

**PHILADELPHIA REDEVELOPMENT AUTHORITY**

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

**BOARD MEETING  
WEDNESDAY, JUNE 10, 2015**

**Open Session – 4:00 P.M.**

**A G E N D A**

**APPROVAL OF BOARD MINUTES**

Meeting of May 13, 2015

<b>I. <u>ADMINISTRATIVE</u></b>	<b><u>Page</u></b>
(a) Speridian Technologies, LLC <b>Professional Services Contract</b>	(1)
(b) Removal & Replanting of Trees Avenue of the Arts South Broad Street <b>NTI Grant Agreement</b>	(4)
(c) City Hall Apron <b>Amending Resolution No. 2015-47</b>	(6)
(d) Market Value Analysis Database The Reinvestment Fund <b>NTI Grant Agreement</b>	(8)
(e) Logan Neighborhood Plan Wallace Roberts & Todd, LLC <b>Professional Services Contract</b>	(10)
(f) <b>Approval of PRA Operating Budget FY 16</b>	(13)
(g) <b>Approval of Funding of Philadelphia Land Bank FY 16 Budget</b>	(14)

## **AGENDA**

Board Meeting of June 10, 2015

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### **II. DEVELOPMENT**

- (a) 159, 161, 163, 167 & 169 W. Cumberland Street, (16)  
2501 & 2507 N. Hancock Street,  
2502 N. Mutter Street, 2504-06 and  
2508 N. Mutter Street  
**Amicable Acquisition and Approval of  
NTI Funds**
- (b) Model Cities Urban Renewal Area (21)  
Leon Black  
823 N. Uber Street  
**Removal of Disposition Supplement**
- (c) 527, 429, 431, 435, 441, 442, 447, 449, (25)  
520 and 531 Cantrell Street  
**Amicable Acquisition**

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

- (a) Blumberg Apartments Phase 1 LP (29)  
PHA  
Scattered Sites "See Exhibit "A"  
**Non-Recourse Construction/Permanent  
Loan Agreement**
- (b) Divine Lorraine Hotel (42)  
100 Mile Fund LLC, Procida Funding LLC &  
Divine Intervention Hotel, LP  
699 N. Broad Street  
**Participation Agreement and Ancillary Loan Documents  
& NTI Grant Funding Agreement**

### **IV. REAL ESTATE**

- Vacant Property Review Committee (47)  
**Conveyance of Properties**

### **V. ADD ON ITEM**

- Sansom Urban Renewal Area  
Sansom Street Development, LP  
4611 Sansom Street, 4612-4620  
Sansom Street, 4613 Sansom Street,  
4619 Sansom Street, 4621 Sansom Street,  
125 S. 46th Street, 127-129 S. 46th Street  
and 133-135 S. 46th Street  
**Selection of Redeveloper**

**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, May 13, 2015 commencing at 4:10 p.m. in the offices of the Philadelphia Redevelopment Authority, being its regular meeting place, 16th floor, 1234 Market Street, Philadelphia, Pennsylvania, pursuant to proper notices.

**ROLL CALL**

The following members of the Board of Directors reported present: James Cuorato, Chairman; Beverly Coleman, Secretary; Jennifer Rodriguez, Vice Chairman and Rob Dubow, Treasurer and Alan Greenberger, 2<sup>nd</sup> Vice Chair.

The following members of the Authority staff were present: Brian Abernathy, Ryan D. Harmon, Esquire, David Thomas, Tania Nikolic, Bob LaBrum, Angela Chandler, Donna Trent, Peilin Chen, Brian Romano, Jessie Lawrence, Tracy Pinson-Reviere, Darci Bauer, Melvis Dunbar, Mary Fogg and Elizabeth Bonaccorso.

Also in attendance: Isaac Barker, Ridge Delite; Fred Jones, Resident; John Haak, City Planning Commission and Susie Jarmon, OHCD.

**ANNOUNCEMENTS**

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



**MINUTES**

Mr. Cuorato called for a motion to approve the minutes of the Board meeting of April 8, 2015.

Upon motion made and duly seconded, the minutes of April 8, 2015 were approved.

One (1) Abstention: Mr. Dubow.



Mr. Cuorato called for a motion to approve the minutes of the Special Board meeting of April 16, 2015.

Upon motion made and duly seconded, the minutes of April 16, 2015 were approved.



**ADMINISTRATIVE**

Ms. Nikolic presented "Item I (a) – NTI Grant Funding Agreement with South of South Neighborhood Association, Inc." in substance consistent with the Fact Sheet attached hereto.

*Additional Comments and Discussion*

Ms. Nikolic advised the Board that the allocated funding is being strictly used for site work only.

Mr. Dubow asked if this work would be completed by the summer. Ms. Nikolic responded yes.

**Board Action**

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

**RESOLUTION NO. 2015-40**

**RESOLUTION AUTHORIZING APPROVAL OF A NEIGHBORHOOD TRANSFORMATION INITIATIVE GRANT IN THE AMOUNT OF \$110,000 TO SOUTH OF SOUTH NEIGHBORHOOD ASSOCIATION, INC., FOR SITE IMPROVEMENTS AT 914-28 S. 17<sup>th</sup> STREET**

**BE IT RESOLVED**, the City of Philadelphia approved a Neighborhood Transformation Initiative ("NTI") grant to South of South Neighborhood Association, Inc. on March 31, 2015.

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that authorization is hereby given to approve NTI funds in the amount of \$110,000 to South of South Neighborhood Association, Inc., to be used to make site improvements at 914-28 S. 17<sup>th</sup> 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 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.

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





**Ms. Nikolic presented "Item I (b) – NTI Funding Agreement with Ralph Brooks Park" in substance consistent with the Fact Sheet attached hereto.**

*Additional Comments and Discussion*

Mr. Dubow asked when the work would be completed. Ms. Nikolic responded by the end of the summer.

Ms. Nikolic informed the Board that staff would be volunteering at Ralph Brooks Park during the first week in June to assist with renovations to the park.

**Board Action**

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

**RESOLUTION NO. 2015-41**

**RESOLUTION AUTHORIZING THE APPROVAL OF A NEIGHBORHOOD TRANSFORMATION INITIATIVE GRANT IN THE AMOUNT OF \$60,000 FOR THE SITE PREPARATION & RENOVATION WORK OF CITY OWNED RALPH BROOKS PARK**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that authorization is hereby given to approve a Neighborhood Transformation Initiative grant in the amount of \$60,000 for the improvements to Ralph Brooks Park.

**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.

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



**Ms. Chen presented "Item I (c) – NTI Grant Funding Agreement with John Bartram Association" in substance consistent with the Fact Sheet attached hereto.**

*Additional Comments and Discussion*

Ms. Chen informed the Board that the work would be completed by January 2016.

Ms. Rodriguez asked what type of work would be completed under the grant. Ms. Chen replied that façade and interior work at the property would be done, including HVAC and other work. Ms. Chen stated that this project is QRB eligible.

Mr. Greenberger inquired about the Office of Economic Opportunity ("OEO") requirements. Mr. Abernathy responded that the project has been completed and, thus, no Economic Opportunity Plan ("EOP") is required.

**Board Action**

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

**RESOLUTION NO. 2015-42**

**RESOLUTION AUTHORIZING APPROVAL OF A NEIGHBORHOOD TRANSFORMATION INITIATIVE GRANT IN THE AMOUNT OF \$515,000 TO JOHN BARTRAM ASSOCIATION TO FUND THE REHABILITATION AND CAPITAL IMPROVEMENTS OF BUILDINGS AT BARTRAM'S GARDEN**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that authorization is hereby given to approve a Neighborhood Transformation Initiative grant in the amount of \$515,000 to John Bartram Association to fund rehabilitation and capital improvements to buildings at Bartram's Garden located at 54<sup>th</sup> Street and Lindbergh Boulevard.

**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.

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



**Ms. Bauer presented "Item I (d) –NTI Pre-Development Grant with New Kensington Community Development Corporation" in substance consistent with the Fact Sheet attached hereto**

*Additional Comments and Discussion*

Ms. Rodriguez asked if the participation rate for minority and female business owners would come up to a higher percentage. Ms. Bauer stated they might be a bit low due to the need to act quickly and the limited scope of work; however, the percentages should increase upon incorporation of the architect's percentage. Ms. Bauer stated that she would forward to the City for approval.

Mr. Greenberger inquired as to the commitment from Office of Economic Opportunity ("OEO") for the expected ranges for this project. Mr. Greenberger requested that Ms. Bauer follow-up with OEO and Ms. Bauer confirmed she would do so.

Mr. Cuorato requested that administrative items include a site map when presented to the Board. Ms. Nikolic replied that normally housing finance items do not include site maps; however, moving forward staff will include a map.

**Board Action**

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

**RESOLUTION NO. 2015-43**

**RESOLUTION AUTHORIZING THE APPROVAL OF A NEIGHBORHOOD TRANSFORMATION INITIATIVE GRANT IN THE AMOUNT OF \$3,882,600 TO NEW KENSINGTON COMMUNITY DEVELOPMENT CORPORATION TO ASSIST WITH PRE-DEVELOPMENT COSTS ASSOCIATED WITH THE ORINOKA CIVIC HOUSE DEVELOPMENT LOCATED AT 2721-77 RUTH STREET**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that authorization is hereby given to grant Neighborhood Transformation Initiative funds in the amount of \$3,882,600 to New Kensington Community Development Corporation to assist with pre-development activities associated with the development of the Orinoka Civic House Project.

**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.

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



**Ms. Bauer presented "Item I (e) – NTI Grant Funding Agreement with Tioga United" in substance consistent with the Fact Sheet attached hereto.**

*Additional Comments and Discussion*

Ms. Bauer informed the Board that four (4) homes have been completed out of a total of six (6). The grant funds here are for the completion of the remaining two (2) homes.

Mr. Dubow asked if the \$200,000 would be reallocated to another grant if not used for this project. Ms. Bauer responded yes. Ms. Bauer further stated that the Authority pays for the work already in place.

**Board Action**

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

**RESOLUTION NO. 2015-44**

**RESOLUTION AUTHORIZING THE APPROVAL OF A NEIGHBORHOOD TRANSFORMATION INITIATIVE GRANT IN THE AMOUNT UP TO \$200,000 TO TIOGA UNITED TO ASSIST IN THE REHABILITATION OF TWO (2) AFFORDABLE HOMES LOCATED AT 2034 AND 2036 W. TIOGA STREET UNDER THE HOMEOWNERSHIP REHABILITATION PROGRAM**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that authorization is hereby given to grant Neighborhood Transformation Initiative funds in the amount up to \$200,000 to Tioga United to assist in the rehabilitation of two (2) affordable homes located at 2034 and 2036 W. Tioga 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 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.

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



**Ms. Bauer presented "Item I (f) – Modification of Cost Containment Policy" in substance consistent with the Fact Sheet attached hereto.**

*Additional Comments and Discussion*

Mr. Dubow asked if Philadelphia Housing Authority's ("PHA") bidding process is more stringent. Ms. Bauer replied yes.

Mr. Greenberger sought confirmation that the interim "234 – Condominium Housing" rates will be substituted in place of the HUD Section 221(d)(3) rates, which have been discontinued. Mr. Thomas replied in the affirmative.

**Board Action**

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

**RESOLUTION NO. 2015-45**

**RESOLUTION AUTHORIZING THE MODIFICATION OF THE AUTHORITY'S COST CONTAINMENT POLICY**

**WHEREAS**, the Authority adopted a Construction Cost Containment Policy ("Policy") in 1999, Resolution No. 16,126 (as modified in 2003, Resolution No. 17,341) in an effort to contain cost of publically funded developments.

**WHEREAS**, the Policy is being revised to change the mortgage limits and manner of determining which construction contracts will require competitive bidding.

**WHEREAS**, the Policy is being further revised to not apply to PHA–developed projects.

**NOW THEREFORE, BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that the following modifications to the Authority's Cost Containment Policy be approved as follows:

1. Modify the policy to replace all references to "221 (d) (3) limit" to read "234- Condominium Housing basic mortgage limits, for elevator-type projects."

2. The Cost Containment Policy shall not apply to rental or homeownership projects developed by the Philadelphia Housing Authority or its subsidiaries.

**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.

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



**Mr. LaBrum presented "Item I (g) – NTI Grant Funding Agreement for Amicable Acquisition of 5915-17 Market Street" in substance consistent with the Fact Sheet attached hereto.**

*Additional Comments and Discussion*

Mr. Dubow asked for a further explanation as to the acquisition of the property. Mr. LaBrum stated that an RFP was issued two (2) years ago and a recommendation was made; however, the project never moved forward. Mr. LaBrum stated that the Authority is working with PHA and the councilman is supporting this project. Mr. LaBrum stated PHA is proposing a mixed use project with a Transit-Oriented Design.

Ms. Nikolic informed the Board that the acquisition will result in an entire city block assemblage.

Ms. Coleman is abstaining because of a potential conflict of interest.

**Board Action**

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

**RESOLUTION NO. 2015-46**

**RESOLUTION AUTHORIZING THE APPROVAL OF A NEIGHBORHOOD TRANSFORMATION INITIATIVE GRANT IN THE AMOUNT OF \$152,000 FOR THE ACQUISITION OF 5915-5917 MARKET STREET**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that authorization is hereby given to approve a Neighborhood Transformation Initiative grant in the amount of \$152,000 for the acquisition of 5915-17 Market 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 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.

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

One (1) Abstention: Ms. Coleman



**Ms. Chen presented "Item I (h) – NTI Grant Funding Agreement for City Hall Apron" in substance consistent with the Fact Sheet attached hereto.**

*Additional Comments and Discussion*

Ms. Chen informed the members of the Board that the City Hall apron is in bad shape and that this project will be completed prior to the Papal visit in September. Ms. Chen stated that the NTI funds will be used first.

**Board Action**

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

**RESOLUTION NO. 2015-47**

**RESOLUTION AUTHORIZING APPROVAL OF A NEIGHBORHOOD TRANSFORMATION INITIATIVE GRANT IN THE AMOUNT OF \$538,000 TO THE CITY OF PHILADELPHIA - DEPARTMENT OF PUBLIC PROPERTY TO FUND THE REPAIR OF THE CITY HALL APRON**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that authorization is hereby given to approve a Neighborhood Transformation Initiative grant in the amount of \$538,000 to the City of Philadelphia - Department of Public Property located at 702 City Hall, Philadelphia, PA 19107, for capital improvements to the City Hall apron.

**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.

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



**Ms. Nikolic presented "Item I (i) – NTI QRB Funding Agreement with PHA for Site Preparation & Environmental Remediation" in substance consistent with the Fact Sheet attached hereto.**

*Additional Comments and Discussion*

Mr. Greenberger asked about the required remediation for this project. Ms. Nikolic replied that this site originally was a gas station.

Mr. Cuorato asked if the total cost of remediation would be determined upon the completion of the environmental assessment. Ms. Nikolic responded yes.

**Board Action**

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

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**RESOLUTION NO. 2015-48**

**RESOLUTION AUTHORIZING THE APPROVAL OF A NEIGHBORHOOD TRANSFORMATION INITIATIVE GRANT IN THE AMOUNT NOT TO EXCEED \$305,000 FOR THE SITE PREPARATION AND ENVIRONMENTAL REMEDIATION OF PHILADELPHIA REDEVELOPMENT AUTHORITY OWNED 1901-1909 N. 33<sup>rd</sup> STREET**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that authorization is hereby given to approve a Neighborhood Transformation Initiative grant in an amount not to exceed \$305,000 for the remediation of 1901-1909 N. 33<sup>rd</sup> Street.

**FURTHER AUTHORIZING**, the preparation, execution, and delivery of all agreements and documents 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.

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



**Ms. Nikolic presented "Item I (j)- NTI QRB Funding Agreement for Amicable Acquisition of 2224-38 N. 10th Street" in substance consistent with the Fact Sheet attached hereto.**

*Additional Comments and Discussion*

Ms. Nikolic stated that the Authority is acquiring the property using NTI QRB funding allocation of three million dollars (\$3,000,000) in NTI funding that has been reserved as part of the City's match requirements under HUD's Choice Neighborhood. Ms. Nikolic further stated the project is proceeding with Phase II.

Mr. Greenberger asked if the seller is a private entity. Ms. Nikolic replied yes. Mr. Greenberger raised a concern with regards to due diligence. Ms. Nikolic responded that the due diligence period under the agreement was ninety (90) days. Mr. Greenberger further asked if this would be enough time to complete the environmental due diligence. Mr. Harmon responded yes.

**Board Action**

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

**RESOLUTION NO. 2015-49**

**RESOLUTION AUTHORIZING APPROVAL OF A NEIGHBORHOOD TRANSFORMATION INITIATIVE ("NTI") GRANT IN AN AMOUNT NOT TO EXCEED FIVE HUNDRED THOUSAND DOLLARS (\$500,000) FOR THE PURPOSE OF FACILITATING THE AMICABLE ACQUISITION OF 2224-38 N. 10<sup>th</sup> STREET AND THE APPROVAL OF THE AGREEMENT OF SALE FOR THE ACQUISITION**

**WHEREAS**, Fity Lots, LLC (the "Seller"), is the owner of 2224-38 N. 10<sup>th</sup> Street, Philadelphia, PA (the "Property") and has offered the Property for sale;

**WHEREAS**, the Authority has agreed, subject to Board approval, to purchase the Property for Four Hundred Fifty Thousand Dollars (\$450,000), which Seller has agreed to be the fair market value of the Property; and

**WHEREAS**, the acquisition funding source is Neighborhood Transformation Initiative ("NTI") QRB funding and the purchase of the Property will further the public purposes of the City by assisting in future redevelopment of this area in support of the Choice Neighborhood Program.

**NOW, THEREFORE, BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that authorization is hereby given to approve a Neighborhood Transformation Initiative ("NTI") grant in the amount of up to Five Hundred Thousand (\$500,000) to purchase from Fifty Lots, LLC ("Seller"), the property located at 2224-38 N. 10<sup>th</sup> Street (the "Property");

**FURTHER RESOLVED**, that the Authority is hereby authorized to purchase the Property from Seller under terms and conditions as stated in an Agreement of Sale between the parties;

**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.

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



**DEVELOPMENT**

**Mr. Romano presented "Item II (a) – Selection of Redeveloper – Yung King Lau" in substance consistent with the Fact Sheet attached hereto.**

Additional Comments and Discussion

Mr. Greenberger asked if this was the redeveloper's first attempt with new construction. Mr. Romano responded no - the redeveloper previously completed a private construction project. However, Mr. Romano stated this is Mr. Lan's first time working with the Authority.

**Board Action**

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

**RESOLUTION NO. 2015-50**

**RESOLUTION SELECTING YUNG KING LAU AS REDEVELOPER OF 1029-1031 MOUNT VERNON STREET AND 1026-1028 LEMON STREET LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that Yung King Lau is hereby selected as Redeveloper of 1029-1031 Mount Vernon Street and 1026-1028 Lemon 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 One Hundred Ninety Five Thousand Dollars (\$195,000.00); 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 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.

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



**Mr. Romano presented "Item II (b) – Selection of Redeveloper – 1511-1515 Brown Street LLC" in substance consistent with the Fact Sheet attached hereto.**

*Additional Comments and Discussion*

Mr. Cuorato asked where the vacant lot was located in the photograph. Mr. Romano explained and identified the location on the site map.

**Board Action**

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

**RESOLUTION NO. 2015-51**

**RESOLUTION SELECTING 1511-1515 BROWN STREET LLC AS REDEVELOPER OF 1513 BROWN STREET LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that 1511-1515 Brown Street LLC is hereby selected as Redeveloper of 1513 Brown 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 Seventy Five Thousand Dollars (\$75,000.00); 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 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.

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



**Mr. Romano presented "Item II (c) – First Amendment to Redevelopment Agreement with Montgomery Flats, LLC" in substance consistent with the Fact Sheet attached hereto.**

*Additional Comments and Discussion*

Mr. Dubow asked why the number of units is decreasing from fifteen (15) units to twelve (12) units. Mr. Romano replied that three (3) of the units are smaller in size and are being incorporated into other units. Mr. Romano stated that the councilperson is in agreement.

