

**PHILADELPHIA REDEVELOPMENT AUTHORITY**

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

**BOARD MEETING  
WEDNESDAY, SEPTEMBER 9, 2015**

**Open Session – 4:00 P.M.**

**A G E N D A**

**APPROVAL OF BOARD MINUTES**

Meeting of August 12, 2015

<b><u>I.</u></b>	<b><u>ADMINISTRATIVE</u></b>	<b><u>Page</u></b>
(a)	<b>Approval to Establish a Defined Contribution Pension Plan for PRA Employees</b>	(1)
(b)	Norris Square Park Sidewalks <b>NTI QRB Funding</b>	(4)
(c)	George W. Childs Elementary School School District of Philadelphia <b>NTI Grant Funding</b>	(6)
(d)	PHIL Program Forsyth Street Advisors, LLC <b>Amendment to Professional Services Agreement</b>	(9)
<b><u>II.</u></b>	<b><u>DEVELOPMENT</u></b>	
(a)	Model Cities Urban Renewal Area FINANTA 203-205 W. Susquehanna Avenue <b>Selection of Redeveloper</b>	(11)
(b)	New Kensington Fishtown Urban Renewal Area 1507 Frankford City Associates, LP 1507 Frankford Avenue <b>Selection of Redeveloper</b>	(16)

## **AGENDA**

Board Meeting of September 9, 2015

Page -2-

- (c) Kumas Homes LLC (21)  
641 Cantrell Street  
**Selection of Developer**
  
- (d) Roberto Rivera (26)  
1864 E. Westmoreland Street  
**Selection of Developer and  
Self-Amortizing Loan**
  
- (e) West Fairhill/East Tioga/Hunting Park Urban (30)  
Renewal Area  
William E. Gonzalez  
809 W. Tioga Street  
**Selection of Redeveloper**
  
- (f) East Kensington Redevelopment Area (34)  
Maria Velez  
3142 Weikel Street  
**Selection of Redeveloper and  
Self-Amortizing Loan**
  
- (g) Model Cities Urban Renewal Area (38)  
BMK Properties, LLC  
816-832 N. 15th Street, 815-19 N. 15th Street,  
825-831 N. 15th Street, 824-826 Burns Street,  
1500-1512 Parrish Street, 1522-1524 Parrish  
Street and 1536-1538 Parrish Street  
**Selection of Redeveloper**
  
- (h) Southwest Schuylkill Redevelopment Area (44)  
Aisha Oliver  
5944 Greenway Avenue  
**Selection of Redeveloper**
  
- (i) Model Cities Urban Renewal Area (49)  
Habitat for Humanity Philadelphia, Inc.  
2014, 2016, 2018, 2020, 2022-2026,  
2028, 2030-2036 N. 16th Street,  
2029-2035 N. 16th Street, 1601 and  
1603-1605 Page Street  
**Selection of Redeveloper**

## **AGENDA**

Board Meeting of September 9, 2015

Page -3-

- (j) Model Cities Urban Renewal Area (55)  
New Urban Ventures, LLC  
621-45 N. 10th Street including 923-929 Mt.  
Vernon Street & 922-926 Wallace Street, 918  
Mt. Vernon Street including 917-23 Green Street  
& 601-11, 615-619 N. 10th Street, 642-52 N. 11th  
Street and 1006-1020 Mt. Vernon Street  
**Third Amendment to Redevelopment  
Agreement**
  
- (k) West Parkside Urban Renewal Area (60)  
Community Ventures/Centennial Village LP  
1701-17 N. 52nd Street (Including 5177-79 W. Columbia Avenue  
& 5182 Viola Street); 1702 N. 52nd Street; 1706-10 N. 52nd Street;  
1712-16 N. 52nd Street; 1719-29 N. 52nd Street (Including 5178 Parkside  
Avenue); 1718 N. Creighton Street; 1722-24 N. Creighton Street;  
5218-20 Parkside Avenue; 5222-34 Parkside Avenue  
(Including 5231-37 W. Columbia Avenue) & 5238 Parkside Avenue  
**Option Agreement, NTI Loan & Pre-Development Grant**

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

- (a) Union Hill Homes Homeowners (67)  
**NTI Grant Funding**
  
- (b) Paschall Senior Housing, Inc. (69)  
6901 Woodland Avenue a/k/a 2125 S. 70th Street  
**Modification - Consent for Sponsorship Change**

### **IV. REAL ESTATE**

- Vacant Property Review Committee (71)  
**Conveyance of Properties**

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

- PHIL Program  
**Authorization to Defeas all Bonds Related to the PHIL Program**

# PHILADELPHIA REDEVELOPMENT AUTHORITY

## BOARD MEETING MINUTES

---

---

A meeting of the Board of Directors of the Philadelphia Redevelopment Authority was held on Wednesday, August 12, 2015 commencing at 4:14 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; Rob Dubow, Treasure; Jennifer Rodriguez, Vice Chairman 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, Peilin Chen, Jessie Lawrence, Bob LaBrum, Melvis Dunbar, Michael Maenner and Julia Guerrero.

Also in attendance: Jihad Ali, Tioga United; Joe Danihel, Citizen; and Deborah McColloch, OHCD.

### ANNOUNCEMENTS

Prior to voting by the Board, Mr. Cuorato provided the public opportunity to comment.



### MINUTES

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

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



### ADMINISTRATIVE

**Ms. Guerrero presented "Item I (a) – Authorizing Amendment to the Program and Policies and Procedures of Percent for Art Program" in substance consistent with the Fact Sheet attached hereto.**

Additional Comments and Discussion

Ms. Rodriguez, on behalf of the Board, suggested that an artist should be included on the committee. Ms. Guerrero responded the inclusion of an artist on the panel would be a good idea.

Mr. Ali asked how does the education fund work and how does the public apply. Ms. Guerrero stated that the policy states that the project will be designed by an artist, not the public, and there is no public application process. Ms. Guerrero agreed to clarify the policy language to make this clear.

**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. 2015-79**

**PERCENT FOR ART PROGRAM – RESOLUTION AUTHORIZING THE AMENDMENT TO THE PROGRAM POLICIES AND PROCEDURES**

**WHEREAS**, The Redevelopment Authority of the City of Philadelphia approved expanded Policies and Procedures for the operation of its Percent for Art Program by Resolution No. 12,382, adopted on April 18, 1984; and

**WHEREAS**, The Redevelopment Authority of the City of Philadelphia approved a second amendment to the Percent for Art Program Policies and Procedures, by Resolution No. 13,022, adopted on October 8, 1986; and

**WHEREAS**, The Redevelopment Authority of the City of Philadelphia approved a third amendment to the Percent for Art Program Policies and Procedures, by Resolution No. 13,146, adopted on May 12, 1987; and

**WHEREAS**, The Redevelopment Authority of the City of Philadelphia approved a fourth amendment to the Percent for Art Program Policies and Procedures, by Resolution No. 19,044, adopted on August 10, 2010; and

**BE IT RESOLVED**, By the Board of Directors of the Philadelphia Redevelopment Authority, that the attached Policies and Procedures for the Percent for Art Program, dated August 12, 2015, are hereby established effective immediately.

**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 (b) – NTI Grant Agreement with Friends of Chester A. Arthur School Education Foundation" in substance consistent with the Fact Sheet attached hereto.**

**Board Action**

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

**RESOLUTION NO. 2015-80**

**RESOLUTION AUTHORIZING APPROVAL OF A NEIGHBORHOOD TRANSFORMATION INITIATIVE GRANT IN THE AMOUNT OF \$110,000 TO THE FRIENDS OF CHESTER A. ARTHUR SCHOOL EDUCATION FOUNDATION TO FUND THE RENOVATION OF THE SCHOOL YARD**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that authorization is hereby given to approve a Neighborhood Transformation Initiative grant in the amount of One Hundred Ten Thousand Dollars (\$110,000) to the Friends of Chester A. Arthur School Education Foundation to fund the site preparation and design costs related to the renovation of the school yard.

**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 QRB Grant Funding with City Parks and Recreation" in substance consistent with the Fact Sheet attached hereto.**

Additional Comments and Discussion

Mr. Cuorato asked who would perform the work to be done under the Grant Agreement. Ms. Chen stated that the work would be performed by the City of Philadelphia's Parks and Recreation Department.

Ms. Rodriguez asked if there would be any planting of any new trees. Ms. Chen stated that only removal would be done under this Grant 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. 2015-81**

**RESOLUTION AUTHORIZING THE AUTHORITY TO ENTER INTO AGREEMENTS WITH THE CITY OF PHILADELPHIA FOR THE REMOVAL OF DANGEROUS STREET TREES WITHIN THE FIRST COUNCIL DISTRICT QRB AREA**

**WHEREAS**, The Capital Budget of the City of Philadelphia for the Fiscal Year 2015 – 2016 will provide authority to the City Parks and Recreation Department to undertake the removal of dangerous trees, related work and administrative expenses; and

**WHEREAS**, staff has presented at this meeting, and considered by the Authority, a budget for this project for the year beginning July 1, 2015, in the amount not to exceed One Hundred Thousand Dollars (\$100,000) of Qualified Redevelopment Bond ("QRB") proceeds.

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

**FURTHER 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 (d) – NTI QRB Funding with City Capital Project Office" in substance consistent with the Fact Sheet attached hereto.**

**Board Action**

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

**RESOLUTION NO. 2015-82**

**RESOLUTION AUTHORIZING THE AUTHORITY TO ENTER INTO AGREEMENTS WITH THE CITY OF PHILADELPHIA FOR THE RENOVATION & SITE PREPARATION WORK RELATED TO BENSON PARK**

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

**WHEREAS**, staff has presented at this meeting, and considered by the Authority, a budget for this project for the year beginning July 1, 2015 in the amount not to exceed Seventy-Two Thousand One Hundred Thirty Dollars (\$72,130) of Qualified Redevelopment Bond ("QRB") proceeds.

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

**FURTHER 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. Maenner presented "Item I (e) – Approval of General Contractor Service Agreement with Simiano Construction Inc." in substance consistent with the Fact Sheet attached hereto.**

*Additional Comments and Discussion*

Mr. Greenberger stated that these are good projects.

Mr. Dubow asked if these were QRB projects. Mr. Maenner responded yes.

Mr. Ali asked what the OEO requirements be for this project. Mr. Maenner stated that the levels have not been set yet but that they would be placed into the contract. Mr. Ali then asked if the public will see the general contractors past performance. Mr. Maenner stated that information will be made public and that the levels are typically set at 18% and 7%.

**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. 2015-83**

**RESOLUTION AUTHORIZING THE AUTHORITY TO ENTER INTO AN AGREEMENT WITH SIMIANO CONSTRUCTION, INC. FOR THE REHABILITATION OF THREE (3) PUBLICALLY-OWNED VACANT SCATTERED SITE STRUCTURES FOR HOMEOWNERSHIP IN THE POINT BREEZE NEIGHBORHOOD**

**WHEREAS**, the Authority owns certain real property consisting of three vacant, residential homes located in the Point Breeze section of Philadelphia which it seeks to rehabilitate for sale of affordable homeownership, namely 1637 S. 24<sup>th</sup> Street, 1734 S. 24<sup>th</sup> Street and 2325 Watkins Street (the "Properties");

**WHEREAS**, the Authority issued a Request for Proposals ("RFP") seeking responses from qualified general contractors willing and capable of performing the rehabilitation of the Properties;

**WHEREAS**, Simiano Construction, Inc. ("Simiano") submitted its Response to the RFP wherein Simiano presented extensive experience and knowledge in the construction and development of homeownership units;

**NOW THEREFORE, BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Authority's Executive Director to enter into a General Contractors Service Agreement with Simiano Construction, Inc. for the rehabilitation of

three vacant, residential homes located in the Point Breeze section of Philadelphia which it seeks to rehabilitate for sale of affordable homeownership, namely 1637 S. 24<sup>th</sup> Street, 1734 S. 24<sup>th</sup> Street and 2325 Watkins Street (the "Properties").

**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. Harmon presented "Item I (f) – Appointment of Authority Employees to Serve as Officers of Housing Opportunities Program Philadelphia, Inc. ("HOPP")" in substance consistent with the Fact Sheet attached hereto.**

**Board Action**

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

**RESOLUTION NO. 2015-84**

**RESOLUTION APPOINTING CERTAIN AUTHORITY EMPLOYEES TO SERVE AS OFFICERS OF HOUSING OPPORTUNITIES PROGRAM PHILADELPHIA, INC.**

**WHEREAS**, the Board desires to appoint certain Philadelphia Redevelopment Authority employees to serve as officers of Housing Opportunities Program Philadelphia, Inc. ("HOPP") for fiscal year 2016.

**NOW THEREFORE, BE IT RESOLVED** by the Philadelphia Redevelopment Authority, that the following employees of the Authority are appointed to serve in the following officer positions for HOPP:

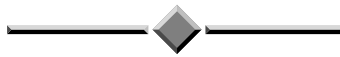
Authority Position  
Tania Nikolic  
Peilin Chen  
David Thomas

HOPP Officer Position  
President  
Vice President  
Treasurer

**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. LaBrum presented "Item II (a) – Selection of Redeveloper - Sansom Street Development, LP" in substance consistent with the Fact Sheet attached hereto.**

*Additional Comments and Discussion*

Mr. Cuorato stated that this is a terrific project and is located in a great area.

Mr. Ali asked if there was a change in policy since no past performance of the redeveloper is listed. Mr. Abernathy replied that staff typically hasn't shown past performance unless the Authority finances the project.

**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. 2015-85**

**RESOLUTION SELECTING SANSOM STREET DEVELOPMENT, LP AS REDEVELOPER OF 4611, 4612-4620, 4613, 4619, 4621 SANSOM STREET AND 125, 127-129, 133-135 S, 46<sup>TH</sup> 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, 4612-4620, 4613, 4619, 4621 Sansom Street and 125, 127-129 and 133-135 S. 46<sup>th</sup> 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, 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 (b) – Selection of Redeveloper, 1365 Developers LLC" in substance consistent with the Fact Sheet attached hereto.**

*Additional Comments and Discussion*

Mr. Cuorato asked if this was an expansion of their existing business. Mr. Lawrence responded that it was not an expansion of the business but simply the addition of another location.

Ms. Rodriguez asked if this was near the Authority's other properties on Cadwallader Street. Mr. Lawrence replied no.

Mr. Ali asked why the developer doesn't have to show who makes up the developer's board of directors and why there is no follow-up on compliance. Mr. Greenberger stated that this developer is a limited liability company and does not have a board of directors. Mr. Abernathy stated that compliance is managed by the Office of Housing and Community Development.

**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. 2015-86**

**RESOLUTION SELECTING 1365 DEVELOPERS LLC AS REDEVELOPER OF 1361-1365 GERMANTOWN AVENUE LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, AMERICAN STREET INDUSTRIAL CORRIDOR URBAN RENEWAL AREA**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that 1365 Developers LLC is hereby selected as Redeveloper of 1361-1365 Germantown Avenue, located within the North Philadelphia Redevelopment Area, American Street Industrial Corridor Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Eighty-Five Thousand Five Hundred Dollars (\$85,500.00); 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, 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. Cuorato stated that at this time Mr. Dubow left the meeting due to another commitment.

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

**Board Action**

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

**RESOLUTION NO. 2015-87**

**RESOLUTION SELECTING MARGARET MCDERMOTT AS REDEVELOPER OF 2208 E. NORRIS STREET LOCATED IN THE NEW KENSINGTON-FISHTOWN REDEVELOPMENT AREA, NEW KENSINGTON-FISHTOWN URBAN RENEWAL AREA AND APPROVING A SELF-AMORTIZING LOAN FOR THE DISPOSITION PRICE**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that Margaret McDermott is hereby selected as Redeveloper of 2208 E. Norris 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 Thirty Thousand Six Hundred Twenty-Two Dollars (\$30,622.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

**BE IT FURTHER RESOLVED**, that the Philadelphia Redevelopment Authority will provide a self-amortizing loan in the amount of Thirty Thousand Six Hundred Twenty-Two Dollars (\$30,622.00) for a term of ten (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 ten (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 and Mr. Greenberger.



**Ms. Nikolic presented "Item II (d) – Selection of Redeveloper & Self-Amortizing Loan Agreement with George Johnston" in substance consistent with the Fact Sheet attached hereto.**

### **Board Action**

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

#### **RESOLUTION NO. 2015-88**

#### **RESOLUTION SELECTING GEORGE JOHNSTON AS REDEVELOPER OF 8 E. PALMER STREET LOCATED IN THE NEW KENSINGTON/FISHTOWN REDEVELOPMENT AREA, NEW KENSINGTON/FISHTOWN URBAN RENEWAL AREA AND APPROVING A SELF-AMORTIZING LOAN FOR THE DISPOSITION PRICE**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that George Johnston is hereby selected as Redeveloper of 8 E. Palmer Street, located within the New Kensington/Fishtown 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 Thirty-Four Thousand Six Hundred Forty Dollars (\$34,640.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

**BE IT FURTHER RESOLVED**, that the Philadelphia Redevelopment Authority will provide a self-amortizing loan in the amount of Thirty-Four Thousand Six Hundred Forty Dollars (\$34,640.00) for a term of ten (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 ten (10) year period 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 and Mr. Greenberger .



**Ms. Nikolic presented "Item II (e) – Sale of Renovated Single Family Property at 1159 S. Cleveland Street" in substance consistent with the Fact Sheet attached hereto.**

*Additional Comments and Discussion*

Ms. Nikolic informed the Board that the Authority would be making a profit. Mr. Greenberger stated this was good work performed by the Authority.

Mr. Ali asked if the applicant was qualified because of income. Ms. Nikolic stated that this was a market-rate transaction and there were no income qualifications.

**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. 2015-89**

**RESOLUTION AUTHORIZING THE SALE OF 1159 S. CLEVELAND STREET, LOCATED IN THE POINT BREEZE PHILADELPHIA NEIGHBORHOOD**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that authorization is given for the sale of property owned by the Authority located at 1159 S. Cleveland Street, Philadelphia, PA, to Chelsea Burns for the purchase price of Two Hundred Fifty Thousand Dollars (\$250,000); the purchase being consistent with the fair-market value of the property.

