** Approval to repair certain sidewalks owned by the Authority to alleviate tripping hazards and improve public walkways.

Contingent upon the completion of the refinancing of NTI QRB funds by the City, work will begin promptly to remove and replace sidewalks identified as requiring repairs.

**FUNDING:** NTI QRB funds not to exceed \$45,000

**COMMENTS OR OTHER CONDITIONS:** Work will be completed by the PRA Maintenance Shop and the estimated cost is anticipated to be \$12.00-\$15.00 per square foot for removal and replacement of concrete sidewalk.

Proposed Resolution is attached.

Prepared by: Michael K. Maenner, Director of Design & Construction

Reviewed by: Tania Nikolic



**RESOLUTION NO.**

**RESOLUTION AUTHORIZING THE USE OF NEIGHBORHOOD TRANSFORMATION INITIATIVE QUALIFIED REDEVELOPMENT BOND PROCEEDS IN AN AMOUNT NOT TO EXCEED \$45,000 TO COMPLETE SIDEWALK REPAIRS**

**WHEREAS**, staff has presented at this meeting, and considered by the Authority, the undertaking of sidewalk repair and improvements, as well as related administrative and staff expenses to complete repairs to sidewalks owned by the Authority.

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that authorization is hereby given to expend Neighborhood Transformation Initiative Qualified Redevelopment Bond proceeds in an amount not to exceed \$45,000 to complete repairs to sidewalks owned by the Authority.

**FURTHER AUTHORIZING**, the preparation, execution, and delivery 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.


**BOARD FACTSHEET**

Meeting of April 8, 2015

Approval of NTI Grant

 South Street and 4<sup>th</sup> Street

**NAME OF DEVELOPER/APPLICANT:** South Street Headhouse District of Philadelphia

**Nature of Transaction:** Approval of a grant to South Street Headhouse District of Philadelphia to use \$223,000 of NTI funds to perform repair work to deteriorating tree pits along South Street between Front Street to 8<sup>th</sup> Street and to use \$1,363,000 of NTI funds to repair and upgrade the underground infrastructure to allow for lighting improvements along 4<sup>th</sup> Street between Lombard to Christian Street.

Contingent upon the completion of the refinancing of NTI QRB funds by the City, repair work will begin promptly on the tree pits along South Street. The 4<sup>th</sup> Street lighting project is currently under design in cooperation with the City Streets Department.

**FUNDING:** NTI funds not to exceed \$1,586,000

**COMMENTS OR OTHER CONDITIONS:**

The repair work to the tree pits along South Street will address dangerous conditions and alleviate tripping hazards. The work will be completed immediately and South Street Headhouse District of Philadelphia has entered into an emergency contract with Seravalli, Inc. The project is subject to prevailing wage requirements and will be monitored by the Authority.

The 4<sup>th</sup> Street lighting improvement project will be publically bid in July 2015; all submissions will be reviewed by the City Streets Department, Authority, and South Street Headhouse District of Philadelphia prior to selection. The project is subject to prevailing wage requirements and will be monitored by the Authority.

Proposed Resolution is attached.

Prepared by: Tania Nikolic

Reviewed by: Ryan Harmon

**RESOLUTION NO.**

**RESOLUTION AUTHORIZING THE APPROVAL OF A NEIGHBORHOOD TRANSFORMATION INITIATIVE GRANT IN THE AMOUNT OF \$1,586,000 TO SOUTH STREET HEADHOUSE DISTRICT OF PHILADELPHIA FOR STREETScape REPAIR WORK ALONG SOUTH STREET BETWEEN FRONT STREET AND 8<sup>TH</sup> STREET AND ALONG 4<sup>TH</sup> STREET BETWEEN LOMBARD STREET AND CHRISTIAN STREET**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that authorization is hereby given to grant Neighborhood Transformation Initiative funds in the amount of \$1,586,000 to South Street Headhouse District of Philadelphia to be used to repair and improve tree pits along South Street between Front Street and 8<sup>th</sup> Street and improve lighting along 4<sup>th</sup> Street between Lombard Street and Christian Street.

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

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

**BOARD FACTSHEET**

Meeting of April 8, 2015

Approval of Contract Amendment with Stantec Consulting Services, Inc.

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**Request:**

Approval of a contract amendment between the Authority and Stantec Consulting Services Inc. ("Stantec") for a contract amount not to exceed \$60,000.

**Background:**

In March 2012, the Authority entered into a Contract for Professional Services (the "Contract") with Stantec to remediate contamination discovered at an Authority-owned former gas station located at 1718-26 N. 52<sup>nd</sup> Street (the "Premises"). Site clearance by the Pennsylvania Department of Environmental Protection ("PADEP") is required in order for the Authority to convey the Premises as part of the proposed development of the Centennial Village project, which is a low-income housing tax credit project that will include a 32-unit apartment building designed for seniors with first floor commercial/retail space. The Contract has been amended four prior times due to the extent of the contamination that has been discovered while conducting the remediation activities and the awarding of a grant by the Pennsylvania Department of Community and Economic Development. A fifth amendment to the Contract is necessary because additional environmental remediation is required to obtain site characterization and a release of liability from PADEP.

PADEP now requires an additional well be placed along 52<sup>nd</sup> Street and monitored an additional 6 months in order to conclude that all downgradient contamination has been contained. In order to complete the remediation of the Premises and submit all required reports and other documents required by PADEP, the contract amount must be increased up to an additional \$60,000.

Proposed Resolution is attached.

**RESOLUTION NO.**

**RESOLUTION AUTHORIZING AN AMENDMENT TO THE CONTRACT FOR PROFESSIONAL SERVICES WITH STANTEC CONSULTING SERVICES INC. TO PERFORM ENVIRONMENTAL REMEDIATION AT 1718-26 N. 52<sup>ND</sup> STREET**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that authorization is hereby granted for the Authority to enter into an amendment to a Contract for Professional Services with Stantec Consulting Services Inc. to perform environmental remediation at 1718-26 N. 52<sup>nd</sup> Street, with a maximum compensation not to exceed \$60,000.

**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.



**BOARD FACTSHEET**

Meeting of April 8, 2015

Approval of NTI Grant

HeadHouse Retail Associates, L.P.

**NAME OF DEVELOPER/APPLICANT:** HeadHouse Retail Associates, L.P.

**Nature of Transaction:** Approval to enter into a grant agreement with HeadHouse Retail Associates, L.P. (HeadHouse Retail) to provide funding for a \$10,000 Technical Assistance Panel (TAP) Agreement with ULI - the Urban Land Institute, Philadelphia District Council (ULI). The ULI will conduct a two (2) day panel assessment that evaluates opportunities to link the Reading Terminal Market to Market Street, via the HeadHouse, as well as opportunities to upgrade retail offerings and tenant mix. Transit access and pedestrian flow, as a result of the Gallery renovations, will also be evaluated.

The TAP will be conducted May 6 and May 7, 2015 and will culminate in a presentation of findings and recommendations.

**FUNDING:** NTI funds not to exceed \$10,000.

**COMMENTS OR OTHER CONDITIONS:**

The PRA will be working in collaboration with the ULI and HeadHouse Retail Associates, L.P. to facilitate the TAP.

Proposed Resolution is attached.

Prepared by: Susan Callanen

Reviewed by: David Thomas

**RESOLUTION NO.**

**RESOLUTION AUTHORIZING APPROVAL OF A NEIGHBORHOOD TRANSFORMATION INITIATIVE GRANT IN THE AMOUNT OF \$10,000 TO HEADHOUSE RETAIL ASSOCIATES, L.P. TO FUND A TECHNICAL ASSISTANCE PANEL AGREEMENT WITH ULI - THE URBAN LAND INSTITUTE, PHILADELPHIA DISTRICT COUNCIL**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that authorization is hereby given to approve a Neighborhood Transformation Initiative grant in the amount of \$10,000 to HeadHouse Retail Associates, L.P. to fund a Technical Assistance Panel Agreement with ULI - the Urban Land Institute, Philadelphia District Council.

**FURTHER AUTHORIZING**, the preparation, execution, and delivery 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.

**BOARD FACTSHEET**

Meeting of April 8, 2015

Modification to Resolution No. 2014-70

Selection of Redeveloper - 3509 Haverford Avenue

**NAME OF DEVELOPER/APPLICANT:** Westview Development Partners, LLC

**Nature of Transaction:** The Board is requested to modify Resolution No. 2014-70, approved July 9, 2014, selecting Westview Development Partners, LLC (“Westview”) as developer for 3509 Haverford Avenue located within the Mantua Urban Renewal Area. Westview has submitted revised plans to include commercial space on the first floor and two (2) – two (2) bedroom rental units on both the second and third floors. The change in usage has been approved by Councilwoman Blackwell’s office.

**Legal Entity/Other Partners (if applicable):** Westview Development Partners, LLC**Mailing Address:** 630 N 35<sup>th</sup> Street, Philadelphia, PA 19104**PROPERTY INFORMATION:** 3509 Haverford Avenue**Description:** 4,795 sq. ft., vacant lot      **Zoning:** CMX-2      **Use:** Mixed**Disposition Value:** \$34,557.00

Property value was established by the LAMA upfront pricing model and advertised for sale on [www.PhillyLandWorks.org](http://www.PhillyLandWorks.org).

**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 winter of 2014 with construction completion within the spring of 2016.

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.



## Item II (a)

Per Chapter 17-1600 of the Philadelphia Code, the Economic Opportunity Plan ranges have been approved by the City at MBE – 15% and WBE – 7%. 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, EOP).

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

**RESOLUTION NO.**

**(AMENDING RESOLUTION NO. 2014-70)**

**MODIFICATION TO RESOLUTION NO. 2014-70 TO REFLECT CHANGES IN DEVELOPER PLANS FOR 3509 HAVERFORD AVENUE, LOCATED IN THE WEST PHILADELPHIA REDEVELOPMENT AREA, MANTUA URBAN RENEWAL AREA**

**WHEREAS**, on July 9, 2014, by Resolution No. 2014-70 the Authority approved the redeveloper selection of Westview Development Partners, LLC as the Redeveloper of 3509 Haverford Avenue; and

**WHEREAS**, the plans have been revised from four (4) total units of rental housing to mixed use with commercial on the first floor and two (2) – two (2) bedroom rental units on the second and third floors; and