**Board Action**

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

**RESOLUTION NO. 2015-52**

**NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA, RESOLUTION APPROVING A REDUCTION IN THE REQUIRED NUMBER OF UNITS AND THE USE THEREOF FOR THE PROPERTY LOCATED AT 1627-1631 W. MONTGOMERY AVENUE**

**WHEREAS**, Pursuant to Resolution No. 2014-07, adopted January 8, 2014, the Authority selected Montgomery Flats, LLC as redeveloper of 1627-1631 W. Montgomery Avenue (the "Parcel");

**WHEREAS**, the Authority and Montgomery Flats, LLC executed a Redevelopment Agreement dated January 3, 2014 ("Redevelopment Agreement"), and went to settlement on January 6, 2015;

**WHEREAS**, Montgomery Flats, LLC has requested that the Authority amend the Redevelopment Agreement to modify the number of rental units and market rate units to be developed; and

**WHEREAS**, the Authority has carefully considered this request and other related factors.

**NOW THEREFORE, BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that the total number of required units is reduced to twelve (12), of which the required number of affordable units is hereby modified to seven (7) and the number of market value units is hereby modified to five (5).

**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.

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



**Mr. Romano presented "Item II (d) Selection of Redeveloper – Carson Wang" in substance consistent with the Fact Sheet attached hereto.**

*Additional Comments and Discussion*

Mr. Greenberger asked about the marker located on the photo. Mr. Romano responded that the marker reflected the boundaries of the property.

**Board Action**

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

**RESOLUTION NO. 2015-53**

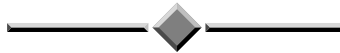
**RESOLUTION SELECTING CARSON WANG AS REDEVELOPER OF 2425 E. FIRTH STREET LOCATED IN THE NEW KENSINGTON-FISHTOWN REDEVELOPMENT AREA, NEW KENSINGTON-FISHTOWN URBAN RENEWAL AREA**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that Carson Wang is hereby selected as Redeveloper of 2425 E. Firth Street, located within the New Kensington-Fishtown Redevelopment Area, New Kensington-Fishtown Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Seventeen Thousand Four Hundred Twenty-Four Dollars (\$17,424.00); 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 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.

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



**Mr. Lawrence presented "Item II (e) – Selection of Redeveloper – Sracic Real Estate LLC" in substance consistent with the Fact Sheet attached hereto.**

*Additional Comments and Discussion*

Mr. Dubow asked if there were any other bids. Mr. Lawrence responded multiple bids were received; however, Mr. Wang owns the adjacent house located at 869 N. Opal Street.

Mr. Greenberger asked if this is a dead end street. Mr. Lawrence replied yes.

**Board Action**

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

**RESOLUTION NO. 2015-54**

**RESOLUTION SELECTING SRACIC REAL ESTATE LLC AS REDEVELOPER OF 871-73 N. OPAL STREET LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that Sracic Real Estate LLC is hereby selected as Redeveloper of 871-73 N. Opal 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 Seventy Five Thousand Dollars (\$75,000.00); 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 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.

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



**Mr. Lawrence presented "Item II (f) – Selection of Redeveloper – Jose Miguel Carrer Rodriquez" in substance consistent with the Fact Sheet attached hereto.**

*Additional Comments and Discussion*

Mr. Greenberger asked if the house was in good condition. Mr. Lawrence responded yes and indicated that the block has been stabilized.

**Board Action**

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

**RESOLUTION NO. 2015-55**

**RESOLUTION SELECTING JOSE MIGUEL CARRER RODRIGUEZ AS REDEVELOPER OF 3156 N. 6<sup>TH</sup> STREET LOCATED IN THE WEST FAIRHILL/EAST TIOGA/HUNTING PARK REDEVELOPMENT AREA, WEST FAIRHILL/EAST TIOGA/HUNTING PARK URBAN RENEWAL AREA**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that Jose Miguel Carrer Rodriguez is hereby selected as Redeveloper of 3156 N. 6<sup>th</sup> 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 Seven Thousand Four Hundred Three Dollars (\$7,403.00); 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 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.

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



## **REAL ESTATE**

**Ms. Dunbar presented "Item III (a) – Selection of Developer and Self-Amortizing Loan with Joel Suarez-Manzano & Marisol Beltran-Aponte" in substance consistent with the Fact Sheet attached hereto.**

### *Additional Comments and Discussion*

Ms. Dunbar informed the Board that the property located at 2246 E. Cambria Street has been occupied by the proposed developer for the past ten (10) years.

Mr. Greenberger asked if the proposed developers had a lease purchase agreement. Ms. Dunbar stated that the proposed developers believed that they had a Lease Purchase Agreement; however, the lease purchase agreement was fraudulent.

Mr. Rodriguez asked if the Authority or the proposed developers know who defrauded them. Ms. Dunbar replied not at this time. An unknown third party offered the proposed developers a lease purchase agreement and the proposed developers entered into the agreement believing it to be legally binding.

Ms. Rodriguez asked if anyone identified this individual. Mr. Thomas responded that the police were notified; however, there was not much the police could do in determining who perpetuated the fraud.

Mr. Greenberger inquired about the real estate taxes being paid. Ms. Dunbar stated that the Authority owned the property and that there are no outstanding real estate taxes.

Ms. Rodriguez asked if the utilities companies ask for proof of residence. Ms. Dunbar stated the proposed developers were paying the bills as the bills came directly to the property.

Mr. Dubow asked about the water bill. Ms. Dunbar stated that the prior condemnee's name was on the water bill and it was never switched over to the Authority.

Mr. Thomas informed the Board that staff sent out a crew to confirm that all the alleged improvements were performed by the proposed developers.

### **Board Action**

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

#### **RESOLUTION NO. 2015-56**

#### **RESOLUTION SELECTING JOEL SUAREZ-MANZANO & MARISOL BELTRAN – APONTE AS DEVELOPER OF 2246 E. CAMBRIA STREET IN THE EAST KENSINGTON REDEVELOPMENT AREA, AUBURN URBAN RENEWAL AREA AND APPROVING A SELF-AMORTIZING LOAN FOR A PORTION OF THE DISPOSITION PRICE**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that Joel Suarez-Manzano & Marisol Beltran – Aponte, husband and wife, is hereby selected as Developer of 2246 E. Cambria Street, located within the east Kensington Redevelopment Area, Auburn Urban Renewal Area, and approval of a disposition price of Ten Thousand Eighty-One Dollars (\$10,081); determining that the Developer possesses the financial resources necessary to acquire the property; further authorizing the execution, delivery and recording of a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

**BE IT FURTHER RESOLVED**, that the Philadelphia Redevelopment Authority will provide a self-amortizing loan in the amount of \$7,500 for a term of 10-years at 0% interest that will be secured by a first 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 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.

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



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

*Additional Comments and Discussion*

Mr. Abernathy stated that there are several issues with regards to fair market disposition properties. Mr. Abernathy stated that the following addresses have been deleted from the package: 2009 and 2021 Oakford Street and 6138 Spruce Street.

Mr. Abernathy stated there were also concerns with regards to 2117 and 2121 Latona Street; however, today's action is strictly for a name change. The next property in question was 5354 Irving Street and Mr. Abernathy stated that this property was sold to the adjacent property owner. 2117 Latona Street, 2121 Latona Street and 5354 Irving Street were all permitted to proceed for Board approval.

Ms. Rodriguez stated that the forms submitted by VPRC need to be more thorough and detailed. Mr. Abernathy stated corrections will be made and he is working with Mr. Koonce from PHDC. Mr. Abernathy stated that VPRC is new at this process and the factsheets will improve.

**Board Action**

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

**RESOLUTION NO. 2015-57**

**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:

<b>Address</b>	<b>Grantee(s)</b>
2201 East Auburn Street	Community Justice Land Trust
914 Silver Street	Donna Rivera
2031 North 5 <sup>th</sup> Street	Ricardo Torres
2018 North 16 <sup>th</sup> 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:

<b>Address</b>	<b>Grantee(s)</b>	<b>Price</b>
2836 North Hancock Street	Jacqueline Rodriguez, Jose M. Martinez III, Fernando Martinez, Anthony Martinez & Jose Miguel Soto	\$6,337.00 (LAMA 2012)
2906 North Rosehill Street	Carmen Garcia	\$2,378.00 (LAMA 2012)
2321 North Sydenham Street	Jerry Dennison	\$9,578.88 (LAMA)
2033 North 5 <sup>th</sup> Street	Ricardo Torres	\$3,227.00 (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.

**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>
3418 Brandywine Street	Fred Jones	\$25,000.00 for both 3418 & 3420 (Appraisal)
3420 Brandywine Street	Fred Jones	
2319 Germantown Avenue	New Creation Bible Class	\$10,692.60 (LAMA)
1903 East Huntingdon Street	Robert William Wetherington & Rachael Dawn Kerns Wetherington, h/w	\$11,790.00 (LAMA)

5354 Irving Street	Raymond H. Erwin	\$8,584.00 (LAMA 2012)
2117 Latona Street	Wilson Drake Development LLC	\$15,973.00 (LAMA)
2121 Latona Street	Wilson Drake Development LLC	\$13,929.00 (LAMA)
302 Master Street	Reinaldo Pastrana	\$50,000.00 (Appraisal)
513 Sigel Street	Keith Lam	\$ 2,681.00 (Appraisal)
2618 West Silver Street	James Pompey	\$15,425.01 (LAMA)
2620 West Silver Street	James Pompey	for both lots
5901 North 13 <sup>th</sup> Street	Dong IL Kim	\$30,000.00 (Appraisal)

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

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

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



**Mr. Abernathy presented "Item IV – Termination of Ground Lease & Conveyance with Beech Interplex, Inc. & 1600 Broad Associates, L.P." in substance consistent with the Fact Sheet attached hereto.**

*Additional Comments and Discussion*

Mr. Greenberger asked if more work needs to be done before the lease termination and conveyance can be completed. Mr. Abernathy replied that is correct.

Mr. Greenberger asked if this project would come back to the Board. Mr. Abernathy responded no and stated that this resolution sets a minimum fee for the lease termination and conveyance of one hundred thousand dollars (\$100,000) – the Authority will not accept less than this amount.

**Board Action**

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

**RESOLUTION NO. 2015-58**

**NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA - RESOLUTION TERMINATING THE GROUND LEASE BETWEEN THE PHILADELPHIA REDEVELOPMENT AUTHORITY AND BEECH INTERPLEX, INC., WITH RESPECT TO ALL OR A PORTION OF THE PROPERTY LOCATED AT 1600-36 NORTH BROAD STREET, AND AUTHORIZING THE CONVEYANCE OF CERTAIN PORTIONS OF THE PROPERTY TO 1600 BROAD ASSOCIATES, L.P. AND/OR KBC 1600 ASSOCIATES LP**

**WHEREAS**, the Philadelphia Redevelopment Authority ("Authority") entered into an Amended and Restated Redevelopment Agreement ("Redevelopment Agreement") on February 17, 2005 with Beech Interplex, Inc. ("Beech") and Tower Investments, Inc. ("Tower"), with respect to the development of the property located at 1600-36 North Broad Street (the "Property");

**WHEREAS**, pursuant to that certain Assignment and Assumption Agreement dated February 17, 2005 ("Assignment Agreement"), between the Authority, Beech, Tower and 1600 Broad Associates, L.P. ("1600 Associates"), the development obligations under the Redevelopment Agreement with respect to the Property were assigned to 1600 Associates;

**WHEREAS**, the Authority and Beech also entered into a Ground Lease Agreement (Retail Premises) dated February 17, 2005 ("Ground Lease"), wherein the Authority leased the Property to Beech;

**WHEREAS**, 1600 Associates ultimately completed the development of the Property and, on February 5, 2013, a Certificate of Completion ("C.O.C.") was issued by the Authority to 1600 Associates, wherein the Authority certified that the improvements as contemplated in the Redevelopment Agreement were completed;

**WHEREAS**, Beech has requested that the Ground Lease be terminated as to all or a Portion of the Property and that certain portions of the Property be conveyed to 1600 Associates and KBC 1600 Associates LP ("KBC Associates"); and

**WHEREAS**, the Authority has determined that it is in the best interest of the parties to terminate the Ground Lease as to all or a portion of the Property and to convey certain portions of the Property to 1600 Associates and KBC Associates.

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

1. The termination of the Ground Lease Agreement (Retail Premises) dated February 17, 2005 ("Ground Lease"), as to all or a portion of the property located at 1600-36 North Broad Street (the "Property").
2. The conveyance of certain portions of the Property to 1600 Broad Associates, L.P. ("1600 Associates") and/or KBC 1600 Associates LP ("KBC Associates").

3. The required payment to the Authority of an administrative fee in an amount equal to or exceeding One Hundred Thousand Dollars (\$100,000).

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

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



**OLD BUSINESS**

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



**NEW BUSINESS**

Mr. Cuorato inquired if there was any new business for the Board. Ms. Pinson-Reviere distributed a memorandum to the Board and discussed a personnel matter. Mr. Cuorato thanked Ms. Pinson-Reviere for informing the Board with regards to the matter. Mr. Harmon stated that although the memorandum was presented to the Board as a "Fact Sheet" on Authority letterhead, this was not a document prepared by the Authority. It was prepared wholly by Ms. Pinson-Reviere and characterizes her perspective. It should not be deemed as "facts" presented to the Board.

Mr. Barker addressed the Board with regards to his business that is being condemned under PHA's Sharswood Project. Mr. Barker is looking for additional information regarding the relocation of his business. Ms. Nikolic responded that over the next couple of weeks Mr. Barker will be receiving an offer letter and can then meet individually with the Authority to discuss his compensation.

Mr. Abernathy stated he understands Mr. Barker's concerns and informed him not to do anything yet. Mr. Abernathy told Mr. Barker that the Authority is acting as PHA's agent. Mr. Abernathy advised Mr. Barker that after the meeting he could give all his information to Ms. Nikolic and she would assist him.



**ADJOURNMENT**

There being no further business to come before the Board, Mr. Cuorato declared the meeting adjourned at 5:10 P.M.

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SECRETARY TO THE BOARD





**BOARD FACTSHEET**

Meeting of May 13, 2015

Approval of NTI Grant

Carpenter Green

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**NAME OF DEVELOPER/APPLICANT:** South of South Neighborhood Association, Inc.

**NATURE OF TRANSACTION:** Approval to enter into a grant agreement with South of South Neighborhood Association ("SOSNA") to initiate \$110,000 of site improvements to Carpenter Green Park located at 914-28 South 17th Street between Montrose and Carpenter Streets in the Graduate Hospital neighborhood.

**FUNDING:** NTI QRB funds not to exceed \$110,000

**PROPERTY INFORMATION:** 914-28 S. 17<sup>th</sup> Street

**COMMENTS OR OTHER CONDITIONS:** SOSNA is proceeding with completing the work necessary for permits and is discussing with the Philadelphia Water Department how to include storm water management elements into the design. Site work will begin promptly this summer.

The project is subject to prevailing wage requirements and will be monitored by the Authority.

Proposed Resolution and Park Design attached.

Prepared by: Tania Nikolic

Reviewed by: Ryan Harmon

**BOARD FACTSHEET**

Meeting of May 13, 2015

Approval of NTI Funds

Ralph Brooks Park

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**NATURE OF TRANSACTION:** Approval to fund work in partnership with the City for the total renovation of the publically owned Ralph Brooks Park.

The total project budget is \$422,000 of which \$60,000 will be funded with Neighborhood Transformation Initiative ("NTI") funds, specifically for demolition, site preparation and public improvements. The project has been publically bid following City procurement process and the construction will be monitored by PIDC on behalf of the City.

**FUNDING:** NTI funds not to exceed \$60,000

**COMMENTS OR OTHER CONDITIONS:** This project will directly address the improvements of a public park that is part of the City's actively managed public recreation facilities.

Propose resolution and detailed project scope is attached.

Prepared by: Tania Nikolic

Reviewed by: Ryan Harmon


**BOARD FACTSHEET**

Meeting of May 13, 2015

Approval of NTI Grant

 54<sup>th</sup> Street and Lindbergh Boulevard

**NAME OF DEVELOPER/APPLICANT:** John Bartram Association

**Nature of Transaction:** Approval of a Neighborhood Transformation Initiative ("NTI") grant in the amount of \$515,000 to John Bartram Association for the rehabilitation and capital improvements to buildings at Bartram's Gardens. The total project cost will be \$2.2 million and the non-profit will contribute the remaining sources through a RACP grant and donations.

The NTI funds will be in the form of QRB dollars and the expenditure will be completed by January 2016.

**Legal Entity/Other Partners (if applicable):** John Bartram Association

**Mailing Address:** 54th Street and Lindbergh Boulevard

**PROPERTY INFORMATION:** 54th Street and Lindbergh Boulevard

**Description:** Repairs to existing building

**Use:** Garden and historic structure for public use

**Value of Improvements:** \$515,000.00. Value was established by contractor bids.

Proposed Resolution is attached.

Prepared by: Peilin Chen

Reviewed by: Jane Duffy



## BOARD FACTSHEET

Meeting of May 13, 2015

Approval of NTI Pre-Development Grant

Orinoka Civic House - 2721-77 Ruth Street

**NAME OF SPONSOR/DEVELOPER:** New Kensington Community Development Corporation

**NATURE OF TRANSACTION:** Authorization for the Authority to enter into a grant agreement with New Kensington Community Development Corporation ("NKCDC") in the amount of \$3,882,600. The proceeds of the grant will be used for pre-development activities associated with a potential low income housing tax credit development, Orinoka Civic House (the "Project"). The site located at 2721-77 Ruth Street (the "Property") is currently owned by the City and will remain in City ownership during the grant period. NKCDC intends to acquire and develop the Property which will entail the adaptive reuse and conversion of an imminently dangerous, abandoned, five-story, 70,000 square foot former textile mill into a mixed-use development comprised of fifty-one (51) units of affordable housing, a small retail space, and office space.

The grant shall be used to reimburse NKCDC for soft and hard costs incurred. Costs include environmental investigation and remediation, stabilization, interior demolition, exterior façade repairs, roof replacement, storm water management, engineering, design work, financing fees and insurance.

**COMMENTS OR OTHER CONDITIONS:**

Stabilization of the Property will address dangerous conditions that were cited by the Department of License and Inspections. The hard costs in connection with the Project are subject to prevailing wage requirements and will be monitored by the Authority. The architectural firm, Jibe Design Company, is a certified WBE firm. The contractor, Domus, Inc., due to the limited scope of work has committed to sub-contract labor to MBE firms where possible. Domus has commitments of approximately 13% MBE and 3% WBE. Disbursements will be contingent on the entity having no outstanding tax obligations with the City of Philadelphia Revenue Department.

**BOARD ACTION REQUESTED:**

1. Authorize the Authority to enter into a grant agreement with NKCDC in the amount up to \$3,882,600 funded with NTI grant funds.

Proposed Resolution, Pre-Development Budget and Development Team is attached.

Prepared by: Darci Bauer, Sr. Housing Development Officer

Reviewed by: David Thomas, Deputy Executive Director


**BOARD FACTSHEET**

Meeting of May 13, 2015

Approval of NTI Grant

2034 and 2036 W. Tioga Street

**NAME OF SPONSOR/DEVELOPER: Tioga United**

**NATURE OF TRANSACTION:** Authorization for the Authority to enter into a grant agreement with Tioga United ("TU") in the amount up to \$200,000. The proceeds of the grant will be used to assist in the rehabilitation of two affordable properties for homeownership under the Homeownership Rehabilitation Program ("HRP"). HRP was transferred from the Philadelphia Housing Development Corporation ("PHDC") to the Authority in 2013 pursuant to an Assignment and Assumption Agreement.

**LEGAL ENTITY:** Tioga United

**PROPERTY INFORMATION:** 2034 and 2036 W. Tioga Street

**BACKGROUND:** PHDC, under contract with the City of Philadelphia, Office of Housing and Community Development ("OHCD") authorized a commitment of funds in the amount of \$796,000 to provide purchase price subsidies to six (6) homebuyers under the HRP. As a result of TU's inability to secure construction bridge financing, PHDC allowed them to complete two (2) properties at a time. TU has completed and sold four of the properties.

At the time of the PHDC commitment, TU had a commitment from the Federal Home Loan Bank ("FHLB") for \$80,000 per property. FHLB has rescinded its commitment due to delay in the project. TU remains committed to the completion of the properties and OHCD has extended its commitment for funding for the project.

**BOARD ACTION REQUESTED:**

1. Authorize the Authority to enter into a grant agreement with TU in the amount up to \$200,000 funded with NTI grant funds.