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

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





**Mr. LaBrum presented "Item II (f) – Amicable Acquisition Using NTI QRB Funding of 519-21 N. 62nd Street" in substance consistent with the Fact Sheet attached hereto.**

*Additional Comments and Discussion*

Mr. Cuorato asked where the church is located on the site plan. Mr. LaBrum identified the church's location on the site plan for the board.

Mr. LaBrum informed the Board that staff is working with the auto body shop (as identified on the site plan) to acquire an additional adjacent 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. 2015-90**

**RESOLUTION AUTHORIZING THE AMICABLE ACQUISITION OF 6157 W. GIRARD AVENUE, 6161 W. GIRARD AVENUE AND 519-21 N. 62ND STREET FOR A PURCHASE PRICE NOT TO EXCEED \$110,000, WITH NTI QRB FUNDING TO BE USED AS THE ACQUISITION FUNDING SOURCE**

**WHEREAS**, Elton Lee Tunnell is the owner of 6157 W. Girard Avenue, 6161 W. Girard Avenue and 519-21 N. 62<sup>nd</sup> Street, Philadelphia, PA (together, the "Properties") and has offered the Properties for sale;

**WHEREAS**, the Authority has agreed, subject to Board approval, to purchase the Properties for One Hundred Thousand (\$100,000) Dollars, which Elton Lee Tunnell has agreed to be the fair market value of the Property; and

**WHEREAS**, acquisition funding source is Neighborhood Transformation Initiative ("NTI") Qualified Redevelopment Bond ("QRB") funding and purchase of the Property will further the public purposes of the City 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 Elton Lee Tunnell, the property located at 6157 W. Girard Avenue, 6161 W. Girard Avenue and 519-21 N. 62<sup>nd</sup> Street, Philadelphia, PA (together, the "Properties") under terms and conditions as stated in an Agreement of Sale between the parties, with NTI QRB funding in an amount not to exceed One Hundred Ten Thousand Dollars (\$110,000) to be used as the acquisition funding source.

**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 purpose and intents.

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



### **HOUSING FINANCE / NSP**

**Mr. Thomas presented "Item III – Satisfaction of Note and Mortgage with FRP Community Housing Corporation, Inc." in substance consistent with the Fact Sheet attached hereto.**

#### *Additional Comments and Discussion*

Mr. Greenberger asked if the requested action would result in the Authority receiving money now to settle on a loan that would come due at a future date. Mr. Thomas confirmed that there was no guaranty that the loan would be paid in the future and they would be receiving money now to avoid that risk.

Mr. Danihel sought confirmation that this action meant the Authority would be writing down a Two Million Five Hundred Thousand Dollar (\$2,500,000) loan for Three Hundred Thousand Dollars (\$300,000). Mr. Thomas confirmed and stated that the purpose and intent was to maintain affordability for the project.

Mr. Greenberger stated that under the current loan structure, the Authority was not entitled to receive any money until 2027. Mr. Greenberger further stated that there is a potential that the Authority may not achieve the goals of the project if the loan continues as is.

Mr. Danihel stated that he believed this decision is foolish and he doesn't believe it to be responsible in a fiduciary sense. Mr. Greenberger indicated that it was the job of the Board to weigh the pros and cons of taking a reduced payment in satisfaction of the loan.

Mr. Ali stated that he believes the Board should take a closer look at the sources and uses for the project and believes that the Authority should issue an RFP to save the project. Mr. Thomas stated that there were deed restrictions that apply to this project and Mr. Abernathy stated that the Authority cannot RFP a private project. Mr. Abernathy further stated that the Authority wants to make the project contains income diversity and preserves affordability.

Mr. Ali asked the Board to reconsider. Mr. Cuorato stated that the fact that the mission of the will be maintained and the fact that the Authority is receiving money now indicate that this is in the Authority's best interests.

### **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. 2015-91**

#### **RESOLUTION AUTHORIZING THE ACCEPTANCE OF \$300,000 FOR THE SATISFACTION OF A MORTGAGE AND A NOTE**

**WHEREAS**, the Authority is the holder of a note with the FRP Community Housing Corporation Inc. ("FRP") in the amount of Two Million Five Hundred Thousand Dollars (\$2,500,000) secured by a mortgage (the "Authority Loan") for the Winchester Apartments located at 4804-06 Chester Avenue (the "Project").

**WHEREAS**, pursuant to Resolution #2015-36 adopted April 8, 2015 the Authority authorized the sale of the Project and assumption of the existing Authority Loan to SBG Management Services, Inc. ("SBG").

**WHEREAS**, SBG has requested that the Authority accept Three Hundred Thousand Dollars (\$300,000) as full repayment of the Authority Loan.

**NOW THEREFORE, BE IT RESOLVED**, by the Philadelphia Redevelopment Authority that the Authority accepts Three Hundred Thousand Dollars (\$300,000) as full repayment of the Authority Loan.

**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**

**Mr. Thomas presented "Item IV (a) – Relocation Assistance Grant for 6916 Grosbeak Place" in substance consistent with the Fact Sheet attached hereto.**

**Board Action**

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

**RESOLUTION NO. 2015-92**

**RESOLUTION AUTHORIZING THE APPROVAL AN INCREASE TO THE RELOCATION ASSISTANCE GRANT TO AN AMOUNT NOT TO EXCEED \$18,500 ASSOCIATED WITH THE AMICABLE ACQUISITION OF 6916 GROSBEAK PLACE FROM MARY C. BUSH**

**WHEREAS**, the Board at its meeting on April 8, 2015 (Resolution No. 2015-37) approved a Relocation Assistance Grant to Mary C. Bush to provide relocation assistance for incidental and moving expenses up to Fifteen Thousand Dollars (\$15,000);

**WHEREAS**, the total incidental expenses related to the acquisition of the replacement home and the moving expenses increased to approximately Eighteen Thousand Five Hundred Dollars (\$18,500);

**NOW THEREFORE, BE IT RESOLVED** by the Philadelphia Redevelopment Authority that the Authority is hereby authorized to take all action necessary or desirable to provide increase the initial Relocation Assistance Grant by Three Thousand Five Hundred Dollars (\$3,500) to a total amount not to exceed Eighteen Thousand Five Hundred Dollars (\$18,500) for incidental and moving expenses.

**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.



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

Mr. Cuorato stated that the Board is tabling all properties listed under Subsection 3 of the Fact Sheet ("Ten Year Mortgage") and Subsection 4 of the Fact Sheet ("Fair Market Disposition") and those properties would not be considered in this resolution.

Mr. Ali asked if the properties located at 5316 Market Street and 1704 North 52nd Street are tax credit projects. Mr. Abernathy responded that both properties are believed to be future tax credit projects.

Mr. Cuorato stated for the record that the resolution has been amended to reflect the changes implemented by the Board.

**Board Action**

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

**RESOLUTION NO. 2015-93**

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

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

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

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

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

**Address**

5316 Market Street  
1704 North 52<sup>nd</sup> Street  
1155 South 54<sup>th</sup> Street

**Grantee(s)**

WPRE IV, LP  
Philadelphia Redevelopment Authority  
Liberian Association of Pennsylvania

**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><u>Address</u></b>	<b><u>Grantee(s)</u></b>	<b><u>Price</u></b>
2432 West Firth Street	Robin Ann Henderson & Bennie Lee Henderson, her mom	\$3,779.01 (LAMA)
2836 North Hancock Street	Jacqueline Rodriguez, Jose M. Martinez III, Fernando Martinez, Anthony Martinez & Jose Miguel Soto	\$4,706.45 (LAMA)
1221 South St. Bernard Street	Carmen Williams Jones	\$6,019.80 (LAMA)
5222 Wakefield Street	William Roosevelt Logan & Patricia C. Logan, h/w	\$4,433.00 (LAMA)

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

**FURTHER 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 and Mr. Greenberger



**OLD BUSINESS**

Mr. Cuorato inquired if there was any old business for the Board.

Mr. Ali raised a concern with regards to Tioga United for properties located at 1520-40 W. Venango Street, 1600-21 W. Venango Street and 1621-31 W. Venango Street. Mr. Ali asked if the Authority would solicit additional bids. Mr. Abernathy stated that the Authority would not be soliciting additional bids as this project was competitively bid.



**NEW BUSINESS**

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



**ADJOURNMENT**

There being no further business to come before the Board, Mr. Cuorato declared the meeting adjourned at 5:05 P.M.

---

SECRETARY TO THE BOARD



## BOARD FACTSHEET

Meeting of August 12, 2015

Revision to the Redevelopment Authority's Percent for Art Program Policy

The Board is asked to consider a Resolution that would adopt a revised set of Policies and Procedures for the Authority's Percent for Art Program.

In 1959, the Redevelopment Authority created the nation's first Percent for Art Program, requiring redevelopers who build on land purchased from or assembled by the Authority to dedicate one percent of their construction costs to commissioning original site-specific fine art. Philadelphia's reputation as a city filled with public art is well-deserved and the PRA led the way with the Percent for Art program that has commissioned iconic works of art, such as Claes Oldenburg's *Clothespin* and Dennis Oppenheim's *Wave Forms*.

In 2010, the staff and Committee engaged in a reexamination of the program and the Board approved a revised policy that allowed developers, in addition to permanent sculptural projects, to consider the commission of permanent or time-limited visual art or artwork that is performative, auditory, conceptual or experimental. The proposed revisions reflect improvements to the policy based on what has been learned over the last 5 years. The proposed key changes include:

- Changing the name of the program from the 'Fine Art Program' to the 'Percent for Art Program' to address various forms of art that reach beyond solely works of fine art. Additionally, references to 'fine art' are changed to 'public art.'
- The 'Fine Art Committee' is changed to the 'Public Art Committee.' The number of members of the Committee will be reduced from 15 to 12. The Executive Director of the PRA, the Director of the Percent for Art Program and an invited community member are no longer considered appointed members of the Committee. Community representatives may be invited to join in the public art selection process as guests of the Committee and Developer.
- Changing the name of the Fund from 'The Fine Art Development Fund' to 'The Fund for Art and Civic Engagement (FACE).'
- Maintenance, Conservation and Presentation section of the policy will change to state that the developer must pay for costs incurred though the sale, relocation, alteration, disposal or withdrawal of existing works of public art.





**BOARD FACTSHEET**

Meeting of August 12, 2015

Approval of NTI Grant Agreement

Friends of Chester A. Arthur School Education Foundation

**NAME OF Grantee:** Friends of Chester A. Arthur School Education Foundation

**Nature of Transaction:** Approval of a Neighborhood Transformation Initiative ("NTI") grant in the amount of One Hundred Ten Thousand Dollars (\$110,000) to the Friends of Chester A. Arthur for the site preparation and design costs related to the renovation of the Chester A. Arthur school yard. The school is located at 2040 Catharine Street.

The NTI funds will be in the form of NTI sales from Councilman Johnson's office and the expenditure will be completed by December, 2015.

**PROPERTY INFORMATION:**

**Description:** The design work will be completed by SALT Landscape architects and is approximately Sixty-Six Thousand Dollars (\$66,000). The balance of the funds will be used for site preparation. This grant is part of a larger school yard renovation project that will be supplemented with Philadelphia Water Department funds and local fundraising. This grant represents the first phase of work associated with this project.

**Value of Improvements:** \$110,000.

Proposed Resolution is attached.

Prepared by: Peilin Chen

Reviewed by: Jane Duffy



**BOARD FACTSHEET**

Meeting of August 12, 2015

Approval of NTI Grant Agreement

City Parks and Recreation –Dangerous Tree Removals

---

**Nature of Transaction:** Approval to enter into agreements and/or initiate work in partnership with the City Parks and Recreation Department to remove dangerous street trees. The scope of work will include tree removal and tree pit repairs to identified dangerous street trees.

**Funding:** One Hundred Thousand Dollars (\$100,000) in the form of Neighborhood Transformation Initiative ("NTI") QRB grant as agreed to by Councilman Mark Squilla's office and the expenditure will be completed by December, 2015.

**Comments or Other Conditions:** This project will address the public improvement of walkways by removing dangerous street trees within the First Council District QRB area bounded by 12th Street, Delaware Avenue, South Street and Washington Avenue.

Proposed Resolution is attached.

Prepared by: Tania Nikolic  
Reviewed by: Ryan Harmon



**BOARD FACTSHEET**

Meeting of August 12, 2015

Approval of NTI Grant Agreement

City Capital Project-Benson Park

---

**Nature of Transaction:** Approval to enter into agreements and/or initiate work in partnership with the City Capital Projects Office on renovations and site preparation on Benson Park located at 1443 N. Lawrence Street. The scope of work will include wall repair and replacement, site preparation, electrical trenching and installing transformers.

**Funding:** Seventy-Two Thousand One Hundred Thirty Dollars (\$72,130) in the form of Neighborhood Transformation Initiative ("NTI") Qualified Redevelopment Bond ("QRB") funds from Councilwoman Quinones Sanchez's office and the expenditure will be completed by December, 2015.

**Comments or Other Conditions:** This project will address the maintenance and public improvement of one of the City's actively used public recreational park.

Proposed Resolution is attached.

Prepared by: Peilin Chen  
Reviewed by: Tania Nikolic

**BOARD FACTSHEET**

Meeting of August 12, 2015

Approval of General Contractor Service Agreement

1637 S. 24th Street, 1734 S. 24th Street, &amp; 2325 Watkins Street

**NAME OF DEVELOPER/APPLICANT:** Simiano Construction Inc.

**Nature of Transaction:** Approval to enter into a General Contractor Service Agreement with Simiano Construction Inc. ("Simiano") for the rehabilitation of three (3) Authority-owned vacant scattered site structures for affordable homeownership located within the Point Breeze neighborhood.

**Mailing Address:** 200 Clearfield St., Phila. Pa 19132

**Selection Process:** The Philadelphia Redevelopment Authority ("PRA") issued a Request for Proposals from qualified developers to manage the rehabilitation three (3) vacant structures. There were a total of three (3) proposals submitted. Simiano was selected because they provided the lowest qualified bid.

**PROPERTY INFORMATION:** 1734 S 24<sup>th</sup> Street, 1637 S 24<sup>th</sup> Street, 2325 Watkins Street

**Description:** Three (3) vacant parcels ranging in size from 850-1150/SF requiring full gut rehabs and reconstructed rear walls. Completed homes will be fully rehabilitated to market-quality, contemporary, and Energy Star at New Homes standards.

**Zoning:** R10A    **Use:** Single Family Homeownership

**FINANCING:** The PRA will utilize Neighborhood Transformation Initiative ("NTI") District 2 Qualified Redevelopment Bond ("QRB") funds to pay for development costs with the assumption that a portion will remain as permanent subsidy. The permanent subsidy will be transferred to the homebuyers as a soft second mortgage with income restrictions and a fifteen (15) year affordability period.

Simiano is estimating total project costs of approximately \$708,425.35, funded entirely with QRB funds. The estimate is assuming a construction cost of \$182/ SF based on current Prevailing Wage rates, the PRA Basis of Design and the City of Philadelphia Small Building Specifications.

**COMMENTS OR OTHER CONDITIONS:** The source of funds for this project is QRB proceeds. QRB regulations require that the PRA retain ownership during rehabilitation. The PRA will enter into direct contracts with Simiano. EOE requirements will be imposed directly on Simiano through a contract between the PRA and Simiano.

Proposed Resolution and photographs are attached.

Prepared by: Mike Maenner

Reviewed by: Tania Nikolic



## BOARD FACTSHEET

Meeting of August 12, 2015

Annual Appointment of Authority Employees to Serve as Officers of Housing Opportunities Program Philadelphia, Inc. ("HOPP")

**Request:** Appointment of three (3) Philadelphia Redevelopment Authority ("Authority") employees to serve as officers of HOPP

**Background:** The bylaws of Housing Opportunities Program Philadelphia, Inc. require the Authority Board to annually appoint three (3) Authority employees to serve as officers of HOPP. The other two (2) officers will be City of Philadelphia employees who will be appointed by the City of Philadelphia. The Board is requested to appoint the following employees of the Authority to serve in the following officer positions for HOPP:

Authority Position

Tania Nikolic

Peilin Chen

David Thomas

HOPP Officer Position

President

Vice President

Treasurer


**BOARD FACTSHEET**

Meeting of August 12, 2015

Selection of Redeveloper

 4611, 4612-4620, 4613, 4619, 4621 Sansom Street and 125, 127-129,  
 133-35 S. 46<sup>th</sup> Street

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

**Nature of Transaction:** Selection of developer proposing to construct fourteen (14), two-bedroom market-rate triplexes.

**Legal Entity/Other Partners:** Charles D. Lomax

**Mailing Address:** 200 Highpoint Drive, Suite 215, Chalfont PA 18914

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

**Description:** 23,253 sq. ft. Land, Vacant Lots & Vacant Structures

**Zoning:** RM-1 & CMX-2                      **Use:** Residential

**Appraised Disposition Price:** \$499,500

At the direction of the Council person, sale of the property is being handled as a direct sale; therefore, the disposition price has been established through an independent 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 by January, 2016, with construction completion within eighteen (18) months. Developer is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violations of City and L&amp;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 &amp; uses, site map and photographs).

Prepared by: Brian Romano, Project Manager

Reviewed by: Robert M. LaBrum

**BOARD FACTSHEET**

Meeting of August 12, 2015  
 Selection of Redeveloper  
 1361-65 Germantown Avenue

---

**NAME OF DEVELOPER/APPLICANT:** 1365 Developers LLC

**Nature of Transaction:** Selection of developer proposing to develop a commercial building. The property will be developed into three (3) stories for multi-tenant occupancy.

**Legal Entity/Other Partners:** Charlie Abdo, Paul Maiello & Matt Pappajohn

**Mailing Address:** 4355 Orchard Street, Philadelphia PA 19124

**PROPERTY INFORMATION:** 1361-65 Germantown Avenue

**Description:** 2,850 sq. ft., vacant lot      **Zoning:** ICMX      **Use:** Commercial

**Disposition Price:** \$85,500

The property was acquired at the request of the City Commerce Department for the expansion and retention of businesses on the American Street Industrial Corridor. Accordingly, the property was not marketed to the public. The value was established by an in-house appraisal.