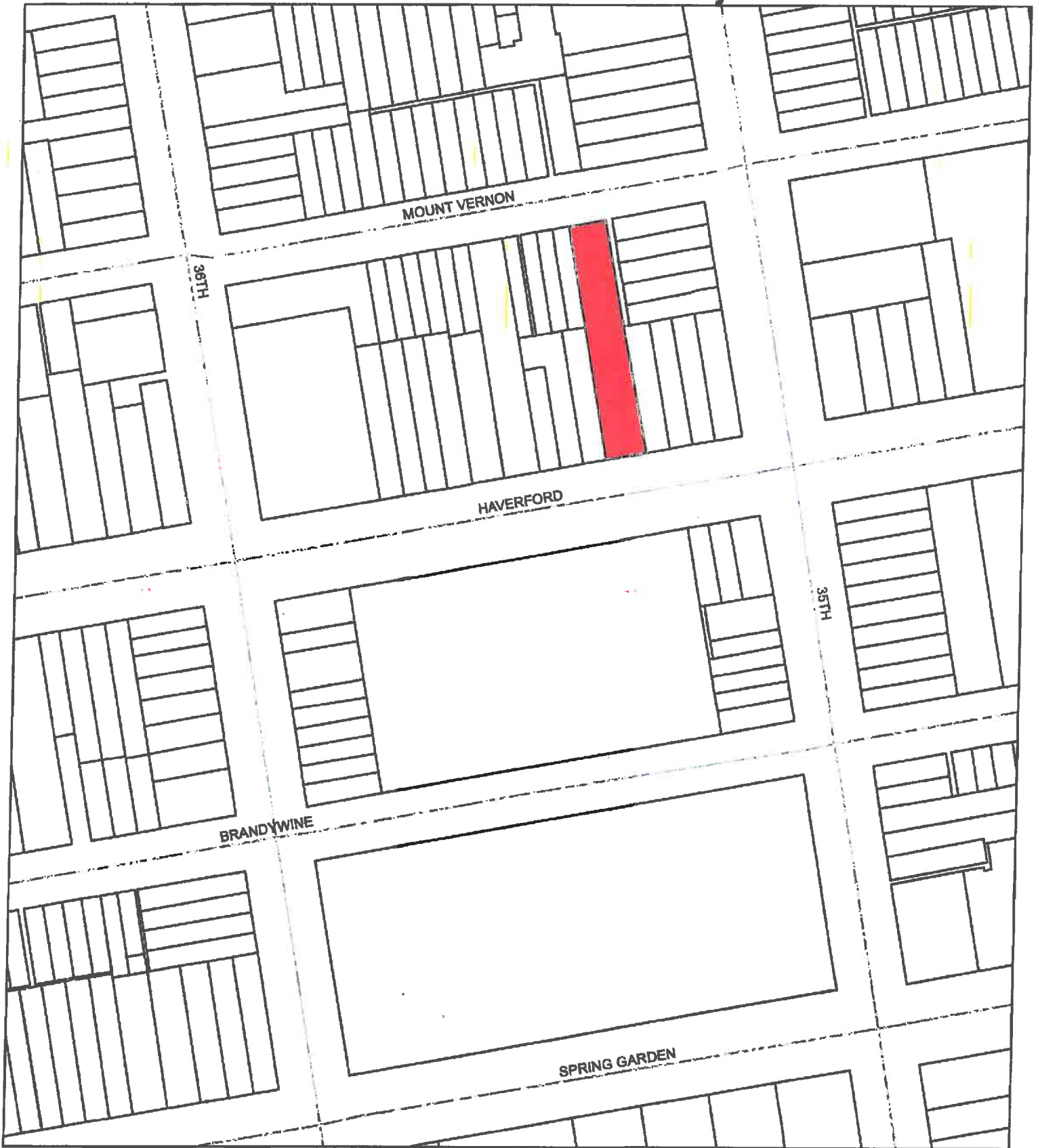
**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, Resolution No. 2014-70 is modified to reflect the plan revision for 3509 Haverford Avenue located within the West Philadelphia Redevelopment Area, Mantua Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Thirty Four Thousand Five Hundred Fifty Seven Dollars (\$35,557.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Urban Renewal Plan; 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 this Resolution necessary or desirable to carry out its purposes and intents.



Address: 3509 Haverford Avenue

# Westview Development Partners, LLC 3509 Haverford Avenue Project



Prepared by Tracy Pinson-Reviere  
June 26, 2014



West Philadelphia Redevelopment Area  
Mantua Urban Renewal Area  
3509 Haverford Avenue



## BOARD FACTSHEET

Meeting of April 8, 2015

Selection of Redeveloper

Centennial Village Project - Properties Listed Below

**NAME OF DEVELOPER/APPLICANT:** Centennial Village LP

**Nature of Transaction:** Selection of developer to develop fifty-two (52) units of affordable housing and up to 8,000 sq. ft. of commercial space. The large project will occupy most of the majority of 1400 Block of N. 52<sup>nd</sup> Street and adjoining streets. The main site at the Southwest corner of 52<sup>nd</sup> Street and Parkside Avenue will be developed as a thirty (30) unit mixed use apartment building with offsite parking for nineteen (19) cars, along with a community garden and community space, management office, and first floor retail. The site on the east side of 52nd Street south of Viola Street will consist of four (4) - three (3) and four (4) bedroom, three (3) story single family homes, two (2) that will be PBV assisted and accessible with rear off street parking. The site on the east side of 52<sup>nd</sup> Street north of Viola Street will accommodate a mixed-use building with two (2) commercial spaces on the first floor, two (2) bi-level three (3) bedroom apartments and four (4) – one (1) bedroom units with rear access off street parking. On the southeast corner of 52<sup>nd</sup> and Parkside Avenue, a vacant three (3) story building nuisance bar will be rehabilitated with commercial on the first floor and two (2) – two (2) bedroom apartments on the second and third floors. These properties are located within the West Parkside neighborhood.

**Legal Entity/Other Partners (if applicable):** Centennial Village LP

**Mailing Address:** 1501 Cherry Street, Philadelphia, PA 19102

**PROPERTY INFORMATION:** 1701-17 N. 52nd Street (Including 5177-79 W. Columbia Avenue and 5182 Viola Street); 1702 N. 52nd Street; 1706-10 N. 52nd Street; 1712-16 N. 52nd Street; 1718-26 N. 52<sup>nd</sup> Street (Including 5216 Parkside Avenue); 1719-29 N. 52nd Street (Including 5178 Parkside Avenue); 1718 N. Creighton Street; 1722-24 N. Creighton Street; 5218-20 Parkside Avenue; 5222-34 Parkside Avenue (Including 5231-37 W. Columbia Avenue) and 5238 Parkside Avenue

**Zoning:** RM-1, RSA-5, CMX-1 and CMX-2

**Use:** Mixed Use

**Disposition Value:** \$835,000.00

The PRA will be providing funding to Centennial Village LP to transact at the restricted appraised value. The value was established by restricted use appraisal and

properties were acquired by the PRA for the development of the Centennial Village Project.

**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 the summer of 2015, with construction completion within twenty-four (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, the Economic Opportunity Plan ranges have been approved by the City at MBE – 18% and WBE – 7% and a best faith effort for DBE. This developer has met past practice performance goals as has been recorded with the Office of Housing and Community Development.

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

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

**RESOLUTION NO.**

**RESOLUTION SELECTING CENTENNIAL VILLAGE LP AS REDEVELOPER OF 1701-17 N. 52nd STREET (INCLUDING 5177-79 W. COLUMBIA AVENUE AND 5182 VIOLA STREET); 1702 N. 52ND STREET; 1706-10 N. 52ND STREET; 1712-16 N. 52ND STREET; 1718-26 N. 52ND STREET (INCLUDING 5216 PARKSIDE AVENUE); 1719-29 N. 52ND STREET (INCLUDING 5178 PARKSIDE AVENUE); 1718 N. CREIGHTON STREET; 1722-24 N. CREIGHTON STREET; 5218-20 PARKSIDE AVENUE; 5222-34 PARKSIDE AVENUE (INCLUDING 5231-37 W. COLUMBIA AVENUE) AND 5238 PARKSIDE AVENUE LOCATED IN THE PARKSIDE-LANCASTER REDEVELOPMENT AREA, WEST PARKSIDE URBAN RENEWAL AREA**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that Centennial Village LP is hereby selected as Redeveloper of 1701-17 N. 52nd Street (Including 5177-79 W. Columbia Avenue and 5182 Viola Street); 1702 N. 52nd Street; 1706-10 N. 52nd Street; 1712-16 N. 52nd Street; 1718-26 N. 52nd Street (including 5216 Parkside Avenue); 1719-29 N. 52nd Street (including 5178 Parkside Avenue); 1718 N. Creighton Street; 1722-24 N. Creighton Street; 5218-20 Parkside Avenue; 5222-34 Parkside Avenue (including 5231-37 W. Columbia Avenue) and 5238 Parkside Avenue, located within the Parkside-Lancaster Redevelopment Area, West Parkside Urban Renewal Area, and approval is hereby given to the Redevelopment Agreement and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Eight Hundred and Thirty Five Thousand Dollars (\$835,000.00); 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 Agreement 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	\$ 13,628,727.00	Limited Partnership Equity	Yes	
Acquisition Financing	\$ 835,000.00	PRA	Yes	
Construction Financing	\$ -			
Other	\$ 3,450,000.00	HOME/OHCD	Yes	
Other	\$ 400,000.00	City Commerce	Yes	
Other	\$ 900,000.00	PNC Mortgage	Yes	
Other	\$ 311,132.00	General Partner Equity	Yes	
<b>Total Sources</b>	<b>\$ 19,524,859.00</b>			

**Uses: Provide estimated costs to redevelop property**

<i>Uses</i>	<i>Amount</i>	<i>Source of Estimate</i>
Acquisition Cost (include closing cost)	\$ 835,000.00	PRA
Holding Costs	\$ 83,200.00	Ins. Broker, OPA
Construction Costs	\$ 14,388,404.00	Bid
Design/Engineering Costs	\$ 804,150.00	Proposal/Contracts
Legal Costs	\$ 126,000.00	
Other	\$ 1,036,883.00	
Other	\$ 846,222.00	Development Reserves
Other	\$ 1,405,000.00	Developer's Fee
<b>Total Uses</b>	<b>\$ 19,524,859.00</b>	





Address: 5177-79 W. Columbia Avenue (Including side view -1701 N. 52<sup>nd</sup> Street)



Address: 1701-17 N. 52<sup>nd</sup> Street



Address: 1719-29 N. 52<sup>nd</sup> Street (Including 5178 Parkside Avenue)



Address: 1702 and 1706-26 N. 52<sup>nd</sup> Street



Address: 5216-32 Parkside Avenue (including side view of 1718-26 N. 52<sup>nd</sup> Street)



Address: 5234 and 5238 Parkside Avenue



Address: 5231-37 W. Columbia Avenue





**BOARD FACTSHEET**

Meeting of April 8, 2015  
 Amendatory Agreement  
 1300 N. American Street

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**NAME OF DEVELOPER/APPLICANT:** American Studios Phila, LLC

**Nature of Transaction:** By Resolution No. 19,207 adopted on September 26, 2011, the Board authorized the selection of American Studios Phila, LLC as redeveloper of 1300 N. American Street (formerly known as 1300 Cadwallader Street) located in the American Street Industrial Corridor Urban Renewal Area. Construction of this project never began as the developer experienced a number of issues obtaining zoning approvals that led to the delay of construction commencement. The applicant has since received the necessary approvals from the City's Zoning Board of Adjustment, and PRA staff is now confident that the developer is in position to proceed with groundbreaking.

Today, the Board is asked to authorize a resolution that would extend this project's construction completion deadline from September 30, 2014, to September 30, 2016, as financing has been finalized and settlement has already occurred.

**Mailing Address:** 1233B N. 3rd Street, Philadelphia, PA 19122

**PROPERTY INFORMATION:** 1300 N. American Street

**Description:** 2,860 sq. ft., vacant lot, ICMX      **Use:** None

**COMMENTS OR OTHER CONDITIONS:**

The project will consist of ground floor office space with four (4) market rate homeownership units. Construction is estimated to start in Spring 2015 and be completed by September 30, 2016. Total development costs are estimated at \$1,233,700. There will be no extension fee.

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, the Economic Opportunity Plan ranges have been set at MBE – 18%, WBE – 7%.