Proposed Resolution is attached

Prepared by: Darci Bauer, Sr. Housing Development Officer  
 Reviewed by: David Thomas, Deputy Executive Director



## BOARD FACTSHEET

Meeting of May 13, 2015

### Modification of Cost Containment Policy

**NATURE OF TRANSACTION:** Resolution authorizing modification of the Authority's Cost Containment Policy.

#### BACKGROUND:

The Authority implemented a Construction Cost Containment policy ("Policy") adopted in 1999, Resolution No. 16,126, in an effort to contain cost of publically funded housing developments. The Policy, as modified by Resolution 17,341 in 2003, requires that, on Projects where the estimated project replacement cost exceeded 120% of the HUD 221(d)(3) limits, the developer would be required to obtain bids for the construction contract utilizing an Authority maintained list of contractors.

The Board is being asked to approve revisions to the Policy for the following reasons:

- The U.S. Department of Housing and Urban Development ("HUD"), due to the discontinuation of the Section 221(d)(3) mortgage insurance program, is no longer updating and publishing limits. HUD issued an interim policy that participating jurisdictions must use the Section 234-Condominium Housing basic mortgage limits, for elevator-type projects, as an alternative to determine the maximum per unit subsidy for HOME assisted housing projects.
- The Authority will be providing financing for projects being developed by the Philadelphia Housing Authority ("PHA"). PHA has an established bidding process that was reviewed by the Authority and found acceptable. In an effort to not duplicate efforts of another governmental entity, the Office of Housing and Community Development would like the Authority to rely on the PHA selection process and waive the Policy for any PHA-developed projects.

#### BOARD ACTION REQUESTED:

1. Modify the Policy to replace all references to "221(d)(3) limit" to read "234-Condominium Housing basic mortgage limits, for elevator-type projects."
2. The Cost Containment Policy shall not apply to rental or homeownership projects developed by the Philadelphia Housing Authority or its subsidiaries.

Proposed Resolution and revised policy are attached.

Prepared by: Darci Bauer, Sr. Housing Development Officer  
 Reviewed by: David Thomas, Deputy Executive Director



**BOARD FACTSHEET**

Meeting of May 13, 2015

Approval of NTI Funding

5915-5917 Market Street

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**NATURE OF TRANSACTION:** Approval to fund the amicable acquisition of 5915-5917 Market Street ("Parcel") from SEPTA.

**PROPERTY INFORMATION:** 5915-5917 Market Street

**Description:** 11,286 sq. ft., vacant lot    **Zoning:** CMX-2    **Use:** Residential Mixed-Use

**FUNDING:** NTI funds not to exceed \$152,000

**COMMENTS OR OTHER CONDITIONS:** The Parcel is situated between City and Authority owned lots. The acquisition will consolidate the block bound by Filbert, Market, 59<sup>th</sup> and Salford Streets to facilitate PHA's proposed TOD (Transit-Oriented Design) development.

Propose resolution and site map are attached.

Prepared by: Robert LaBrum  
Reviewed by: Ryan Harmon



**BOARD FACTSHEET**  
Meeting of May 13, 2015  
Approval of NTI Grant  
City Hall Apron

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**NAME OF DEVELOPER/APPLICANT:** City of Philadelphia-Department of Public Property

**Nature of Transaction:** Approval of a Neighborhood Transformation Initiative ("NTI") grant in the amount of \$538,000 to City of Philadelphia-Department of Public Property for the capital improvements to the City Hall apron. The total project cost will be \$2.38 million and will be completed in two (2) phases. The first phase will be completed before the Papal visit in September and paid for with NTI funds.

The NTI funds will be in the form of Tax Exempt dollars and the expenditure will be completed by December 2015.

**Legal Entity/Other Partners (if applicable):** City of Philadelphia-Department of Public Property

**Mailing Address:** 702 City Hall, Philadelphia, PA 19107

**PROPERTY INFORMATION:** City Hall, Philadelphia, PA 19107

**Description:** Repairs to existing north apron of City Hall.

**Use:** Public Paths to City Hall and Dilworth Plaza

**Value of Improvements:** \$538,000. Value was established by contractor bids.

Proposed Resolution is attached.

Prepared by: Peilin Chen  
Reviewed by: Brian Abernathy




**BOARD FACTSHEET**

Meeting of May 13, 2015

Approval of NTI Funds &amp;

Authorization to Enter Into Technical Services Agreement

 33<sup>rd</sup> & Berks

**NAME OF DEVELOPER/APPLICANT:** Philadelphia Housing Authority ("PHA")

**NATURE OF TRANSACTION:** Approval to enter into agreement with PHA for environmental remediation and site preparation work at 1901-1909 N. 33<sup>rd</sup> Street located on the northeast corner of 33<sup>rd</sup> and Berks in the Strawberry Mansion neighborhood.

**FUNDING:** Neighborhood Transformation Initiative ("NTI") QRB funds not to exceed \$305,000

**PROPERTY INFORMATION:** 1901-1909 N. 33<sup>rd</sup> Street

**COMMENTS OR OTHER CONDITIONS:** PHA has completed the environmental assessment of 1901-1909 N. 33<sup>rd</sup> Street and has identified site as requiring remediation prior to development. The property will be the future site of a new housing development built and managed by PHA. Site work will begin promptly this summer.

The project is subject to prevailing wage requirements and will be monitored.

Proposed Resolution is attached.

Prepared by: Tania Nikolic

Reviewed by: Ryan Harmon

**BOARD FACTSHEET**

Meeting of May 13, 2015

Amicable Acquisition &amp;

Approval of NTI Funds

2224-38 N. 10th Street

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

**Nature of Transaction:** Approval authorizing the PRA to not expend beyond \$500,000 of Neighborhood Transformation Initiative ("NTI") QRB funding as directed by the Office of Housing and Community Development to execute an Agreement of Sale with Fity Lots, LLC, for the amicable acquisition of 2224 -38 N 10<sup>th</sup> Street located in North Philadelphia.

**PROPERTY INFORMATION:** 2224 -38 N 10th Street**Description:** 40,070 sq. ft., vacant lot, I2 Industrial/Mixed Use**Acquisition Value:** \$450,000

The property was originally listed for sale at One Million Dollars (\$1,000,000). Through negotiation and research on comparable property sales, a purchase price of Four Hundred Fifty Thousand Dollars (\$450,000) was offered and agreed to by the seller.

**OUTLINE OF TRANSACTION & FINANCING:**

The PRA will acquire the property listed above with NTI QRB funding from an allocation of Three Million Dollars (\$3,000,000) in NTI funding that has been reserved as part of the City's match requirement under HUD's \$30 million Choice Neighborhood award for Philadelphia.

Proposed Resolution is attached with site map &amp; photograph.

Prepared by: Tania Nikolic  
 Reviewed by: Ryan Harmon

**BOARD FACTSHEET**

Meeting of May 13, 2015

Selection of Redeveloper

1029-1031 Mount Vernon Street and 1026-1028 Lemon Street

**NAME OF DEVELOPER/APPLICANT:** Yung King Lau**Nature of Transaction:** Selection of developer to construct a single-family home, located in the West Poplar neighborhood.**Mailing Address:** 2019 S. 4<sup>th</sup> Street, Philadelphia, PA 19148**PROPERTY INFORMATION:** 1029-1031 Mt Vernon Street and 1026-1028 Lemon Street**Description:** 2500 sq. ft., vacant lot      **Zoning:** CMX-2 & RM-1      **Use:** Residential**Appraised Disposition Value:** \$195,000

At the direction of the Council person, sale of the property is being handled as a directed sale; therefore, the disposition price has been established through an appraisal.

**FINANCING:**

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

**COMMENTS OR OTHER CONDITIONS:**

Acquisition and commencement of construction of the proposed project is estimated to start in August 2015 with construction completion within eighteen (18) months.

The Developer is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violation of City L&I codes. Per Chapter 17-1600 of the Philadelphia Code, the City has approved the Economic Opportunity Plan with ranges at MBE – 18% and WBE – 7%.

The developer has past experience with the PRA in completing one (1) rehabilitation project at 1229 N. 15<sup>th</sup> Street.

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

Prepared by: Brian Romano, Project Manager

Reviewed by: Tania Nikolic

**BOARD FACTSHEET**

Meeting of May 13, 2015  
 Selection of Redeveloper  
 1513 Brown Street

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**NAME OF DEVELOPER/APPLICANT:** 1511-1515 Brown Street LLC

**Nature of Transaction:** Selection of developer to construct four (4) residential rental units, located in North Philadelphia. This parcel along with two other parcels owned by the developer will be subdivided.

**Legal Entity/Other Partners (if applicable):** Joshua Mathew and Aljit Joy

**Mailing Address:** 229 Market Street, Unit # 3, Philadelphia, PA 19106

**PROPERTY INFORMATION:** 1513 Brown Street

**Description:** 1026 sq. ft., vacant lot      **Zoning:** RM-1      **Use:** Residential

**Appraised Disposition Value:** \$75,000

This parcel is currently owned by Community Ventures. Community Ventures is in the process of reverting ownership of this parcel back to the PRA, since the development project was not completed. Once back in PRA ownership, the PRA will convey the parcel to 1511-1515 Brown Street LLC. Due to this applicant being the adjacent property owner, a direct sale via an appraisal was agreed to, since the final product would provide for a more cohesive development project, eliminating vacancy on the block.

**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 August 2015, with construction completion within eighteen (18) months.

The Developer is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violation of City L&I codes. Per Chapter 17-1600 of the Philadelphia Code, the City has approved the Economic Opportunity Plan with the ranges at MBE – 18% and WBE – 7%. The developer has no past experience with the PRA.

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

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



**BOARD FACTSHEET**

Meeting of May 13, 2015

First Amendment to the Redevelopment Agreement

1627-31 W. Montgomery Street

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**NAME OF DEVELOPER/APPLICANT:** Montgomery Flats, LLC

**Nature of Transaction:** Approve the decrease in the overall number of units originally approved by the Board from fifteen (15) to twelve (12).

**PROPERTY INFORMATION:** 1627-1631 W. Montgomery Avenue

**Description:** 2880 sq. ft., vacant lot      **Zoning:** RM1      **Use:** Residential

**COMMENTS OR OTHER CONDITIONS:**

The original agreement approved the development of fifteen (15) residential units of which nine (9) units would be affordable and rented at 60% AMI and the other six (6) units would be rented at market value. The amendment would allow for a decrease to twelve (12) units of which seven (7) would be affordable and rented at 60% AMI and five (5) units would be rented at market value.

Proposed Resolution and supporting information are attached (picture and map).

Prepared by: Brian Romano, Project Manager

Reviewed by: Robert LaBrum

**BOARD FACTSHEET**

Meeting of May 13, 2015

Selection of Redeveloper

2425 E. Firth Street

**NAME OF DEVELOPER/APPLICANT:** Carson Wang**Nature of Transaction:** Selection of developer to develop this lot as a side yard, located in the New Kensington-Fishtown neighborhood.**Legal Entity/Other Partners (if applicable):** Carson Wang**Mailing Address:** 2427 E. Firth Street, Philadelphia, PA 19125**PROPERTY INFORMATION:** 2425 E. Firth Street**Description:** 833 sq. ft., vacant lot      **Zoning:** RSA-5      **Use:** Side yard**Disposition Value:** \$17,424

Property value was established by the LAMA upfront pricing model. There were two (2) other expressions of interest, but the applicants were unresponsive.

**COMMENTS OR OTHER CONDITIONS:**

Acquisition and commencement of the proposed project is estimated to start in July 2015, with completion within twelve (12) 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&amp;I codes.

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

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

Prepared by: Brian Romano, Project Manager

Reviewed by: Robert LaBrum

**BOARD FACTSHEET**

Meeting of May 13, 2015  
 Selection of Redeveloper  
 871-73 N. Opal Street

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**NAME OF DEVELOPER/APPLICANT:** Sracic Real Estate LLC

**Nature of Transaction:** Selection of developer proposing to construct a three (3) 1,600 sq. ft. single-family three (3) story residences located in the Francisville neighborhood, including the adjacent property already owned by developer.

**Legal Entity/Other Partners (if applicable):** Nicholas & Dayna Sracic

**Mailing Address:** 876 N. 20<sup>th</sup> Street, Philadelphia, PA 19130

**PROPERTY INFORMATION:** 871-73 N. Opal Street

**Description:** 912 sq. ft., vacant lot      **Zoning:** RM1      **Use:** Residential

**Appraised Disposition Value:** \$75,000.00

The property was advertised for sale on [www.PhillyLandWorks.org](http://www.PhillyLandWorks.org). Multiple expressions of interest were received. Due to this applicant being the adjacent property owner, a direct sale via an appraisal was agreed to, since the final product would provide for a more cohesive development project, eliminating vacancy on the block directly next to the Opal Street Community Park and Garden.

**FINANCING:**

The developer will use its own funds to purchase the property and will be financing the improvements; 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:**

Commencement of construction of the proposed project is estimated to start by Fall 2015 with construction completion within 18 months thereafter.

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

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

**BOARD FACTSHEET**

Meeting of May 13, 2015  
 Selection of Redeveloper  
 3156 N. 6<sup>th</sup> Street

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**NAME OF DEVELOPER/APPLICANT:** Jose Miguel Carrer Rodriguez

**Nature of Transaction:** Selection of developer proposing to rehabilitate a two-story residential structure located in the West Fairhill/East Tioga/Hunting Park neighborhood.

**Mailing Address:** 3368 Agate Street, Philadelphia, PA 19134

**PROPERTY INFORMATION:** 3156 N. 6<sup>th</sup> Street

**Description:** 1,116 sq. ft., vacant structure      **Zoning:** RM1      **Use:** Residential

**Disposition Value:** \$7,403

The property was advertised for sale in spring 2014 on [www.PhillyLandWorks.org](http://www.PhillyLandWorks.org) with a purchase price of \$13,556 as established by LAMA's 2012 upfront pricing model. Multiple expressions of interest were received but this applicant was the only responsive case providing required documents and offering a counter bid of \$5,000. This offer was rejected by the Real Estate Review Committee in September 2014. The LAMA upfront pricing model was updated as of January 2015 and the disposition value was reduced to the current purchase price; staff followed up with the applicant and he accepted the current LAMA value.

**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 Summer 2015 with construction completion within six months. The Developer is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violation of City L&I codes.

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



## Item II (f)

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

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

**BOARD FACTSHEET**

Meeting of May 13, 2015  
 Selection of Developer  
 2246 E. Cambria Street

**NAME OF DEVELOPER/APPLICANT:** Joel Suarez-Manzano & Marisol Beltran - Aponte

**MAILING ADDRESS:** 2246 E. Cambria Street, Philadelphia, PA 19134-3906

**Nature of Transaction:** The Board is being asked to approve the disposition of 2246 E. Cambria Street

**PROPERTY INFORMATION:** 2246 E. Cambria Street

**Description:** 940sq. ft., 2 story 3-BR structure    **Zoning:** RSA5    **Use:** Residential

**Disposition Price:** \$10,081 (\$2581 cash and \$7,500 w/10-year amortizing mortgage)

Property Value was established by the LAMA upfront pricing model and advertised for sale on [www.phillylandworks.org](http://www.phillylandworks.org); there were two expressions of interest received for this property.

The developer will pay \$2,581 plus settlement charges at settlement and the PRA will provide a ten (10) year self-amortizing loan for Seven Thousand Five Hundred Dollars (\$7,500) that will be secured by a first mortgage lien position. 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 mortgage.

**COMMENTS OR OTHER CONDITIONS:**

Upon receipt of an expression of interest by an out of state applicant, staff learned that the property was an occupied structure. It had been occupied by the above applicant for 10 years based on a fraudulent lease-purchase arrangement. During the occupancy period, the applicants installed a new roof and made numerous improvements to the the property with costs in excess of the \$10,081 disposition price. They provided identification, employment certification and school records as proof occupancy along with evidence of current utilities.

Staff conducted an interior and exterior inspection of the property to confirm the improvements and found it in good condition with no violations.

## Item III (a)

Applicants are compliant with the City of Philadelphia's Revenue Department and have no outstanding tax obligations, conflicts, 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.

Councilman Squilla has provided a letter of support for the disposition of this property to the above applicants with a self-amortizing loan for a portion of the disposition price.

Proposed Resolution is attached with site map & photograph.

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



## BOARD FACTSHEET

Meeting of May 13, 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:

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

<u>Address</u>	<u>Grantee</u>
2201 East Auburn Street	Community Justice Land Trust
914 Silver Street	Donna Rivera
2031 North 5 <sup>th</sup> Street	Ricardo Torres
2018 North 16 <sup>th</sup> Street	Philadelphia Redevelopment Authority

**Self-amortizing Mortgage Disposition:** The following four (4) properties will be conveyed at fair market value as determined by LAMA, with a self-amortizing mortgage for the purchase price.

<u>Address</u>	<u>Grantee</u>	<u>Price</u>
2836 North Hancock Street	Jacqueline Rodriguez, Jose M. Martinez, Fernando Martinez, Anthony Martinez & Jose Miguel Soto	\$6,337.00(LAMA 2012)
2906 North Rosehill Street	Carmen Garcia	\$2,378.00 (LAMA 2012)
2321 North Sydenham Street	Jerry Dennison	\$9,578.99 (LAMA)
2033 North 5 <sup>th</sup> Street	Ricardo Torres	\$3,227.00 (LAMA)

**Fair Market Disposition:** The following fifteen (15) 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>
3418 Brandywine Street	Fred Jones	\$25,000.00 (Appraisal)
3420 Brandywine Street	Fred Jones	for both properties 3418 & 3420
2319 Germantown Avenue	New Creation Bible Class	\$10,692.60 (LAMA)
1903 East Huntingdon Street	Robert William Wetherington & Rachael Dawn Kerns Wetherington, h/w	\$11,790.00 (LAMA)
5354 Irving Street	Raymond H. Erwin	\$ 8,584.00 (LAMA 2012)
2117 Latona Street	Wilson Drake Development LLC	\$15,973.00 (LAMA)
2121 Latona Street	Wilson Drake Development LLC	\$13,929.00 (LAMA)
302 Master Street	Reinaldo Pastrana	\$50,000.00 (Appraisal)
2009 Oakford Street	Wilson Drake Development LLC	\$37,645.00 for both lots
2021 Oakford Street	Wilson Drake Development LLC	(LAMA) 2009 & 2021
513 Sigel Street	Keith Lam	\$ 2,681.00 (Appraisal)
2618 West Silver Street	James Pompey	\$15,425.01 (LAMA)
2620 West Silver Street	James Pompey	for both lots
6137 Spruce Street	Khalilah Cole	\$6,843.00 (LAMA 2012)
5901 North 13 <sup>th</sup> Street	Dong IL Kim	\$30,000.00 (Appraisal)

**BOARD FACTSHEET**

Meeting of May 13, 2015

Termination of Ground Lease &amp; Conveyance

1600 N. Broad Street

**NAME OF DEVELOPER:** Beech Interplex, Inc. & 1600 Broad Associates, L.P.

**Nature of Transaction:** The Board is requested to approve the termination of the Ground Lease Agreement (Retail Premises) dated February 17, 2005 ("Ground Lease"), between the Philadelphia Redevelopment Authority (the "Authority") and Beech Interplex, Inc. ("Beech"), for all or portions of the property located at 1600-36 North Broad Street (the "Property"). Beech currently subleases the Property to 1600 Broad Associates, L.P. ("1600 Associates") pursuant to that certain Ground Sublease Agreement dated February 17, 2005 ("Ground Sublease"). The Board is further requested to approve the conveyance of certain portions of the Property to 1600 Associates and/or KBC 1600 Associates LP ("KBC Associates").

On the date the Ground Lease and Ground Sublease were executed, i.e. February 17, 2005, the Authority entered into an Amended and Restated Redevelopment Agreement ("Redevelopment Agreement") with Beech and Tower Investments, Inc. ("Tower"), with respect to the Property. Tower was Beech's permitted assignee under the Redevelopment Agreement. Pursuant to that certain Assignment and Assumption Agreement dated February 17, 2005 ("Assignment Agreement"), between the Authority, Beech, Tower and 1600 Associates, the development obligations under the Redevelopment Agreement with respect to the Property were assigned to 1600 Associates. 1600 Associates ultimately completed the development of the Property and, on February 5, 2013, a Certificate of Completion ("C.O.C.") was issued by the Authority to 1600 Associates, wherein the Authority certified that the improvements as contemplated in the Redevelopment Agreement were completed.