**FINANCING:**

The developer is purchasing the property listed above and financing the construction; 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 by January, 2016, with construction completion within eighteen (18) months. Developer is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violations of City and L&I codes.

Per Chapter 17-1600 of the Philadelphia Code, 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 August 12, 2015

Selection of Redeveloper and Self-Amortizing Loan

2208 E. Norris Street

**NAME OF DEVELOPER/APPLICANT:** Margaret McDermott

**Nature of Transaction:** Selection of applicant for 2208 E. Norris Street who is proposing to use adjacent lot for side yard use; property is located in the New Kensington-Fishtown neighborhood.

**Mailing Address:** 2210 E. Norris Street, Philadelphia, PA 19125

**PROPERTY INFORMATION:** 2208 E. Norris Street

**Description:** 1,419 sq. ft., vacant lot    **Zoning:** RSA-5    **Use:** Open Space

**Disposition Value:** \$30,622 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); the property was originally included in New Kensington CDC's Open Space Management Program ("OSMP"). The applicant's expression of interest was one of several submitted for this property and was chosen for disposition since she is the original OSMP applicant.

Transaction qualifies for a side yard conveyance; applicant is the owner-occupant of the adjacent property and will be given a 10-year self-amortizing mortgage for the full disposition price. The mortgage balance will decrease by 10% each year that the owner remains in compliance with the Authority's Land Disposition Policy and will require no payment unless the owner sells the property within the 10-year period from the date of the mortgage.

**COMMENTS OR OTHER CONDITIONS:**

Applicant is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violation of City L&I codes. Per Chapter 17-1600 of the Philadelphia Code, an Economic Opportunity Plan is not required for this transaction given the improvement budget is under \$250,000.

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

Prepared by: Jessie Lawrence, Project Manager

Reviewed by: Tania Nikolic





**BOARD FACTSHEET**

Meeting of August 12, 2015

Selection of Redeveloper and Self-Amortizing Loan

8 E. Palmer Street

---

**NAME OF DEVELOPER/APPLICANT:** George Johnston

**Nature of Transaction:** Selection of applicant for 8 E. Palmer Street who is proposing to use adjacent lot for side yard use located in the New Kensington/Fishtown neighborhood.

**Mailing Address:** 10 W. Palmer Street, Philadelphia, PA 19125

**PROPERTY INFORMATION:** 8 E. Palmer Street, Philadelphia, PA 19125

**Description:** 3,114 sq. ft., vacant lot    **Zoning:** RM-1    **Use:** Open Space

**Disposition Price:** \$34,640.00 with 10-year amortizing mortgage

Property value was established by the LAMA upfront pricing model. There were three (3) other expressions of interest, all of which were closed out as current applicant was original Open Space Management Program ("OSMP") intended recipient.

Transaction qualifies for a side yard conveyance; applicant is the owner-occupant of the adjacent property and will be given a ten (10) year self-amortizing mortgage for the full disposition price. The mortgage balance will decrease by 10% each year that the owner remains in compliance with the Authority's Land Disposition Policy and will require no payment unless the owner sells the property within the ten (10) year period from the date of the mortgage.

**FINANCING:**

Applicant is currently maintaining and utilizing lot as personal side yard. Additional improvements are not anticipated, as such, additional expenses are not projected.

**COMMENTS OR OTHER CONDITIONS:**

Applicant is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violations of City and L&I codes. Per Chapter 17-1600 of the Philadelphia Code an Economic Opportunity Plan is not required for this project given the construction budget is under \$250,000.

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

Prepared by: Susan Callanen

Reviewed by: Tania Nikolic

**BOARD FACTSHEET**

Meeting of August 12, 2015

Sale of Renovated Single-Family Property

1159 S. Cleveland Street

**NAME OF DEVELOPER/APPLICANT:** Chelsea Burns

**Nature of Transaction:** The Board is requested to authorize the sale of the Authority-owned renovated property located at 1159 S. Cleveland Street ("Property") in the Point Breeze neighborhood.

**Mailing Address:** 1864 Rampart Lane, Lansdale, PA 19446

**PROPERTY INFORMATION:** 1159 S. Cleveland Street

**Description:** 1,100sq. ft.; 2 bedroom/1full bath      **Use:** Residential Single-Family

**Sale Price:** \$250,000

The Property is a renovated single-family home in move-in condition. On July 10, 2015 the Property was listed for sale on the Multiple Listing Service for \$254,900.

The Authority has received an agreement of sale from Chelsea Burns for \$250,000 which included a seller concession of \$5,000 and an outside brokerage commission of 3% or \$7,500. The offer from Ms. Burns was the only offer received.

**COMMENTS OR OTHER CONDITIONS:**

The Authority staff recommends approval of this offer.

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

Proposed Resolution is attached with site map & photograph.



## BOARD FACTSHEET

Meeting of August 12, 2015

Amicable Purchase of Property

6157 W. Girard Avenue, 6161 W. Girard Avenue and 519-21 N. 62<sup>nd</sup> Street

**Seller:** Elton Lee Tunnell

**Nature of Transaction:** The Board is requested to authorize the Philadelphia Redevelopment Authority ("PRA") to amicably acquire 6157 W. Girard Avenue, 6161 W. Girard Avenue and 519-21 N. 62<sup>nd</sup> Street (together, the "Properties") and to not expend beyond \$110,000 of Neighborhood Transformation Initiative ("NTI ") Qualified Redevelopment Bond ("QRB") funds to complete the purchase of the Properties.

### PROPERTY INFORMATION:

6157 W. Girard Avenue and 6161 W. Girard Avenue:

**Description:** Residential "shell" properties; approx. 1,500 sq. ft. each.

519-21 N. 62<sup>nd</sup> Street:

**Description:** Vacant lot; approx. 4,345 sq. ft.

**Sale Price:** \$100,000 w/closing cost

Through negotiations and research on comparable property sales, the \$100,000 purchase price was established and agreed to by the seller.

### COMMENTS OR OTHER CONDITIONS:

The Authority will acquire the Properties with NTI QRB funding. The Properties will ultimately be sold at fair market value to the Calvary Baptist Church via Redevelopment Agreement for the expansion of their church and community center.

Proposed Resolution is attached with site map & photograph.



## **BOARD FACTSHEET**

Meeting of August 12, 2015

Satisfaction of Note and Mortgage

4804-06 Chester Avenue-Winchester Apartments

### **TRANSACTION SUMMARY**

Authorize the Authority to accept Three Hundred Thousand Dollars (\$300,000) as full repayment for the satisfaction of a Note and Mortgage.

### **BACKGROUND**

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

Pursuant to Resolution #2015-36 adopted April 8, 2015, the Authority authorized the sale of the Project and the assumption of the Authority Loan to SBG Management Services, Inc. ("SBG").

Due to the Authority debt on the Project, SBG is having difficulty obtaining financing for acquisition and capital improvement costs. SBG has requested that the Authority accept Three Hundred Thousand Dollars (\$300,000) as full repayment of the Authority Loan. SBG will be required to maintain affordability for the Project for ten (10) years.

### **BOARD ACTION**

- Authorize the Authority to accept Three Hundred Thousand Dollars (\$300,000) as full payment of the Authority Loan.

The proposed resolution is attached

**BOARD FACTSHEET**

Meeting of August 12, 2015  
 Relocation Assistance Grant  
 Mary C. Bush  
 6916 Grosbeak Place

**NAME OF DEVELOPER/APPLICANT:** Philadelphia Redevelopment Authority ("PRA")

**Nature of Transaction:** The Board is being asked to approve the additional funds required for the relocation of the household associated with the amicable acquisition of 6916 Grosbeak Place from Mary C. Bush and increase the Relocation Assistance Grant to an amount not to exceed \$18,500.

**PROPERTY INFORMATION:** 6916 Grosbeak Place

**TOTAL RELOCATION ASSISTANCE:** \$18,500.00

The relocation assistance required approximately Eighteen Thousand Five Hundred Dollars (\$18,500.00) for the payment of incidental expenses associated with the purchase of the replacement property and expenses for moving the household from the existing structure to its replacement home.

**OUTLINE OF TRANSACTION & FINANCING:**

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

By Resolution No. 2015-37, adopted April 8, 2015, the PRA also provided a Grant to Mary C. Bush from NTI Tax Exempt Proceeds to cover incidental and moving expenses in an amount not to exceed Fifteen Thousand Dollars (\$15,000). Due to certain unforeseen expenses, the Board is being asked to increase that initial grant by Three Thousand Five Hundred Dollars (\$3,500) to an amount not to exceed Eighteen Thousand Five Hundred Dollars (\$18,500.00).

Proposed Resolution is attached.

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



## BOARD FACTSHEET

Meeting of August 12, 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 three (3) properties will be conveyed at nominal under the Gift Property Program.

**Address**

5316 Market Street  
1704 North 52<sup>nd</sup> Street  
1155 South 54<sup>th</sup> Street

**Grantee**

WPRE IV, LP  
Philadelphia Redevelopment Authority  
Liberian Association of Pennsylvania

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

**Address**

2432 West Firth Street  
2836 North Hancock Street

**Grantee**

Robin Ann Henderson &  
Bennie Lee Henderson  
Jacqueline Rodriguez,  
Jose M. Martinez III,  
Fernando Martinez, Anthony Martinez  
& Jose Miguel Soto

**Price**

\$3,779.01 (LAMA)  
\$4,706.45 (LAMA)

## Item IV (b)

1221 S. St. Bernard Street	Carmen Williams Jones	\$6,019.80 (LAMA)
5222 Wakefield Street	William Roosevelt Logan & Patricia C. Logan, h/w	\$4,433.00 (LAMA)

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

<u>Address</u>	<u>Grantee</u>	<u>LAMA Value</u>
1306 South 21 <sup>st</sup> Street	Point Breeze Pharmacy ELU Incorporated	\$17,374.00 (LAMA)
1308 South 21 <sup>st</sup> Street	Point Breeze Pharmacy ELU Incorporated	\$17,047.97 (LAMA)
1310 South 21 <sup>st</sup> Street	Point Breeze Pharmacy ELU Incorporated	\$18,978.16 (LAMA)
1312 South 21 <sup>st</sup> Street	Point Breeze Pharmacy ELU Incorporated	\$20,069.94 (LAMA)

- 4) Fair Market Disposition:** The following twenty-three (23) properties will be conveyed at fair market value as established by appraisals obtained by the Office of Housing and Community Development of the City of Philadelphia or by the LAMA pricing model:

<u>Address</u>	<u>Grantee</u>	<u>Appraisal/LAMA Value</u>
1321 South Dorrance Street	Distinguished Properties, LP	\$ 12,948.00 (LAMA)
1914 Ellsworth Street	Haymon Construction LLC	\$ 31,337.00 (LAMA 2012)
2700 Federal Street	Germantown D & E LLC	\$ 22,000.00 (Appraisal)
2708 Federal Street	Daniel Tartaglini	\$ 38,000.00 (Appraisal)
1825 Ginnodo Street	MAZALTOV DEVELOPMENT LLC	\$ 7,524.00 (LAMA)
1239 N. Leithgow Street (lot)	MAZALTOV Development, LLC	\$149,307.90 (LAMA)
1241 N. Leithgow Street (lot)	MAZALTOV Development, LLC	for all six (6) lots.
1243 N. Leithgow Street (lot)	MAZALTOV Development, LLC	Listed as
1245 N. Leithgow Street (lot)	MAZALTOV Development, LLC	1239-1249 N.
1247 N. Leithgow Street (lot)	MAZALTOV Development, LLC	Leithgow Street
1249 N. Leithgow Street (lot)	MAZALTOV Development, LLC	
1927 Manton Street	Haymon Construction LLC	\$19,628.00 (LAMA 2012)
1929 Manton Street	Haymon Construction LLC	\$19,523.00 (LAMA 2012)
2009 Oakford Street	Wilson Drake Development, LLC	\$18,863.00 (LAMA)
2021 Oakford Street	Wilson Drake Development, LLC	\$18,782.00 (LAMA)
1609 West Thompson Street	MAZALTOV DEVELOPMENT LLC	\$31,942.00 (LAMA)
6132 Walnut Street	Terrance V. Cook	\$ 8,647.00 (LAMA 2012)
5901 North 13 <sup>th</sup> Street	Dong IL Kim & Kathleen Bangwhan Chung	\$ 5,000.00 (Appraisal)
920 North 15 <sup>th</sup> Street	MAZALTOV Development, LLC	\$24,832.62 (LAMA)
922 North 15 <sup>th</sup> Street	MAZALTOV Development, LLC	\$24,048.34 (LAMA)
1248 South 20 <sup>th</sup> Street	Distinguished Properties, LP	\$16,539.00 (LAMA)
1130 South 24 <sup>th</sup> Street	Jason M. Cutaiar	\$19,374.00 (LAMA)
969 North 45 <sup>th</sup> Street	Roberta Robinson	\$ 6,978.00 (LAMA)



**BOARD FACTSHEET**

Meeting of September 9, 2015

Approval to Establish a Defined Contribution Pension Plan  
for PRA Employees

---

**Request:** The Board is requested to authorize the establishment of a defined contribution pension plan for all Authority employees hired after January 15, 2015 to be administered by ICMA Retirement Corporation.

**Background:** On January 14, 2015, the Board authorized a Collective Bargaining Agreement between the Authority and AFSCME Local 1971 with a term of July 1, 2004 through June 30, 2016. It further authorized the Executive Director and/or his designees to execute the agreement and take such action as is necessary to implement its terms. As such, both parties agreed that all employees hired after January 15, 2015 shall no longer be eligible to participate in the Defined Benefit Plan offered by the Authority and therefore, shall be entered into a newly created Defined Contribution Plan.

At a minimum, the Defined Contribution Plan shall have the following components:

- The Defined Contribution Plan shall be “tax qualified” under Section 401(a) of the Internal Revenue Code
- Employees hired after January 15, 2015 shall be automatically enrolled and required to contribute a minimum of 2% of their earned bi-weekly pay
- The PRA shall be required to match up to 5% of the employee’s contribution
- The DC Plan shall have a ten (10) year vesting period.

The decision to choose ICMA-RC was based solely on their mission and commitment to build retirement security for public sector employees. ICMA-RC serves over a million participant accounts and 9,000 plans across the country.



**RESOLUTION NO.**

**RESOLUTION AUTHORIZING THE ESTABLISHMENT OF A "DEFINED CONTRIBUTION" MONEY PURCHASE RETIREMENT PLAN FOR EMPLOYEES**

**PLAN NUMBER 108231**

**WHEREAS**, the Philadelphia Redevelopment Authority has employees rendering valuable services for the benefit of the Authority and the citizens of the City of Philadelphia; and

**WHEREAS**, the establishment of a money purchase retirement plan serves the interest of the Authority by enabling it to provide retirement security for its eligible employees and benefits employees by providing funds for retirement and funds for their beneficiaries in the event of death; and

**WHEREAS**, the Authority has determined that the establishment of a money purchase retirement plan will serve the above objectives; and

**WHEREAS**, the Authority desires that its money purchase retirement plan be administered by the ICMA Retirement Corporation ("ICMA") and that the funds held in such plan be invested in the VantageTrust, a trust established by public employers for the collective investment of funds held under their retirement and deferred compensation plans; and

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

1. The Authority hereby establishes or has established a money purchase retirement plan (the "Plan") in the form of the ICMA Retirement Corporation Governmental Money Purchase Plan & Trust, pursuant to the specific provisions of the Adoption Agreement.
2. The Plan shall be maintained for the exclusive benefit of eligible employees and their beneficiaries.
3. The Authority hereby authorizes the execution of the Declaration of Trust of VantageTrust, intending the execution to be operative with respect to any retirement or deferred compensation plan subsequently established by the Employer, if the assets of the plan are to be invested in the VantageTrust.
4. The Authority hereby agrees to serve as trustee under the Plan and to invest funds held under the Plan in the VantageTrust.
5. The Deputy Executive Director of Operations shall be the coordinator for the Plan; shall receive reports, notices, etc., from the ICMA Retirement Corporation or the VantageTrust; shall cast, on behalf of the Authority, any required votes

under the VantageTrust; may delegate any administrative duties relating to the Plan to appropriate departments.

6. The Authority hereby authorizes the Human Resources Director to execute all necessary agreements with the ICMA Retirement Corporation incidental to the administration of the Plan.

**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 September 9, 2015

Approval of Use NTI QRB Funding Agreement

Norris Square Park Sidewalks

---

**Nature of Transaction:** Approval to spend up to \$608,870 in Neighborhood Transformation Initiative (“NTI”) funds on sidewalk repair at Norris Square. The park is bounded by N. Howard Street on the east, Diamond Street to the south, Hancock Street to the West and Susquehanna to the north.

The NTI funds will be in the form of NTI Qualified Revenue Bond (“QRB”) funds from Councilwoman Quinones Sanchez’s office and the expenditure will be completed by December, 2015.

**PROPERTY INFORMATION:**

**Description:** The work will be completed by the PRA Maintenance shop and will consist of replacing approximately 31,100 feet of concrete sidewalk on the perimeter of the park, not including curb or handicap corners.

**Value of Improvements:** \$608,870

Proposed Resolution is attached.

Prepared by: Peilin Chen  
Reviewed by: Tania Nikolic

**RESOLUTION NO.**

**RESOLUTION AUTHORIZING APPROVAL TO USE NEIGHBORHOOD TRANSFORMATION INITIATIVE FUNDS IN THE AMOUNT OF UP TO \$608,870 FOR THE REPAIR OF NORRIS SQUARE PARK SIDEWALKS**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that authorization is hereby given to use Neighborhood Transformation Initiative (“NTI”) Qualified Revenue Bond (“QRB”) funds in an amount not to exceed Six Hundred Eight Thousand Eight Hundred Seventy Dollars (\$608,870) on sidewalk repairs for the Norris Square Park located in District 7.