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

Prepared by:            Jessie Lawrence, Project Manager  
 Reviewed by:          Robert LaBrum

**RESOLUTION NO.**

**RESOLUTION AUTHORIZING THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH AMERICAN STUDIOS PHILA, LLC, RE: 1300 N. AMERICAN STREET, NORTH PHILADELPHIA REDEVELOPMENT AREA, AMERICAN STREET INDUSTRIAL CORRIDOR URBAN RENEWAL AREA**

**WHEREAS**, Pursuant to Resolution No. 19,207, adopted September 26, 2011, American Studios Phila, LLC ("Redeveloper") was approved as Redeveloper of 1300 N. American Street;

**WHEREAS**, Redeveloper and the Authority executed a Redevelopment Agreement dated August 13, 2012 ("Redevelopment Agreement") for this property;

**WHEREAS**, the Redevelopment Agreement provides that the Redeveloper must complete construction by September 21, 2014;

**WHEREAS**, the Redeveloper has requested an extension of time to complete construction to September 30, 2016; and

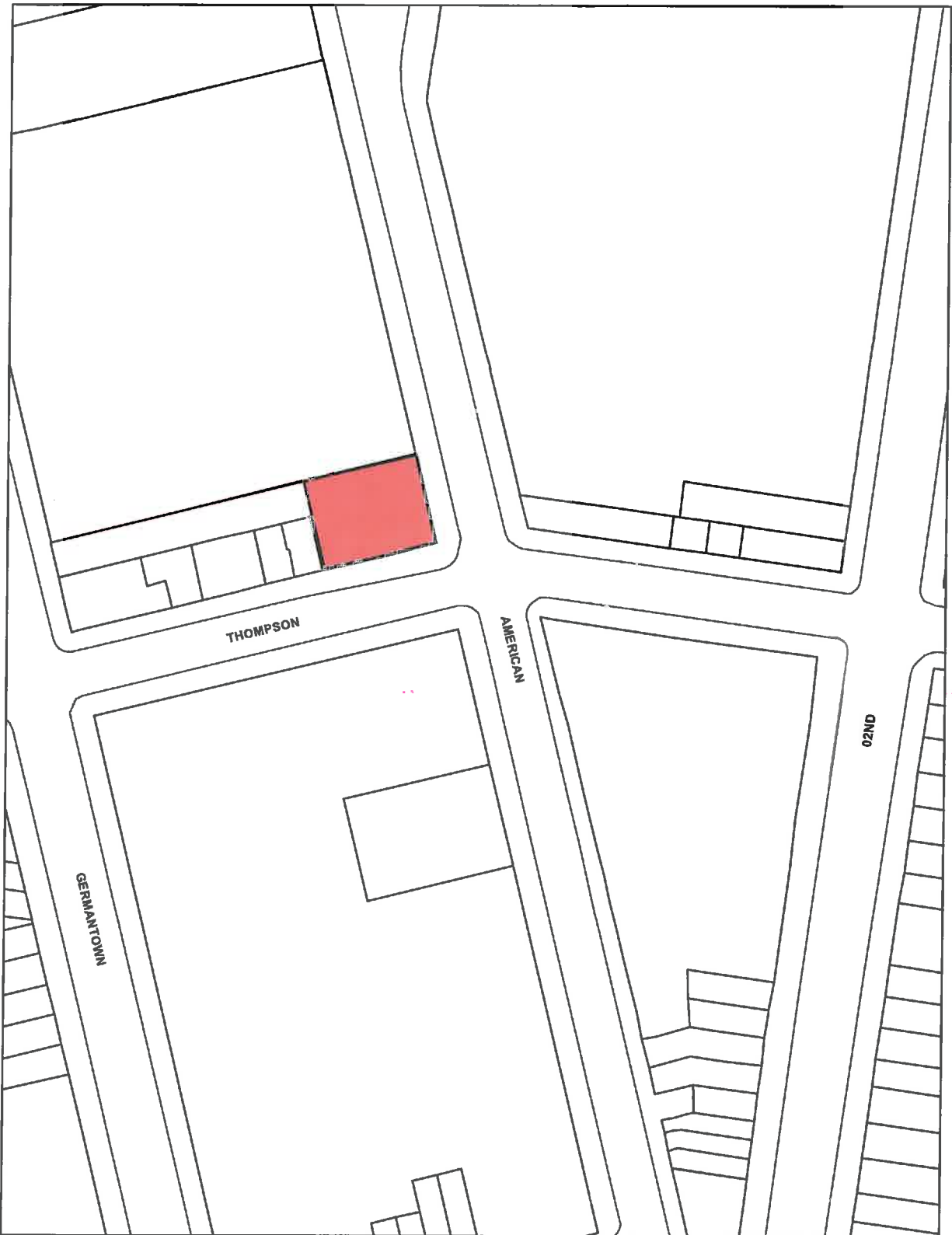
**WHEREAS**, the Authority has carefully considered this request and the factors giving rise thereto.

**NOW THEREFORE, BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that the Authority is authorized to enter into a First Amendment to Redevelopment Agreement for 1300 N. American Street with American Studios Phila, LLC, to provide that the time for completion of improvements as stated in paragraph 12 of the Redevelopment Agreement shall be extended from September 21, 2014 to September 30, 2016.

**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: 1300 N. American Street



**NORTH PHILADELPHIA REDEVELOPMENT AREA**  
**AMERICAN STREET INDUSTRIAL CORRIDOR URBAN RENEWAL AREA**  
1300 N. American Street



## BOARD FACTSHEET

Meeting of April 8, 2015

Allegheny West Homes Preservation Project

Located at scattered sites – See Exhibit “A”

Non-Recourse Construction/Permanent Loan Agreement

**NAME OF SPONSOR/DEVELOPER:** The Allegheny West Foundation

**Nature of Transaction:** Authorization for the Authority to enter into a non-recourse construction permanent loan agreement with Allegheny I Housing Limited Partnership in the amount of up to Two Hundred Fifty Thousand Dollars (\$250,000) ("Authority Loan"). The proceeds of the Authority Loan will be used to assist in the preservation rehabilitation of thirty-two (32) affordable rental units scattered throughout the Allegheny West neighborhood.

**Legal Entity:** Allegheny I Housing Limited Partnership

**PROPERTY INFORMATION:** Allegheny West Homes Preservation Project

**Address:** Scattered Sites – Exhibit “A”

**Total Development Cost:** \$707,888      **Total Construction Cost:** \$599,485

**PRA Financing:** Up to \$250,000 CDBG Funds

### FINANCING:

The Authority Loan in the amount of up to \$250,000 will be structured with a term of thirty (30) years at 0% interest from the date of the loan closing. Beginning in year twenty-six (26), the Authority Loan will be reduced by twenty (20) percentage points each year until the loan is fully amortized, provided the project is used for low-income housing and complies with the conditions of the Authority Loan. The Authority Loan will be secured behind the mortgages secured in favor of Pennsylvania Housing Finance Agency.

### COMMENTS OR OTHER CONDITIONS:

The City has approved the Economic Opportunity Plan for this project, and the City of Philadelphia Revenue Department has determined that the development team has no outstanding tax issues. The Philadelphia Planning Commission has issued an environmental clearance on the property. The Authority Housing Construction Department has approved the plans, specification, and construction costs for the project.

Proposed Resolution is attached

**Prepared by:** Zena Holland, Housing Development Officer

**Reviewed by:** David Thomas, Deputy Executive Director



**RESOLUTION NO.**

**RESOLUTION AUTHORIZING THE AUTHORITY TO ENTER INTO A NON-RECOURSE CONSTRUCTION/PERMANENT LOAN AGREEMENT WITH ALLEGHENY I HOUSING LIMITED PARTNERSHIP IN AN AMOUNT UP TO TWO HUNDRED FIFTY THOUSAND DOLLARS (\$250,000.00)**

**NOW THEREFORE, BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that the Authority is authorized to enter into a non-recourse Construction/Permanent Loan Agreement with Allegheny I Housing Limited Partnership under terms and conditions as follows:

1. The Authority is providing a construction/permanent loan in the amount up to Two Hundred Fifty Thousand Dollars (\$250,000.00) ("Authority Loan"). The proceeds of the Authority Loan will be used to assist in the preservation rehabilitation of thirty-two (32) affordable rental units located in the Allegheny West neighborhood, as more specifically identified on Exhibit "A". Upon completion, the units will be targeted to households with income at or below 80% of Area Median Income.
2. The term of the Authority Loan will be for thirty (30) years at 0% interest from the date of loan closing. Beginning in year twenty-six (26), the Authority Loan will be reduced by twenty (20) percentage points each year until it is fully amortized, provided the project is used for low-income housing and complies with the conditions of the Authority Loan.
3. The Authority Loan will be secured behind the Pennsylvania Housing Finance Agency mortgages.
4. Disbursement of Authority Loan proceeds will be contingent upon the following:
  - i. All necessary Authority approvals from various departments; and
  - ii. Satisfactory tax status certification issued on all members of the development team.

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

**Philadelphia Redevelopment Authority  
Project Fact Sheet**

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<b>PROJECT</b>	Allegheny West Homes Preservation Project
<b>ADDRESS</b>	Scattered sites - Exhibit "A"
<b>OWNER</b>	Allegheny I Housing Limited Partnership
<b>GENERAL PARTNER</b>	Allegheny West Rental Homes, Inc.,
<b>DEVELOPER/SPONSOR</b>	The Allegheny West Foundation (AWF)
<b>GENERAL CONTRACTOR</b>	Simiano Construction Company Inc.
<b>TOTAL DEVELOPMENT COST</b>	\$707,888
<b>TOTAL CONSTRUCTION COST</b>	\$599,485
<b>PRA FINANCING</b>	\$250,000- CDBG
<b>SCOPE OF CONSTRUCTION</b>	Rehabilitation- Non-Prevailing Wage

**PROJECT DESCRIPTION**

The Allegheny West Homes Preservation Project involves the rehabilitation of 32 rental scattered two-story single-family homes in the Allegheny West neighborhood as listed on Exhibit "A". The scope of work will consist of new roofs with insulation flashing and downspouts; exterior sealing of joints around the windows and doors; HVAC; masonry repairs, replacement of smoke detectors, with other miscellaneous items.

In 1991, the Allegheny West Foundation (AWF) received low-income housing tax credit allocation for the 32 properties. Since this time, the units have suffered deterioration and are in need of repairs. All units are currently occupied with households with income at or below 60% of area median income (AMI).

Allegheny I Housing Limited Partnership owns the preservation properties. The Limited Partner is Allegheny West Foundation (AWF), and the General Partner is Allegheny West Rental Homes, Inc., which is 100% owned by the AWF who has full control of the partnership with ownership of both the Limited Partner and General Partner.

**DEVELOPER/OWNER DESCRIPTION**

The Allegheny West Foundation (AWF) is a nonprofit community development corporation that is actively engaged in the revitalization of the Allegheny West neighborhood. For over 37 years, AWF has been working to rehabilitate housing and commercial real estate, attract new residents, improve quality of life, and restore pride within the neighborhood.

To date, AWF has rehabilitated more than 300 homes since its inception representing an investment of approximately \$27 million in private and public funds. In addition, AWF has developed two low-income housing tax credit projects totaling 86 rental units representing an investment of \$9.7 million in PHFA and private financing.

**PROJECT FINANCING**

**The Authority** is providing construction/permanent financing in the amount up to \$250,000. The Loan will be structured with a term of 30 years at 0% interest from the date of the loan closing. Beginning in year 26, the Authority Loan will be reduced by 20 percentage points each year until the loan is fully amortized provided the project is used for low-income housing and complies with the conditions of the loan. This loan will be secured behind the Pennsylvania Housing Finance Agency (PHFA) financing in an aggregate amount of \$1,348,688, consisting of a Primary Note in the amount of \$528,688 secured by a Primary Mortgage and Security Agreement and a Support Note in the amount of \$820,000 secured by a Support Mortgage and Security Agreement (“Support Mortgage”).

**Pennsylvania Housing Finance Agency (PHFA)** is providing replacement reserves in the amount \$124,800.

**Federal Home Loan Bank of Pittsburgh** is providing financing in the amount of \$333,088.

**APPROVALS**

- Environmental clearance from the Philadelphia City Planning Commission for the subject properties.
- Historical clearance from the Philadelphia Historical Commission for the subject properties.
- Construction Division approval of plans, specifications and cost
- The participation ranges for MBE 18%, WBE 7%, and DBE 2%, which has been approved by the Office of Economic Opportunity.
- Department of Revenue’s tax status clearance for all members of the Development Team.