The Board is now being asked to:

- 1) approve the termination of the Ground Lease with Beech as to all or a portion of the Property;
- 2) approve the conveyance of certain portions of the Property to 1600 Associates and/or KBC Associates.

**PROPERTY INFORMATION:** 1600 N. Broad Street**Description:** Property consists of a retail shopping complex and movie theater.**Fee:** An amount equal to or exceeding \$100,000.00

The Authority currently receives no rent or other consideration under the Ground Lease. The agreement of the fee payment has been reached in return for termination

of the Ground Lease as to all or a portion of the Property and conveyance of certain portions of the Property to 1600 Associates and/or KBC Associates.

**OUTLINE OF TRANSACTION & FINANCING:**

The Authority typically conveys development sites at the time of construction; however, a ground lease structure was adopted to assure various community benefits during and after construction completion. Conveyance of the all or a portion Property to 1600 Associates and KBC Associates will reduce the Authority's legal involvement between the existing leasehold and development groups, along with removing ongoing liability.

Proposed Resolution is attached with site map.

**BOARD FACTSHEET**

Meeting of June 10, 2015

Approval of a Contract with Speridian Technologies, LLC  
Consultant Services for Enterprise Wide Mobile Electronic  
Data System to Assist the PRA with Meeting Its  
Obligations for Housing Inspection and Compliance for  
Federally Funded Rental Housing

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**REQUEST:** Approval of contract with Speridian Technologies, LLC to provide consulting services to develop an enterprise wide mobile electronic data collection system to assist the Authority with meeting its obligations for Housing Inspection and Compliance for federally funded housing projects (the "Contract"). This is a one(1) year Contract with an option to renew for an additional one (1) year at the sole discretion of the Authority.

**OVERVIEW:** In an effort to meet its obligations under 24 CFR§92 and to clear long standing audit findings, the Authority seeks to develop a method to be more efficient with housing inspections and compliance reporting. Therefore, it has sought the services of a consultant for an enterprise wide mobile electronic data collection system to assist the Authority with obligations for Housing Inspection and Compliance reporting.

With responsibility for monitoring approximately 4,000 residential rental units at various stages within the HOME and NSP compliance periods with a small staff, we are requesting the assistance of a consultant to develop an enterprise wide mobile electronic data collection system for use on an Android or Apple Tablet.

In April 2015, the Authority issued a Request for Proposals for consulting services for an enterprise wide mobile electronic data collection system to assist the PRA with obligations for Housing Inspection and Compliance. All bids were due by May 4, 2015. The Authority received one (1) response to the RFP:

The Authority selected Speridian Technologies, LLC, the only responder to the Request for Proposals for Compliance Monitoring Services.



The Contract will be based on a one-time Implementation fee of One Hundred Five Thousand Dollars (\$105,000), Support fees at Sixty-Five Dollars (\$65.00) per hour, actual travel costs up to Ten Thousand Dollars (\$10,000). The Contract will be for a term of one (1) year with an option to renew the Contract for an additional one (1) year term at the sole discretion of the PRA. Based on the above, approval is sought to enter into the Contract and expend an amount not to exceed One Hundred Twenty-Five Thousand Dollars (\$125,000) under and pursuant to the Contract.

Proposed Resolution is attached.

Prepared by: Melvis J. Dunbar  
Reviewed by: David Thomas

**RESOLUTION NO.**

**RESOLUTION AUTHORIZING THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES WITH SPERIDIAN TECHNOLOGIES, LLC, FOR CONSULTANT SERVICES TO DEVELOP AN ENTERPRISE WIDE MOBILE ELECTRONIC DATA SYSTEM TO ASSIST THE AUTHORITY WITH HOUSING COMPLIANCE AND INSPECTIONS FOR FEDERALLY FUNDED HOUSING PROJECTS**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that

1. Authorization is hereby granted for the Authority to enter into a professional services contract ("Contract") with Speridian Technologies, LLC, to provide consulting services for an enterprise wide mobile electronic data collection system for use on an Android or Apple Tablet to assist the Authority with obligations for Housing Inspection and Compliance and to expend an amount not to exceed One Hundred Twenty-Five Thousand Dollars (\$125,000) thereunder, which amount is comprised of a one-time implementation fee not to exceed One Hundred Five Thousand Dollars (\$105,000), support fees at Sixty-Five Dollars (\$65.00) per hour, actual travel costs up to Ten Thousand Dollars (\$10,000);

2. The Contract shall have a term of one (1) year with an option to renew the Contract for an additional one (1) year term at the sole discretion of the Authority.

**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 June 10, 2015

Approval of NTI Grant

Avenue of the Arts, Inc.

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**NAME OF DEVELOPER/APPLICANT:** Avenue of the Arts, Inc.

**Nature of Transaction:** Approval of a Neighborhood Transformation Initiative ("NTI") grant in the amount of \$85,000 to Avenue of the Arts, Inc., for the removal and replanting of approximately seventy-eight (78) trees along Broad Street.

The NTI funds will be in the form of sales and lien dollars from Councilman Johnson's office and the expenditure will be completed by January 2016.

**Mailing Address:** 777 S. Broad Street #3, Philadelphia, PA 19147

**PROPERTY INFORMATION:**

**Description:** The work will be completed by the Pennsylvania Horticultural Society. The costs include design work, materials, labor associated with removal and replacement of approximately seventy-eight (78) trees, and construction oversight. The trees are located along Broad Street between City Hall and Washington Avenue on both sides of the street.

**Value of Improvements:** \$85,000. Value was established by contractor bid.

Proposed Resolution is attached.

Prepared by: Peilin Chen

Reviewed by: Jane Duffy

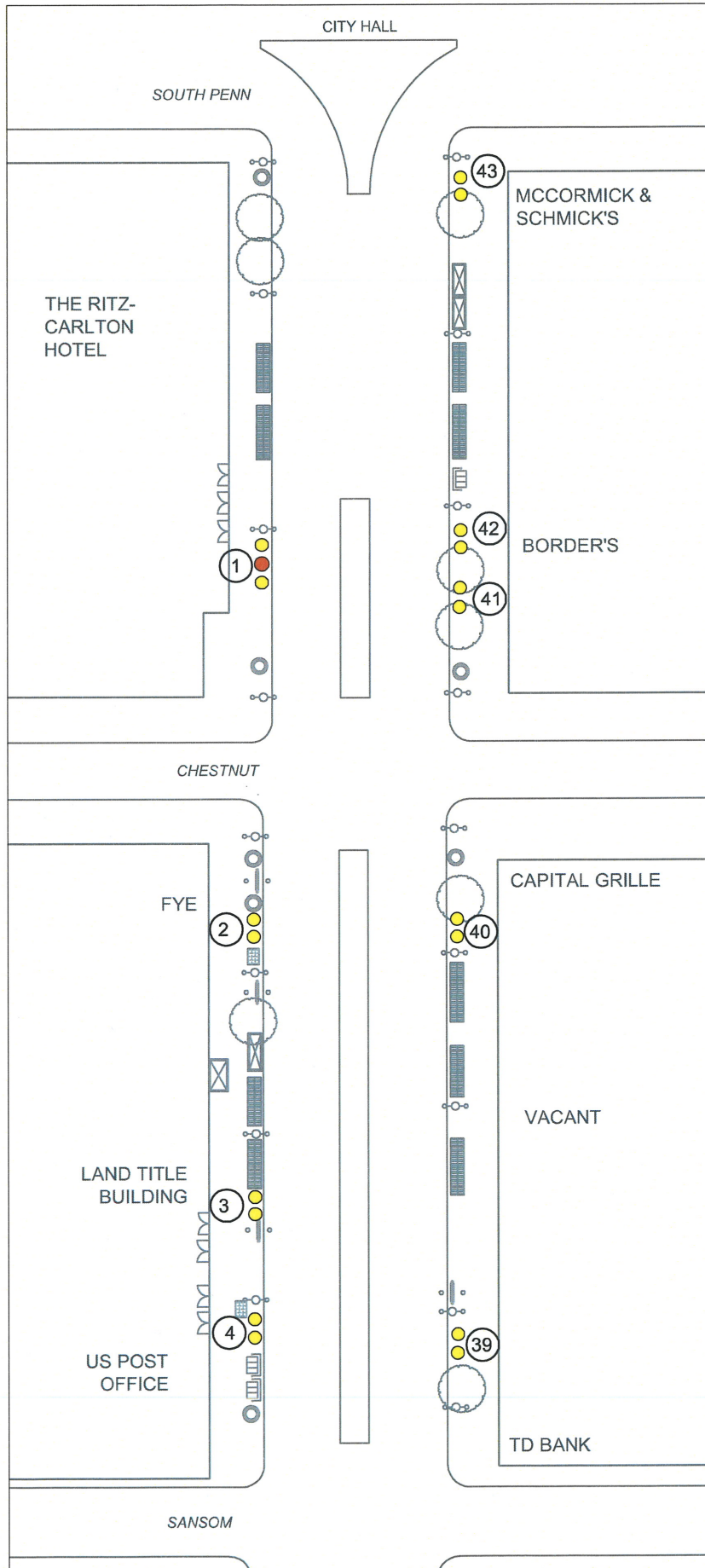
**RESOLUTION NO.**

**RESOLUTION AUTHORIZING THE APPROVAL OF A NEIGHBORHOOD TRANSFORMATION INITIATIVE GRANT IN THE AMOUNT OF \$85,000 TO AVENUE OF THE ARTS, INC., TO FUND THE REMOVAL AND REPLANTING OF TREES ALONG SOUTH BROAD STREET**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that authorization is hereby given to approve a Neighborhood Transformation Initiative grant in the amount of \$85,000 to Avenue of the Arts, Inc. to fund the removal and replanting of trees along South Broad Street.

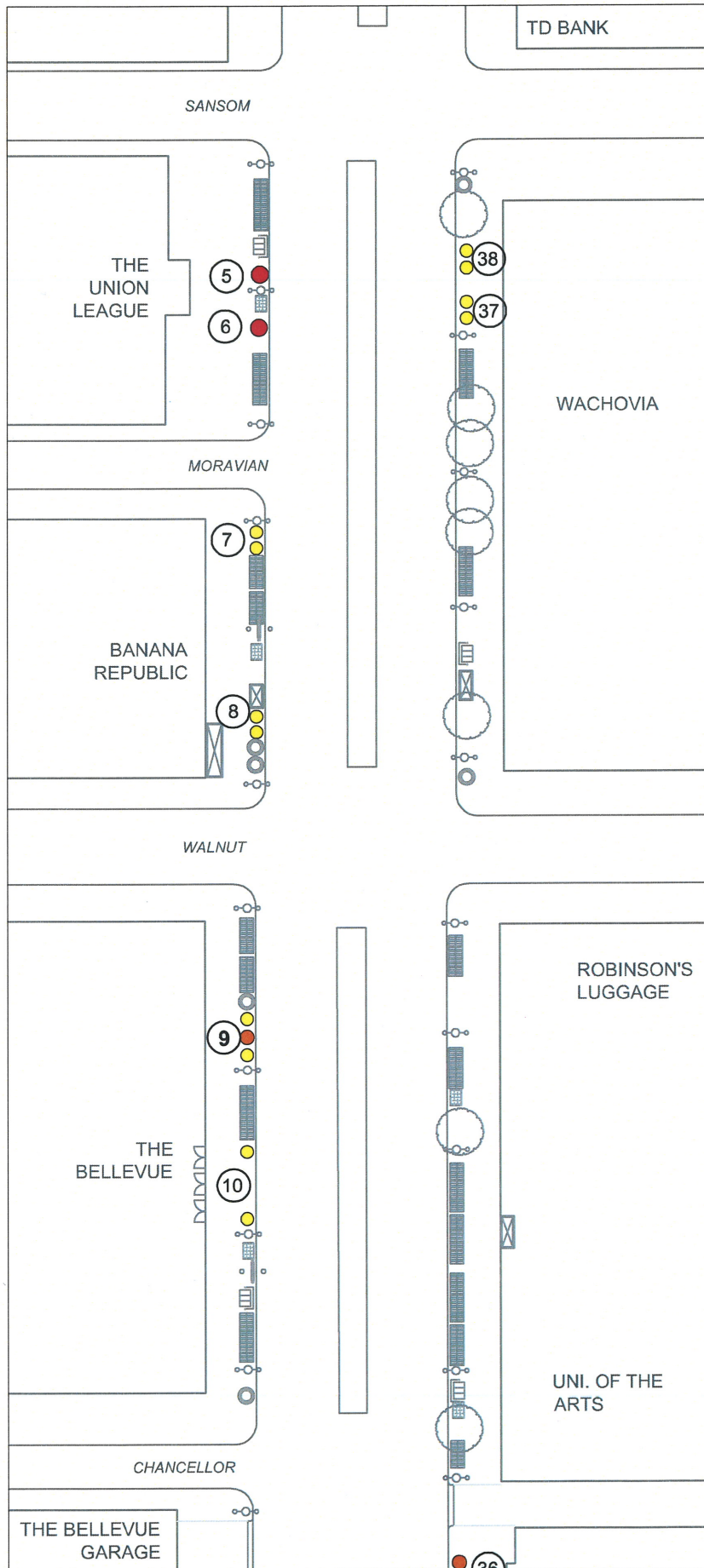
**FURTHER AUTHORIZING**, the preparation, execution, and delivery of all documentation necessary to carry out the foregoing in form and substance acceptable to the Executive Director and General Counsel.

**FURTHER 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.



**KEY:**

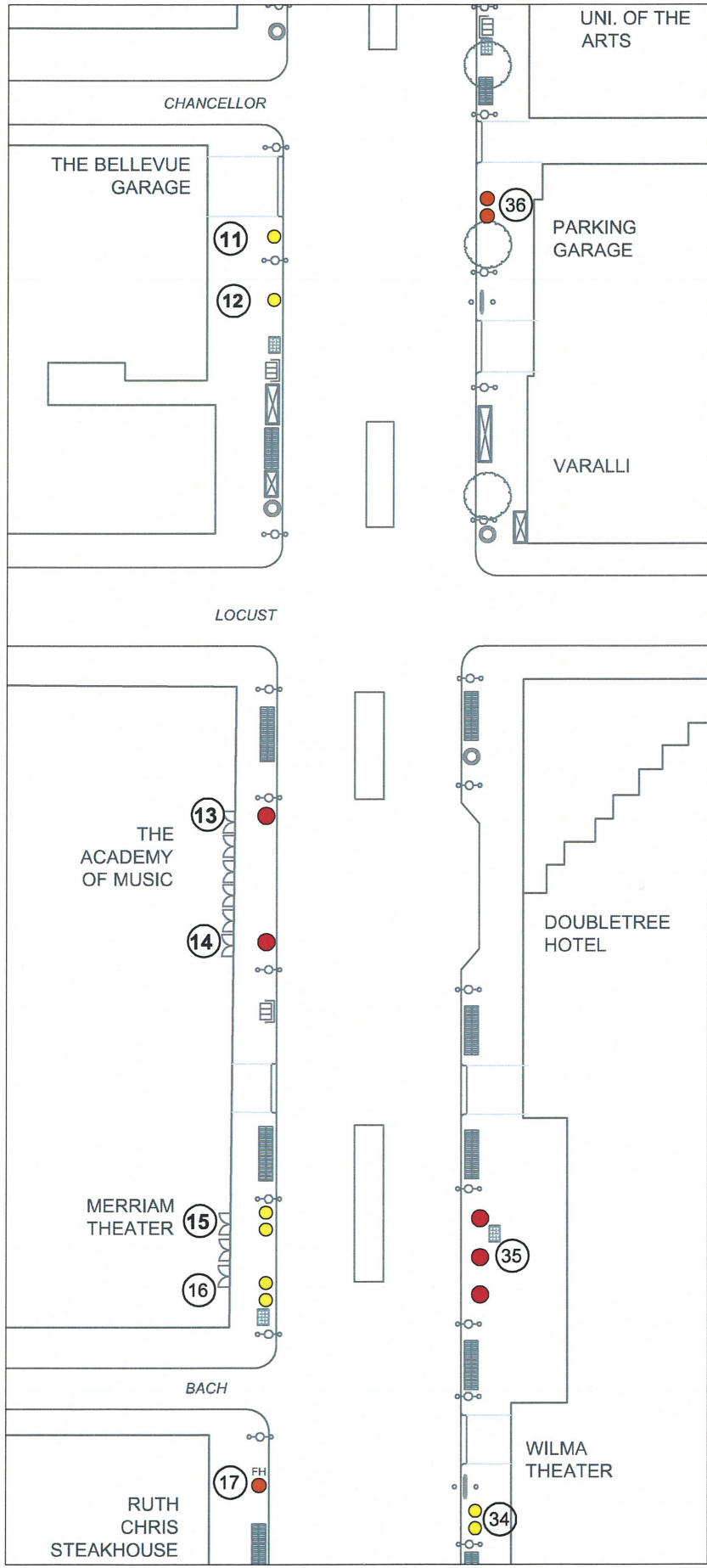
- PLANTER DS-40
- PLANTER DS-38
- PLANTER DS-32
- SUBWAY ENTRANCE
- SUBWAY GRATE
- BIKE RACK
- LIGHT POLE
- NEWSPAPER BOXES
- TRASH CAN
- UTILITY



**KEY:**

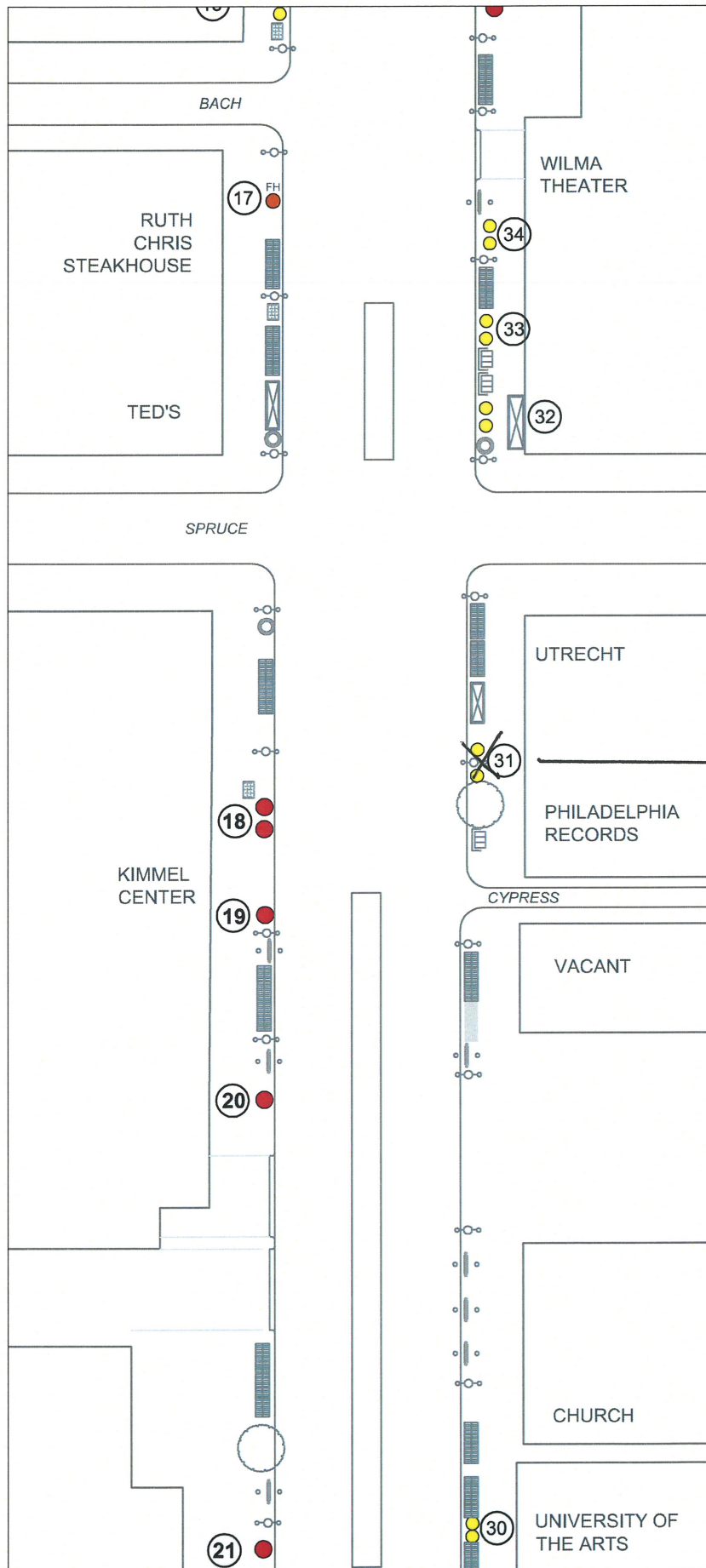
- PLANTER DS-40
- PLANTER DS-38
- PLANTER DS-32
- SUBWAY ENTRANCE
- SUBWAY GRATE
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**KEY:**