**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 September 9, 2015  
Approval of NTI Grant Agreement  
School District of Philadelphia

---

**NAME OF DEVELOPER/APPLICANT:** School District of Philadelphia

**Nature of Transaction:** Approval of a Neighborhood Transformation Initiative (“NTI”) grant not to exceed One Hundred Fifteen Thousand Dollars (\$115,000) to the School District of Philadelphia for the renovation of the George W. Childs Elementary School and a corresponding grant agreement.

The NTI funds will be in the form of NTI sales from Councilman Johnson’s office and the expenditure will be completed by first quarter 2016.

**Location:** 1599 Wharton Street, Philadelphia, PA 19146

**PROPERTY INFORMATION:**

**Description:** The work will be completed by the maintenance staff of the School District. The costs include the labor and materials associated with renovation of the bathrooms and auditorium. The bathroom repairs will include plumbing repairs, replacement of all plumbing and electrical fixtures, new floors and ceiling.

**Value of Improvements:** One Hundred Fifteen Thousand Dollars (\$115,000). Bids provided by the School District. The School District will approve acceptance of this grant and corresponding grant agreement at the September School Reform Commission meeting.

Proposed Resolution is attached.

Prepared by: Peilin Chen  
Reviewed by: Tania Nikolic

**RESOLUTION NO.**

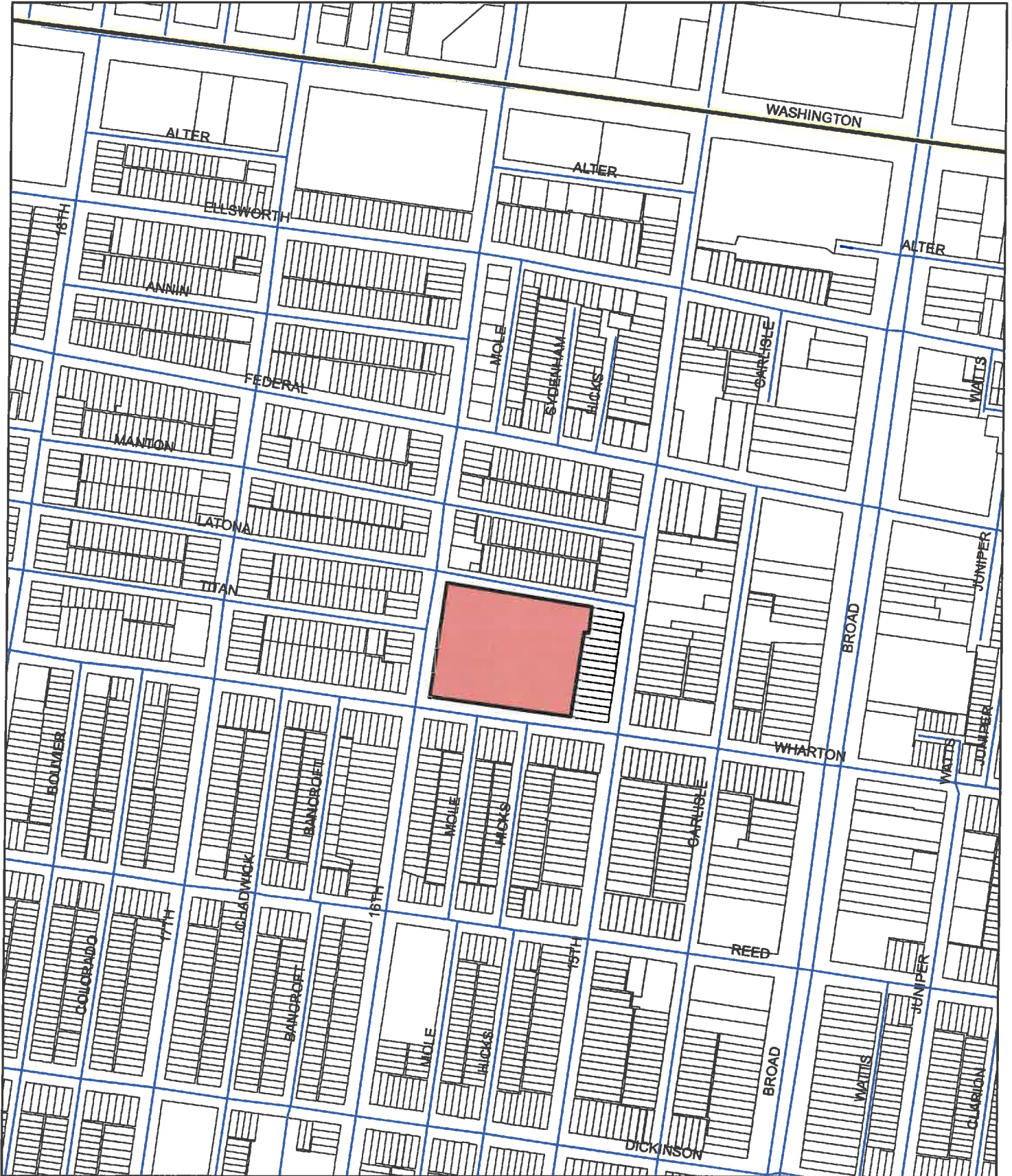
**RESOLUTION AUTHORIZING APPROVAL OF A NEIGHBORHOOD TRANSFORMATION INITIATIVE GRANT NOT TO EXCEED \$115,000 TO THE SCHOOL DISTRICT OF PHILADELPHIA TO FUND THE RENOVATION OF THE GEORGE W. CHILDS ELEMENTARY SCHOOL AND CORRESPONDING GRANT AGREEMENT**

**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 One Hundred Fifteen Thousand Dollars (\$115,000) to the School District of Philadelphia to fund the renovation of the George W. Childs School located at 1599 Wharton Street, Philadelphia, PA, and for the Authority to enter into a corresponding grant agreement reflecting such grant.

**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.

# George W. Childs Elementary School





## BOARD FACTSHEET

Meeting of September 9, 2015

Approval of Contract Amendment with Forsyth Street Advisors, LLC  
PHIL Program

### Request:

Approval to amend a contract between the Authority and Forsyth Street Advisors, LLC ("Forsyth") to increase the scope of work, extend the term, and increase the compensation amount up to a maximum of \$250,000.

### Background:

The Philadelphia Home Improvement Loan ("PHIL") program was closed in FY14. In October 2013, the Authority issued a Request for Qualifications ("RFQ") to engage a financial consultant to serve as financial advisor in connection with the defeasance of bonds related to the PHIL program (the "Bonds") and the potential sale of pools of residential mortgage loans held by the Authority.

The Authority received three (3) responses and selected Forsyth as the most responsive bidder because of its experience and qualifications to perform the services stated in the RFQ.

The Authority entered into a professional services agreement (the "Agreement") with Forsyth to: 1) review and collect necessary information on the PHIL program, the PHIL portfolio, and the Bonds; and 2) advise the Authority on the potential sale of the PHIL portfolio. The contract amount was \$30,000.

An amendment to the Agreement is necessary so that Forsyth can provide a pro forma analysis to include sources and uses of funds for the defeasance of the outstanding Bonds in order to conform to certain regulatory requirements. Forsyth will also assist in the liquidation of the Mortgage Backed Securities and Guaranteed Investment Contract investments and coordinate the actions of the Authority, Bond Counsel, and Trustee to execute the defeasance. Forsyth will receive an additional compensation of \$50,000 to perform the foregoing services.

Once the Bonds have been defeased, Forsyth will assist the Authority on all aspects of the remaining PHIL portfolio by either coordinating the sales of the remaining PHIL portfolio to qualified purchasers or securing a loan using the PHIL portfolio as collateral. Forsyth will receive an additional fee of 2% of the principal amount of any loans sold or 1% of the principal amount if the PHIL portfolio is collateralized.

The Agreement will also be amended to extend the term to December 31, 2015.

Proposed Resolution is attached.

Prepared by: David S. Thomas



**RESOLUTION NO.**

**RESOLUTION AUTHORIZING AN AMENDMENT TO THE AGREEMENT FOR PROFESSIONAL SERVICES WITH FORSYTH STREET ADVISORS, LLC**

**WHEREAS**, the Philadelphia Redevelopment Authority entered into an Agreement for Professional Services (the “Agreement”) dated August 18, 2014 with Forsyth Street Advisors, LLC to serve as financial advisor to the Authority in connection with the defeasance of bonds related to the Philadelphia Home Improvement Loan program and the potential sale of pools of residential mortgage loans held by the Authority.

**WHEREAS**, the Philadelphia Redevelopment Authority would like to amend the Agreement to increase the scope of work, extend the term, and increase the compensation amount.

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that authorization is hereby given for the Authority to enter into an amendment to the Agreement for Professional Services with Forsyth Street Advisors, LLC to increase the scope of work, extend the term to December 31, 2015, and increase the compensation amount up to a maximum of Two Hundred and Fifty Thousand (\$250,000) Dollars.

**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 September 9, 2015  
 Selection of Redeveloper  
 203-205 W. Susquehanna Avenue

**NAME OF DEVELOPER/APPLICANT:** FINANTA

**Nature of Transaction:** Selection of applicant to develop these parcels along with other parcels already in their ownership for the construction of thirty-two (32) individual offices to house local small businesses and non-profit organizations in the Kensington neighborhood.

**Legal Entity/Other Partners (if applicable):** Luis Mora, President

**Mailing Address:** 1301 N. Second Street, Philadelphia, PA 19122

**PROPERTY INFORMATION:** 203-205 W. Susquehanna Avenue

**Description:** 1646 sq. ft., vacant lots      **Zoning:** CMX-2      **Use:** Commercial

**Disposition Value:** \$17,141

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

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

**COMMENTS OR OTHER CONDITIONS:** Acquisition and commencement of construction of the proposed project is estimated to start in January, 2016, with construction to be completed 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: Robert LaBrum

**RESOLUTION NO.**

**RESOLUTION SELECTING FINANTA AS REDEVELOPER OF 203-205 W. SUSQUEHANNA AVENUE LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that FINANTA is hereby selected as Redeveloper of 203-205 W. Susquehanna Avenue, located within the North Philadelphia Redevelopment Area, Model Cities Urban Renewal Area, and approval is hereby given of 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 One Hundred Forty-One Dollars (\$17,141.00); 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 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.

**SOURCES**

Type	Amount	Name of Source	Documentation	
			Committed	Attached
Developer Equity			Y	Y
Construction Financing			Y	Y
Permanent Financing	\$433,315	FINANTA Loan	Y	Y
Permanent Financing	\$600,000	CDFI Loan	Y	Y
Grant	\$70,000	ASEZ Grant 2014-15	Y	Y
Grant or other	\$1,100,000	Grants submitted or owner equity	Y	Y
<b>TOTAL</b>	<b>\$2,203,315</b>			

**USES**

USES	Amount	Source of Estimate
Purchase Price of Property	\$17,141	PRA
Closing Costs	\$22,500	FINANTA
Construction Costs	\$1,813,379	Architect
Design/Engineering	\$232,948	Architect
Legal Costs	\$5,000	FINANTA
Holding Costs		
Financing Costs	\$108,747	CDFI/FINANTA
Bank Inspections	\$3,600	FINANTA
<b>TOTAL</b>	<b>\$2,203,315</b>	

**203-205 W. Susquehanna Avenue**



# 203-205 W. Susquehanna Avenue



AMERICAN PHILIP SUSQUEHANNA 2ND PALETHORP HANCOCK

**BOARD FACTSHEET**

Meeting of September 9, 2015

Selection of Redeveloper

1507 Frankford Avenue

**NAME OF DEVELOPER/APPLICANT:** 1507 Frankford City Associates, LP

**Nature of Transaction:** Selection of developer to build a mixed-use property with commercial ground floor and residential on the 2<sup>nd</sup> and 3<sup>rd</sup> floors in the Kensington neighborhood.

**Legal Entity/Other Partners (if applicable):** Roland Kassis

**Mailing Address:** 820 N. 4<sup>th</sup> Street, Philadelphia, PA 19123

**PROPERTY INFORMATION:** 1507 Frankford Avenue

**Description:** 1241 sq. ft., vacant lot      **Zoning:** CMX-2      **Use:** Mixed-use

**Disposition Value:** \$61,500

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 has been established through an independent appraisal.

**FINANCING:** The developer is purchasing the property. 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 January, 2016, with construction to be completed 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: Robert LaBrum

**RESOLUTION NO.**

**RESOLUTION SELECTING 1507 FRANKFORD CITY ASSOCIATES, LP AS REDEVELOPER OF 1507 FRANKFORD AVENUE LOCATED IN THE NEW KENSINGTON-FISHTOWN REDEVELOPMENT AREA, NEW KENSINGTON-FISHTOWN URBAN RENEWAL AREA**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that 1507 Frankford City Associates, LP is hereby selected as Redeveloper of 1507 Frankford Avenue, 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 Sixty One Thousand Five Hundred Dollars (\$61,500.00); 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, execution, and delivery of all documentation necessary to carry out the foregoing in form and substance acceptable to the Executive Director and General Counsel.

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



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

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

Type	Amount	Name of Source	Committed: Y/N	Documentation Attached: Y/N
Developer Equity	\$ 400,000.00	Personal Assets	Y	Y
Acquisition Financing	\$ -			
Construction Financing	\$ -			
Other	\$ -			
Other	\$ -			
Other	\$ -			
Other	\$ -			
<b>Total Sources</b>	<b>\$ 400,000.00</b>			

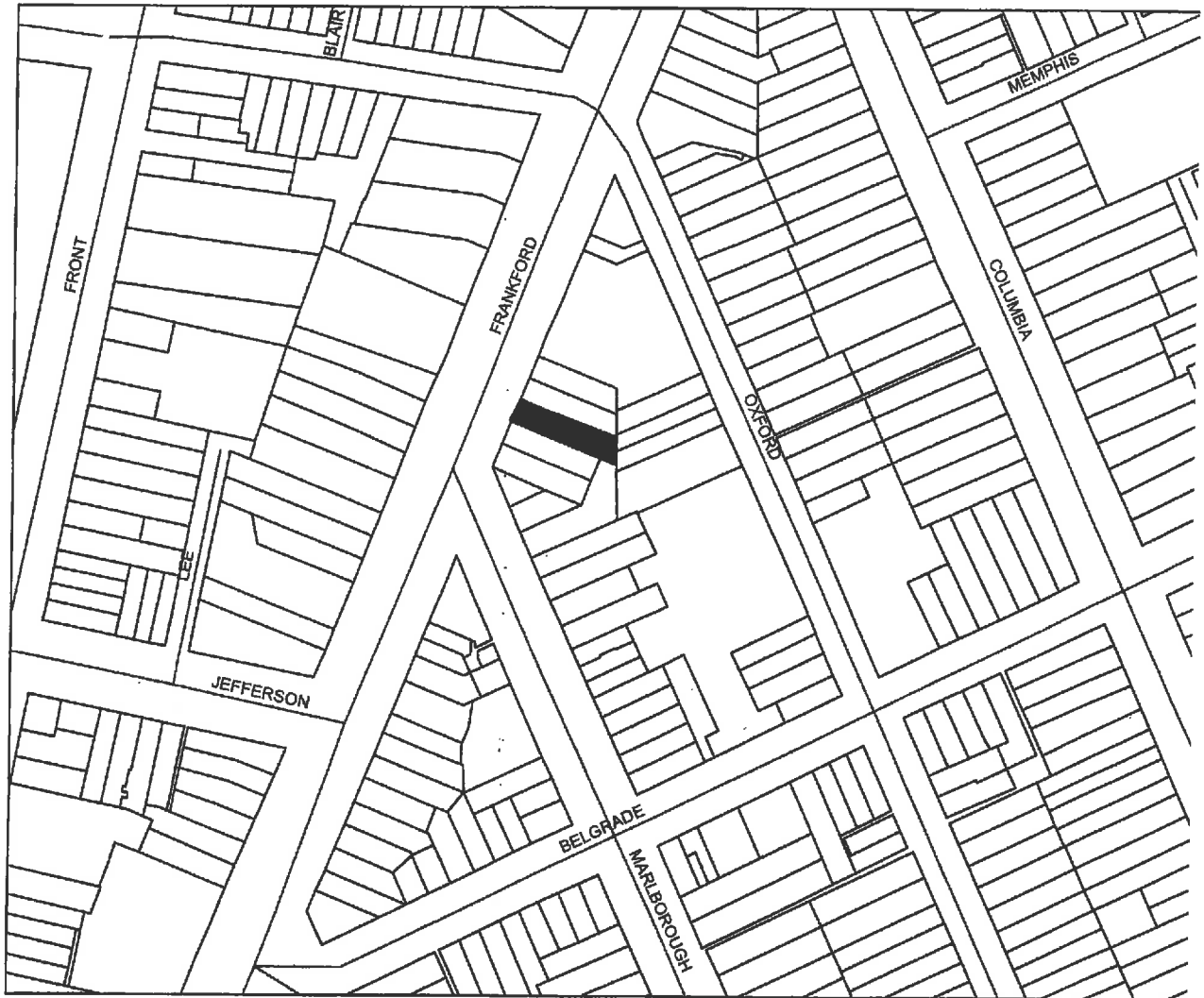
**Uses: Provide estimated costs to redevelop property**

Uses	Amount	Source of Estimate
Acquisition Cost (include closing cost)	\$ 61,500.00	
Holding Costs	\$ 4,000.00	
Construction Costs	\$ 260,000.00	
Design/Engineering Costs	\$ 35,000.00	
Legal Costs	\$ 5,000.00	
Other	\$ -	
Other	\$ -	
Other	\$ -	
<b>Total Uses</b>	<b>\$ 365,500.00</b>	

**1507 Frankford Avenue  
Vacant Lot**



# 1507 Frankford Avenue



**BOARD FACTSHEET**

Meeting of September 9, 2015  
 Selection of Developer  
 641 Cantrell Street

**NAME OF DEVELOPER/APPLICANT:** Kumas Homes LLC

**Nature of Transaction:** Selection of developer proposing to construct a three story, single-family unit in the Whitman neighborhood.