**EXHIBITS**

- Officers and Directors
- Exhibit “A”
- Development Budget
- Operating Proforma
- EOP Approval
- Site Map

**Allegheny West Homes Preservation Project  
Project Development Team**

<b>OWNER</b>	Allegheny I Housing Limited Partnership 2801 Hunting Park Avenue Philadelphia, PA 19129
<b>GENERAL PARTNER</b>	Allegheny West Rental Homes, Inc. 2801 Hunting Park Avenue Philadelphia, PA 19129
<b>DEVELOPER/SPONSOR</b>	The Allegheny West Foundation (AWF) 2801 Hunting Park Avenue Philadelphia, PA 19129
<b>ARCHITECT</b>	CICADA Architecture/Planning, Inc. 40 W. Evergreen Avenue Philadelphia, PA 19118
<b>CONTRACTOR</b>	Simiano Construction Co., Inc. 2001 Clearfield Street Philadelphia, PA 19132
<b>ATTORNEY</b>	Regional Housing Legal Services 2 South Easton Road Glenside, PA 191038
<b>CONSTRUCTION MANAGER</b>	Stone Consulting Group, Inc. 737 Bainbridge Street Philadelphia, PA 19147
<b>DEVELOPMENT CONSULTANT</b>	Sherick Project Management 230 N. 2 <sup>nd</sup> Street, Suite 3D Philadelphia, PA 19106
<b>PROPERTY MANAGER</b>	The Allegheny West Foundation (AWF) 2801 Hunting Park Avenue Philadelphia, PA 19129

**Allegheny West Rental Homes, Inc.  
Officers/Directors**

**Officers:**

Ronald E. Hinton, Jr., President  
Eugene J. Veneziaie, Vice President  
Ronald E. Hinton, Jr., Treasurer  
Eleanor F. McDevitt, Secretary  
Therea M. Milling, Assistant Treasurer/Assistant Secretary

**Directors:**

Ronald E. Hinton, Jr.  
Eugene J. Veneziaie  
Pastor James H. Buck, Jr.  
Eleanor F. McDevitt  
Thera Martin Milling  
Wanda Harrison

**Exhibit “A”**

2804 N. Bambrey Street  
2823 N. Bambrey Street  
2827 N. Bambrey Street  
2833 N. Bambrey Street  
2843 N. Bambrey Street  
2847 N. Bambrey Street  
2832 N. Bonsall Street  
2904 N. Bonsall Street  
2908 N. Bonsall Street  
2909 N. Bonsall Street  
2920 N. Bonsall Street  
2925 N. Bonsall Street  
2927 N. Bonsall Street  
2929 N. Bonsall Street  
2935 N. Bonsall Street  
2940 N. Bonsall Street  
2941 N. Bonsall Street  
2943 N. Bonsall Street  
2944 N. Bonsall Street  
2968 N. Bonsall Street  
3035 N. Bonsall Street  
3052 N. Bonsall Street  
2744 N. Hemberger Street  
2746 N. Hemberger Street  
3006 N. Judson Street  
3032 N. Judson Street  
2908 N. Ringgold Street  
3000 N. Taney Street  
2820 N. Taylor Street  
2856 N. Taylor Street  
2924 N. Taylor Street  
3132 N. 27<sup>th</sup> Street

**Project:**  
**Development Budget**

**Development Financing**

PRA- CDBG	\$ 250,000	35.32%
PHFA- Replacement Reserves	124,800	17.63%
FHLB Pittsburgh	333,088	47.05%
<i>Total Financing</i>	<u>\$ 707,888</u>	100.00%

**PRA  
Maximum Rates**

**Development Costs**

**Construction Costs**

General Requirements	\$ 28,320	
Site Improvements	0	
Structures	471,651	
Bond Premium	5,018	
Builders Profit & Overhead	39,997	
Construction Contingency	54,499	10.00%
Other:	0	
Other:	0	
<i>Total Construction Costs</i>	<u>\$ 599,485</u>	

**PRA  
Maximum Rates**

2.5% (nc)/5.0%(rehab) - 10.0%

**Soft Costs**

Architectural - Design	\$ 19,810	
Architectural - Supervision	11,240	
Environmental Assessment	0	
Survey	0	
Permits	0	
Real Estate Taxes	0	
Construction Insurance	4,000	
Title & Recording	2,500	
Market Study/Appraisal	0	
Property Appraisal	0	
Legal - Development	0	
Accounting	6,500	
Cost Certification	0	
Rent-Up/Marketing	0	
Furniture & Decoration	0	
Zoning	0	
<i>Soft Costs Subtotal</i>	<u>\$ 44,050</u>	

\$ 33,721

\$ 11,240

\$ 40,000

\$ 9,653

**Financing fees**

PHFA Fees	\$ -	
PHFA Closing	0	
Tax Credit Allocation Fee	0	
Loan Fees -	0	
<i>Financing Fees Subtotal</i>	<u>\$ -</u>	

<i>Total Soft Costs</i>	<u>\$ 44,050</u>	
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\$ 128,707



**Project:**  
**Development Budget**

Allegheny West Homes Preservation Project

Item III (a) 3(2) 2015

Property Acquisition	\$	-
<b>Total Replacement Costs</b>	\$	643,535
<b>Reserves</b>		
Operating Reserve	\$	-
Tax & Insurance Escrow		0
Social Service Reserve		0
Transition Reserve		0
Other- PHFA Development Contingency		0
<b>Reserves Subtotal</b>	\$	-
<b>Total Replacement Costs Plus Reserves</b>	\$	643,535
<b>Developer's Fee</b>	\$	64,353
<b>Syndication Fees</b>		
Legal	\$	-
Accounting		0
Bridge Loan Interest		0
Compliance Monitoring		0
<b>Syndication Fees Subtotal</b>	\$	-
<b>Total Development Costs</b>	\$	707,888

<b>PRA</b>
\$ 64,354
\$ 40,000
\$ 225

Total Units	32
Total Sq. Ft.	31,300

	per unit	per sq ft
Total Construction Costs	\$ 18,734	\$ 19
Total Replacement Costs	\$ 20,110	\$ 21
Total Development Costs	\$ 22,122	\$ 23
Replacement Cost + Dev Fee	\$ 22,122	\$ 23

<b>Cost Analysis</b>				
<u>Proposed Unit Mix</u>			<u>Blended per Unit Cost Allowable</u>	
0 Bdrm	0	units @	\$ 170,378 per unit	\$ -
1 Bdrm	0	units @	\$ 196,447 per unit	\$ -
2 Bdrm	30	units @	\$ 236,922 per unit	\$ 7,107,660
3 Bdrm	2	units @	\$ 303,268 per unit	\$ 606,536
4 Bdrm	0	units @	\$ 337,852 per unit	\$ -
<b>Totals</b>	<b>32</b>			<b>\$ 7,714,196</b>
<b>Cost per Unit Allowable</b>			<b>\$ 241,069 per unit</b>	
<b>Cost per Unit for Project</b>			<b>\$ 20,110 per unit</b>	<b>Allowable</b>
				<b>Waiver Required?</b>
				<b>NO</b>
<b>Cost per Square Foot Allowable</b>			<b>\$ 225 psf</b>	
<b>Cost per Sq. Ft. for Project</b>			<b>\$ 23 psf</b>	<b>Allowable</b>
		120% of 221(d) limit:	<b>8.34%</b>	

<b>HOME Maximum Subsidy</b>			
<b>Maximum 221(d) 3 limit</b>	188,534	per unit	<b>allowable</b>
<b>OHCD HOME Funding</b>	\$ 7,813	per unit	

<b>Developer's Fee Analysis/Maximum Developer's Fee Allowable for Project</b>			
Total Replacement Cost	\$ 643,535		
less acquisition costs	-		
Basis for Developer's Fee ==>	\$ 643,535		
<b>Total Fee Allowable</b>	\$ 64,354		<b>Waiver Required?</b>
<b>Developer Fee for Project</b>	\$ 64,353	<b>Allowable</b>	<b>NO</b>
less reinvested dev. Fee	\$ -		
<b>Net Developer's Fee for Project</b>	\$ 64,353		

Assumptions

Type	Unit Distribution		Total	Rents		Total	Utility Allowance		Total Housing Costs	
	20%-50%	50%-60%		20%-50%	50%-60%		20%-50%	50%-60%		
0 Bdr	0	0	0	-	-	-	-	-	-	-
1 Bdr	0	0	0	-	-	-	-	-	-	-
2 Bdr	19	11	30	550	650	17,600	158	158	708	808
3 Bdr	1	1	2	637	742	1,379	184	184	821	926
4 Bdr	0	0	0	-	-	-	-	-	-	-
Total	20	12	32	-	-	-	-	-	-	-
% of Units	63%	38%	100%	Total		\$ 18,979				

Trending Assumptions	
Income	2.0%
Expenses	3.0%
Vacancy	5.0%
Management Fee	8.0%

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
<b>Income from Operations</b>															
Gross Rental Income	\$ 227,748	\$ 232,303	\$ 236,949	\$ 241,688	\$ 246,522	\$ 251,452	\$ 256,481	\$ 261,611	\$ 266,843	\$ 272,180	\$ 277,624	\$ 283,176	\$ 288,840	\$ 294,616	\$ 300,509
Vacancy	11,387	\$ 11,615	11,847	12,084	12,326	12,573	12,824	13,081	13,342	13,609	13,881	14,159	14,442	14,731	15,025
<b>NET RENTAL INCOME</b>	\$ 216,361	\$ 220,688	\$ 225,102	\$ 229,604	\$ 234,196	\$ 238,880	\$ 243,657	\$ 248,530	\$ 253,501	\$ 258,571	\$ 263,742	\$ 268,017	\$ 274,398	\$ 279,886	\$ 285,483
Other -Rental/Operating subsidy	\$ 6,864	\$ 7,001	\$ 7,141	\$ 7,284	\$ 7,430	\$ 7,578	\$ 7,730	\$ 7,885	\$ 8,042	\$ 8,203	\$ 8,367	\$ 8,535	\$ 8,705	\$ 8,879	\$ 9,057
<b>EFFECTIVE GROSS INCOME</b>	\$ 223,225	\$ 227,689	\$ 232,243	\$ 236,888	\$ 241,625	\$ 246,458	\$ 251,387	\$ 256,415	\$ 261,543	\$ 266,774	\$ 272,110	\$ 277,552	\$ 283,103	\$ 288,765	\$ 294,540

<b>Operating Expenses</b>															
Management Fee	\$ 17,857	\$ 18,215	\$ 18,579	\$ 18,951	\$ 19,330	\$ 19,717	\$ 20,111	\$ 20,513	\$ 20,923	\$ 21,342	\$ 21,769	\$ 22,204	\$ 22,648	\$ 23,101	\$ 23,563
Administrative Expense	14,252	14,680	15,120	15,574	16,041	16,522	17,018	17,528	18,054	18,596	19,153	19,728	20,320	20,930	21,551
Utilities	6,662	6,862	7,068	7,280	7,498	7,723	7,955	8,193	8,439	8,692	8,953	9,222	9,498	9,783	10,077
Operating & Maintenance	35,094	36,147	37,231	38,348	39,499	40,684	41,904	43,161	44,456	45,790	47,163	48,578	50,036	51,537	53,083
Water/Sewer	28,047	28,888	29,755	30,648	31,567	32,514	33,490	34,494	35,529	36,595	37,693	38,824	39,988	41,188	42,424
Payroll Expense	41,119	42,353	43,623	44,932	46,280	47,668	49,098	50,571	52,088	53,651	55,260	56,918	58,626	60,385	62,196
License and Permits	2,563	2,640	2,719	2,801	2,885	2,971	3,060	3,152	3,247	3,344	3,444	3,548	3,654	3,764	3,877
Property Taxes & Insurance	47,651	49,081	50,553	52,070	53,632	55,241	56,898	58,605	60,363	62,174	64,039	65,960	67,939	69,977	72,076
Investor Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replacement Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	\$ 193,245	\$ 198,865	\$ 204,649	\$ 210,602	\$ 216,731	\$ 223,039	\$ 229,633	\$ 236,218	\$ 243,100	\$ 250,183	\$ 257,476	\$ 264,982	\$ 272,710	\$ 280,664	\$ 288,853
<b>NET OPERATING INCOME</b>	\$ 29,980	\$ 28,824	\$ 27,594	\$ 26,286	\$ 24,895	\$ 23,419	\$ 21,854	\$ 20,197	\$ 18,443	\$ 16,591	\$ 14,634	\$ 12,570	\$ 10,393	\$ 8,100	\$ 5,687

Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Cash Flow after Debt Service</b>	\$ 29,980	\$ 28,824	\$ 27,594	\$ 26,286	\$ 24,895	\$ 23,419	\$ 21,854	\$ 20,197	\$ 18,443	\$ 16,591	\$ 14,634	\$ 12,570	\$ 10,393	\$ 8,100	\$ 5,687
Supportive Service	-	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>Cash Flow After Supp Services</b>	\$ 29,980	\$ 28,824	\$ 27,594	\$ 26,286	\$ 24,895	\$ 23,419	\$ 21,854	\$ 20,197	\$ 18,443	\$ 16,591	\$ 14,634	\$ 12,570	\$ 10,393	\$ 8,100	\$ 5,687

(a)

**Philadelphia Redevelopment Authority**

**MEMORANDUM**

**TO:** Lynn Newsome, OHCD Compliance Director  
**FROM:** Zena Holland <sup>AL</sup> Housing Production  
**SUBJECT:** MBE/WBE/DBE, EOP, and Section 3  
 Allegheny West Homes Preservation Project  
**DATE:** 3/6/2015

Attached please find the MBE/WBE/DBE, EOP, and Section 3 for the Allegheny West Homes Preservation Project. If the Plan meets the OHCD's goals, please fill out the bottom half of this memorandum. Thank you.

Project Name:	Allegheny West Homes Preservation Project
Project Address:	Various Properties (See Attachment)
Owner:	Allegheny I Housing Limited Partnership
Developer/Sponsor:	The Allegheny West Foundation (AWF)
Unit Breakdown:	32- Rental Units
PRA Funding Amount:	\$250,000 -CDBG
Contractor:	Simiano Construction Co., Inc.,
Construction Cost:	\$599,485 (revised)
Total Development Cost:	\$707,888 (revised)

I, Lynn Newsome, have reviewed the Affirmative Action Plan and approved the plan submitted by (the contractor) for (the project) for the following goals:

MBE Goals: 18%

WBE Goals: 7%

DBE Goals: BEST FAITH EFFORT

  
Lynn Newsome

  
Date

**GENERAL CONTRACTOR'S PAST CONTRACTS WITH RDA:**  
**SIMIANO CONSTRUCTION**

Contract:	<u>3902 Spring Garden Street</u>	Date:	<u>9-20-2013</u>
Projected MBE Goals:	18%	Achieved MBE:	30%
Projected WBE Goals:	7%	Achieved WBE:	8%
Projected DBE Goals:	2%	Achieved DBE:	0%

Contract:	Forgotten Blocks III	Date:	<u>7-16-13</u>
Projected MBE Goals:	18%	Achieved MBE:	22%
Projected WBE Goals:	7%	Achieved WBE:	8%
Projected DBE Goals:	2%	Achieved DBE:	0%

Contract:		Date:	
Projected MBE Goals:		Achieved MBE:	
Projected WBE Goals:		Achieved WBE:	
Projected DBE Goals:		Achieved DBE:	

# Allegheny West Rental Homes Preservation Project



**BOARD FACTSHEET**

Meeting of April 8, 2015

Winchester Apartments

4804-06 Chester Avenue

Sale, Modification and Assumption of Loan

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**TRANSACTION SUMMARY**

The sale and assumption of Authority mortgage to permit the preservation of affordable rental units.

**BACKGROUND**

In 1997 the FRP Community Housing Corporation Inc. ("FRP") acquired Winchester Apartments which consists of thirty-nine (39) rental units located at 4804-06 Chester Avenue ("Project"). The Authority is the holder of a note and mortgage in the amount of \$2,500,000 which is deferred for thirty (30) years.

**PROPOSED PROJECT**

FRP recently went through a transition in leadership and in its initial evaluation of the existing portfolio concluded they can no longer adequately maintain the Project. FRP is seeking the Authority's consent for the sale of the Project to SBG Management Services, Inc. ("SBG"). SBG intends to provide much needed capital improvements and has agreed to assume the Authority's mortgage which will ensure the Project maintains affordability for the remainder of the thirty year period.

**BOARD ACTION**

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

- Sale of the property to SBG Management Services, Inc.
- Assumption of the Authority mortgage

The proposed resolution is attached

**RESOLUTION NO.**

**RESOLUTION AUTHORIZING THE AUTHORITY'S CONSENT TO THE SALE OF 4804-06 CHESTER AVENUE AND PERMIT THE ASSUMPTION OF THE EXISTING AUTHORITY MORTGAGE DEBT**

**WHEREAS**, the FRP Community Housing Corporation Inc. ("FRP") is the owner of Winchester Apartments located at 4804-06 Chester Avenue (the "Project");

**WHEREAS**, the Authority is the holder of a note with FRP in the amount of \$2,500,000 secured by a mortgage on the Project (the "Authority Loan");

**WHEREAS**, FRP has requested the Authority's consent to the sale of the Project to SBG Management Services, Inc. ("SBG") and to the assumption of the Authority Loan by SBG; and

**WHEREAS**, the net proceeds from the sale of the Project will be used for capital improvements and to establish the necessary reserves for the remaining portfolio; and

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

- Permit the sale of the Project to SBG;
- Permit the assumption by SBG of the Authority Loan.

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


**BOARD FACTSHEET**

Meeting of April 8, 2015  
 Amicable Acquisition  
 6916 Grosbeak Place

**NAME OF DEVELOPER/APPLICANT:** Philadelphia Redevelopment Authority

**Nature of Transaction:** The Board is being asked to approve the amicable acquisition of 6916 Grosbeak Place from Mary C. Bush

**PROPERTY INFORMATION:** 6916 Grosbeak Place

**Description:** 1,344sq. ft., 2 story 3-bedroom structure, RM1 zoning

**Acquisition Price:** \$115,000.00

The acquisition price was established by the prices of recently sold or listed properties located within a few miles of the subject property.

**Relocation Assistance:** \$15,000.00

The relocation assistance require up to Fifteen Thousand Dollars (\$15,000.00) for the payment of incidental expenses associated with the purchase of a replacement property and expenses for moving the household from the existing structure to a replacement home.

**OUTLINE OF TRANSACTION & FINANCING:**

The PRA will acquire the property listed above from Mary C. Bush with the City of Philadelphia's Department of Commerce funds (the "Commerce Funds") being held by the Philadelphia Redevelopment Authority.

The PRA will provide a Grant to Mary C. Bush from NTI Tax Exempt Proceeds to cover incidental and moving expenses.

Proposed Resolution is attached with site map & photograph.

Prepared by: Melvis Dunbar  
 Reviewed by: Ryan Harmon, General Counsel



**RESOLUTION NO.**

**RESOLUTION AUTHORIZING THE AMICABLE ACQUISITION BY THE AUTHORITY OF 6916 GROSBEAK PLACE AND THE ASSOCIATED RELOCATION ASSISTANCE**

**WHEREAS**, Mary C. Bush is the owner and occupant of 6916 Grosbeak Place, Philadelphia, PA (the "Property") and has offered the Property for sale;

**WHEREAS**, Mary C. Bush has requested assistance with the payment of incidental and moving expenses associated with the relocation of the household from the Property;

**WHEREAS**, the Authority has agreed, subject to Board approval, to purchase the Property for One Hundred Fifteen Thousand Dollars (\$115,000), which staff has determined to be the fair market value of the Property; and

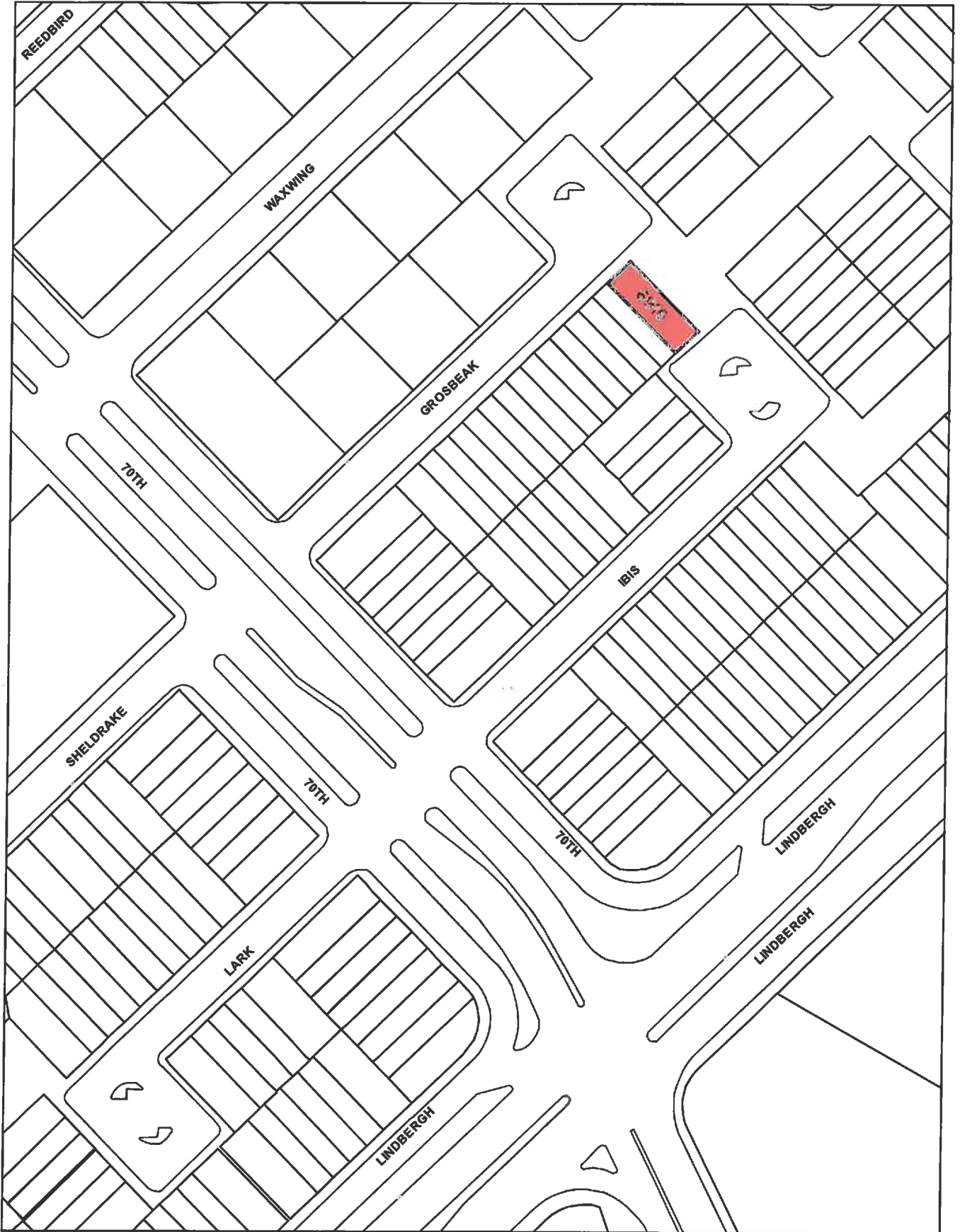
**WHEREAS**, the Authority has agreed, subject to Board approval, to provide relocation assistance for incidental and moving expenses up to Fifteen Thousand Dollars (\$15,000), which staff has determined to be reasonable.