- PLANTER DS-40
- PLANTER DS-38
- PLANTER DS-32
- SUBWAY ENTRANCE
- SUBWAY GRATE
- BIKE RACK
- LIGHT POLE
- NEWSPAPER BOXES
- TRASH CAN
- UTILITY

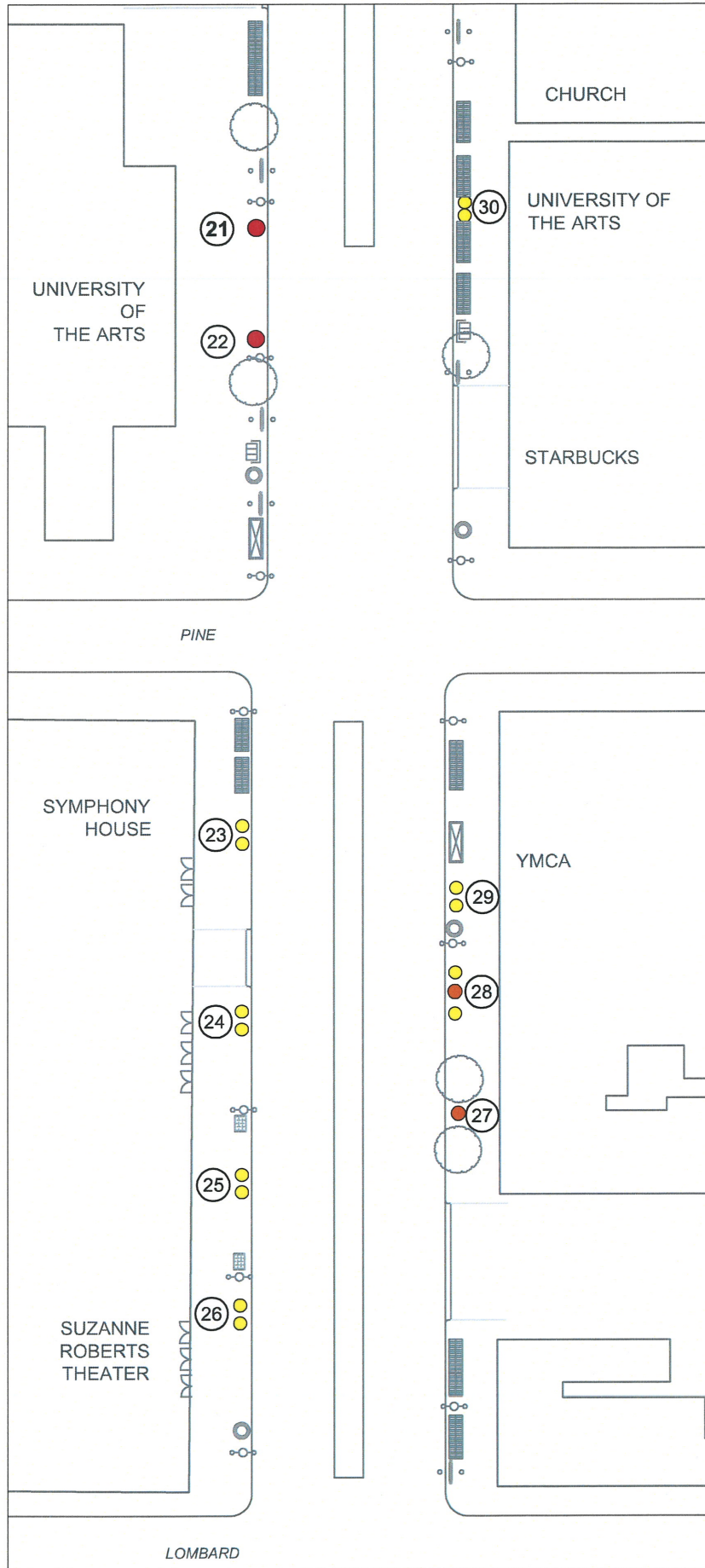


→ REMOVED  
FEBRUARY 2015

KEY:

- PLANTER DS-40
- PLANTER DS-38
- PLANTER DS-32
- ⊠ SUBWAY ENTRANCE
- ▒ SUBWAY GRATE
- ⊙ BIKE RACK
- ⊕ LIGHT POLE
- ☰ NEWSPAPER BOXES
- ⊙ TRASH CAN
- ⊞ UTILITY





**KEY:**

- PLANTER DS-40
- PLANTER DS-38
- PLANTER DS-32
- SUBWAY ENTRANCE
- SUBWAY GRATE
- BIKE RACK
- LIGHT POLE
- NEWSPAPER BOXES
- TRASH CAN
- UTILITY

**BOARD FACTSHEET**

Meeting of June 10, 2015

Approval of NTI Grant

City Hall Apron

**NAME OF DEVELOPER/APPLICANT:** City of Philadelphia-Department of Public Property

**Nature of Transaction:** Approval to amend resolution 2015-47 by increasing the commitment by \$100,000 so that the total grant made will be \$638,000. These additional funds are needed because the scope of work was expanded and bids came in higher than expected. These funds will be granted to the City of Philadelphia-Department of Public Property for the capital improvements to the City Hall apron. The total project cost will be Two Million Three Hundred Eighty Thousand Dollars (\$2,380,000) and will be completed in two phases. The first phase will be completed before the Papal visit in September and paid for with NTI.

The NTI funds will be in the form of Tax Exempt dollars and the expenditure will be completed by December 2015.

**Legal Entity/Other Partners (if applicable):** City of Philadelphia-Department of Public Property

**Mailing Address:** 702 City Hall, Philadelphia, PA 19107

**PROPERTY INFORMATION:** City Hall, Philadelphia, PA 19107

**Description:** Repairs to existing north apron of City Hall.

**Use:** Public Paths to City Hall and Dilworth Plaza

**Value of Improvements:** \$638,000. Value was established by contractor bids.

Proposed Resolution is attached.

Prepared by: Peilin Chen  
Reviewed by: Brian Abernathy

**RESOLUTION NO.**

**AMENDMENT TO RESOLUTION 2015-47 FOR THE APPROVAL OF A NEIGHBORHOOD TRANSFORMATION INITIATIVE GRANT NOT TO EXCEED \$638,000 TO THE CITY OF PHILADELPHIA DEPARTMENT OF PUBLIC PROPERTY TO FUND THE REPAIR OF THE CITY HALL APRON**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that authorization is hereby given to amend Resolution 2015-47 to approve a Neighborhood Transformation Initiative grant in the total amount of \$638,000 to the City of Philadelphia Department of Public Property located at 702 City Hall, Philadelphia, PA 19107.

**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 June 10, 2015

Approval of Professional Services Agreement

Market Value Analysis ("MVA")

**NAME OF GRANTEE:** The Reinvestment Fund

**Mailing Address of Grantee:** 1700 Market Street, 19<sup>th</sup> Floor, Philadelphia, PA 19103

**Nature of Transaction:** Approval to enter into a professional services agreement with The Reinvestment Fund ("TRF") to complete a MVA of the City of Philadelphia for a contract amount not to exceed \$63,000.

TRF will provide the following deliverables:

- Database that will include all data obtained to create the MVA and its respective "context" layers.
- Deliver a wall size map in hard copy and electronic format of the final MVA.
- Provide technical assistance to PRA and OHCD staff, or their designees, to convey the methodology so that staff understands the process and final report.
- Deliver a PowerPoint® presentation and final report detailing the process of deriving market types and the characteristics of each. The presentation will include maps and descriptions of each market type and will suggest a generalized framework and offer suggestions about what activities are most appropriate in each market type.
- Facilitate a meeting to address the application of the MVA to the specific issues across the City.
- Provide two updates to the MVA in years 2016 and 2017.

**FUNDING:** NTI Tax Exempt funds not to exceed \$63,000

Proposed Resolution is attached.

Prepared by: Peilin Chen  
 Reviewed by: Ryan Harmon

**RESOLUTION NO.**

**RESOLUTION AUTHORIZING APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH THE REINVESTMENT FUND TO COMPLETE A MARKET VALUE ANALYSIS OF THE CITY OF PHILADELPHIA FOR A CONTRACT AMOUNT OF \$63,000.**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that authorization is hereby given for the Authority to enter into a professional services agreement with The Reinvestment Fund to complete a market value analysis of the City of Philadelphia for a contract amount not to exceed \$63,000.

**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 June 10, 2015

Approval of Contract with WRT Architects and Planners to complete Logan Neighborhood Plan

**Request:** Approval of a professional services contract not to exceed Thirty Thousand Dollars (\$30,000) between the Authority and Wallace Roberts & Todd, LLC ("WRT") to complete the Logan Neighborhood Plan.

**Background:** The Logan Neighborhood is located in Upper North Philadelphia and is most commonly associated with Logan Triangle, a large 40 acre site north of Roosevelt Boulevard. Logan Triangle is bounded by Loudon on the north, 11th on the west, Wingohocking on the south, Roosevelt Boulevard on the southeast and Marshall on the east.

In the 1980s, the City and Federal governments relocated all residents and businesses in this area due to significant subsidence issues. The geotechnical issues that caused subsidence still exist but vary significantly throughout the site. It has been determined that certain portions of the site may be suitable for redevelopment.

In 2012, the Authority acquired the parcels through condemnation and was working with Logan CDC, the local neighborhood group, on coordinating redevelopment plans for the area. In 2014, Logan CDC ceased operations and work on the neighborhood plan was put on hold.

The remaining scope of work on the WRT contract is approximately Thirty Thousand Dollars (\$30,000). The Board is requested to approve this contract so that the Authority may fund the completion of the Logan Neighborhood Plan. These costs may be supplemented by NTI Tax Exempt Funds, grants or otherwise paid for by Authority net assets.

Proposed Resolution is attached.

Prepared by: Peilin Chen

Reviewed by: Ryan Harmon

**RESOLUTION NO.**

**RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES CONTRACT WITH WALLACE ROBERTS & TODD, LLC, TO COMPLETE THE LOGAN NEIGHBORHOOD PLAN**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that authorization is hereby given for the Authority to enter into a professional services contract in an amount not to exceed Thirty Thousand Dollars (\$30,000) with Wallace Roberts & Todd, LLC, to complete the Logan Neighborhood Plan.

**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.





**RESOLUTION NO.**

**RESOLUTION APPROVING THE AUTHORITY'S OPERATING BUDGET FOR FY 2016 AND GRANTING THE EXECUTIVE DIRECTOR AUTHORIZATION TO ENTER INTO CERTAIN CONTRACTS CONSISTENT WITH APPROVED BUDGETS**

**WHEREAS**, the Executive Director has presented to this Board the proposed budget for FY 2016 ("Operating Budget") which will be submitted to the Office of Housing and Community Development as part of the Authority's Services Contract for FY 2016;

**WHEREAS**, the Board has reviewed and considered the Operating Budget;

**WHEREAS**, the Operating Budget identifies various categories of the Authority's operating expenses and states the total amount of all such expense categories; and

**WHEREAS**, the Board desires to provide the Executive Director the ability to enter into contracts for supplies, materials and services consistent with the Operating Budget.

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

1. The Operating Budget for FY 2016, as presented to this Board and as attached hereto which will be submitted to the Office of Housing and Community Development as part of the Authority's Administrative Services Contract for FY 2016, is approved.
2. The Executive Director may on behalf of the Authority enter into contracts for supplies, materials and services for those categories of expense items identified in the FY 2016 Operating Budget, provided, however, that the total expenditures for all such contracts do not exceed the "Total Expense" amount stated in the approved Operating Budget.

**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.



EXPENSES	Approved 2015 Budget	2015 Y/E Reforecast	2016 Budget	2016 Budget \$ Δ	2016 Budget % Δ
<b>Personnel Services</b>					
PRA Staff	52	53	53	-	N/A
Maintenance Team	13	14	14	-	N/A
<b>Personal Services</b>					
Professional Staff	3,277,000	3,916,924	3,679,327	(237,597)	-6%
Maintenance Team	865,000	684,227	881,410	197,183	29%
<b>Total Personnel Services</b>	<b>4,142,000</b>	<b>4,601,151</b>	<b>4,560,737</b>	<b>(40,414)</b>	<b>-1%</b>
<b>Fringe Benefits-Professional Staff:</b>					
F.I.C.A. & Medicare	251,000	299,645	281,469	(18,176)	-6%
PA Unemployment	63,000	91,355	91,355	-	N/A
Pensions	1,549,000	1,780,032	1,815,633	35,601	2%
Union Legal Services	11,000	11,000	11,000	-	N/A
Voluntary Fund	129,000	129,000	129,000	-	N/A
Health - Medical Contribution	1,503,000	1,796,693	2,066,197	269,504	15%
Tuition Reimbursement	13,000	13,000	13,000	-	N/A
Group Life Insurance	17,000	17,000	17,000	-	N/A
<b>Building &amp; Trades:</b>					
F.I.C.A.	66,000	52,343	67,428	15,085	29%
Fringe Benefits	649,000	513,368	616,987	103,619	20%
<b>Total Fringe Benefits</b>	<b>4,251,000</b>	<b>4,703,436</b>	<b>5,109,069</b>	<b>405,634</b>	<b>9%</b>
<b>Purchase of Services</b>					
Advertising & Promotion Activities	5,000	5,000	5,000	-	N/A
Professional Consultants & Specialist Serv.		-		-	N/A
Housing Finance Legal Services	100,000	100,000	100,000	-	N/A
Outside Legal Services	170,000	50,000	50,000	-	N/A
Accounting & Systems Services	40,000	50,000	40,000	(10,000)	-20%
Audit Fee	237,000	201,000	243,000	42,000	21%
Insurance Broker	75,000	75,000	78,750	3,750	5%
Outside Labor Legal Services	200,000	150,000	150,000	-	N/A
Consulting Services	50,000	105,000	75,000	(30,000)	-29%
Seminar/Conferences/Training	50,000	40,000	40,000	-	N/A
Organization Dues	10,000	10,000	10,000	-	N/A
Travel	5,000	5,000	5,000	-	N/A
Parking & Mileage	25,000	25,000	25,000	-	N/A
Rent - Office Equipment & Machinery	65,000	50,000	50,000	-	N/A
Leasing - Automotive	35,000	35,000	35,000	-	N/A
Rent - Office Space	811,000	811,000	762,984	(48,016)	-6%
Telephone	65,000	50,000	50,000	-	N/A
Insurance (incl Gen. Liab., WC, Property, etc.)	647,000	647,000	647,000	-	N/A
Repairs & Service Agreements	40,000	30,000	40,000	10,000	33%
Postal Services	3,000	3,500	3,000	(500)	-14%
Real Estate Acquisition Related Costs	45,000	45,000	45,000	-	N/A
<b>2006 Arbitration Settlement Award</b>		-	-	-	N/A
Employee Incentive	5,000	5,000	6,180	1,180	24%
Property Maintenance	500,000	50,000	250,000	200,000	400%
<b>Total Purchase of Services</b>	<b>3,183,000</b>	<b>2,542,500</b>	<b>2,710,914</b>	<b>168,414</b>	<b>7%</b>
<b>Material and Supplies</b>					
Office Material & Supplies	39,000	39,000	39,000	-	N/A
Subscriptions & Publications	20,000	10,000	10,000	-	N/A
Bank & Service Fees	-	5,000	5,000	-	N/A
Miscellaneous Expenses	-	5,000	500	(4,500)	-90%
<b>Total Materials &amp; Supplies</b>	<b>59,000</b>	<b>59,000</b>	<b>54,500</b>	<b>(4,500)</b>	<b>-8%</b>
<b>Office Equipment</b>					
Computer Equipment	10,000	5,000	5,000	-	N/A
Office/Maintenance Equipment	5,000	2,500	2,500	-	N/A
Computer Software	4,000	25,000	60,000	35,000	140%
<b>Total Office Equipment</b>	<b>19,000</b>	<b>32,500</b>	<b>67,500</b>	<b>35,000</b>	<b>108%</b>

EXPENSES	Approved 2015 Budget	2015 Y/E Reforecast	2016 Budget	2016 Budget \$ Δ	2016 Budget % Δ
<b>Maintenance &amp; Construction Repairs &amp; Supplies</b>					
Motor Vehicle Parts & Accessories	35,000	20,000	20,000	-	N/A
Lubricants & Motor Fuel	56,000	56,000	56,000	-	N/A
Utilities (Heating & Lighting)	10,000	10,000	10,000	-	N/A
Property Maintenance & Repairs	53,000	5,000	5,000	-	N/A
Maintenance Equipment	44,000	5,000	5,000	-	N/A
Building & Construction Materials	1,420,000	200,000	50,000	(150,000)	-75%
Site Improvements	30,000	30,000	20,000	(10,000)	-33%
Printing/Photographic Services	1,000	1,000	1,000	-	N/A
<b>Total Maintenance &amp; Construction Repairs &amp; Supplies</b>	<b>1,649,000</b>	<b>327,000</b>	<b>167,000</b>	<b>(160,000)</b>	<b>-49%</b>
<b>TOTAL: PRA EXPENSES</b>	<b>13,303,000</b>	<b>12,265,587</b>	<b>12,669,720</b>	<b>404,133</b>	<b>3%</b>

FUNDING	Approved 2015 Budget	2015 Y/E Reforecast	2016 Budget	2016 Budget \$ Δ	2016 Budget % Δ
CDBG	4,838,000	4,314,410	5,394,000	1,079,590	25%
HOME	536,000	536,000	536,000	-	N/A
HTF	759,000	759,000	618,000	(141,000)	-19%
ARRA	250,000	250,000	250,000	-	N/A
<b>Total Funding</b>	<b>6,383,000</b>	<b>5,859,410</b>	<b>6,798,000</b>	<b>938,590</b>	<b>16%</b>
<b>FUNDING LESS TOTAL EXPENSES</b>	<b>(6,920,000)</b>	<b>(6,406,177)</b>	<b>(5,871,720)</b>	<b>534,457</b>	<b>-8%</b>
PROGRAM INCOME (Detail Below)	1,690,000	2,202,985	1,275,000	(927,985)	-42%
OTHER INCOME (Detail Below)	5,230,000	4,203,192	4,596,720	393,528	9%
<b>Total Income</b>	<b>6,920,000</b>	<b>6,406,177</b>	<b>5,871,720</b>	<b>(534,457)</b>	<b>-8%</b>
<b>NET CONTRIBUTION (DEFICIT)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>N/A</b>

INCOME DETAIL

PROGRAM INCOME	Approved 2015 Budget	2015 Y/E Reforecast	2016 Budget	2016 Budget \$ Δ	2016 Budget % Δ
Land Sales-Other	975,000	1,000,000	970,000	(30,000)	-3%
VPRC, net	-	841,985	-	(841,985)	-100%
Tenant Rents	15,000	15,000	6,300	(8,700)	-58%
Notes Income	650,000	150,000	133,700	(16,300)	-11%
Other Income	50,000	15,000	15,000	-	N/A
Development & Other Fees	-	106,000	150,000	44,000	42%
Prior Year Program Income	-	75,000	-	(75,000)	-100%
<b>Total</b>	<b>1,690,000</b>	<b>2,202,985</b>	<b>1,275,000</b>	<b>(927,985)</b>	<b>-42%</b>

OTHER INCOME	Approved 2015 Budget	2015 Y/E Reforecast	2016 Budget	2016 Budget \$ Δ	2016 Budget % Δ
Tenant Rent-Parking	931,000	931,100	885,000	(46,100)	-5%
Non Program Income Land Sales	709,000	850,000	1,185,000	335,000	39%
Notes Income	-	-	-	-	N/A
Property Maintenance	-	-	-	-	N/A
Urban Renewal	-	-	-	-	N/A
Renovated Homes Sales, net	2,000,000	418,500	-	(418,500)	-100%
Other Income/HAPS	-	131,500	46,800	(84,700)	-64%
Interest Income	100,000	100,000	100,000	-	N/A
City - Capital Improvements	250,000	-	50,000	50,000	#DIV/0!
RTTH net cashflow	200,000	200,000	200,000	-	N/A
PHA Admin. Expense Reimbursement	840,000	15,000	800,000	785,000	5233%
Sublet	200,000	180,000	180,000	-	N/A
Working Capital Contribution - Other	-	1,377,092	1,149,920	(227,172)	-16%
<b>Total</b>	<b>5,230,000</b>	<b>4,203,192</b>	<b>4,596,720</b>	<b>393,528</b>	<b>9%</b>

<b>Total Other Income Unapplied</b>	-	-	-	-	N/A
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<b>Total Program Income Unapplied</b>	-	-	-	-	
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**RESOLUTION NO.**

**RESOLUTION APPROVING A GRANT TO THE PHILADELPHIA LAND BANK IN THE AMOUNT OF \$3,823,660 TO FUND THE PHILADELPHIA LAND BANK FISCAL YEAR 16 OPERATING BUDGET**

**WHEREAS**, the City of Philadelphia has approved Bill No. 130156-A entitled "Philadelphia Land Bank" that authorizes the creation of a land bank and provides for its appointment, powers and duties;

**WHEREAS**, the Philadelphia Land Bank ("PLB") now functions through its Initial Board of Directors, as appointed by Bill No. 130156-A, and with staff support from the Philadelphia Housing Development Corporation ("PHDC");

**WHEREAS**, PHDC, on behalf of the PLB's Initial Board of Directors, has prepared an operating budget for PLB activities and expenses for Fiscal Year 2016, a copy of which is attached hereto ("PLB's FY 16 Operating Budget");

**WHEREAS**, at the request of the City of Philadelphia, the Redevelopment Authority has determined that it will grant funding to the PLB in an amount necessary to support the PLB's FY 16 Operating Budget, subject to the conditions stated below.