**Legal Entity/Other Partners (if applicable):** Frank Kumas

**Mailing Address:** 1528 Wharton Street, Philadelphia, PA 19146

**PROPERTY INFORMATION:** 641 Cantrell Street

**Description:** 720 sq. ft., vacant lot      **Zoning:** CMX-2.5      **Use:** Residential

**Disposition Value:** \$13,000.00

The property was advertised for sale on [www.PhillyLandWorks.org](http://www.PhillyLandWorks.org) but there were no expressions of interest. In June, 2015, the property was advertised for sale with several other city-owned properties and ultimately auctioned off with an opening bid of Seven Thousand Dollars (\$7,000). The disposition value of this property was established by the applicant who was the highest bidder on the property.

**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 early 2016, with construction to be completed within eighteen (18) months.

Developer is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violation of City L&I codes. Per Chapter 17-1600 of the Philadelphia Code, the City has determined that 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 (sources & uses, site map, photographs).

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

**RESOLUTION NO.**

**RESOLUTION SELECTING KUMAS HOMES LLC AS DEVELOPER OF 641 CANTRELL STREET**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that Kumas Homes LLC is hereby selected as Developer of 641 Cantrell Street and approval is hereby given to the Development Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Thirteen Thousand Dollars (\$13,000.00); determining that the Developer possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Developer's approved plans; further authorizing the execution, delivery and recording of the Development 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 RESOLVING**, that the Executive Director, with the advice of General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.

**Project Financing:**

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

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

<i>Type</i>	<i>Amount</i>	<i>Name of Source</i>	<i>Committed: Y/N</i>	<i>Documentation Attached: Y/N</i>
Developer Equity	\$ 220,000.00 -	Bank Account		
Acq/Construction Financing	\$ -	Bank Account		
Permanent Financing	\$ -	Bank Account		
Grant	\$ -	Bank Account		
Other	\$ -	Bank Account		
Other	\$ -	Bank Account		
Other	\$ -	Bank Account		
<b>Total Sources</b>	<b>\$ 220,000.00 -</b>			

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

<i>Uses</i>	<i>Amount</i>	<i>Source of Estimate</i>
Purchase Price of Property	\$ 13,000.00	
Closing Costs (Title/Recording)	\$ 21,000.00	
Construction Costs	\$ 180,000.00	
Design/Engineering Costs	\$ -	
Legal Costs	\$ -	
Holding Costs	\$ -	
Financing Costs	\$ -	
Other: _____	\$ -	
Other: _____	\$ -	
Other: _____	\$ -	
<b>Total Uses</b>	<b>\$ 214,000.00</b>	



Address: 641 Cantrell Street



641 Cantrell Street



**BOARD FACTSHEET**

Meeting of September 9, 2015

Selection of Redeveloper and Self-Amortizing Loan

1864 E. Westmoreland Street

**NAME OF DEVELOPER/APPLICANT:** Roberto Rivera

**Nature of Transaction:** Selection of applicant for 1864 E. Westmoreland Street who is proposing to use adjacent lot for side yard use; property is located in the Kensington neighborhood.

**Mailing Address:** 1862 E. Westmoreland Street, Philadelphia, PA 19134

**PROPERTY INFORMATION:** 1864 E. Westmoreland Street

**Description:** 870 sq. ft., vacant lot      **Zoning:** RM1      **Use:** Open Space

**Disposition Price:** \$6,599.00 w/ 10-year amortizing mortgage

Mortgage and Note value was established by the LAMA upfront pricing model. Applicant is the adjacent owner and there were no other expressions of interest for the property.

Transaction qualifies as a side yard conveyance as the applicant is the owner-occupant of the adjacent property and will be given a ten (10) year self-amortizing mortgage on disposition value which decreases ten percent (10%) annually. The mortgage is non-payable unless applicant sells within the ten (10) year period from date of the mortgage.

**COMMENTS OR OTHER CONDITIONS:**

Applicant is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violation of City L&I codes. Per Chapter 17-1600 of the Philadelphia Code, an Economic Opportunity Plan is not required for this transaction given the improvement budget is under \$250,000.

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

Prepared by: Jessie Lawrence, Project Manager

Reviewed by: Robert LaBrum

**RESOLUTION NO.**

**RESOLUTION SELECTING ROBERTO RIVERA AS DEVELOPER OF 1864 E. WESTMORELAND STREET AND APPROVING A SELF-AMORTIZING LOAN FOR THE DISPOSITION PRICE**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that Roberto Rivera is hereby selected as Developer of 1864 E. Westmoreland Street and approval is hereby given to the Development Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Six Thousand Five Hundred Ninety-Nine Dollars (\$6,599.00); determining that the Developer possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Developer's approved plans; further authorizing the execution, delivery and recording of the Development Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

**BE IT FURTHER RESOLVED**, that the Philadelphia Redevelopment Authority will provide a self-amortizing loan in the amount of Six Thousand Five Hundred Ninety-Nine Dollars (\$6,599.00) for a term of ten (10) years at zero percent (0%) interest that will be secured by a mortgage on the property. The amount of the obligation will decrease by ten percent (10%) each year for the ten (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 RESOLVING**, that the Executive Director, with the advice of General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.



Address: 1864 E. Westmoreland Street



1864 E. Westmoreland Street

**BOARD FACTSHEET**

Meeting of September 9, 2015  
 Selection of Redeveloper  
 809 W. Tioga Street

---

**NAME OF DEVELOPER/APPLICANT:** William E. Gonzalez

**Nature of Transaction:** Selection of applicant for 809 W. Tioga Street who is proposing to use adjacent lot for side yard use. The property is located in the Hunting Park neighborhood.

**Mailing Address:** 811 W. Tioga Street, Philadelphia, PA 19140

**PROPERTY INFORMATION:** 809 W. Tioga Street

**Description:** 545 sq. ft., vacant lot      **Zoning:** RM1      **Use:** Open Space

**Disposition Value:** \$1,321.00

Property value was established by the LAMA upfront pricing model and advertised for sale on [www.PhillyLandWorks.org](http://www.PhillyLandWorks.org); the applicant's expression of interest was one of several submissions and was chosen since he is the adjacent owner.

**COMMENTS OR OTHER CONDITIONS:**

Applicant is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violation of City L&I codes. Per Chapter 17-1600 of the Philadelphia Code, an Economic Opportunity Plan is not required for this transaction given the improvement budget is under \$250,000.

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

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

**RESOLUTION NO.**

**RESOLUTION SELECTING WILLIAM E. GONZALEZ AS REDEVELOPER OF 809 W. TIOGA 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 William E. Gonzalez is hereby selected as Redeveloper of 809 W. Tioga 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 One Thousand Three Hundred Twenty One Dollars (\$1,321.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

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





Address: 809 W. Tioga Street



**WEST FAIRHILL/EAST TIOGA/HUNTING PARK REDEVELOPMENT AREA**  
**WEST FAIRHILL/EAST TIOGA/HUNTING PARK URBAN RENEWAL AREA**  
**809 W. Tioga Street**



**BOARD FACTSHEET**

Meeting of September 9, 2015

Selection of Redeveloper and Self-Amortizing Loan

3142 Weikel Street

**NAME OF DEVELOPER/APPLICANT:** Maria Velez

**Nature of Transaction:** Selection of applicant for 3142 Weikel Street who is proposing to use adjacent lot for side yard use. The property is located in the East Kensington Redevelopment Area.

**Mailing Address:** 3140 Weikel Street, Philadelphia, PA 19134

**PROPERTY INFORMATION:** 3142 Weikel Street, Philadelphia, PA 19134

**Description:** 784 sq. ft., vacant lot      **Zoning:** RSA5      **Use:** Side yard

**Disposition Price:** \$7,894.00 with ten (10) year amortizing mortgage

Mortgage and Note value was established by the LAMA upfront pricing model. Applicant is the adjacent owner and there were no other expressions of interest for the property.

Transaction qualifies as a side yard conveyance as the applicant is the owner-occupant of the adjacent property and will be given a ten (10) year self-amortizing mortgage on disposition value which decreases ten percent (10%) annually. The mortgage is non-payable unless applicant sells within the ten (10) year period from date of the mortgage.

**COMMENTS OR OTHER CONDITIONS:**

Applicant is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violations of City and L&I codes. Per Chapter 17-1600 of the Philadelphia Code an Economic Opportunity Plan is not required for this project given the construction budget is under \$250,000.

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

Prepared by: Susan Callanen  
Reviewed by: Robert LaBrum

**RESOLUTION NO.**

**RESOLUTION SELECTING MARIA VELEZ AS REDEVELOPER OF 3142 WEIKEL STREET LOCATED IN THE EAST KENSINGTON REDEVELOPMENT AREA AND APPROVING A SELF-AMORTIZING LOAN FOR THE DISPOSITION PRICE**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that Maria Velez is hereby selected as Redeveloper of 3142 Weikel Street, located within the East Kensington Redevelopment 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 Eight Hundred Ninety Four Dollars (\$7,894.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

**BE IT FURTHER RESOLVED**, that the Philadelphia Redevelopment Authority will provide a self-amortizing loan in the amount of Seven Thousand Eight Hundred Ninety-Four Dollars (\$7,894.00) for a term of ten (10) years at zero percent (0%) interest that will be secured by a mortgage on the property. The amount of the obligation will decrease by ten percent (10%) each year for the ten (10) year period 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 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.

**3142 Weikel Street**





**EAST KENSINGTON REDEVELOPMENT AREA**

3142 Weikel Street

**BOARD FACTSHEET**

Meeting of September 9, 2015

Selection of Redeveloper

816-832 N. 15<sup>th</sup> Street, 815-19 N. 15<sup>th</sup> Street, 825-831 N. 15<sup>th</sup> Street,  
 824-826 Burns Street, 1500-1512 Parrish Street, 1522-1524 Parrish  
 Street and 1536-1538 Parrish Street

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

**Nature of Transaction:** Selection of developer to construct thirty-two (32) single-family homes, in the Francisville neighborhood, to be sold to households with incomes at 80%-100% AMI.

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

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

**PROPERTY INFORMATION:**

816-832 N. 15th Street (IRMX)  
 825-831 N. 15th Street (IRMX)  
 1500-1512 Parrish Street (CMX-25)  
 1536-1538 Parrish Street (CMX-25)

815-19 N. 15th Street (IRMX)  
 824-826 Burns Street (IRMX)  
 1522-1524 Parrish Street (CMX-25)

**Use:** Residential

**Disposition Value:** \$501,000

These parcels were listed in a Workforce Housing Request for Proposals ("RFP") to develop on the 1500 block of Parrish Street and 800 blocks of North 15th Street and Burns Street, with targeted pricing of 80%-100% AMI.

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

**FINANCING:**

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

**COMMENTS OR OTHER CONDITIONS:**

Acquisition and commencement of construction of the proposed project is estimated to start in November, 2015, with construction to be completed within thirty-six (36) months.

## Item II (g)

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

Per Chapter 17-1600 of the Philadelphia Code, the Economic Opportunity Plan ranges have been set at MBE – 18%, WBE 7%. The developer has done past projects with the PRA and has exceeded the EOP goals on every project completed to date.

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

Prepared by: Susan Callanen

Reviewed by: Robert LaBrum

**RESOLUTION NO.**

**RESOLUTION SELECTING BMK PROPERTIES, LLC AS REDEVELOPER OF 816-832 N. 15<sup>th</sup> STREET, 815-19 N. 15<sup>th</sup> STREET, 825-831 N. 15<sup>th</sup> STREET, 824-826 BURNS STREET, 1500-1512 PARRISH STREET, 1522-1524 PARRISH STREET AND 1536-1538 PARRISH STREET LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that BMK Properties, LLC is hereby selected as Redeveloper of 816-832 N. 15<sup>th</sup> Street, 815-19 N. 15<sup>th</sup> Street, 825-831 N. 15<sup>th</sup> Street, 824-826 Burns Street, 1500-1512 Parrish Street, 1522-1524 Parrish Street and 1536-1538 Parrish Street, located within North Philadelphia Redevelopment Area, Model Cities Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Five Hundred One Thousand Dollars (\$501,000.00); 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 RESOLVING**, that the Executive Director, with the advice of General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.

**Project Financing:**

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

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

Type	Amount	Name of Source	Committed: Y/N	Documentation Attached: Y/N
Developer Equity	\$ 805,530.00 -	BMIC / Investor	Y	y
Acq/Construction Financing	\$ 4,688,840.00 -	MERIDIAN BANK	Y	y
Permanent Financing	\$ -		Y	y
Grant	\$ -		Y	y
Other	\$ -		Y	y
Other	\$ -		Y	y
Other	\$ -		Y	y
<b>Total Sources</b>	<b>\$ 5,504,370.00 -</b>			

Uses: Provide estimated costs to redevelop property

Uses	Amount	Source of Estimate
Purchase Price of Property	\$ 501,000.00	
Closing Costs (Title/Recording)	\$ -	
Construction Costs	\$ 5,003,370.00	
Design/Engineering Costs	\$ -	
Legal Costs	\$ -	
Holding Costs	\$ -	
Financing Costs	\$ -	
Other: _____	\$ -	
Other: _____	\$ -	
Other: _____	\$ -	
<b>Total Uses</b>	<b>\$ 5,504,370.00</b>	



1522-1524 Parrish Street, 1536-1538 Parrish Street and 816-32 N. 15<sup>th</sup> Street



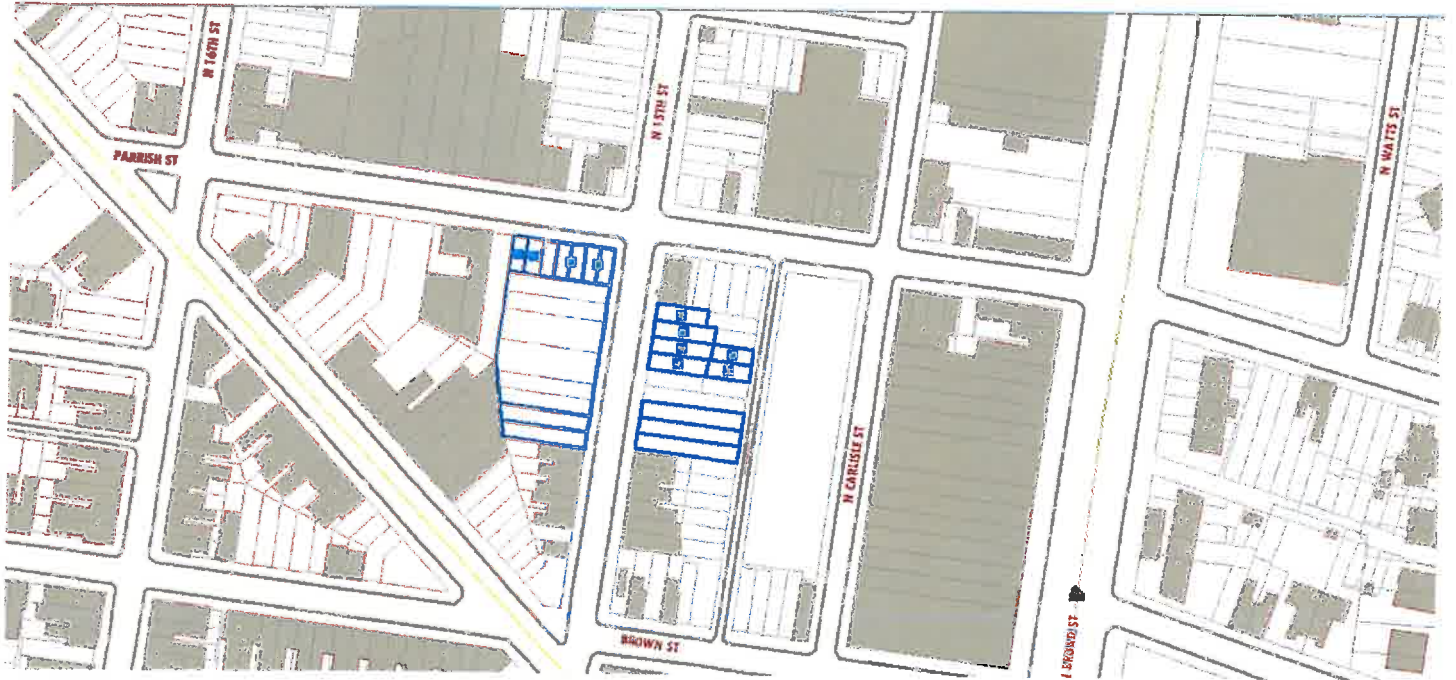
825-831 N. 15<sup>th</sup> Street and 824-26 Burns Street



815-819 N. 15<sup>th</sup> Street



**816-832 N. 15<sup>th</sup> Street, 815-19 N. 15<sup>th</sup> Street, 825-831 N. 15<sup>th</sup> Street,  
824-826 Burns Street, 1500-1512 Parrish Street,  
1522-1524 Parrish Street and 1536-1538 Parrish Street**



**BOARD FACTSHEET**

Meeting of September 9, 2015

Selection of Redeveloper

5944 Greenway Avenue

**NAME OF DEVELOPER/APPLICANT:** Aisha Oliver

**Nature of Transaction:** Selection of applicant for 5944 Greenway Avenue to rehabilitate vacant structure into a single-family homeownership unit. The property is located in the Southwest Schuylkill Redevelopment Area.

**Mailing Address:** 2728 N 45<sup>th</sup> Street, Philadelphia, PA 19131

**PROPERTY INFORMATION:** 5944 Greenway Avenue, Philadelphia, PA 19142

**Description:** 1560 sq. ft., vacant structure      **Zoning:** ICMX      **Use:** Residential

**Disposition Price:** \$13,156.00

**FINANCING:**

The value was established by the LAMA upfront pricing model and there were no other expressions of interest for the property; documentation of available funds in the amount no less than total project costs has been provided (see attached sources and uses).

**COMMENTS OR OTHER CONDITIONS:**

Applicant has identified and is working with a licensed general contractor who estimates construction/rehabilitation completion within three (3) to four (4) months from commencement of work.

Applicant is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violations of City and L&I codes. Per Chapter 17-1600 of the Philadelphia Code an Economic Opportunity Plan is not required for this project given the construction budget is under \$250,000.