**NOW THEREFORE, BE IT RESOLVED** by the Philadelphia Redevelopment Authority that the Authority is hereby authorized to purchase from Mary C. Bush, the Property under terms and conditions as stated in an Agreement of Sale between the parties and to provide relocation assistance for incidental and moving expenses in the amounts set forth above.

**FURTHER AUTHORIZING** the Authority to take all action necessary or desirable to acquire 6916 Grosbeak Place from Mary C. Bush and provide relocation assistance for incidental and moving expenses as well as the preparation, execution, acknowledgment and delivery of any documentation necessary or desirable in order to carry out the foregoing, including payment of all transaction fees, under terms acceptable to the Executive Director and in a form acceptable to 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.





**EASTWICK REDEVELOPMENT AREA**  
**EASTWICK URBAN RENEWAL AREA**  
6916 Grosbeak Place



## BOARD FACTSHEET

Meeting of April 8, 2015

City of Philadelphia Vacant Property Review Committee

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**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 nine (9) properties will be conveyed at nominal under the Gift Property Program.

#### Address

1228 West Hilton Street  
 335 East Lehigh Avenue  
 337 East Lehigh Avenue  
 2527 North Leithgow Street  
 2143 East Monmouth Street  
 1915 North Philip Street  
 3141 North Wendle Street  
 3409 North 3<sup>rd</sup> Street  
 804 North 15<sup>th</sup> Street

#### Grantee

Anna Mae Chandler  
 Steven Tu Tran & Mary Moc Tran, h/w  
 Steven Tu Tran & Mary Moc Tran, h/w  
 Jovanaly M. Cortes  
 Lanery Ignacia Garcia  
 Sean A. Rivera & Zaida Rodriguez  
 Guillermo Alvarez, Jr.  
 Lydia Colon Burgos  
 Pelis V Mears

## Item IV (b)

**2) Self-amortizing Mortgage Disposition:** The following fourteen (14) 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>
5454 Baltimore Avenue 2009 East Dauphin Street	Josephine Knowles Francisco Rodriguez & Elsa V. Rojas	\$ 5,877.00 (LAMA 2012) \$14,789.00 (LAMA 2012)
2557 Emerald Street	Nian Hao Cheung	\$ 7,823.00 (LAMA 2012)
2561 North Hollywood Street	Bobby Leach	\$ 2,585.00 (LAMA 2012)
1732 North Hope Street	Shehadeh A Amer & Jacquelyn Faith Amer, h/w	\$ 6,647.00 (LAMA 2012)
2403 North Orianna Street	Ramon Garcia	\$ 3,214.00 (LAMA 2012)
2405 North Orianna Street	Ramon Garcia	\$ 3,491.00 (LAMA 2012)
2315 North Orkney Street	Debberie Burdine	\$ 2,450.00 (LAMA 2012)
2446 North Orkney Street	Carlos R. Perez	\$ 4,102.00 (LAMA 2012)
2912 Rutledge Street	Daniel Cancel Candelaria	\$ 2,237.00 (LAMA 2012)
2234 North 2 <sup>nd</sup> Street	Maria Flores	\$ 7,693.00 (LAMA 2012)
2124 North 4 <sup>th</sup> Street	Ana Mendez	\$ 4,733.00 (LAMA 2012)
3042 North 5 <sup>th</sup> Street	Victor Calderon	\$ 6,494.00 (LAMA)
3008 North 9 <sup>th</sup> Street	Elvin R. Aviles	\$ 6,623.24 (LAMA)

**3) Fair Market Disposition:** The following twelve (12) 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>
249 West Cornwall Street	David Ramirez	\$ 2,444.00 (LAMA 2012)
2826 North Darien Street	Marisol Maldonado	\$ 3,380.00 (LAMA 2012)
1321 South Dorrance Street	Distinguished Properties, LP	\$12,948.00 (LAMA)
1249 North Hope Street	Brandon Bolstad & Laura Bolstad, h/w	\$13,371.00 (LAMA)
624 & 626 Master Street	Steven Karpo	\$19,968.00 (LAMA)
2924 Page Street	Vera Adams	\$ 3,867.00 (LAMA 2012)
2226 & 2228 Ridge Avenue	Robbie L Ridgeway & Stephanie C Hardy	\$17,309.00 (LAMA) for both lots Green space
513 Sigel Street	Keith Lam	\$12,719.00 (LAMA 2012)
1248 South 20 <sup>th</sup> Street	Distinguished Properties, LP	\$16,539.00 (LAMA)
1130 South 24 <sup>th</sup> Street	Jason Cutaiar	\$19,374.00

**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>
1228 West Hilton Street	Anna Mae Chandler
335 East Lehigh Avenue	Steven Tu Tran & Mary Moc Tran, h/w
337 East Lehigh Avenue	Steven Tu Tran & Mary Moc Tran, h/w
2527 North Leithgow Street	Jovanaly M. Cortes
2143 East Monmouth Street	Lanery Ignacia Garcia
1915 North Philip Street	Sean A. Rivera & Zaida Rodriguez
3141 North Wendle Street	Guillermo Alvarez, Jr.
3409 North 3 <sup>rd</sup> Street	Lydia Colon Burgos
804 North 15 <sup>th</sup> Street	Pelis V Mears

**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>
5454 Baltimore Avenue	Josephine Knowles	\$ 5,877.00 (LAMA 2012)
2009 East Dauphin Street	Francisco Rodriguez & Elsa V. Rojas	\$14,789.00 (LAMA 2012)
2557 Emerald Street	Nian Hao Cheung	\$ 7,823.00 (LAMA 2012)
2561 North Hollywood Street	Bobby Leach	\$ 2,585.00 (LAMA 2012)
1732 North Hope Street	Shehadeh N Amer & Jacquelyn Faith Amer, h/w	\$ 6,647.00 (LAMA 2012)
2403 North Orianna Street	Ramon Garcia	\$ 3,214.00 (LAMA 2012)
2405 North Orianna Street	Ramon Garcia	\$ 3,491.00 (LAMA 2012)



## Item IV (b)

2315 North Orkney Street	Debberie Burdine	\$ 2,450.00 (LAMA 2012)
2446 North Orkney Street	Carlos R. Perez	\$ 4,102.00 (LAMA 2012)
2912 Rutledge Street	Daniel Cancel Candelaria	\$ 2,237.00 (LAMA 2012)
2234 North 2 <sup>nd</sup> Street	Maria Flores	\$ 7,693.00 (LAMA 2012)
2124 North 4 <sup>th</sup> Street	Ana Mendez	\$ 4,733.00 (LAMA 2012)
3042 North 5 <sup>th</sup> Street	Victor Calderon	\$ 6,494.00 (LAMA)
3008 North 9 <sup>th</sup> Street	Elvin R. Aviles	\$ 6,623.24 (LAMA)

**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>
249 West Cornwall Street	David Ramirez	\$ 2,444.00 (LAMA 2012)
2826 North Darien Street	Marisol Maldonado	\$ 3,380.00 (LAMA 2012)
1321 South Dorrance Street	Distinguished Properties, LP	\$12,948.00 (LAMA)
1249 North Hope Street	Brandon Bolstad & Laura Bolstad, h/w	\$13,371.00 (LAMA)
624 & 626 Master Street	Steven Karpo	\$19,968.00 (LAMA)
2924 Page Street	Vera Adams	\$ 3,867.00 (LAMA 2012)
2226 & 2228 Ridge Avenue	Robbie L. Ridgeway & Stephanie L. Hardy	\$ 17,309.00 (LAMA) for both lots Green space
513 Sigel Street	Keith Lam	\$12,719.00 (LAMA 2012)
1248 South 20 <sup>th</sup> Street	Distinguished Properties, LP	\$16,539.00 (LAMA)
1130 South 24 <sup>th</sup> Street	Jason Cutaiar	\$19,374.00

**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 – April 8, 2015

PROPERTY ADDRESS: 624 – 626 West Master Street

SALES PRICE: \$19,968.00

PROPERTY TYPE: STRUCTURE \_\_\_\_\_ LOT X

CITY COUNCIL DISTRICT: 5<sup>th</sup>

LAMA SALE PRICE: \$19,968.00

APPRAISED VALUE (if applicable): \_\_\_\_\_

APPLICANT NAME: Steven Karpo

APPLICATION DATE: \_\_\_\_\_

APPLICANT ADDRESS: \_\_\_\_\_

OWNER OCCUPANT: Yes / N

PROPOSED USE: \_\_\_\_\_

ESTIMATED PROJECT COST: N/A

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

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

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

Prepared by: Carolyn Terry





Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 2561 North Hollywood Street SALES PRICE: \$2,585.00 – Self-Amortizing Mortgage

PROPERTY TYPE: STRUCTURE \_\_\_\_\_ LOT X CITY COUNCIL DISTRICT: 2<sup>nd</sup>

LAMA SALE PRICE: \$8,817.72 APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Bobby Leach APPLICATION DATE: 03/26/2009

APPLICANT ADDRESS: \_\_\_\_\_ OWNER OCCUPANT: Y / No

PROPOSED USE: \_\_\_\_\_ ESTIMATED PROJECT COST: \_\_\_\_\_

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

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

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

Prepared by: Cavalyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 249 West Cornwall Street

SALES PRICE: \$2,444.00 (LAMA 2012)

PROPERTY TYPE: STRUCTURE \_\_\_\_\_ LOT X

CITY COUNCIL DISTRICT: 7<sup>th</sup>

LAMA SALE PRICE: \$1,164.80

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: David Ramirez

APPLICATION DATE: April 28, 2011

APPLICANT ADDRESS: \_\_\_\_\_

OWNER OCCUPANT: Y / N

PROPOSED USE: Parking

ESTIMATED PROJECT COST: \_\_\_\_\_

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

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

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

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 335 & 337 East Lehigh Avenue SALES PRICE: OLD GIFT

PROPERTY TYPE: STRUCTURE \_\_\_\_\_ LOT X CITY COUNCIL DISTRICT: 7<sup>th</sup>

LAMA SALE PRICE: \$3,831.57 APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Steven & Mary Tran APPLICATION DATE: September 22, 2004

APPLICANT ADDRESS: 333 East Lehigh Avenue OWNER OCCUPANT: Y / NO

PROPOSED USE: Sideyards ESTIMATED PROJECT COST: \_\_\_\_\_

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

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

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / NO WHY? \_\_\_\_\_

Prepared by: Carolyn Ferry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 513 SIGEL STREET

SALES PRICE: \$11,477.00

PROPERTY TYPE: STRUCTURE \_\_\_\_\_ LOT X

CITY COUNCIL DISTRICT: 1st

LAMA SALE PRICE: \$11,477.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: KEITH LAM

APPLICATION DATE: 08/29/14

APPLICANT ADDRESS: 1142 S. MARSHALL STREET  
Philadelphia, PA 19147

OWNER OCCUPANT: Y / No

PROPOSED USE: SIDEYARD

ESTIMATED PROJECT COST: N/A

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

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

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

Prepared by: Lynda Peyton

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – February 11, 2015

PROPERTY ADDRESS: 804 North 15<sup>th</sup> Street

SALES PRICE: Nominal – OLD 1202A

PROPERTY TYPE: STRUCTURE \_\_\_\_\_ LOT X

CITY COUNCIL DISTRICT: 5<sup>th</sup>

LAMA SALE PRICE: \$18,046.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Pelis V Mears

APPLICATION DATE: September 16, 2003

APPLICANT ADDRESS: \_\_\_\_\_

OWNER OCCUPANT: Y / N

PROPOSED USE: Sideyard

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

application received in 2003. Grantee is a part of the old 1202A program.