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

1. The Redevelopment Authority hereby approves the activities and projected expenses as stated in the PLB's FY 16 Operating Budget.
2. The Redevelopment Authority will grant to the PLB funding in the amount of \$3,823,660 to pay those expenses, and in the amounts, stated in the PLB's Operating Budget for FY 2016.
3. The grant of funds to the PLB shall be made in two installments; the first such installment to be made July 15, 2015 and the second installment to be made on January 2, 2016.
4. The grant of funds to the PLB shall be conditioned upon:
  - (a) Approval of the PLB's FY 16 Operating Budget by the PLB Board of Directors.
  - (b) The agreement of the PLB, in written form satisfactory to the Redevelopment Authority Executive Director, (i) to submit to the Redevelopment Authority quarterly reports of actual expenses accrued by the PLB compared to PLB's Operating Budget for FY 2016, and (ii) upon request, provide the Redevelopment Authority such accounting records

and other documentation necessary for the Redevelopment Authority to review the actual expenditure of grant funds.


**FURTHER RESOLVING**, that the proper officers of the Authority are hereby authorized to execute all documents and agreements necessary to effectuate the purposes of this Resolution, which documents and agreements shall contain such terms and conditions as the Executive Director and Authority Counsel shall deem necessary or appropriate to protect the interests of the Authority.



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**MEMORANDUM**

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Date: June 3, 2015  
To: Board of Directors  
From: John Carpenter and Darren Williams   
Re: Proposed Budget for Fiscal Year 2016

Attached is the proposed budget for the upcoming fiscal year starting July 1, 2015. We reviewed the details of this budget with members of the Board's Finance Committee at a meeting on June 3, 2015. Below is a brief overview of the key elements of this budget.

**Salaries:** The budget includes 22 full time staff at full operations, staged in over the next year. We have six staff members on the roster today, with one additional hire planned in the next month or so. We anticipate bringing other existing staff onto the Land bank's payroll after all labor contracts are complete, projected for September of this year, and may hire three to five additional staff over the following six months as the work levels require it.

**Share of OHCD and PHDC costs:** The Land Bank must pay for the support services and space costs it uses, as these are otherwise funded with Federal money that cannot be used to support Land Bank operations.

**Purchase of Services:** Includes the Land Bank's share of PHDC-purchased services, as well as the direct costs of the Land Bank's strategic plan, audit, and insurance.

**Materials and Supplies:** Includes printing of materials required to publish the Land Bank's Strategic Plan and physically post signage on properties as they are considered for conveyance by the Land Bank.

**Equipment:** Includes the cost of vehicles to allow Land Bank staff to inspect properties for maintenance and potential sale.

**Information Services and Technology:** Includes the engagement of technical resources to help us improve our internal systems, and to build a more modern web-based interface for use by the public to search for, view, and apply for property. It also includes the software licenses, data purchases, and services necessary to support these operations.

**Real Estate:** Includes the cost of reviewing and recording deeds as we transfer property into the Land Bank, expenses related to the tax foreclosure process as we acquire new properties for further conveyance for development, appraisals to establish a sale price for a portion of our conveyances, and basic maintenance for properties as we bring them into our inventory.

**PHILADELPHIA LAND BANK  
FISCAL 2016 OPERATING BUDGET  
JULY 1, 2015 TO JUNE 30, 2016**

*modified 6/3/15*

**Revenue**

City: General Funds	500,000
Philadelphia Redevelopment Authority Funding	3,823,660
	<hr/>
	<b>4,323,660</b>

PHILADELPHIA LAND BANK  
 FISCAL 2016 OPERATING BUDGET  
 JULY 1, 2015 TO JUNE 30, 2016

modified 6/3/15

Item I (g)

<b>SALARIES</b>	<u>1,181,600</u>
<i>Share of OHCD Support Salaries</i>	130,000
<i>Share of PHDC Admin Salaries</i>	<u>253,000</u>
<b><u>Fringe Benefits</u></b>	
FICA	90,400
Pensions	384,800
Health Benefits	
Major Medical	302,300
Prescription Plan	52,900
Dental	15,700
Vision	800
Life Insurance	12,000
Group Legal	2,160
Worker's Compensation	7,500
Unemployment Comp	16,000
<b>Total Fringes</b>	<u>884,560</u>
<b><u>Purchase of Services</u></b>	
Telephone	6,800
Training, Travel & Conferences	25,000
Parking & Mileage	15,800
Postage	5,100
Advertisement & Promotions	30,000
<i>Professional Services</i>	
Legal Fees	26,700
Strategic Planning for 2017	100,000
Communications	25,000
Audit and Accounting Consulting	40,000
Insurance broker fees	50,700
Other	6,400
Repair & Property Maintenance	6,400
Rent of Office Space	89,200
Insurance	309,000
<b>Total Purchase of Services</b>	<u>736,100</u>
<b><u>Materials &amp; Supplies</u></b>	
Books, Publications, Dues	5,100
Office Material & Supplies	5,000
Printing	20,200
<b>Total Materials &amp; Supplies</b>	<u>30,300</u>
<b><u>Equipment</u></b>	
Tools and Equipment	4,700
Auto	22,000
<b>Total Equipment</b>	<u>26,700</u>
<b><u>Information Services &amp; Technology</u></b>	
Information Technology improvement	175,000
Drexel Interns	75,000
Software licenses	32,500
Purchase of data services	23,100
Purchase and maintenance of equipment	18,300
	<u>323,900</u>
<b><u>Real Estate</u></b>	
Acquisition & Disposition	407,500
Maintenance	350,000
	<u>757,500</u>
<b>Total Costs All Categories</b>	<u><u>4,323,660</u></u>





## BOARD FACTSHEET

Meeting of June 10, 2015

Amicable Acquisition & Approval of NTI Funds

159, 161, 163, 167, and 169 W. Cumberland Street,  
2501 and 2507 N. Hancock Street, 2502 N. Mutter Street,  
2504-06 and 2508 N. Mutter Street

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

**Nature of Transaction:** Approval authorizing the PRA to expend up to \$170,000 of CDBG funding to execute an Agreement of Sale as directed by the Office of Housing and Community Development (OHCD) on behalf of Norris Square Community Alliance (NSCA) for the amicable acquisition of a ten (10) property assemblage located in North Philadelphia.

**PROPERTY INFORMATION:** 159, 161, 163, 167, and 169 W. Cumberland Street,  
2501 and 2507 N. Hancock Street, 2502 N. Mutter Street,  
2504-06 and 2508 N. Mutter Street

**Description:** 8,206 sq. ft., vacant lots, CMX-2 & RM-1

**Acquisition Price:** \$170,000

The acquisition price is a negotiated value supported by an independent appraisal and consideration of comparable properties in the immediate area.

### OUTLINE OF TRANSACTION & FINANCING:

At the request of OHCD, PRA will acquire the properties listed above with NTI-CDBG funding; properties will be conveyed with the five (5) adjacent city-owned parcels to NSCA for the future development of affordable multi-family housing.

Proposed Resolution is attached with site map & photographs.

Prepared by: Jessie Lawrence  
Reviewed by: Tania Nikolic

**RESOLUTION NO.**

**RESOLUTION AUTHORIZING APPROVAL OF A NTI GRANT IN THE AMOUNT OF \$170,000 FACILITATING THE AMICABLE ACQUISITION OF 159, 161, 163, 167 AND 169 W. CUMBERLAND STREET, 2501 AND 2507 N. HANCOCK STREET, AND 2502, 2504-06 AND 2508 N. MUTTER STREET**

**WHEREAS**, Juan Rivera Ortiz and Maribel Ortiz are the owners of 159, 161, and 163 W. Cumberland Street, Philadelphia, PA (the “159-163 Cumberland Properties”) and has offered the 159-163 Cumberland Properties for sale; and

**WHEREAS**, Francisco Rodriguez is the owner of 167 and 169 W. Cumberland Street, Philadelphia, PA (the “167-169 Cumberland Properties”) and has offered the 167-169 Cumberland Properties for sale; and

**WHEREAS**, Luis A. Ortiz is the owner of 2501 and 2507 N. Hancock Street, Philadelphia, PA (the “Hancock Properties”) and has offered the Hancock Properties for sale; and

**WHEREAS**, Juan Rivera Ortiz and Maribel Ortiz are the owners of 2502, 2504-06 and 2508 N. Mutter Street, Philadelphia, PA (the “Mutter Properties”) and has offered the Mutter Properties for sale (the 159-163 Cumberland Properties, the 167-169 Cumberland Properties, the Hancock Properties and the Mutter Properties are referred to herein, together, as the "Properties");

**WHEREAS**, the Authority has agreed, subject to Board approval, to purchase the Properties for One Hundred Seventy Thousand Dollars (\$170,000), which the owners have agreed to be the fair market value of the Properties; and

**WHEREAS**, acquisition funding source is NTI CDBG funding and purchase of the Property will facilitate the future development of new affordable multi-family housing on the Properties by Norris Square Community Alliance.

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

1. The Authority is hereby authorized to purchase from Juan Rivera Ortiz and Maribel Ortiz, Francisco Rodriguez and Luis A. Ortiz, as applicable, the properties located at 159, 161, 163, 167 and 169 W. Cumberland Street, 2501 and 2507 N. Hancock Street, and 2502, 2504-06 and 2508 N. Mutter Street under terms and conditions as stated in Agreement of Sales between the parties.
2. The proper officers of the Authority are authorized to prepare, execute, deliver, and record any and all documentation deemed necessary to carry out the foregoing

provided such documentation is in form and substance acceptable to Authority's counsel.

**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.

Item II (a)



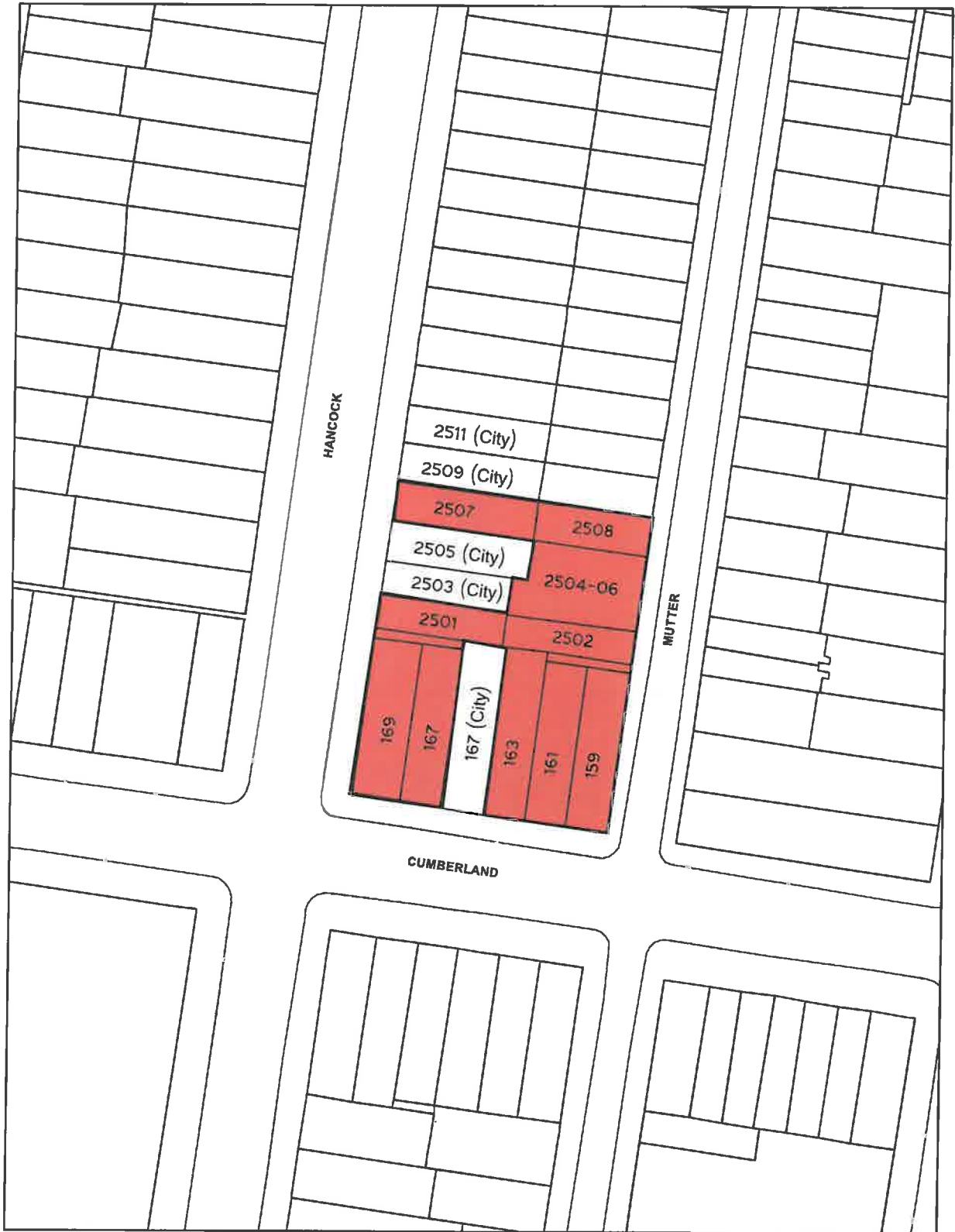
2501-2507 N. Hancock Street



2502-2508 N. Mutter Street



159-167 W. Cumberland Street



159-163 & 167-169 W. Cumberland Street  
2502-2508 N. Mutter Street  
2501 & 2507 N. Hancock Street

**BOARD FACTSHEET**

Meeting of June 10, 2015

Removal of Disposition Supplement

823 N. Uber Street

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**NAME OF DEVELOPER/APPLICANT:** Leon Black

**Nature of Transaction:** The Board is being asked to authorize a resolution that removes a disposition supplement from a Redevelopment Agreement for 823 N. Uber Street. The disposition supplement imposes a requirement that the property be used only as a side yard for passive recreation or parking for twenty-five (25) years. Removal of this restriction will allow the owner to use the property for residential and related uses.

The property was sold to Community Ventures, Inc. ("CVI"), via Redevelopment Agreement in 1998. In 2000, CVI sold the property, along with an adjacent townhome, to Leon Black. Mr. Black has requested that the requirement of the disposition supplement be removed and has agreed to pay an administrative fee of \$5,000 for work associated with this action.

**PROPERTY INFORMATION:**

823 N. Uber Street (1,245 sq. ft., vacant lot)

**Administrative Fee:** \$5,000

Proposed Resolution is attached with site map &amp; photograph.

Prepared by: Robert LaBrum

Reviewed by: Tania Nikolic

**RESOLUTION NO.**

**RESOLUTION AUTHORIZING THE REMOVAL OF A DISPOSITION SUPPLEMENT THAT LIMITS USE AND SALE OF 823 N. UBER STREET LOCATED IN THE MODEL CITIES REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA**

**WHEREAS**, the Philadelphia Redevelopment Authority conveyed 823 N. Uber Street (the "Premises") to Community Ventures, Inc. ("CVI"), on March 11, 1998;

**WHEREAS**, a disposition supplement limiting use of the Premises as a side yard for passive recreation or parking for twenty-five (25) years was imposed by deed dated March 11, 1998;

**WHEREAS**, Leon Black purchased the property from CVI on June 1, 2000, and now desires to use the property for residential and related purposes; and

**WHEREAS**, Leon Black has requested that the Authority remove the disposition supplement that restricts land use to a side yard for passive recreation or parking.

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

1. The Executive director is authorized to execute a release from the disposition supplement with respect to 823 N. Uber Street to remove the disposition supplement that limits use of the Premises.
2. Leon Black shall pay the Authority an administrative fee of \$5,000

**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.

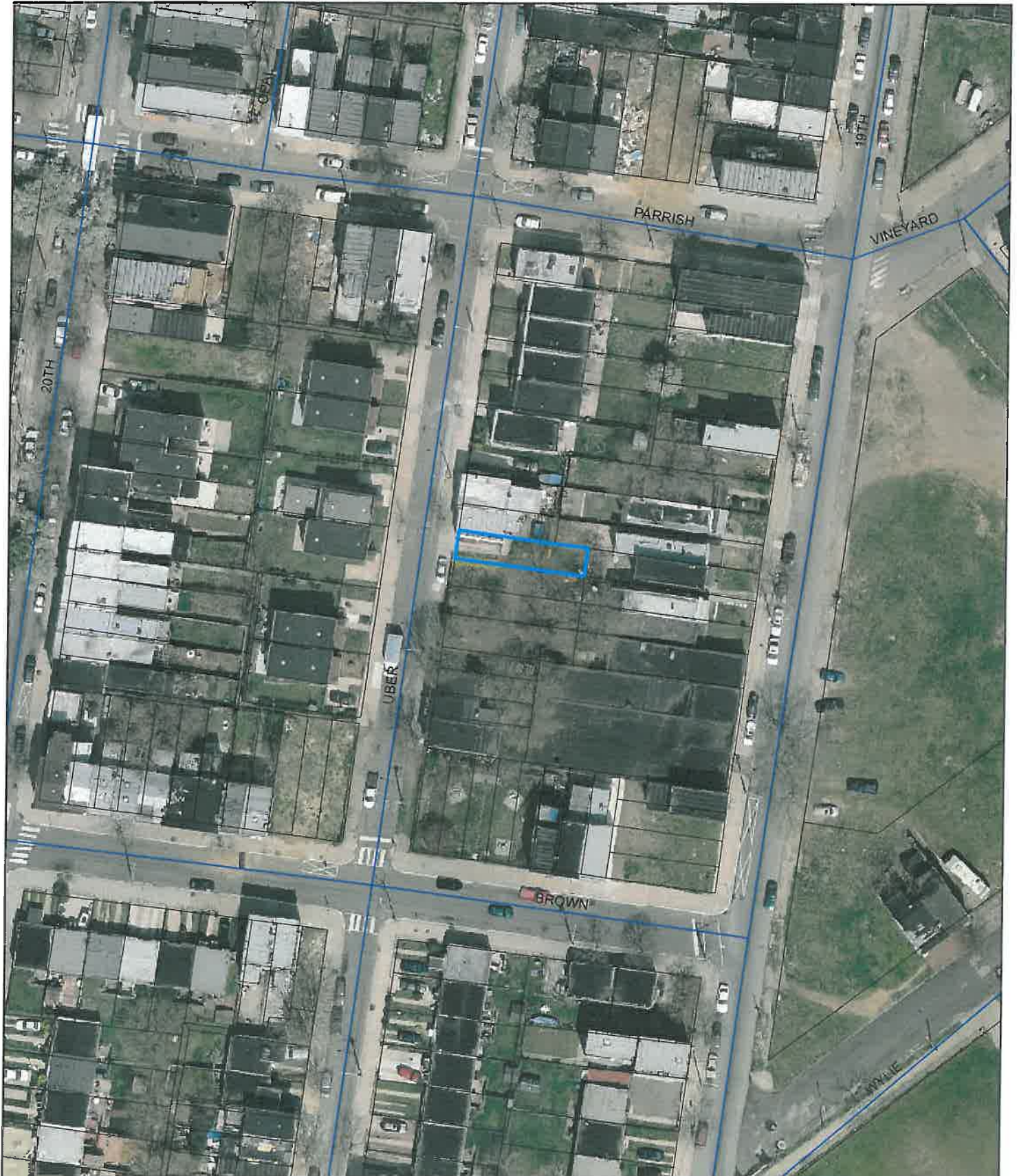


823 N. Uber Street





823 N. Uber Street





**BOARD FACTSHEET**

Meeting of June 10, 2015

Amicable Acquisition

427, 429, 431, 435, 441, 442, 444, 447,  
449, 520 and 531 Cantrell Street

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

**Nature of Transaction:** The Board is being asked to approve the acquisition of the following eleven (11) properties from South Philadelphia Revitalization Corporation ("SPARC"); the properties will be conveyed to the Authority for nominal to be assembled with the Authority's adjacent properties for future affordable housing.