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

Prepared by: Susan Callanen

Reviewed by: Robert LaBrum

**RESOLUTION NO.**

**RESOLUTION SELECTING AISHA OLIVER AS REDEVELOPER OF 5944 GREENWAY AVENUE LOCATED IN THE SOUTHWEST SCHUYLKILL REDEVELOPMENT AREA**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that Aisha Oliver is hereby selected as Redeveloper of 5944 Greenway Avenue, located within the Southwest Schuylkill Redevelopment 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 Thirteen Thousand One Hundred Fifty-Six Dollars (\$13,156.00; 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 RESOLVING**, that the Executive Director, with the advice of General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.

**Project Financing:**

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

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

Type	Amount	Name of Source	Committed: Y/N	Documentation Attached: Y/N
Developer Equity	\$ 40,000 -	TD Bank	Y	Y
Acq/Construction Financing	\$ -			
Permanent Financing	\$ -			
Grant	\$ 600 -	Cash		
Other	\$ -			
Other	\$ -			
Other	\$ -			
<b>Total Sources</b>	\$ 0.00 -			
	40,600			

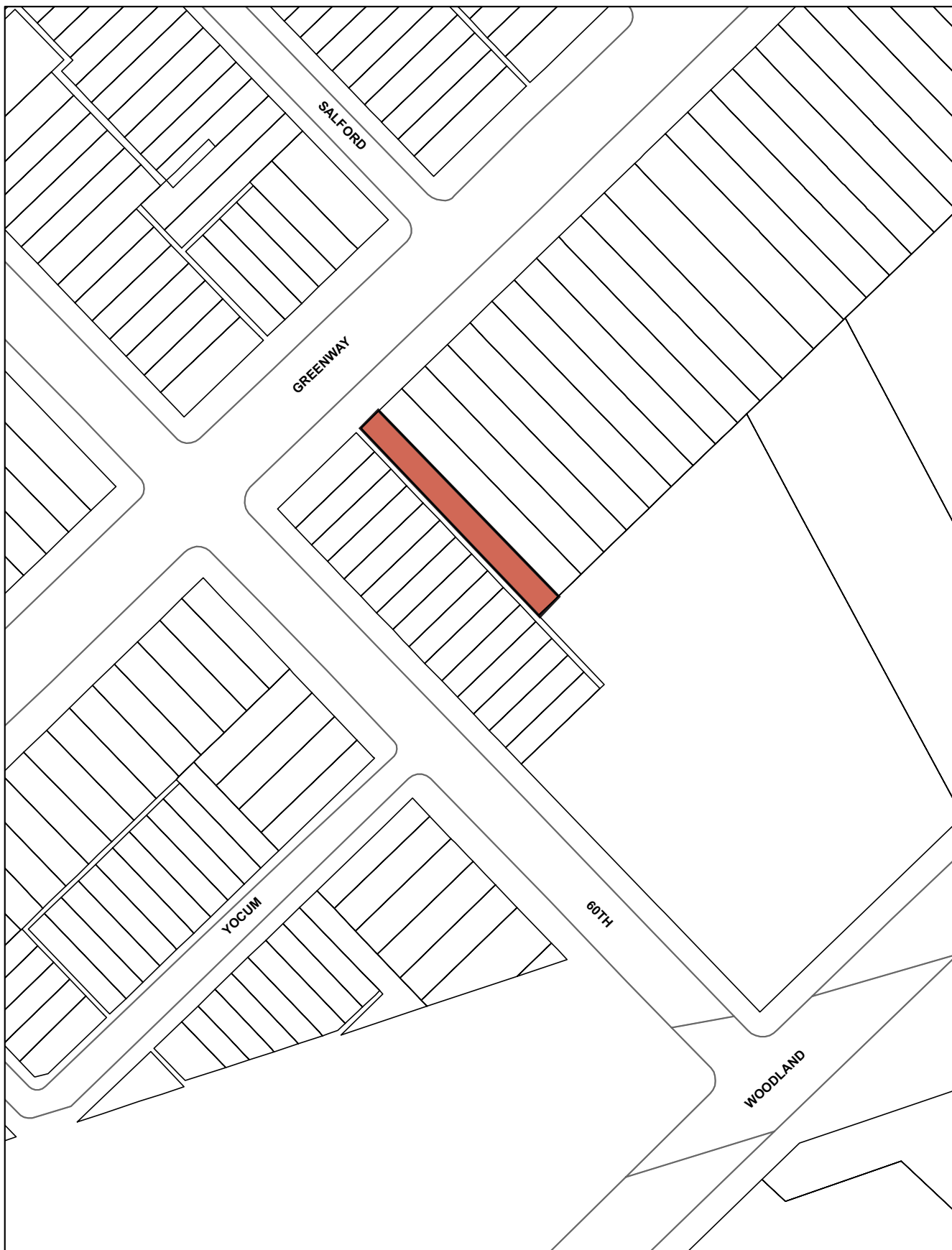
**Uses: Provide estimated costs to redevelop property**

Uses	Amount	Source of Estimate
Purchase Price of Property	\$ 13,157.00 -	
Closing Costs (Title/Recording)	\$ 1,500 -	
Construction Costs	\$ 25,846 -	
Design/Engineering Costs	\$ -	
Legal Costs	\$ -	
Holding Costs	\$ -	
Financing Costs	\$ -	
Other: _____	\$ -	
Other: _____	\$ -	
Other: _____	\$ -	
<b>Total Uses</b>	\$ 40,503.00	
	40,503.00	

5944 Greenway Avenue







5944 Greenway Avenue



## BOARD FACTSHEET

Meeting of September 9, 2015

Selection of Redeveloper

2014, 2016, 2018, 2020, 2022-2026, 2028, 2030-2036 N. 16<sup>th</sup> Street,  
2029-2035 N. 16<sup>th</sup> Street, 1601 and 1603-1605 Page Street

**NAME OF DEVELOPER/APPLICANT:** Habitat for Humanity Philadelphia, Inc

**Nature of Transaction:** Selection of developer to construct twenty-one (21) single-family homes; located within the Model Cities Urban Renewal Area.

**Mailing Address:** 1829 N. 19<sup>TH</sup> Street, Philadelphia Street, 19121

### PROPERTY INFORMATION:

2014 N. 16<sup>th</sup> Street (RM1)

2016 N. 16<sup>th</sup> Street (RM1)

2018 N. 16<sup>th</sup> Street (RM1)

2020 N. 16<sup>th</sup> Street (RM1)

1601 Page Street (RM1)

2022-2026 N. 16<sup>th</sup> Street (RM1)

2028 N. 16<sup>th</sup> Street (RM1)

2029-2035 N. 16<sup>th</sup> Street (RM1)

2030-2036 N. 16<sup>th</sup> Street (RM1)

1603-1605 Page Street (RM1)

**Use:** Residential

**Disposition Value:** \$19.00

Per the City disposition policy, these parcels are being conveyed at nominal value for the production of affordable housing units.

### 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 November, 2015, with construction to be completed within twenty-four (24) months.

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



## Item II (i)

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: Susan Callanen  
Reviewed by: Robert LaBrum

**RESOLUTION NO.**

**RESOLUTION SELECTING HABITAT FOR HUMANITY PHILADELPHIA, INC. AS REDEVELOPER OF 2014 N. 16<sup>TH</sup> STREET, 2016 N. 16<sup>TH</sup> STREET, 2018 N. 16<sup>TH</sup> STREET, 2020 N. 16<sup>TH</sup> STREET, 2022-2026 N. 16<sup>TH</sup> STREET, 2028 N. 16<sup>TH</sup> STREET, 2029-2035 N. 16<sup>TH</sup> STREET, 2030-2036 N. 16<sup>TH</sup> STREET, 1601 PAGE STREET AND 1603-1605 PAGE STREET LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that Habitat for Humanity, Inc is hereby selected as Redeveloper of 2014 N. 16<sup>th</sup> Street, 2016 N. 16<sup>th</sup> Street, 2018 N. 16<sup>th</sup> Street, 2020 N. 16<sup>th</sup> Street, 2022-2026 N. 16<sup>th</sup> Street, 2028 N. 16<sup>th</sup> Street, 2029-2035 N. 16<sup>th</sup> Street, 2030-2036 N. 16<sup>th</sup> Street, 1601 Page Street and 1603-1605 Page Street, located within 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 Nineteen Dollars (\$19.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

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

**Project Financing:**

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

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

Type	Amount	Name of Source	Committed: Y/N	Documentation Attached: Y/N
Developer Equity	\$ 2,617,700.00-	General Fund	Y	
Acq/Construction Financing	\$ -			
Permanent Financing	\$ -			
Grant	\$ -			
Other	\$ 525,000.00-	Fond For Humanity	Y	
Other	\$ 252,000.00-	In Kind Donations	Y	
Other	\$ 63,000.00-	Buyers Portion of Closing	Y	
<b>Total Sources</b>	<b>\$ 3,457,700.00</b>			

Uses: Provide estimated costs to redevelop property

Uses	Amount	Source of Estimate
Purchase Price of Property	\$ 18.00 -	Recent Historical Cost
Closing Costs (Title/Recording)	\$ 9,500.00-	"
Construction Costs	\$ 3,360,000.00	"
Design/Engineering Costs	\$ 67,178.00	"
Legal Costs	\$ -	
Holding Costs	\$ 21,000.00	"
Financing Costs	\$ -	
Other: _____	\$ -	
Other: _____	\$ -	
Other: _____	\$ -	
<b>Total Uses</b>	<b>\$ 3,457,700.00</b>	

2000 Block of N. 16<sup>th</sup> Street (2014-2028 N. 16<sup>th</sup> Street)



1601-1603 Page Street





**NORTH PHILADELPHIA REDEVELOPMENT AREA  
MODEL CITIES URBAN RENEWAL AREA**

1601 & 1603-05 Page Street; and  
2014, 2016, 2018, 2020, 2022-2026, 2028,  
2029-2035 & 2030-2036 N. 16th Street



**BOARD FACTSHEET**

Meeting of September 9, 2015

Third Amendment to Redevelopment Agreement

New Urban Ventures, LLC

---

**NAME OF DEVELOPER/APPLICANT:** New Urban Ventures, LLC

**Nature of Transaction:** To approve a Third Amendment to the Redevelopment Agreement with New Urban Ventures to allow for the extension of the completion date to January 31, 2018.

**Legal Entity/Other Partners (if applicable):** Dale Corporation

**Mailing Address:** 70 Limekiln Pike, Glenside, PA 19038

**PROPERTY INFORMATION:**

Parcel No. 519 (621-45 N. 10<sup>th</sup> St., inc. 923-29 Mt. Vernon St. & 922-26 Wallace St.)

- Construction of sixteen (16) Townhomes completed

Parcel No. 520 (918 Mt. Vernon St., inc. 917-23 Green St. & 601-11, 615-19 N. 10<sup>th</sup> St.)

- Construction of twenty-one (21) Townhomes completed

Parcel No. 329 (642-52 N. 11<sup>th</sup> St.)

- Construction of six (6) Townhomes - Completion date extended to January 31, 2018

Parcel No. 386 (1006-20 Mt. Vernon St.)

- Construction of ten (10) Townhomes - Completion date extended to January 31, 2018

New Urban Ventures, LLC has agreed to pay an administrative fee of Five Thousand Dollars (\$5,000) for work associated with this action.

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

Prepared by: Robert LaBrum

**RESOLUTION NO.**

**RESOLUTION APPROVING A THIRD AMENDMENT TO REDEVELOPMENT AGREEMENT WITH NEW URBAN VENTURES RE: PARCEL NOS. 519, 520, 329 AND 386, LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA**

**WHEREAS**, the Philadelphia Redevelopment Authority entered into a Redevelopment Agreement with New Urban Ventures, LLC (“Redeveloper”) dated July 27, 2005 for the development Parcel Nos. 519, 520, 329 and 386, located within the Model Cities Urban Renewal Area.

**WHEREAS**, the parties subsequently executed First and Second Amendatory Agreements;

**WHEREAS**, Redeveloper has requested a further extension to complete construction on the remaining two (2) undeveloped parcels of land; and

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

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

1. The extension of the completion of construction date to January 31, 2018;
2. The required payment to the Authority of an administrative fee in the amount of Five Thousand Dollars (\$5,000).

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

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



Parcel No. 329 (642-652 N. 11<sup>th</sup> Street):



Parcel No. 386 (1006-1020 Mt. Vernon Street):





Item II (j)

Parcel No. 519 (621-45 N. 10<sup>th</sup> St., inc. 923-29 Mt. Vernon St. & 922-26 Wallace St.):



Parcel No. 520 (918 Mt. Vernon St., inc. 917-23 Green St. & 601-11, 615-19 N. 10<sup>th</sup> St.):



**Parcel Nos. 519, 520, 329 and 386**



**BOARD FACTSHEET**

Meeting of September 9, 2015

Approval of Option Agreement, NTI Loan & Pre-Development Grant  
Centennial Village Project**NAME OF DEVELOPER/BORROWER:** Community Ventures/Centennial Village LP**Nature of Transaction:** Board is requested to approve the following:

- 1) an Option Agreement with Centennial Village LP ("CV LP") who will develop fifty-two (52) units of affordable housing and commercial space ("Project") within the West Parkside neighborhood as part of a LIHTC award;
- 2) a Neighborhood Transformation Initiative ("NTI") loan in the amount of Two Hundred Twenty-Seven Thousand One Hundred Dollars (\$227,100) ("Option Fee") for thirty percent (30%) of the value of the parcels detailed below, which will be subject to the Option Agreement.
- 3) A grant agreement with Community Ventures, the developer of the Project, in an amount up to \$200,000 funded from the Office of Housing and Community Development ("OHCD") for pre-development activities associated with the development of the Project.

**Mailing Address:** 1501 Cherry Street, Philadelphia, PA 19102**PROPERTY INFORMATION:** 1701-17 N. 52nd Street (Including 5177-79 W. Columbia Avenue and 5182 Viola Street); 1702 N. 52nd Street; 1706-10 N. 52nd Street; 1712-16 N. 52nd Street; 1719-29 N. 52nd Street (Including 5178 Parkside Avenue); 1718 N. Creighton Street; 1722-24 N. Creighton Street; 5218-20 Parkside Avenue; 5222-34 Parkside Avenue (Including 5231-37 W. Columbia Avenue) and 5238 Parkside Avenue**Zoning:** RM-1, RSA-5, CMX-1 and CMX-2**Use:** Mixed Use**Option Fee**

The Philadelphia Redevelopment Authority ("Authority") is providing CV LP with an option to purchase all of the properties for a fee of thirty percent (30%) of the purchase price. The purchase price is Seven Hundred Fifty Seven Thousand Dollars (\$757,000), which was established by restricted use appraisal.

**FINANCING Loan Amount:** \$227,100

The Authority is providing CV LP with a loan to finance the full amount of the Option Fee. The loan will be evidenced by an unsecured, full recourse Note of the Borrower with a guaranty provided by the developer, Community Ventures. The loan shall not accrue interest and shall have a term not to exceed ten months.

**Grant Agreement: \$200,000**

The Authority is providing Community Ventures with a grant funded by OHCD to finance a portion of pre-development activities associated with the Project. The pre-development activities include architectural fees, legal costs, zoning fees and other small reimbursable costs.

**COMMENTS OR OTHER CONDITIONS:**

The use of the NTI liens will allow for the acquisition of properties acquired with NTI Qualified Redevelopment Bond ("QRB") funds where disposition is at fair market value.

This transaction will insure that Centennial Village LP is compliant with achieving the ten percent (10%) project spend-down as required by PHFA by the September 25th deadline.

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.

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

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

**RESOLUTION NO.**

**RESOLUTION AUTHORIZING THE AUTHORITY TO ENTER INTO AN OPTION AGREEMENT (“OPTION”), TO FINANCE THE AMOUNT OF THE FEE FOR THE OPTION AND TO PROVIDE A GRANT FOR PRE-DEVELOPMENT ACTIVITIES IN CONNECTION WITH THE CENTENNIAL VILLAGE PROJECT (“PROJECT”)**

**WHEREAS**, by Resolution No. 2015-33 adopted on April 8, 2015, the Authority resolved to convey certain parcels to Centennial Village LP (“CV LP”) located in the Parkside-Lancaster Redevelopment Area, West Parkside Urban Renewal Area;

**WHEREAS**, to satisfy a requirement of the LIHTC Program, CV LP shall enter into an Option to purchase a portion of the parcels located at 1701-17 N. 52nd Street (Including 5177-79 W. Columbia Avenue and 5182 Viola Street); 1702 N. 52nd Street; 1706-10 N. 52nd Street; 1712-16 N. 52nd Street; 1719-29 N. 52nd Street (including 5178 Parkside Avenue); 1718 N. Creighton Street; 1722-24 N. Creighton Street; 5218-20 Parkside Avenue; 5222-34 Parkside Avenue (including 5231-37 W. Columbia Avenue) and 5238 Parkside Avenue (“Property”) for a payment of Two Hundred Twenty-Seven Thousand One Hundred Dollars (\$227,100) (“Option Fee”);

**WHEREAS**, CV LP is seeking financing from the Authority for the amount of the Option Fee, which will be funded by NTI Liens; and

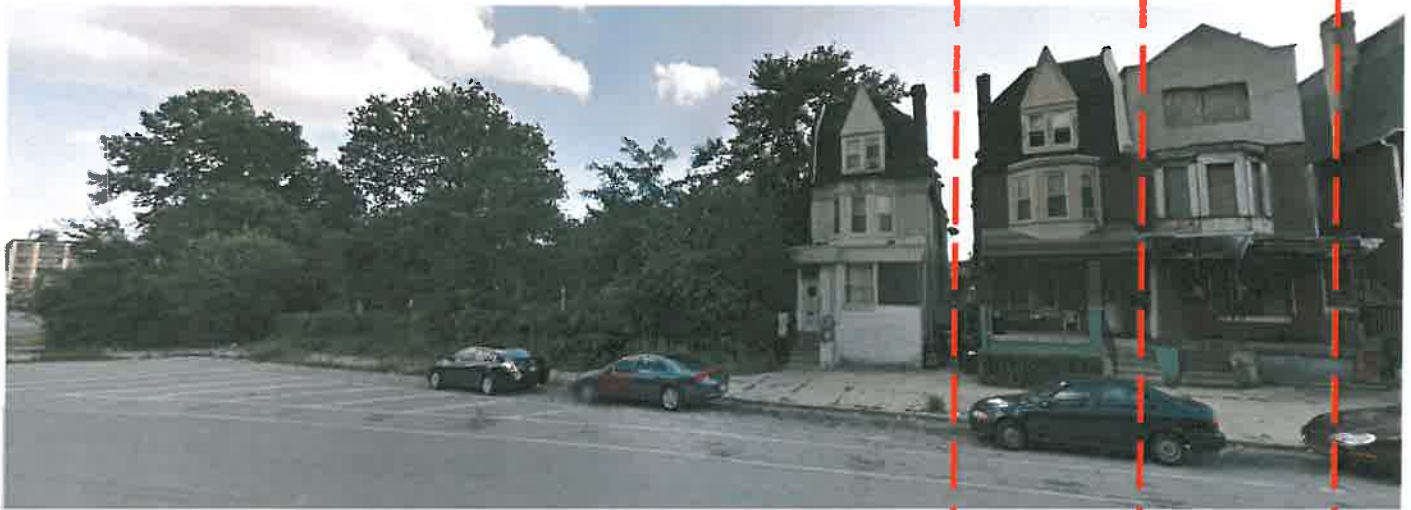
**WHEREAS**, the Authority has agreed to provide a pre-development grant for the Project to be funded by the Office of Housing and Community Development.