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 – April 8, 2015

PROPERTY ADDRESS: 1130 S. 24<sup>TH</sup> STREET

SALES PRICE: \$17,011.00 - SALES

PROPERTY TYPE: STRUCTURE \_\_\_\_\_ LOT X

CITY COUNCIL DISTRICT: 2ND

LAMA SALE PRICE: \$19,374.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: JASON CUTAIAR

APPLICATION DATE: 01/02/15

APPLICANT ADDRESS: 1701 REED STREET  
PHILA., PA. 19146

OWNER OCCUPANT: Y / No

PROPOSED USE: SINGLE FAMILY HOME  
NEW CONSTRUCTION

ESTIMATED PROJECT COST: N/A

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

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

SUPPORT LETTER FROM COUNCILMAN  
\_\_\_\_\_  
\_\_\_\_\_

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 – April 8, 2015

PROPERTY ADDRESS: 1228 West Hilton Street

SALES PRICE: OLD GIFT

PROPERTY TYPE: STRUCTURE X LOT     

CITY COUNCIL DISTRICT: 5<sup>th</sup>

LAMA SALE PRICE: \$8,755.53

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Anna Mae Chandler

APPLICATION DATE: June 6, 1996

APPLICANT ADDRESS: 1228 West Hilton Street

OWNER OCCUPANT: Yes / N

PROPOSED USE: Housing

ESTIMATED PROJECT COST:     

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

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

This is an old gift property.

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

Prepared by: Carolyn Terry



Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 1732 North Hope Street

SALES PRICE: Mortgage - \$6,647.00

PROPERTY TYPE: STRUCTURE \_\_\_\_\_ LOT X

CITY COUNCIL DISTRICT: 7<sup>th</sup>

LAMA SALE PRICE: \$9,875.97

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Shehadeh & Jacquelyn Amer

APPLICATION DATE: June 6, 1996

APPLICANT ADDRESS: 1731 North Howard Street

OWNER OCCUPANT: Y / N

PROPOSED USE: Rear yard

ESTIMATED PROJECT COST: \_\_\_\_\_

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

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

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

Prepared by: Carolyn Ferry



Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 2009 East Dauphin Street

SALES PRICE: Mortgage - \$14,789.00

PROPERTY TYPE: STRUCTURE \_\_\_\_\_ LOT X

CITY COUNCIL DISTRICT: 7<sup>th</sup>

LAMA SALE PRICE: \$19,323.40

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Elsa V Rojas Pena

APPLICATION DATE: June 24, 2014

APPLICANT ADDRESS: 2007 East Dauphin Street

OWNER OCCUPANT: Y / NO

PROPOSED USE: Sideyard

ESTIMATED PROJECT COST: \_\_\_\_\_

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

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

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

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 2124 NORTH 4<sup>TH</sup> STREET

SALES PRICE: \$4,733.00 -MORTGAGE

PROPERTY TYPE: STRUCTURE \_\_\_\_\_ LOT X

CITY COUNCIL DISTRICT: 7TH

LAMA SALE PRICE: \$4,733.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: ANA MENDEZ

APPLICATION DATE: 05/28/14

APPLICANT ADDRESS: 2126 NORTH 4<sup>TH</sup> STREET  
Philadelphia, PA 19122

OWNER OCCUPANT: Y / No

PROPOSED USE: SIDEYARD

ESTIMATED PROJECT COST: N/A

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

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

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

Prepared by: Lynda Payton

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 2143 E. MONMOUTH STREET SALES PRICE: OLD GIFT

PROPERTY TYPE: STRUCTURE \_\_\_\_\_ LOT X CITY COUNCIL DISTRICT: 1ST

LAMA SALE PRICE: \$8,293.00 APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: LANERY IGNACIA GARCIA APPLICATION DATE: 08/27/13

APPLICANT ADDRESS: 2145 E. MONMOUTH STREET OWNER OCCUPANT: Y / No  
Philadelphia, PA 19134

PROPOSED USE: SIDEYARD ESTIMATED PROJECT COST: N/A

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

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

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

Prepared by: Lynda Payton





Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 2234 NORTH 2ND STREET

SALES PRICE: \$7,693.00 -MORTGAGE

PROPERTY TYPE: STRUCTURE \_\_\_\_\_ LOT X

CITY COUNCIL DISTRICT: 7TH

LAMA SALE PRICE: \$7,693.00.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: MARIA FLORES

APPLICATION DATE: 09/06/05

APPLICANT ADDRESS: 2232 N 2<sup>ND</sup> STREET  
Philadelphia, PA 19133

OWNER OCCUPANT: Y / No

PROPOSED USE: SIDEYARD

ESTIMATED PROJECT COST: N/A

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

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

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

Prepared by: Lynda Payton





Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 2527 North Leithgow Street

SALES PRICE: OLD GIFT

PROPERTY TYPE: STRUCTURE \_\_\_\_\_ LOT X

CITY COUNCIL DISTRICT: 7<sup>th</sup>

LAMA SALE PRICE: \$3,465.79

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Jovanaly M. Cortes

APPLICATION DATE: December 20, 2005

APPLICANT ADDRESS: 2524 North 4<sup>th</sup> Street

OWNER OCCUPANT: Y / N

PROPOSED USE: Rear yard

ESTIMATED PROJECT COST: \_\_\_\_\_

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

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

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

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 2557 EMERALD STREET SALES PRICE: \$7,823.00 MORTGAGE

PROPERTY TYPE: STRUCTURE \_\_\_\_\_ LOT X CITY COUNCIL DISTRICT: 1ST

LAMA SALE PRICE: \$7,823.00 APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: NIAN HAO CHEUNG APPLICATION DATE: 08/27/13

APPLICANT ADDRESS: 2559 EMERALD 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? 2

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

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

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 2826 North Darien Street

SALES PRICE: \$3,380.00 (LAMA 2012)

PROPERTY TYPE: STRUCTURE \_\_\_\_\_ LOT X

CITY COUNCIL DISTRICT: 7<sup>th</sup>

LAMA SALE PRICE: \$2,869.35

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Marisol Maldonado

APPLICATION DATE: August 16, 2013

APPLICANT ADDRESS: \_\_\_\_\_

OWNER OCCUPANT: Y / N

PROPOSED USE: Sideyard

ESTIMATED PROJECT COST: \_\_\_\_\_

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

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

HAS THE PROPERTY'S PRICE BEEN REDUCED? YES / N WHY? \_\_\_\_\_

Prepared by: Cavalyn Terry



Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE - April 8, 2015

PROPERTY ADDRESS: 2924 PAGE STREET

SALES PRICE: \$3,867.00 - SALES

PROPERTY TYPE: STRUCTURE      LOT X

CITY COUNCIL DISTRICT: 5TH

LAMA SALE PRICE: \$3,867.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: VERA ADAMS

APPLICATION DATE: 09/25.14

APPLICANT ADDRESS: 2929 W. NORRIS STREET  
Philadelphia, PA 19121

OWNER OCCUPANT: Y / No

PROPOSED USE: SIDEYARD

ESTIMATED PROJECT COST: N/A

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

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

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

Prepared by: Lynda Payton

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 3008 North 9<sup>th</sup> Street

SALES PRICE: Mortgage - \$6,623.24

PROPERTY TYPE: STRUCTURE \_\_\_\_\_ LOT X

CITY COUNCIL DISTRICT: 7<sup>th</sup>

LAMA SALE PRICE: \$6,623.24

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Elvin R. Aviles

APPLICATION DATE: September 12, 2012

APPLICANT ADDRESS: 3010 North 9<sup>th</sup> Street

OWNER OCCUPANT: Y / N

PROPOSED USE: Side yard

ESTIMATED PROJECT COST: \_\_\_\_\_

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

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

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

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 3042 North 5<sup>th</sup> Street

SALES PRICE: Mortgage - \$6,494.00

PROPERTY TYPE: STRUCTURE \_\_\_\_\_ LOT X

CITY COUNCIL DISTRICT: 7<sup>th</sup>

LAMA SALE PRICE: \$6,494.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Victor Calderon

APPLICATION DATE: November 13, 2007

APPLICANT ADDRESS: 3044 North 5<sup>th</sup> Street

OWNER OCCUPANT: Y / N

PROPOSED USE: Side yard

ESTIMATED PROJECT COST: \_\_\_\_\_

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

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

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

Prepared by: Carolyn Terry



Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 3141 North Wendle Street

SALES PRICE: OLD GIFT

PROPERTY TYPE: STRUCTURE \_\_\_\_\_ LOT X

CITY COUNCIL DISTRICT: 7<sup>th</sup>

LAMA SALE PRICE: \$3,465.79

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Guillermo Alvarez, Jr.

APPLICATION DATE: September 2, 2007

APPLICANT ADDRESS: 3143 North Wendle Street

OWNER OCCUPANT: Y / N

PROPOSED USE: Side yard

ESTIMATED PROJECT COST: \_\_\_\_\_

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

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

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

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 3409 North 3<sup>rd</sup> Street

SALES PRICE: OLD GIFT

PROPERTY TYPE: STRUCTURE \_\_\_\_\_ LOT X

CITY COUNCIL DISTRICT: 7<sup>th</sup>

LAMA SALE PRICE: \$1,702.80

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Lydia Colon Burgos

APPLICATION DATE: October 8, 2005

APPLICANT ADDRESS: 3411 North 3<sup>rd</sup> Street

OWNER OCCUPANT: Y / N

PROPOSED USE: Side yard

ESTIMATED PROJECT COST: \_\_\_\_\_

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

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

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

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 5454 BALTIMORE AVE. SALES PRICE: \$5,877.00 -MORTGAGE

PROPERTY TYPE: STRUCTURE \_\_\_\_\_ LOT X CITY COUNCIL DISTRICT: 3RD

LAMA SALE PRICE: \$5,877.00 (2012) APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: JOSEPHINE KNOWLES APPLICATION DATE: 11/04/14

APPLICANT ADDRESS: 5456 BALTIMORE AVENUE OWNER OCCUPANT: Y / No  
Philadelphia, PA 19143

PROPOSED USE: SIDEYARD ESTIMATED PROJECT COST: N/A

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

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

SHE LIVES NEXT DOOR; SHE APPLIED WHEN THERE WAS A BUILDING, WAS RECENTLY DEMOLISHED

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 – April 8, 2015

PROPERTY ADDRESS: 1321 S. DORRANCE  
1248 S. 20<sup>TH</sup> STREET

SALES PRICE: \$12,948.00 - SALES  
SALES PRICE: \$16,539.00 – SALES

PROPERTY TYPE: STRUCTURE \_\_\_\_\_ LOT X CITY COUNCIL DISTRICT: 2<sup>nd</sup>

LAMA SALE PRICE: \$12,948.00 – 1321 S. DORRANCE ST. APPRAISED VALUE (if applicable): N/A  
\$16,539.00 – 1248 S. 20<sup>TH</sup> STREET

APPLICANT NAME: DISTINGUISHED PROPERTIES, LP APPLICATION DATE: 11/10/14  
c/o SANJIV K. JAIN

APPLICANT ADDRESS: 7715 CRITTENDEN STREET OWNER OCCUPANT: Y / No  
Philadelphia, PA 19118

PROPOSED USE: NEW CONSTRUCTION ESTIMATED PROJECT COST: N/A

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 15

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

RECEIVED SUPPORT LETTER FROM THE COUNCILMAN \_\_\_\_\_

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 – April 8, 2015

PROPERTY ADDRESS: 2315 NORTH ORKNEY STREET SALES PRICE: \$2,450.00 MORTGAGE

PROPERTY TYPE: STRUCTURE \_\_\_\_\_ LOT X CITY COUNCIL DISTRICT: 7TH

LAMA SALE PRICE: \$2,450.00 APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: DEBBERIE BURDINE APPLICATION DATE: 07/22/14