**PROPERTY INFORMATION:** RSA5 zoning

427 Cantrell St. (655 sq. ft., vacant lot)  
429 Cantrell St. (607 sq. ft., vacant lot)  
431 Cantrell St. (636 sq. ft., vacant lot)  
435 Cantrell St. (663 sq. ft., vacant lot)  
441 Cantrell St. (590 sq. ft., vacant lot)  
442 Cantrell St. (649 sq. ft., vacant lot)

444 Cantrell St. (656 sq. ft., vacant lot)  
447 Cantrell St. (568 sq. ft., vacant lot)  
449 Cantrell St. (603 sq. ft., vacant lot)  
520 Cantrell St. (678 sq. ft., vacant lot)  
531 Cantrell St. (630 sq. ft., vacant lot)

**Acquisition Value:** Nominal \$11.00

Proposed Resolution is attached with site map & photographs.

Prepared by: Robert LaBrum  
Reviewed by: Tania Nikolic

**RESOLUTION NO.**

**RESOLUTION AUTHORIZING THE NOMINAL ACQUISITION OF 427, 429, 431, 435, 441, 442, 444, 447, 449, 520 AND 531 CANTRELL STREET BY THE PHILADELPHIA REDEVELOPMENT AUTHORITY**

**WHEREAS**, South Philadelphia Revitalization Corporation is the owner of 427, 429, 431, 435, 441, 442, 444, 447, 449, 520, and 531 Cantrell Street, Philadelphia, PA (the “Property”) and has offered the Properties for nominal;

**WHEREAS**, the Authority has agreed, subject to Board approval, to take ownership of the Properties for Eleven (\$11.00) Dollars; and

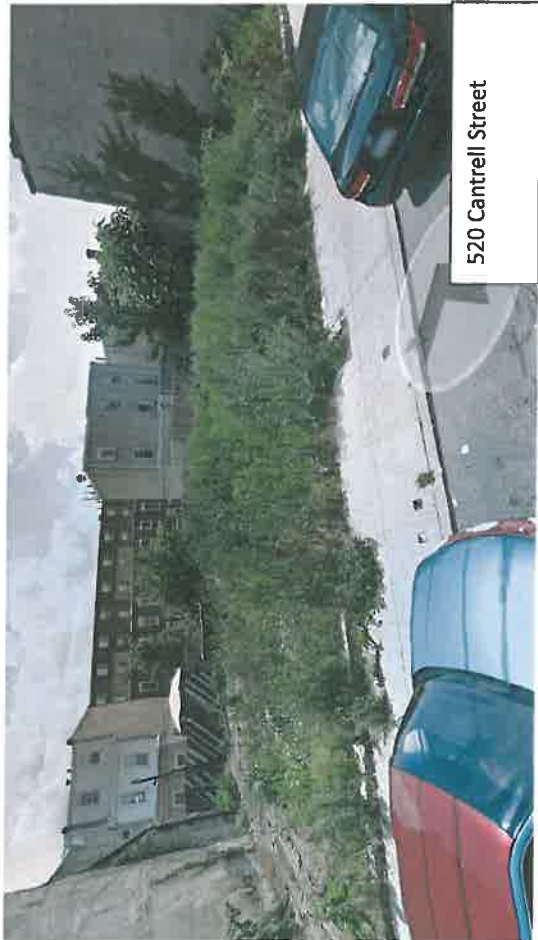
**WHEREAS**, acquisition of the Properties will further the public purposes of the Authority by assisting in future redevelopment of this area.

**NOW THEREFORE, BE IT RESOLVED** by the Philadelphia Redevelopment Authority that the Authority is hereby authorized to purchase from South Philadelphia Revitalization Corporation, the property located at 427, 429, 431, 435, 441, 442, 444, 447, 449, 520, and 531 Cantrell Street under terms and conditions as stated in an Agreement of Sale between the parties.

**FURTHER AUTHORIZING** the Authority to take all action necessary or desirable to convey 427, 429, 431, 435, 441, 442, 444, 447, 449, 520, and 531 Cantrell Street from South Philadelphia Revitalization Corporation, and 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.

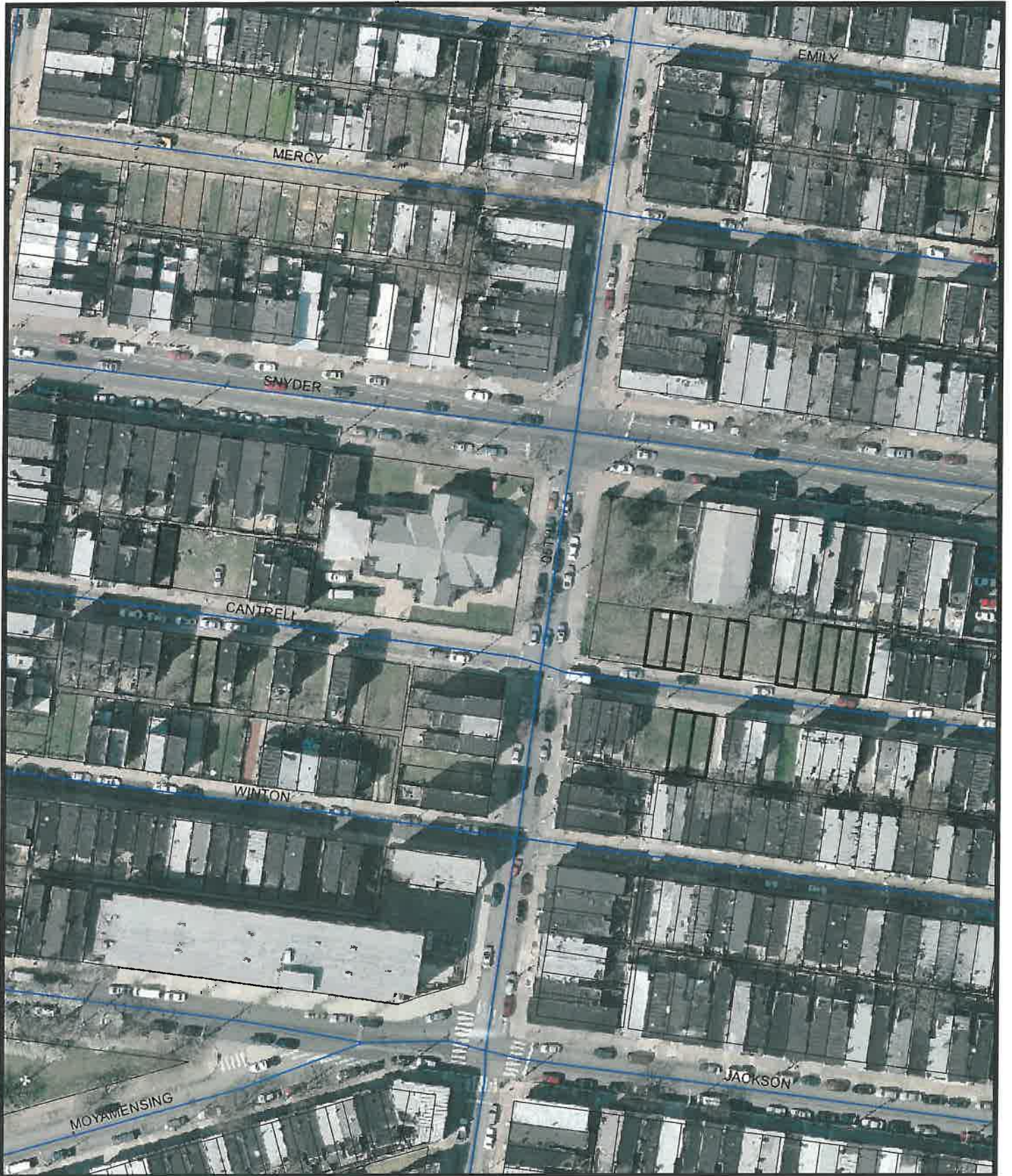
**FURTHER AUTHORIZING**, that the Executive Director with the advice of General Counsel may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.







427, 429, 431, 435, 441, 442, 444, 447,  
449, 520 and 531 Cantrell Street





## BOARD FACTSHEET

Meeting of June 10, 2015

Approval of Project Financing and Grant Funding for Divine

Lorraine

**NAME OF DEVELOPER/APPLICANT:** Divine Intervention Hotel, LP (General Partner: Divine Intervention Hotel I, LLC)

**Nature of Transaction:** The Board is requested to authorize the Authority to provide a loan and grant to Divine Intervention Hotel, LP, the developer of the historic Divine Lorraine located at 699 N. Broad Street, and to enter into all agreements and documents incident thereto. The grant and financing are structured as follows:

- 1) Grant funds in the amount of \$1,000,000, funded with tax exempt bond proceeds from the Neighborhood Transformation Initiative ("NTI"). The grant will be used to support the rehabilitation and conversion of the building into market rate apartments.
- 2) Participation Agreement with 100 Mile Fund, LLC ("100 Mile") and Procida Funding LLC ("Procida Funding") and Promissory Note with Divine Intervention Hotel, LP, and other ancillary loan documents, providing for a loan to Divine Intervention Hotel, LP, in an aggregate amount of up to Two Million Five Hundred Thousand Dollars (\$2,500,000), funded from PRA Net Assets. The term of the loan will be ten (10) years, with two (2) additional five (5) year extension options to be provided at the sole discretion of the Authority, with interest at the fixed rate of eight percent (8.00%). Interest, only, will be due and payable during the construction period. The proceeds of the loan will support the rehabilitation and conversion of the building into apartments.

**Mailing Address:** 530 S. 2<sup>nd</sup> Street, Suite 110, Philadelphia, PA 19147

### PROPERTY INFORMATION:

**Description:** The Divine Lorraine is one of the most significant and visible developments on North Broad Street. Built in 1894 as a 10-story apartment building with an attached 6-story utility annex, it was converted to a hotel in 1900 and subsequently sold to the Divine Peace Mission in 1948. It operated as a hotel and mission center until 1999 and has been vacant since. The property is listed in the National Register of Historic Places and the City of Philadelphia Historic Commission. The property has been sold four times since 2000, most recently to Divine Intervention Hotel, LP, an entity controlled by Eric Blumenfeld.

The Divine Intervention Hotel, LP, was created for the sole purpose of the building’s redevelopment. The developer, Eric Blumenfeld is an established residential developer in Philadelphia whose portfolio includes Lofts at 640, Marine Club, Abbots Square on South Street and most recently the redevelopment of the Thaddeus Stevens School at Broad and Spring Garden Streets. The Divine Lorraine development team also includes WRT Architects and Planners and Domus, Inc. who will be serving as the General Contractor. The building will be managed by EB Realty Management Company upon lease up and operation.

The development sits on a site that is approximately 0.34 acres and 14,780 square feet and is surrounded by vacant land to the east, public streets to the north, south and west. The adjacent lots to the east are separately owned by a different developer and plans to redevelop the adjoining area are currently in the works. The gross building area is approximately 125,000 square feet and the current zoning is CMX-4, Center City Commercial Mixed-Use. The rehabilitation will create 109 apartment units with 1-3 bedroom units and ground floor commercial space. Tenants for the commercial space have been identified but no leases have been signed.

Total development costs are approximately Forty Million Nine Hundred Twenty-Five Thousand Dollars (\$40,925,000). The development is being financed primarily with a loan from 100 Mile. The PRA loan will be pooled with the 100 Mile loan under the Participation Agreement and collateralized with ownership stakes in the Blumenfeld portfolio and personal assets. Additional sources include Redevelopment Assistance Capital Program and historic tax credit equity.

<b>Total Development Costs</b>				\$	40,925,000
<b>Capital Stack</b>	Rate	Term (yrs)			
Procida-100 Mile Fund				\$	30,300,000
PRA Construction/Perm Loan	8%	10		\$	2,500,000
Borrower Deposit				\$	175,000
PRA NTI Grant				\$	1,000,000
RACP				\$	3,500,000
Historic Tax Credit Equity				\$	3,450,000
TOTAL				\$	40,925,000

Proposed Resolution is attached.

Prepared by: Peilin Chen  
 Reviewed by: Ryan Harmon



**RESOLUTION NO.****RESOLUTION AUTHORIZING THE AUTHORITY TO ENTER INTO A PARTICIPATION AGREEMENT AND OTHER LOAN DOCUMENTS WITH 100 MILE FUND, LLC, PROCIDA FUNDING LLC AND DIVINE INTERVENTION HOTEL, LP, AND A GRANT AGREEMENT WITH DIVINE INTERVENTION HOTEL, LP, IN SUPPORT OF THE DEVELOPMENT OF THE DIVINE LORRAINE HOTEL**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that the Authority is authorized to enter into (i) a Participation Agreement with 100 Mile Fund, LLC ("100 Mile") and Procida Funding LLC ("Procida Funding") and Promissory Note with Divine Intervention Hotel, LP, and other ancillary loan documents, documenting, among other things, a construction loan from the Authority to Divine Intervention Hotel, LP, in an amount not to exceed \$2,500,000; and (ii) a Grant Agreement with Divine Intervention Hotel, LP, providing for a grant in an amount not to exceed \$1,000,000 from Neighborhood Transformation Initiative bond proceeds under terms and conditions as follows:

1. The Authority is providing a construction loan in an amount not to exceed \$2,500,000 funded from PRA net assets (the "Construction Loan").
2. The proceeds of the Construction Loan will be used to assist in the rehabilitation of a historic building at 699 N. Broad Street, Philadelphia, Pennsylvania 19130 (the "Property").
3. The Construction Loan will be for a maximum term of ten (10) years, with two (2) additional five (5) year extension options to be provided at the sole discretion of the Authority, with interest at the fixed rate of Eight Percent (8.00%). During the duration of construction, interest, only, will be due and payable. This resolution provides that the Construction Loan will be subject to the Participation Agreement wherein 100 Mile will be the "Participation A" lender and the Authority will be the "Participation B" lender.
4. The Authority is also providing a grant in an amount not to exceed \$1,000,000 from Neighborhood Transformation Initiative bond proceeds. The proceeds of the grant will be used to assist in the rehabilitation of the Property. The grant funds will be expended by December 31, 2015.

**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.



**Sources & Uses (Estimated)**

Source of Funds	Total
Lender HTC Bridge *	\$ 3,450,000.00
Lender	\$ 30,300,000.00
PRA Loan and Grant**	\$ 3,500,000.00
RACP Bridge Loan (PIDC)*	\$ 3,500,000.00
Borrower Good Faith Deposit - 1***	\$ 50,000.00
Borrower Good Faith Deposit - 2***	\$ 50,000.00
Borrower Good Faith Deposit - 3***	\$ 75,000.00
<b>Total Source of Funds</b>	<b>\$ 40,925,000.00</b>
<b>Use of Funds (est)</b>	
Payoff 1st Mtg	\$ 1,750,000.00
Investor Payoff	\$ 500,000.00
Construction (Hard Cost)	\$ 30,000,000.00
Lender Construction Consultant	\$ 60,000.00
Developer Fee	\$ 500,000.00
Architect and Engineer	\$ 600,000.00
Permits and Fees	\$ 75,000.00
FFE	\$ 50,000.00
Utilities (during construction)	\$ 30,000.00
Legal and Professional Services	\$ 500,000.00
Historic Tax Credit	\$ 10,000.00
Interest Reserve	\$ 4,000,000.00
Tax Reserve	\$ 75,000.00
Insurance Reserve	\$ 125,000.00
Marketing and Leasing	\$ 750,000.00
Accounting	\$ 100,000.00
Title Fees/Recording	\$ 150,000.00
HTC Bridge Fee (1% on \$3,450,000)	\$ 34,500.00
Origination Fee (3.5% on \$30,300,000)	\$ 1,060,500.00
Broker Fee	\$ 165,000.00
Underwriting Fee	\$ 25,000.00
Architectural Due Diligence (WRT)	\$ 45,820.01
Appraisal	\$ 11,000.00
Environmental Reports	\$ 5,000.00
Insurance Review	\$ 5,000.00
Background Check	\$ 5,000.00
Property Condition/Budget Review/Zoning	\$ 25,000.00
Misc/Conting	\$ 268,179.99
<b>Total Use of Funds (est)</b>	<b>\$ 40,925,000.00</b>

\* Lender will make available \$3,450,000 to bridge 50% of the Historic Tax Credits (estimated at \$6,900,000) for a fee of 1%.

In the event the Borrower uses the funds, an additional 2.5% fee will be charged on the funds

\*\* PRA and RACP must be in place prior to closing

Borrower will pay loans current. Any non payment is an event of default.

\*\*\* Borrower represents he has spent over \$1,000,000 in cash equity on pre construction expenses

Initials



# DIVINE LORRAINE HOTEL







## BOARD FACTSHEET

Meeting of June 10, 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 six (6) properties will be conveyed at nominal under the Gift Property Program.