**NOW THEREFORE, BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that the Authority is authorized to enter into the following agreements in connection with the Project:

1. The Authority shall enter into an Option with CV LP to purchase the Property for the Option Fee.
2. The Authority shall provide an unsecured, no interest, full recourse loan in the amount of the Option Fee to CV LP. The loan shall be for a term not to exceed ten months and shall be guaranteed by Community Ventures.
3. The Authority shall enter into a Grant Agreement with Community Ventures in an amount up to \$200,000 for predevelopment activities associated with the development of the 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.



5218-5234 Parkside Avenue (including 5231 & 5233-37 W. Columbia Avenue)



5238



1701-1717 N. 52<sup>nd</sup> Street (including 5177-79 W. Columbia Avenue & 5182 W. Viola Street)





1719-1729 N. 52<sup>nd</sup> Street (including structure, 5178 Parkside Avenue)



1702

1706-1708 N. 52<sup>nd</sup> Street

1710-1716 N. 52<sup>nd</sup> Street



1718

1722-24 Creighton Street





**PARKSIDE-LANCASTER REDEVELOPMENT AREA**  
**WEST PARKSIDE URBAN RENEWAL AREA**

1701-17 N. 52nd Street (including 5177-79 W. Columbia Avenue & 5182 Viola Street), 1702 N. 52nd Street, 1706-10 N. 52nd Street, 1712-16 N. 52nd Street, 1719-29 N. 52nd Street (including 5178 Parkside Avenue), 1718 N. Creighton Street, 1722-24 N. Creighton Street, 5218-20 Parkside Avenue, 5222-34 Parkside Avenue (including 5231-37 W. Columbia Avenue) and 5238 Parkside Avenue


**BOARD FACTSHEET**

Meeting of September 9, 2015  
Approval of NTI Grant  
Union Hill Homes Homeowners

**NATURE OF TRANSACTION:** Approval of the Neighborhood Transformation Initiative (“NTI”) grant in the amount up to One Hundred Thousand Dollars (\$100,000) to allow the Philadelphia Redevelopment Authority (“Authority”) to utilize the funds for minor home repairs to the Union Hill Homes homeowners. The grant shall be used to pay vendors for repairs made to electrical outlets, smoke and carbon monoxide detector wires, plumbing draining, HVAC, roofing downspouts, and carpentry.

**BACKGROUND INFORMATION:** Resolution No. 18,373 approved February, 2007, authorized the Authority to enter into two non-recourse construction/permanent loan agreements with Homeownership Developers, LLC, in the amount up to Eight Million Five Hundred Thirty Thousand Dollars (\$8,530,000) utilizing a CDBG Float loan and HOME funds. The CDBG Float loan was in the amount of Four Million Four Hundred Thousand Dollars (\$4,400,000), to be repaid upon the sale of the properties. The HOME funds in the amount up to Four Million One Hundred Thirty Thousand Dollars (\$4,130,000) were pro-rated among the homebuyers in the form of a second mortgage for the term of fifteen (15) years. The loans were used to assist in the new construction of fifty-one (51) homes in the Mantua neighborhood of West Philadelphia. To date, thirty-nine (39) of the homes have been sold, with twelve (12) remaining.

The co-owner of Homeownership Developers, LLC was recently indicted by the federal government. The implications of the indictment resulted in unfinished maintenance to some of the sold units, and the non-sale of twelve (12) units. The Authority has received numerous calls and complaints from some of the thirty-nine (39) homeowners stating that the developer had not fulfilled its obligation to correct the repairs and maintenance on their properties.

**COMMENTS OR OTHER CONDITIONS:** The NTI grant will directly address the minor repairs to the homes. The homeowners will be responsible for selecting qualified contractors to complete the scope of work. The grant to each homeowner will not exceed \$5,000. The contractors are required to have all permits secured. The repairs will not include any cosmetic work. Disbursements will be made directly to vendors contingent upon receipts for work completed.

**BOARD ACTION REQUESTED:**

Authorize the Authority to utilize the NTI funds in the amount up to One Hundred Thousand Dollars (\$100,000) for disbursement to vendors.

Proposed Resolution is attached

Prepared by: Zena Holland, Housing Development Officer

Reviewed by: David Thomas, Deputy Executive Director

**RESOLUTION NO.**

**RESOLUTION AUTHORIZING THE APPROVAL OF THE NEIGHBORHOOD TRANSFORMATION INITIATIVE GRANT IN THE AMOUNT UP TO \$100,000 ALLOWING THE AUTHORITY TO ADMINISTER FUNDS FOR MINOR HOME REPAIR COSTS ASSOCIATED WITH THE UNION HILL HOMES HOMEOWNERS LOCATED IN THE MANTUA NEIGHBORHOOD OF WEST PHILADELPHIA**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority (“Authority”), that authorization is hereby given to grant Neighborhood Transformation Initiative (“NTI”) funds in the amount up to \$100,000 to allow the Authority to administer the funds for minor home repairs associated with the Union Hill Homes homeowners.

**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 September 9, 2015

Paschall Senior Housing, Inc. ("Paschall")

6901 Woodland Avenue a/k/a 2125 S. 70<sup>th</sup> Street

Modification- Change of Sponsorship

**NATURE OF TRANSACTION:** Transfer control of the Paschall entity, which owns the project located at 6901 Woodland Avenue a/k/a 2125 S. 70<sup>th</sup> Street, from Food for All, Inc., ("Current Sponsor") to Philadelphia Presbytery Homes and Services for the Aging d/b/a Presby's Inspired Life ("Presby"). The transfer involves the assumption by Presby of the rights, benefits, and obligation of the Current Sponsor, including the rights to appoint members of Paschall's board of directors. The title to the property will remain in Paschall's ownership, and there will be no transfer of funds. On July 16, 2015, Paschall received approval from HUD for the transfer of control and sponsorship.

**BACKGROUND INFORMATION:** Resolution No. 18,588 approved January, 2008, authorized the Authority to enter into a non-recourse Construction/Permanent Loan Agreement with Paschall in the amount of Nine Hundred Forty-Five Thousand Dollars (\$945,000) for a term of forty-five (45) years. This loan closed on February 28, 2008 and is secured by a second lien position. The proceeds of the loan were used to assist in the new construction of sixty-three (63) rental units occupied by seniors. HUD provided Eight Million Four Hundred Seventy-Nine Thousand Seven Hundred Dollars (\$8,479,700) through Capital Advance Funds, which are secured in a first lien position.

### BOARD ACTION REQUESTED:

Permit the transfer of control and sponsorship from the Current Sponsor to Presby.

All other terms and conditions of the Authority loan shall not be affected.

Proposed Resolution is attached

Prepared by: Zena Holland, Housing Development Officer

Reviewed by: David Thomas, Deputy Executive Director

**RESOLUTION NO.**

**RESOLUTION AUTHORIZING THE AUTHORITY'S CONSENT TO THE SPONSORSHIP CHANGE OF PASCHALL SENIOR HOUSING, INC., OWNER OF 6901 WOODLAND AVENUE a/k/a 2125 S. 70<sup>TH</sup> STREET, FROM FOOD FOR ALL, INC. TO PHILADELPHIA PRESBYTERY HOMES AND SERVICES FOR THE AGING, d/b/a PRESBY'S INSPIRED LIFE**

**WHEREAS**, pursuant to Resolution No. 18,588, adopted and approved by the Board on January 8, 2008, the Philadelphia Redevelopment Authority (the "Authority") authorized a non-recourse Construction/Permanent Loan in the amount of Nine Hundred Forty-Five Thousand Dollars (\$945,000) to Paschall Senior Housing, Inc. ("Paschall"). The proceeds of the loan were used to assist in the new construction of the Paschall Senior Housing Development located at 6901 Woodland Avenue a/k/a 2125 S. 70<sup>th</sup> Street ("Project") to create sixty-three (63) rental units for seniors aged sixty-two (62) years and older with income at or below fifty percent (50%) of the Area Median Income;

**WHEREAS**, Paschall is a single purpose entity created and controlled by Food for All, Inc. ("Current Sponsor") and seeks to transfer the control and sponsorship of the Project to Philadelphia Presbytery Homes and Services for the Aging d/b/a Presby's Inspired Life ("Presby");

**WHEREAS**, Paschall has requested the Authority's consent to the transfer of the control and sponsorship to Presby.

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

1. The transfer of control and sponsorship of the Project from Food for All, Inc. ("Current Sponsor") to Philadelphia Presbytery Homes and Services for the Aging d/b/a Presby's Inspired Life ("Presby").
2. All other terms and conditions of Resolution No. 18,588 shall remain in full force and effect.

**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 September 9, 2015

City of Philadelphia Vacant Property Review Committee

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

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

### PROPERTY INFORMATION:

- 1) **Nominal Disposition:** The following twenty-four (24) properties will be conveyed at nominal under the Gift Property Program.

<u>Address</u>	<u>Grantee</u>
2562 North Corlies Street	Gertrude Blue
3140 West Diamond Street	Bianca C. Green
1015 North Leithgow Street	Neighborhood Gardens Trust formerly Neighborhood Gardens
814 & 818 West Norris Street	PHA
3010, 3012 & 3013 West York Street	PHA
3014, 3038 & 3040 West York Street	PHA
1116 North 4 <sup>th</sup> Street	Neighborhood Gardens Trust formerly Neighborhood Gardens
1914 & 1916 North 7 <sup>th</sup> Street	PHA
2302 & 2325 North 30 <sup>th</sup> Street	PHA
2333 & 2341 North 30 <sup>th</sup> Street	PHA
2327, 2338 & 2340 North 31 <sup>st</sup> Street	PHA
2342, 2346 & 2348 North 31 <sup>st</sup> Street	PHA

- 2) Self-amortizing Mortgage Disposition:** The following eight (8) 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>
1718 North Bodine Street	Heather Lee Rice	\$10,319.00 (LAMA)
508 East Cambria Street	Rene Navarro	\$ 1,915.00 (LAMA)
641 East Clearfield Street	Guillermina Santos	\$ 6,061.12 (LAMA)
2731 North Fairhill Street	Abigail Matos	\$13,553.00 (LAMA)
2722 West George Street	Carolyn F Gross & Regina J. Whitcas	\$11,822.00 (LAMA)
1901 East Huntingdon Street	Robert William Wetherington & Rachael D. Kerns-Wetherington h/w	+\$15,000.00 Mortgage +\$1,664.00 equity (LAMA)
2829 North Marvine Street	Diane C. Williams	\$4,357.60 (LAMA)
423 West Ontario Street	Alexis Santiago Rivera & Yashira Yasmin Casanova	\$ 2,069.19 (LAMA)

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

<u>Address</u>	<u>Grantee</u>	<u>LAMA Value</u>
1306 South 21 <sup>st</sup> Street	Point Breeze Pharmacy ELU Incorporated	\$17,374.50 (LAMA)
1308 South 21 <sup>st</sup> Street	Point Breeze Pharmacy ELU Incorporated	\$17,047.97 (LAMA)
1310 South 21 <sup>st</sup> Street	Point Breeze Pharmacy ELU Incorporated	\$18,978.16 (LAMA)
1312 South 21 <sup>st</sup> Street	Point Breeze Pharmacy ELU Incorporated	\$20,069.94 (LAMA)

- 4) Fair Market Disposition:** The following forty-six (46) 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>
2113 East Dakota Street	Sorenbeck Properties LLC c/o Bobo Brendan Beck	\$14,000.00 (Appraisal)
1321 South Dorrance Street	Distinguished Properties, LP	\$12,948.00 (LAMA)
1914 Ellsworth Street	Hayman Construction LLC	\$31,337.00 (LAMA 2012)
1430 S. Fallon Street	Southwest Philadelphia District Services	\$3,873.53 (LAMA)
1432 S. Fallon Street	Southwest Philadelphia District Services	\$3,844.62 (LAMA)
1231 S. Hanson Street	Southwest Philadelphia District Services	\$2,239.95 (LAMA)
1232 S. Hanson Street	Southwest Philadelphia District Services	\$4,027.52 (LAMA)
1418 Hanson Street	Southwest Philadelphia District Services	\$3,396.60 (LAMA)
1420 Hanson Street	Southwest Philadelphia District Services	\$3,428.04 (LAMA)
1422 Hanson Street	Southwest Philadelphia District Services	\$3,472.74 (LAMA)
1424 Hanson Street	Southwest Philadelphia District Services	\$3,318.90 (LAMA)
1426 Hanson Street	Southwest Philadelphia District Services	\$3,527.32 (LAMA)

## Item IV

<u>Address</u>	<u>Grantee</u>	<u>Appraisal/LAMA Value</u>
2700 Federal Street	Germantown D& E LLC	\$22,000.00 (Appraisal)
2708 Federal Street	Daniel Tartaglini	\$38,000.00 (Appraisal)
1825 Ginnodo Street	MAZALTOV DEVELOPMENT LLC	\$37,524.00 (LAMA)
4251 West Girard Avenue	McCloud Tabernacle Independent Church Inc.	\$26,200.00
4253 West Girard Avenue	c/o Collee C Johnson-McCloud	(Real Estate Committee)
4255 West Girard Avenue	McCloud Tabernacle Independent Church Inc.	for all three lots
1903 East Huntingdon Street	Robert William Wetherington & Rachael D. Kerns-Wetherington, h/w	\$11,790.00 (LAMA)
1239 N. Leithgow Street (lot)	MAZALTOV Development, LLC	\$149,307.90 (LAMA)
1241 N. Leithgow Street (lot)	MAZALTOV Development, LLC	for all six (6) lots.
1243 N. Leithgow Street (lot)	MAZALTOV Development, LLC	Listed as
1245 N. Leithgow Street (lot)	MAZALTOV Development, LLC	1239-1249 N.
1247 N. Leithgow Street (lot)	MAZALTOV Development, LLC	Leithgow Street
1249 N. Leithgow Street (lot)	MAZALTOV Development, LLC	
1927 Manton Street	Hayman Construction LLC	\$19,628.00 (LAMA 2012)
1929 Manton Street	Hayman Construction LLC	\$19,523.00 (LAMA 2012)
2009 Oakford Street	Wilson Drake Development, LLC	\$18,863.00 (LAMA)
2021 Oakford Street	Wilson Drake Development, LLC	\$18,782.00 (LAMA)
432 Sigel Street	412 Sigel LLC c/o Curtis Krauss	\$21,500.00 (Competitive Bid)
1609 West Thompson Street	MAZALTOV DEVELOPMENT LLC	\$31,942.00 (LAMA)
6132 Walnut Street	Terrance V. Cook	\$ 8,647.00 (LAMA 2012)
2538 South 2 <sup>nd</sup> Street	2538-2544 South Second Street, LLC	\$23,000.00 (Appraisal)
5901 North 13 <sup>th</sup> Street	Dong IL Kim & Kathleen Bangwhan Chung	\$ 5,000.00 (Appraisal)
920 North 15 <sup>th</sup> Street	MAZALTOV Development, LLC	\$24,832.62 (LAMA)
922 North 15 <sup>th</sup> Street	MAZALTOV Development, LLC	\$24,048.34 (LAMA)
1323 North 17 <sup>th</sup> Street	Leon Bobby Realty, LLC	\$104,975.00 for 4 lots
1325 North 17 <sup>th</sup> Street	Leon Bobby Realty, LLC	for all four lots (LAMA)
1327 North 17 <sup>th</sup> Street	Leon Bobby Realty, LLC	“
1329 North 17 <sup>th</sup> Street	Leon Bobby Realty, LLC	“
1248 South 20 <sup>th</sup> Street	Distinguished Properties, LP	\$16,539.00 (LAMA)
1130 South 24 <sup>th</sup> Street	Jason M. Cutaiar	\$19,374.00 (LAMA)
2300 North 29 <sup>th</sup> Street	Maron Faison	\$43,000.00 (Appraisal)
2302 North 29 <sup>th</sup> Street	Maron Faison	for all three lots
2304 North 29 <sup>th</sup> Street	Maron Faison	“
969 North 45 <sup>th</sup> Street	Roberta Robinson	\$ 6,978.00 (LAMA)



**RESOLUTION NO.****VACANT PROPERTY REVIEW COMMITTEE PROGRAM - RESOLUTION AUTHORIZING ACCEPTANCE OF TITLE FROM THE CITY OF PHILADELPHIA TO VARIOUS PROPERTIES AND DISPOSITION OF SUCH PROPERTIES**