APPLICANT ADDRESS: 2319 N. LAWRENCE STREET OWNER OCCUPANT: Y / No  
Philadelphia, PA 19133

PROPOSED USE: SIDEYARD ESTIMATED PROJECT COST: N/A

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

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

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

Prepared by: Lynda Payton



Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – April 8, 2015

PROPERTY ADDRESS: 2405 NORTH ORIANNA STREET SALES PRICE: \$3,491.00 - MORTGAGE

PROPERTY TYPE: STRUCTURE      LOT X CITY COUNCIL DISTRICT: 7TH

LAMA SALE PRICE: \$3,491.00 APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: RAMON GARCIA APPLICATION DATE: 09/18/14

APPLICANT ADDRESS: 2407 NORTH ORIANNA ST.  
Philadelphia, PA 19133 OWNER OCCUPANT: Y / No

PROPOSED USE: SIDEYARD ESTIMATED PROJECT COST: N/A

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

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

\_\_\_\_\_

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

\_\_\_\_\_

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Prepared by: Lynda Payton

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

<b><u>ADDRESS/WARD</u></b>	<b><u>GRANTEE</u></b>	<b><u>REUSE</u></b>
1228 W. Hilton St. / 43 VPRC: 04/02/1996 City Council: 150127 Adopted On: 02/26/2015	Anna Mae Chandler 1228 West Hilton Street Philadelphia, PA 19140	Private Rehabilitation OLD Gift – occupying since June 29, 2001
335 E. Lehigh Ave. / 07 337 E. Lehigh Ave. / 07 VPRC: 04/12/2005 City Council: 110619 Adopted On: 09/22/2011	Steven Tu Tran & Mary Moc Tran, h/w 333 East Lehigh Avenue Philadelphia, PA 19125	Private Lot Transfer “ “ “
2527 N. Leithgow St. / 19 VPRC: 11/18/2014 City Council: 150130 Adopted On: 02/26/2015	Jovanaly M. Cortes 2524 North 4 <sup>th</sup> Street Philadelphia, PA 19133	Private Lot Transfer Rear yard
2143 E. Monmouth St. / 25 VPRC: 11/18/2014 City Council: 150070 Adopted On: 02/05/2015	Lanery Ignacia Garcia 2145 East Monmouth Street Philadelphia, PA 19134	Private Lot Transfer Side yard – OLD GIFT
1915 N. Phillip St. / 18 VPRC: 07/08/2014 City Council: 141042 Adopted On: 01/22/2015	Sean A. Rivera & Zaida Rodriguez 1912 North 2 <sup>nd</sup> Street Philadelphia, PA 19121	Private Lot Transfer Rear yard – OLD GIFT



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

<u>ADDRESS/WARD</u>	<u>GRANTEE</u>	<u>REUSE</u>
3141 N. Wendle St. / 37 VPRC: 11/13/2007 City Council: 150130 Adopted On: 02/26/2015	Guillermo Alvarez, Jr. 3143 North Wendle Street Philadelphia, PA 19133	Private Lot Transfer Sideyard
3409 N. 3 <sup>rd</sup> St. / 19 VPRC: 04/15/2005 City Council: 150130 Adopted On: 02/26/2015	Lydia Colon Burgos 3411 North 3 <sup>rd</sup> Street Philadelphia, PA 19140	Private Lot Transfer Sideyard
804 N. 15 <sup>th</sup> St. / 15 VPRC: 05/10/2005 City Council: 141037 Adopted On: 01/22/2015	Pelis V. Mears 806 North 15 <sup>th</sup> Street Philadelphia, PA 19130	Private Lot Transfer Sideyard – OLD 1202A Deed Restriction for Green Space

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

<u>ADDRESS/WARD</u>	<u>GRANTEE</u>	<u>REUSE</u>
5454 Baltimore Ave. / 51 VPRC: 11/18/2014 City Council: 150018 Adopted On: 01/29/2015	Josephine Knowles 5456 Baltimore Avenue Philadelphia, PA 19143	Private Lot Transfer Sideyard – Mortgage
2009 E. Dauphin St. / 31 VPRC: 12/11/2007 & 8/12/2014 City Council: 090503 Adopted On: 06/11/2009	Francisco Rodriguez & Elsa V. Rojas 2007 East Dauphin Street Philadelphia, PA 19124	Private Lot Transfer Sideyard Mortgage \$14,789.00 (LAMA 2012)

2557 Emerald St. / 31 VPRC: 09/10/2013 City Council: 150070 Adopted On: 02/05/2015	Nian Hao Cheung 2559 Emerald Street Philadelphia, PA 19125	Private Lot Transfer Sideyard - Mortgage LAMA value \$7,823.00
2561 N. Hollywood St. / 28 VPRC: 4/9/2013 City Council: 130392 Adopted On: 05/16/2013	Bobby Leach 2563 North Hollywood Street Philadelphia, PA	Private Lot Transfer Side yard – Mortgage LAMA (2012) value - \$2,585.00
1732 N. Hope St. / 18 VPRC: 10/14/2014 City Council: 150130 Adopted On: 02/26/2015	Shehadeh N Amer & Jacquelyn Faith Amer, h/w 1731 North Howard Street Philadelphia, PA 19133	Private Lot Transfer Rear yard – Mortgage LAMA 2012 - \$6,647.00
2403 N. Orianna St. / 19 2405 N. Orianna St. / 19 VPRC: 10/14/2014 City Council: 141042 Adopted On: 01/22/2015	Ramon Garcia 2407 North Orianna Street Philadelphia, PA 19133	Private Lot Transfer “ “ - Sideyards 2403 - \$3,214.00 (LAMA 2012) 2405 - \$3,491.00 (LAMA 2012)

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

**ADDRESS/WARD**

2315 N. Orkney St. / 19  
VPRC: 08/12/2014  
City Council: 141042  
Adopted On: 01/22/2015

2446 N. Orkney St. / 19  
VPRC: 08/12/2014  
City Council: 141042  
Adopted On: 01/22/2015

2912 Rutledge St. / 07  
VPRC: 09/09/2014  
City Council: 141042  
Adopted On: 01/22/2015

2234 N. 2<sup>nd</sup> St. / 19  
VPRC: 09/10/2013  
City Council: 141042  
Adopted: 01/22/2015

2124 N. 4<sup>th</sup> St. / 19  
VPRC: 10/06/2014  
City Council: 141042  
Adopted On: 01/22/2015

3042 N. 5<sup>th</sup> St. / 19  
VPRC: 12/09/2014  
City Council: 150130  
Adopted On: 02/26/2015

3008 N. 9<sup>th</sup> St. / 37  
VPRC: 08/12/2014  
City Council: 150130  
Adopted On: 02/26/2015

**GRANTEE**

Debbie Burdine  
2318 North Lawrence Street  
Philadelphia, PA 19133

Carlos R. Perez  
2443 North 5<sup>th</sup> Street  
Philadelphia, PA 19133

Daniel Cancel Candelaria  
2914 Rutledge Street  
Philadelphia, PA 19134

Maria Flores  
2232 North 2<sup>nd</sup> Street  
Philadelphia, PA 19133

Ana Mendez  
2126 North 4<sup>th</sup> Street  
Philadelphia, PA 19122

Victor Calderon  
3044 North 5<sup>th</sup> Street  
Philadelphia, PA 19133

Elvin R. Aviles  
3010 North 9<sup>th</sup> Street  
Philadelphia, PA 19133

**REUSE**

Private Lot Transfer  
Sideyard - Mortgage  
LAMA 2012 \$2,450.00

Private Lot Transfer  
Sideyard – Mortgage  
LAMA 2012 - \$4,102.00

Private Lot Transfer  
Sideyard – Mortgage  
LAMA 2012 - \$2,237.00

Private Lot Transfer  
Sideyard – Mortgage  
LAMA 2012 \$7,693.00

Private Lot Transfer  
Sideyard – Mortgage  
LAMA 2012 - \$4,733.00

Private Lot Transfer  
Sideyard – Mortgage  
LAMA - \$6,494.00

Private Lot Transfer  
Sideyard – Mortgage  
LAMA - \$6,623.24

**VACANT PROPERTY REVIEW COMMITTEE**  
**FAIR MARKET VALUE DISPOSITIONS**  
**FACT SHEET**

<b><u>ADDRESS/WARD</u></b>	<b><u>GRANTEE</u></b>	<b><u>Appraised/LAMA Value</u></b>	<b><u>REUSE</u></b>
249 W. Cornwall St. / 19 VPRC: 11/18/2015 City Council: 150083 Adopted On: 02/12/2015	David Ramirez 253 West Cornwall Street Philadelphia, PA 19140	\$ 2,444.00 (LAMA 2012)	Private Lot Transfer Parking
2826 N. Darien St. / 37 VPRC: 08/12/2014 City Council: 150083 Adopted On: 02/12/2015	Marisol Maldonado 2829 North 9 <sup>th</sup> Street Philadelphia, PA 19133	\$ 3,380.00 (LAMA 2012)	Private Lot Transfer Sideyard – owns 2828 & 2830 N. Darien Street
1321 S. Dorrance St. / 36 1248 S. 20 <sup>th</sup> St. / 36 VPRC: 11/18/2014 City Council: 150021 Adopted On: 01/29/2015	Distinguished Properties, LP c/o Sanjiv K. Jain 7715 Crittenden Street Philadelphia, PA 19119	\$12,948.00 (LAMA) \$16,539.00 (LAMA)	Private Lot Transfer “ “ “
1249 N. Hope St. / 18 VPRC: 08/12/2014 City Council: 140700 Adopted On: 09/25/2014	Brandon Bolstad & Laura Bolstad, h/w 110 Thompson Street, Unit B Philadelphia, PA 19122	\$13,371.00 (LAMA)	Private Lot Transfer Rear yard
624 W. Master St. /14 626 W. Master St. /14 VPRC: 8/29/08 City Council: 090061 Adopted On: 1/29/09	Steven Karpo 1336 North Marshall Street Philadelphia, PA 19122	\$19,968.00 (for both)	Private Lot Transfer Sideyard & Garden

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**FAIR MARKET VALUE DISPOSITIONS**  
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<b><u>ADDRESS/WARD</u></b>	<b><u>GRANTEE</u></b>	<b><u>Appraised/LAMA Value</u></b>	<b><u>REUSE</u></b>
2924 Page St. / 32 VPRC: 10/14/2014 City Council: 141037 Adopted On: 01/22/2015	Vera Adams 2929 West Norris Street Philadelphia, PA 19121	\$ 3,867.00 (LAMA 2012)	Private Lot Transfer
2226 Ridge Ave. / 47 2228 Ridge Ave. / 47 VPRC: 11/18/2014 City Council: 150081 Adopted On: 02/12/2015	Robbie L. Ridgeway & Stephanie C. Hardy 2224 Ridge Avenue Philadelphia, PA 19121	\$8,482.00 (LAMA) \$8,827.00 (LAMA)	Private Lot Transfer “ “ Side yards
513 Sigel St. / 01 VPRC: 12/09/2015 City Council: 150070 Adopted On: 02/05/2015	Keith Lam 1142 South Marshall Street Philadelphia, PA 19147	\$12,719.00 (LAMA 2012)	Private Lot Transfer
1130 S. 24 <sup>th</sup> St. / 36 VPRC: 11/18/2014 City Council: 150021 Adopted On: 01/29/2015	Jason Cutaiar 1701 Reed Street Philadelphia, PA 19146	\$19,374.00	Private Lot Transfer