#### Address

#### Grantee

2017 North Alder Street

PHA

2019 North Alder Street

PHA

208 Hermitage Street formerly

Charles Missimer &

Known as 170 Hermitage Street

Mary Alice Missimer, h/w

1736 South 5<sup>th</sup> Street

Neighborhood Gardens Trust formerly

1738 South 5<sup>th</sup> Street

Neighborhood Gardens Association (both lots 1736 & 1738)

2000-08 North 10<sup>th</sup> Street

PHA

- 2) Self-amortizing Mortgage Disposition:** The following seventeen (17) 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 2432 West Firth Street	Nian Hao Cheung Robin Ann Henderson	\$ 7,823.00 (LAMA 2012) \$ 3,779.01 (LAMA)
2561 North Hollywood Street 1732 North Hope Street	Bobby Leach Shehadeh A Amer & Jacquelyn Faith Amer, h/w	\$ 2,585.00 (LAMA 2012) \$ 6,647.00 (LAMA 2012)
6036 North Marvine Street 2403 North Orianna Street 2405 North Orianna Street 2315 North Orkney Street 2446 North Orkney Street 2912 Rutledge Street 2234 North 2 <sup>nd</sup> Street 2124 North 4 <sup>th</sup> Street 3042 North 5 <sup>th</sup> Street 2358 North 6 <sup>th</sup> Street 3008 North 9 <sup>th</sup> Street	Sherry Pelzer Ramon Garcia Ramon Garcia Debberie Burdine Carlos R. Perez Daniel Cancel Candelaria Maria Flores Ana Mendez Victor Calderon John & Carol Hill, h/w Elvin R. Aviles	\$ 1,571.83 (LAMA) \$ 3,214.00 (LAMA 2012) \$ 3,491.00 (LAMA 2012) \$ 2,450.00 (LAMA 2012) \$ 4,102.00 (LAMA 2012) \$ 2,237.00 (LAMA 2012) \$ 7,693.00 (LAMA 2012) \$ 4,733.00 (LAMA 2012) \$ 6,494.00 (LAMA) \$13,581.87 (LAMA) \$ 6,623.24 (LAMA)

- 3) Fair Market Disposition:** The following seven (7) 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 1319 South Dover Street 1325 South Dover Street 2142 Gould Street 6137 Spruce Street 2702 Wharton Street 2704 Wharton Street	David Ramirez Renovate Philly, LLC Renovate Philly, LLC Khalil Foundation Khalilah Dione Cole Right-Sized Homes, LLC or any of its Affiliates ( <b>both 2702 &amp; 2704</b> )	\$ 1,164.80 (LAMA) \$ 2,358.72 (LAMA) \$ 2,338.00 (LAMA) \$ 6,829.00 (LAMA) \$ 6,843.00 (LAMA 2012) \$23,000.00 (Appraisal) \$23,000.00 (Appraisal)

## 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>
2017 North Alder Street	PHA
2019 North Alder Street	PHA
208 Hermitage Street formerly Known as 170 Hermitage Street	Charles Missimer & Mary Alice Missimer, h/w
1736 South 5 <sup>th</sup> Street	Neighborhood Gardens Trust formerly
1738 South 5 <sup>th</sup> Street	Neighborhood Gardens Association (both 1736 & 1738)
2000-08 North 10 <sup>th</sup> Street	PHA

**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)
2432 West Firth Street	Robin Ann Henderson	\$3,779.01 (LAMA)
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)

**Item IV**

6036 North Marvine Street	Sherry Pelzer	\$1,571.83 (LAMA)
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	Debbie 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)
2358 North 6 <sup>th</sup> Street	John Hill & Carol Hill, h/w	\$13,581.87 (LAMA)
3008 North 9 <sup>th</sup> Street	Elvin R. Aviles	\$6,623.24 (LAMA)

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

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

<u>Address</u>	<u>Grantee(s)</u>	<u>Appraised/LAMA Value</u>
249 West Cornwall Street	David Ramirez	\$ 1,164.80 (LAMA)
1319 South Dover Street	Renovate Philly, LLC	\$ 2,358.72 (LAMA)
1325 South Dover Street	Renovate Philly, LLC	\$ 2,338.00 (LAMA)
2142 Gould Street	Khalil Foundation	\$ 6,829.00 (LAMA)
6137 Spruce Street	Khalilah Dione Cade	\$6,843.00 (LAMA 2012)
2702 Wharton Street	Right-Sized Homes, LLC	\$23,000.00 (Appraisal)
2704 Wharton Street	or any of its Affiliates (both 2702 & 2704)	\$23,000.00 (Appraisal)

**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 – June 10, 2015

PROPERTY ADDRESS: 208 HERMITGAGE STREET

SALES PRICE: Nominal Consideration -sideyard  
Formally known as 170 Hermitage Street

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

CITY COUNCIL DISTRICT: 4TH

LAMA SALE PRICE: \$4,000.00

APPRAISED VALUE (if applicable): \$4,000.00

APPLICANT NAME: CHARLES MISSIMER &  
MARY ALICE MISSIMER

APPLICATION DATE: 10/26/1988

APPLICANT ADDRESS: 210 HERMITAGE STREET OWNER OCCUPANT: Y / No  
Philadelphia, PA 19127

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 – June 10, 2015

PROPERTY ADDRESS: 1736 South 5<sup>th</sup> Street

SALES PRICE: Nominal

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

CITY COUNCIL DISTRICT: 1<sup>st</sup>

LAMA SALE PRICE: \$14,806.32

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Neighborhood Gardens Trust

APPLICATION DATE: February 10, 2015

APPLICANT ADDRESS: 100 N. 20<sup>th</sup> St., Phila., PA 19103

OWNER OCCUPANT: Y / N

PROPOSED USE: Non-Profit Lot Transfer

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

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

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

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 – June 10, 2015

PROPERTY ADDRESS: 1738 South 5<sup>th</sup> Street SALES PRICE: Nominal

PROPERTY TYPE: STRUCTURE \_\_\_\_\_ LOT X CITY COUNCIL DISTRICT: 1<sup>st</sup>

LAMA SALE PRICE: \$16,638.75 APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Neighborhood Gardens Trust APPLICATION DATE: February 10, 2015

APPLICANT ADDRESS: 100 N. 20<sup>th</sup> St., Phila., PA 19103 OWNER OCCUPANT: Y / N

PROPOSED USE: Non-Profit Lot Transfer 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? \_\_\_\_\_

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 – June 10, 2015

PROPERTY ADDRESS: 5454 BALTIMORE AVE.

SALES PRICE: \$5,877.00 – Self Amortizing 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  
Philadelphia, PA 19143

OWNER OCCUPANT: Y / No

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 – June 10, 2015

PROPERTY ADDRESS: 2009 East Dauphin Street

SALES PRICE: \$14,789.00 – Self Amortizing Mortgage

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 – June 10, 2015

PROPERTY ADDRESS: 2557 EMERALD STREET SALES PRICE: \$7,823.00 – Self Amortizing 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? \_\_\_\_\_

Prepared by: Lynda Payton

Philadelphia Redevelopment Authority  
Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – June 10, 2015

PROPERTY ADDRESS: 2432 Firth Street

SALES PRICE: \$3,779.01 Self-Amortizing Mortgage

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

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

LAMA SALE PRICE: \$3,779.01

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Robin Ann Henderson

APPLICATION DATE: May 16, 2013

APPLICANT ADDRESS: 2430 W Firth St., Phila. PA 19132

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? Y / N WHY? \_\_\_\_\_

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – June 10, 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? \_\_\_\_\_

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

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Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – June 10, 2015

PROPERTY ADDRESS: 1732 North Hope Street

SALES PRICE: \$6,647.00 – Self – Amortizing Mortgage

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 Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – June 10, 2015

PROPERTY ADDRESS: 6036 North Marvine

SALES PRICE: \$1,571.83 - Self-Amortizing Mortgage

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

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

LAMA SALE PRICE: \$1,571.83

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Sherry Pelzer

APPLICATION DATE: August 28, 2008 - UGA

APPLICANT ADDRESS: 6038 N Marvine St., Phila., PA 19141

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? \_\_\_\_\_

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

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Prepared by: Carolyn Terry







Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – June 10, 2015

PROPERTY ADDRESS: 2315 NORTH ORKNEY STREET SALES PRICE: \$2,450.00 – Self –Amortizing 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

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

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Prepared by: Lynnda Payton





Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – June 10, 2015

PROPERTY ADDRESS: 2234 NORTH 2ND STREET

SALES PRICE: \$7,693.00 – Self-Amortizing 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 – June 10, 2015

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

SALES PRICE: \$4,733.00 – Self-Amortizing 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 – June 10, 2015

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

SALES PRICE: \$6,494.00 – Self-Amortizing Mortgage

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? 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 – June 10, 2015

PROPERTY ADDRESS: 2358 North 6<sup>th</sup> Street

SALES PRICE: \$13,581.87 Self-Amortizing Mortgage

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

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

LAMA SALE PRICE: \$13,581.87

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: John & Carol Hill

APPLICATION DATE: October 3, 2013

APPLICANT ADDRESS: 2430 W Firth St., Phila. PA 19132

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? Y / N WHY? \_\_\_\_\_

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – June 10, 2015

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

SALES PRICE: \$6,623.24 – Self-Amortizing Mortgage

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? 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 – June 10, 2015

PROPERTY ADDRESS: 249 West Cornwall Street

SALES PRICE: \$1,164.80 (LAMA)

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 Ferry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – June 10, 2015

PROPERTY ADDRESS: 1319 South Dover Street SALES PRICE: \$2,358.72

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

LAMA SALE PRICE: \$2,358.72 APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Renovate Philly, LLC; APPLICATION DATE: December 8, 2014

c/o Christopher Koch

APPLICANT ADDRESS: 642 Hermitage 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? Y / N WHY? \_\_\_\_\_

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – June 10, 2015

PROPERTY ADDRESS: 1325 South Dover Street SALES PRICE: \$2,338.00

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

LAMA SALE PRICE: \$2,338.00 APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Renovate Philly, LLC; APPLICATION DATE: December 8, 2014

c/o Christopher Koch

APPLICANT ADDRESS: 642 Hermitage 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? \_\_\_\_\_

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

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Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority  
Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – June 10, 2015

PROPERTY ADDRESS: 2142 Gould Street

SALES PRICE: \$6,829.00

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

CITY COUNCIL DISTRICT: 2<sup>nd</sup>

LAMA SALE PRICE: \$6,829.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Khalil Foundation

APPLICATION DATE: December 8, 2014

c/o Nicole Joyner

APPLICANT ADDRESS: 1610 Dickinson Street

OWNER OCCUPANT: Y / NO

PROPOSED USE: Sidyard

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? \_\_\_\_\_

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

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Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – June 10, 2015

PROPERTY ADDRESS: 6137 SPRUCE STREET

SALES PRICE: \$6,843.00 SALES

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

CITY COUNCIL DISTRICT: 3rd

LAMA SALE PRICE: \$6,843.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: KHALILAH DIONE CADE

APPLICATION DATE: 07/18/14

APPLICANT ADDRESS: 4939 PINE STREET  
Philadelphia, PA 19143

OWNER OCCUPANT: Y / No

PROPOSED USE: REHAB & OCCUPY

ESTIMATED PROJECT COST: N/A

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 21

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: Linda Payton

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – June 10, 2015

PROPERTY ADDRESS: 2702 Wharton Street

SALES PRICE: \$23,000.00

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

CITY COUNCIL DISTRICT: 2<sup>nd</sup>

LAMA SALE PRICE: \$20,839.80

APPRAISED VALUE (if applicable): \$23,000.00

APPLICANT NAME: Right-Sized Homes, LLC or any of its

APPLICATION DATE: February 27, 2015

Affiliates, c/o David Feldman

APPLICANT ADDRESS: 1315 Walnut Street, Suite 900

OWNER OCCUPANT: Y / NO

PROPOSED USE: Triplex – Affordable housing

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

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

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

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

Prepared by: Carolyn Torry



Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – June 10, 2015

PROPERTY ADDRESS: 2704 Wharton Street

SALES PRICE: \$23,000.00

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

CITY COUNCIL DISTRICT: 2<sup>nd</sup>

LAMA SALE PRICE: \$8,435.10

APPRAISED VALUE (if applicable): \$23,000.00

APPLICANT NAME: Right-Sized Homes, LLC or any of its

APPLICATION DATE: February 27, 2015

Affiliates, c/o David Feldman

APPLICANT ADDRESS: 1315 Walnut Street, Suite 900

OWNER OCCUPANT: Y / NO

PROPOSED USE: Triplex – Affordable housing

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

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

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

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

Prepared by: Carolyn Terry

**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>
2017 N. Alder St. / 20	PHA	Public Agency Transfer
2019 N. Alder St. / 20	c/o Michael Johns	“ “
2000-08 N. 10 <sup>th</sup> St. / 20	3100 Penrose Ferry Road	“ “
VPRC: 11/18/2014	Philadelphia, PA 19145	
City Council: 150382		
Adopted On: 04/30/2015		
208 Hermitage Street formerly known as	Charles Missimer &	Private Lot Transfer
170 Hermitage Street	Mary Alice Missimer, h/w	Sideyard
VPRC: 11/15/2011	210 Hermitage Street	
City Council: 140995	Philadelphia, PA 19127	
Adopted On: 12/11/2014		
1736 S. 5 <sup>th</sup> St. / 01	Neighborhood Gardens Trust	Non-Profit Lot Transfer
1738 S. 5 <sup>th</sup> St. / 01	formerly Neighborhood Gardens	“ “
VPRC: 02/10/2015	Association, c/o Jennifer Greenberg	“ “
City Council: 150304	Executive Director	
Adopted On: 04/16/2015	100 North 20 <sup>th</sup> Street, 5 <sup>th</sup> floor	
	Philadelphia, PA 19103-1495	

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

<b><u>ADDRESS/WARD</u></b>	<b><u>GRANTEE</u></b>	<b><u>REUSE</u></b>
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 LAMA value \$5,877.00
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 LAMA (2012) value \$14,789.00
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
2432 W. Firth St. / 28 VPRC: 10/14/2014 City Council: 150290 Adopted On: 04/16/2015	Robin Ann Henderson 2430 West Firth Street Philadelphia, PA 19132	Private Lot Transfer Sideyard - Mortgage LAMA value \$3,779.01
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

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

<b><u>ADDRESS/WARD</u></b>	<b><u>GRANTEE</u></b>	<b><u>REUSE</u></b>
2403 N. Marvine St. / 49 VPRC: 07/10/2012 City Council: 150448 Adopted On: 05/14/2015	Sherry Pelzer 6038 North Marvine Street Philadelphia, PA 19141	Private Lot Transfer Side yard – Mortgage LAMA \$1,571.83
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)
2315 N. Orkney St. / 19 VPRC: 08/12/2014 City Council: 141042 Adopted On: 01/22/2015	Debbie Burdine 2318 North Lawrence Street Philadelphia, PA 19133	Private Lot Transfer Sideyard - Mortgage LAMA 2012 \$2,450.00
2446 N. Orkney St. / 19 VPRC: 08/12/2014 City Council: 141042 Adopted On: 01/22/2015	Carlos R. Perez 2443 North 5 <sup>th</sup> Street Philadelphia, PA 19133	Private Lot Transfer Sideyard – Mortgage LAMA 2012 - \$4,102.00
2912 Rutledge St. / 07 VPRC: 09/09/2014 City Council: 141042 Adopted On: 01/22/2015	Daniel Cancel Candelaria 2914 Rutledge Street Philadelphia, PA 19134	Private Lot Transfer Sideyard – Mortgage LAMA 2012 - \$2,237.00
2234 N. 2 <sup>nd</sup> St. / 19 VPRC: 09/10/2013 City Council: 141042 Adopted: 01/22/2015	Maria Flores 2232 North 2 <sup>nd</sup> Street Philadelphia, PA 19133	Private Lot Transfer Sideyard – Mortgage LAMA 2012 \$7,693.00

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

<b><u>ADDRESS/WARD</u></b>	<b><u>GRANTEE</u></b>	<b><u>REUSE</u></b>
2124 N. 4 <sup>th</sup> St. / 19 VPRC: 10/06/2014 City Council: 141042 Adopted On: 01/22/2015	Ana Mendez 2126 North 4 <sup>th</sup> Street Philadelphia, PA 19122	Private Lot Transfer Sideyard – Mortgage LAMA 2012 - \$4,733.00
3042 N. 5 <sup>th</sup> St. / 19 VPRC: 12/09/2014 City Council: 150130 Adopted On: 02/26/2015	Victor Calderon 3044 North 5 <sup>th</sup> Street Philadelphia, PA 19133	Private Lot Transfer Sideyard – Mortgage LAMA - \$6,494.00
2358 N. 6 <sup>th</sup> St. / 37 VPRC: 11/12/2013 City Council: 150360 Adopted On: 04/23/2015	John Hill & Carol Hill, h/w 2356 North 6 <sup>th</sup> Street Philadelphia, PA 19133	Private Lot Transfer Sideyard – Mortgage LAMA - \$13,581.87
3008 N. 9 <sup>th</sup> St. / 37 VPRC: 08/12/2014 City Council: 150130 Adopted On: 02/26/2015	Elvin R. Aviles 3010 North 9 <sup>th</sup> Street Philadelphia, PA 19133	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	\$ 1,164.80 (LAMA)	Private Lot Transfer Parking
1319 S. Dover St. / 36 1325 S. Dover St. / 36 VPRC: 03/10/2015 City Council: 150420 Adopted On: 05/07/2015	Renovate Philly, LLC c/o Christopher Koch 642 Hermitage Street Philadelphia, PA 19128	\$2,358.72 (LAMA) \$2,338.00 (LAMA)	Private Lot Transfer “ “ “
2142 Gould St. / 40 VPRC: 02/10/2015 City Council: 150420 Adopted On: 05/07/2015	Khalil Foundation c/o Nicole Joyner 1610 Dickinson Street Philadelphia, PA 19146	\$6,829.00 (LAMA)	Private Lot Transfer
6137 Spruce St. / 03 VPRC: 08/12/2014 City Council: 141035 Adopted On: 01/22/2015	Khalilah Dione Cade 4939 Pine Street Philadelphia, PA 19143	\$6,843.00 (LAMA 2012)	Private Rehabilitation
2702 Wharton St. / 36 2704 Wharton St. / 36 VPRC: 03/10/2015 City Council: 150420 Adopted On: 05/07/2015	Right-Sized Homes, LLC or any of its Affiliates c/o David Feldman 1315 Walnut Street, Suite 900 Philadelphia, PA 19107	\$23,000.00 (Appraisal) \$23,000.00 (Appraisal)	Private Lot Transfer “ “ “

**BOARD FACTSHEET**

Meeting of June 10, 2015

Selection of Redeveloper

4611 Sansom Street, 4612-4620 Sansom Street, 4613 Sansom Street,  
 4619 Sansom Street, 4621 Sansom Street, 125 South 46<sup>th</sup> Street,  
 127-129 South 46<sup>th</sup> Street and 133-135 South 46<sup>th</sup> Street

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**NAME OF DEVELOPER/APPLICANT:** Sansom Street Development, LP

**Nature of Transaction:** Selection of developer to construct fourteen (14) rental units consisting of two (2) bedroom, two (2) bath triplexes with full basements located in West Philadelphia.

**Legal Entity/Other Partners (if applicable):** Charles Lomax**Mailing Address:** 200 Highpoint Drive, Suite 215, Chalfont, PA 18914

**PROPERTY INFORMATION:** 4611 Sansom Street, 4612-4620 Sansom Street,  
 4613 Sansom Street, 4619 Sansom Street,  
 4621 Sansom Street, 125 South 46<sup>th</sup> Street,  
 127-129 South 46<sup>th</sup> Street and 133-135 South 46<sup>th</sup> Street

**Description:** 26,800 sq. ft., vacant lots **Zoning:** CMX-2 & RM-1 **Use:** Residential**Disposition Value:** \$499,500

At the direction of the Council person, the sale of the property is being handled as a directed sale to the applicant; therefore, the disposition price was established through an independent appraisal.

**FINANCING:**

The developer is purchasing the property listed above; documentation of available funds in an amount of 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 October, 2015, with construction completion within eighteen (18) months.

The Developer is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violation of City L&I codes. Per Chapter 17-1600 of the Philadelphia Code, the City has approved the Economic Opportunity Plan with ranges at MBE – 18% and WBE – 7%.

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

Prepared by: Brian Romano, Project Manager

Reviewed by: Tania Nikolic

**RESOLUTION NO.**

**RESOLUTION SELECTING SANSOM STREET DEVELOPMENT, LP AS REDEVELOPER OF 4611 SANSOM STREET, 4612-4620 SANSOM STREET, 4613 SANSOM STREET, 4619 SANSOM STREET, 4621 SANSOM STREET, 125 SOUTH 46TH STREET, 127-129 SOUTH 46TH STREET and 133-135 SOUTH 46TH STREET LOCATED IN THE 45<sup>th</sup> AND SANSOM REDEVELOPMENT AREA, 45<sup>th</sup> AND SANSOM URBAN RENEWAL AREA**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that Sansom Street Development, LP is hereby selected as Redeveloper of 4611 Sansom Street, 4612-4620 Sansom Street, 4613 Sansom Street, 4619 Sansom Street, 4621 Sansom Street, 125 South 46th Street, 127-129 South 46th Street and 133-135 South 46th Street, located within the 45<sup>th</sup> and Sansom Redevelopment Area, 45<sup>th</sup> and Sansom Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Four Hundred Ninety Nine Thousand Five Hundred Dollars (\$499,500.00); 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 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.



**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	\$ 1,592,333.00	LREP	Y	Y
Acquisition Financing	\$ 500,000.00	LREP	Y	Y
Construction Financing	\$ 5,567,500.00	Royal Bank America	Y	Verbal
Other	\$ -			
Other	\$ -			
Other	\$ -			
Other	\$ -			
<b>Total Sources</b>	<b>\$ 7,659,833.00</b>			

Uses: Provide estimated costs to redevelop property

<i>Uses</i>	<i>Amount</i>	<i>Source of Estimate</i>
Acquisition Cost (include closing cost)	\$ 525,000.00	PRA
Holding Costs	\$ -	
Construction Costs	\$ 5,567,500.00	
Design/Engineering Costs	\$ -	
Legal Costs	\$ -	
Other	\$ 296,366.00	Includes soft costs
Other	\$ -	
Other	\$ -	
<b>Total Uses</b>	<b>\$ 6,388,866.00</b>	

# 45th and Sansom Urban Renewal Area Sansom Street Development, LP