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

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

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

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

<u>Address</u>	<u>Grantee(s)</u>
2562 North Corlies Street	Gertrude Blue
3140 West Diamond Street	Bianca C. Green
1015 North Leithgow Street	Neighborhood Gardens Trust formerly Neighborhood Gardens
814 & 818 West Norris Street	PHA
3010, 3012 & 3013 West York Street	PHA
3014, 3038 & 3040 West York Street	PHA
1116 North 4 <sup>th</sup> Street	Neighborhood Gardens Trust formerly Neighborhood Gardens
1914 & 1916 North 7 <sup>th</sup> Street	PHA
2302 & 2325 North 30 <sup>th</sup> Street	PHA
2333 & 2341 North 30 <sup>th</sup> Street	PHA
2327, 2338 & 2340 North 31 <sup>st</sup> Street	PHA
2342, 2346 & 2348 North 31 <sup>st</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>
1306 South 21 <sup>st</sup> Street	Point Breeze Pharmacy ELU Incorporated	\$17,374.50 (LAMA)
1308 South 21 <sup>st</sup> Street	Point Breeze Pharmacy ELU Incorporated	\$17,047.97 (LAMA)
1310 South 21 <sup>st</sup> Street	Point Breeze Pharmacy ELU Incorporated	\$18,978.16 (LAMA)
1312 South 21 <sup>st</sup> Street	Point Breeze Pharmacy ELU Incorporated	\$20,069.94 (LAMA)

## Item IV

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

<u>Address</u>	<u>Grantee(s)</u>	<u>Price</u>
1718 North Bodine Street	Heather Lee Rice	\$10,319.00 (LAMA)
508 East Cambria Street	Rene Navarro	\$ 1,915.00 (LAMA)
641 East Clearfield Street	Guillermina Santos	\$6,061.12 (LAMA)
2731 North Fairhill Street	Abigail Matos	\$13,553.00 (LAMA)
2722 West George Street	Carolyn F. Gross & Regina J. Whitcas	\$11,822.00 (LAMA)
1901 East Huntingdon Street	Robert William Wetherington & Rachael D. Kerns-Wetherington, h/w	\$15,000.00 Mortgage + \$1,664.00 equity (LAMA)
2829 North Marvine Street	Diane C. Williams	\$ 4,357.60 (LAMA)
423 West Ontario Street	Alexis Santiago Rivera & Yashira Yasmin Casanova	\$2,069.19 (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>
2113 East Dakota Street	SorenBeck Properties, LLC c/o Bobo Brendan Beck	\$14,000.00 (Appraisal)
1321 South Dorrance Street	Distinguished Properties, LP	\$12,948.00 (LAMA)
1914 Ellsworth Street	Hayman Construction, LLC	\$31,337.00 (LAMA 2012)
2700 Federal Street	Germantown D & E LLC	\$22,000.00 (Appraisal)
2708 Federal Street	Daniel Tartaglini	\$38,000.00 (Appraisal)
1825 Ginnodo Street	MAZALTOV DEVELOPMENT LLC	\$37,524.00 (LAMA)
4251 West Girard Avenue	McCloud Tabernacle Independent Church Inc.	\$ 26,200.00
4253 West Girard Avenue	McCloud Tabernacle Independent Church Inc.	(Real Estate Committee)
4255 West Girard Avenue	McCloud Tabernacle Independent Church Inc.	for all three lots
1430 S. Fallon Street	Southwest Philadelphia District Services	\$3,873.53 (LAMA)
1432 S. Fallon Street	Southwest Philadelphia District Services	\$3,844.62 (LAMA)
1231 S. Hanson Street	Southwest Philadelphia District Services	\$2,239.95 (LAMA)
1232 S. Hanson Street	Southwest Philadelphia District Services	\$4,027.52 (LAMA)
1418 Hanson Street	Southwest Philadelphia District Services	\$3,396.60 (LAMA)
1420 Hanson Street	Southwest Philadelphia District Services	\$3,428.04 (LAMA)

**Item IV**

1422 Hanson Street	Southwest Philadelphia District Services	\$3,472.74 (LAMA)
1424 Hanson Street	Southwest Philadelphia District Services	\$3,318.90 (LAMA)
1426 Hanson Street	Southwest Philadelphia District Services	\$3,527.32 (LAMA)
1903 East Huntingdon Street	Robert William Wetherington & Rachael D. Kerns-Wetherington, h/w	\$11,790.00 (LAMA)
1239 N. Leithgow Street (lot)	MAZALTOV Development, LLC	\$149,307.90
1241 N. Leithgow Street (lot)	MAZALTOV Development, LLC	for all six lots
1243 N. Leithgow Street (lot)	MAZALTOV Development, LLC	1239-1249 N.
1245 N. Leithgow Street (lot)	MAZALTOV Development, LLC	Leithgow Street
1247 N. Leithgow Street (lot)	MAZALTOV Development, LLC	
1249 N. Leithgow Street (lot)	MAZALTOV Development, LLC	
1927 Manton Street	Hayman Construction, LLC	\$19,628.00 (LAMA 2012)
1929 Manton Street	Hayman Construction, LLC	\$19,523.00 (LAMA 2012)
2009 Oakford Street	Wilson Drake Development, LLC	\$18,863.00 (LAMA)
2021 Oakford Street	Wilson Drake Development, LLC	\$18,782.00 (LAMA)
432 Sigel Street	412 Sigel LLC c/o Curtis Krauss	\$21,500.00 (Competitive Bid)
1609 West Thompson Street	MAZALTOV DEVELOPMENT LLC	\$31,942.00 (LAMA)
6132 Walnut Street	Terrance V. Cook	\$ 8,647.00 (LAMA 2012)
2538 South 2 <sup>nd</sup> Street	2538-2544 South Second Street, LLC	\$23,000.00 (Appraisal)
5901 North 13 <sup>th</sup> Street	Dong IL Kim & Kathleen Bangwhan Chung	\$ 5,000.00 (Appraisal)
920 North 15 <sup>th</sup> Street	MAZALTOV Development, LLC	\$24,832.62 (LAMA)
922 North 15 <sup>th</sup> Street	MAZALTOV Development, LLC	\$24,048.34 (LAMA)
1323 North 17 <sup>th</sup> Street	Leon Bobby Realty, LLC	\$104,975.00 (LAMA)
1325 North 17 <sup>th</sup> Street	Leon Bobby Realty, LLC	for all four (4) lots
1327 North 17 <sup>th</sup> Street	Leon Bobby Realty, LLC	“
1329 North 17 <sup>th</sup> Street	Leon Bobby Realty, LLC	“
1248 South 20 <sup>th</sup> Street	Distinguished Properties, LP	\$16,539.00 (LAMA)
1130 South 24 <sup>th</sup> Street	Jason M. Cutaia	\$19,374.00 (LAMA)
2300 North 29 <sup>th</sup> Street	Maron Faison	\$43,000.00 (Appraisal)
2302 North 29 <sup>th</sup> Street	Maron Faison	for all three (3) lots
2304 North 29 <sup>th</sup> Street	Maron Faison	Appraisal for 2300, 2302 & 2304
969 North 45 <sup>th</sup> Street	Roberta Robinson	\$ 6,978.00 (LAMA)

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

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

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 2562 North Corlies Street

SALES PRICE: OLD GIFT – NOMINAL

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

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

LAMA SALE PRICE: \$6,519.04

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Gertrude Blue

APPLICATION DATE: 04/20/2001

APPLICANT ADDRESS: 2564 North Corlies Street  
Philadelphia, PA 19132

OWNER OCCUPANT: Y / NO

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 – September 9, 2015

PROPERTY ADDRESS: 3140 West Diamond Street

SALES PRICE: Nominal – OLD GIFT

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

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

LAMA SALE PRICE: \$6,573.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Bianca C. Green

APPLICATION DATE: 10/16/2004

APPLICANT ADDRESS: 3140 West Diamond Street  
Philadelphia, PA 19121

OWNER OCCUPANT: Y / NO

PROPOSED USE: Rehab for primary residence

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

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

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

\_\_\_\_\_

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 – September 9, 2015

PROPERTY ADDRESS: 1015 North Leithgow Street SALES PRICE: Nominal Consideration

PROPERTY TYPE: STRUCTURE \_\_\_\_\_ LOT X CITY COUNCIL DISTRICT: 5<sup>th</sup>

LAMA SALE PRICE: \$25,525.06 APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Neighborhood Gardens Trust APPLICATION DATE: 05/04/2015  
c/o Jennifer Greenberg

APPLICANT ADDRESS: 100 North 20<sup>th</sup> Street, 5<sup>th</sup> floor OWNER OCCUPANT: Y / NO  
Philadelphia, PA 19103

PROPOSED USE: Community Garden 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 – September 9, 2015

PROPERTY ADDRESS: 1116 North 4<sup>th</sup> Street

SALES PRICE: Nominal Consideration

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

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

LAMA SALE PRICE: \$30,536.39

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Neighborhood Gardens Trust  
c/o Jennifer Greenberg

APPLICATION DATE: 05/04/2015

APPLICANT ADDRESS: 100 North 20<sup>th</sup> Street, 5<sup>th</sup> floor  
Philadelphia, PA 19103

OWNER OCCUPANT: Y / NO

PROPOSED USE: Community Garden

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 – September 9, 2015

PROPERTY ADDRESS: 1718 North Bodine Street

SALES PRICE: \$10,319.00 – Self Amortizing Mortgage

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

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

LAMA SALE PRICE: \$10,319.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Heather Lee Rice

APPLICATION DATE: 02/24/2015

APPLICANT ADDRESS: 1717 North 3<sup>rd</sup> Street  
Philadelphia, PA 19122

OWNER OCCUPANT: Y / NO

PROPOSED USE: rear yard

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



Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 508 East Cambria Street

SALES PRICE: \$1,915.00 – Self Amortizing Mortgage

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

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

LAMA SALE PRICE: \$1,915.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Rene Navarro

APPLICATION DATE: 02/05/2015

APPLICANT ADDRESS: 510 East Cambria Street  
Philadelphia, PA 19134

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: Cavalyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 641 East Clearfield Street

SALES PRICE: \$6,061.12 – Self Amortizing Mortgage

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

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

LAMA SALE PRICE: \$6,061.12

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Ms. Guillermina Santos

APPLICATION DATE: 07/08/2014

APPLICANT ADDRESS: 643 East Clearfield Street  
Philadelphia, PA 19134

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 – September 9, 2015

PROPERTY ADDRESS: 2731 North Fairhill Street

SALES PRICE: \$13,553.00 – Self Amortizing Mortgage

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

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

LAMA SALE PRICE: \$13,553.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Abigail Matos

APPLICATION DATE: 01/23/2015

APPLICANT ADDRESS: 2729 North Fairhill Street  
Philadelphia, PA 19133

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 – September 9, 2015

PROPERTY ADDRESS: 2722 West George Street

SALES PRICE: \$11,822.00 Self-Amortizing Mortgage

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

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

LAMA SALE PRICE: \$11,822.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Carolyn F. Gross &  
Regina J. Witchas

APPLICATION DATE: 07/20/2013

APPLICANT ADDRESS: 2721 Poplar Street  
Philadelphia, PA 19104

OWNER OCCUPANT: Y / NO

PROPOSED USE: Rear yard

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

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

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

City Council support.  
\_\_\_\_\_  
\_\_\_\_\_

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

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 1914 Ellsworth Street

SALES PRICE: \$31,337.00 – LAMA

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

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

LAMA SALE PRICE: \$16,429.86

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Hayman Construction

APPLICATION DATE: August 28, 2014

APPLICANT ADDRESS: 1921 South 30<sup>th</sup> Street

OWNER OCCUPANT: Y / N

PROPOSED USE: Development

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

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

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

Grantee has a support letter from City Council.

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / N WHY? Grantee was approved prior to adoption of disposition policy by Council January 2015.

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 1901 East Huntingdon Street

SALES PRICE: \$15,000.00 Self-Amortizing Mortgage  
+ \$1,664.00 equity

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

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

LAMA SALE PRICE: \$16,664.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Robert William Wetherington & Rachael D. Kerns-Wetherington, h/w

APPLICATION DATE: April 4, 2014

APPLICANT ADDRESS: 1900 East Harold Street

OWNER OCCUPANT: Yes / 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? \_\_\_\_\_

S

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

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 2829 North Marvine Street

SALES PRICE: \$4,357.60 Self Amortizing Mortgage

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

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

LAMA SALE PRICE: \$4,357.60

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Diane C. Williams

APPLICATION DATE: 02/26/2015

APPLICANT ADDRESS: 2831 North Marvine Street  
Philadelphia, PA 19133

OWNER OCCUPANT: Y / NO

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: Cavalyn Terry

Philadelphia Redevelopment Authority  
Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 423 West Ontario Street

SALES PRICE: \$2,069.19 – Self Amortizing Mortgage

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

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

LAMA SALE PRICE: \$2,069.19

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Alexis Santiago Rivera &  
Yashira Yasmin Casanova

APPLICATION DATE: 02/26/2015

APPLICANT ADDRESS: 425 West Ontario Street  
Philadelphia, PA 19140

OWNER OCCUPANT: Y / NO

PROPOSED USE: Sideyard

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

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

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

The other applicants applied for a single family dwelling.

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 – September 9, 2015

PROPERTY ADDRESS: 2113 East Dakota Street

SALES PRICE: \$14,000.00 - Appraisal

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

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

LAMA SALE PRICE: \$8,776.17

APPRAISED VALUE (if applicable): \$14,000.00

APPLICANT NAME: Sorenbeck Properties  
c/o Bobo Brendan Beck

APPLICATION DATE: 04/01/2015

APPLICANT ADDRESS: 4817 East Howell Street  
Philadelphia, PA 19135

OWNER OCCUPANT: Y / NO

PROPOSED USE: Build single family homes

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

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

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

\_\_\_\_\_

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 – September 9, 2015

PROPERTY ADDRESS: 1430 S Fallon St. et al

SALES PRICE: \$3,873.53 (LAMA)

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

CITY COUNCIL DISTRICT: 3rd

LAMA SALE PRICE: \$3,873.53

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Southwest Philadelphia District  
c/o Michael Ross

APPLICATION DATE: 02/02/2015

APPLICANT ADDRESS: 1557 North Valley Road  
Philadelphia, PA 19464

OWNER OCCUPANT: Y / NO

PROPOSED USE: Affordable housing

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

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

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

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 – September 9, 2015

PROPERTY ADDRESS: 1432 S Fallon St. et al

SALES PRICE: \$3,844.62 (LAMA)

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

CITY COUNCIL DISTRICT: 3rd

LAMA SALE PRICE: \$3,844.62

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Southwest Philadelphia District  
c/o Michael Ross

APPLICATION DATE: 02/02/2015

APPLICANT ADDRESS: 1557 North Valley Road  
Philadelphia, PA 19464

OWNER OCCUPANT: Y / NO

PROPOSED USE: Affordable housing

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

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

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

\_\_\_\_\_

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 – September 9, 2015

PROPERTY ADDRESS: 1231 South Hanson St. et al

SALES PRICE: \$2,239.95 (LAMA)

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

CITY COUNCIL DISTRICT: 3rd

LAMA SALE PRICE: \$2,239.95

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Southwest Philadelphia District  
c/o Michael Ross

APPLICATION DATE: 02/02/2015

APPLICANT ADDRESS: 1557 North Valley Road  
Philadelphia, PA 19464

OWNER OCCUPANT: Y / NO

PROPOSED USE: Affordable housing

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

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

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

\_\_\_\_\_

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 – September 9, 2015

PROPERTY ADDRESS: 1232 South Hanson St. et al SALES PRICE: \$4,027.52 (LAMA)

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

LAMA SALE PRICE: \$4,027.52 APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Southwest Philadelphia District APPLICATION DATE: 02/02/2015  
c/o Michael Ross

APPLICANT ADDRESS: 1557 North Valley Road OWNER OCCUPANT: Y / NO  
Philadelphia, PA 19464

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

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

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

\_\_\_\_\_

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 – September 9, 2015

PROPERTY ADDRESS: 1418 Hanson St. et al

SALES PRICE: \$3,396.60 (LAMA)

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

CITY COUNCIL DISTRICT: 3rd

LAMA SALE PRICE: \$3,396.60

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Southwest Philadelphia District  
c/o Michael Ross

APPLICATION DATE: 02/02/2015

APPLICANT ADDRESS: 1557 North Valley Road  
Philadelphia, PA 19464

OWNER OCCUPANT: Y / NO

PROPOSED USE: Affordable housing

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

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

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

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 – September 9, 2015

PROPERTY ADDRESS: 1420 Hanson St. et al

SALES PRICE: \$3,428.04 (LAMA)

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

CITY COUNCIL DISTRICT: 3<sup>rd</sup>

LAMA SALE PRICE: \$3,428.04

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Southwest Philadelphia District  
c/o Michael Ross

APPLICATION DATE: 02/02/2015

APPLICANT ADDRESS: 1557 North Valley Road  
Philadelphia, PA 19464

OWNER OCCUPANT: Y / NO

PROPOSED USE: Affordable housing

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

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

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

\_\_\_\_\_

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 – September 9, 2015

PROPERTY ADDRESS: 1422 Hanson St. et al

SALES PRICE: \$3,472.74 (LAMA)

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

CITY COUNCIL DISTRICT: 3<sup>rd</sup>

LAMA SALE PRICE: \$3,472.74

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Southwest Philadelphia District  
c/o Michael Ross

APPLICATION DATE: 02/02/2015

APPLICANT ADDRESS: 1557 North Valley Road  
Philadelphia, PA 19464

OWNER OCCUPANT: Y / NO

PROPOSED USE: Affordable housing

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

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

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

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 – September 9, 2015

PROPERTY ADDRESS: 1424 Hanson St. et al

SALES PRICE: \$3,318.90 (LAMA)

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

CITY COUNCIL DISTRICT: 3<sup>rd</sup>

LAMA SALE PRICE: \$3,318.90

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Southwest Philadelphia District  
c/o Michael Ross

APPLICATION DATE: 02/02/2015

APPLICANT ADDRESS: 1557 North Valley Road  
Philadelphia, PA 19464

OWNER OCCUPANT: Y / NO

PROPOSED USE: Affordable housing

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

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

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

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 – September 9, 2015

PROPERTY ADDRESS: 1426 Hanson St. et al

SALES PRICE: \$3,527.32 (LAMA)

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

CITY COUNCIL DISTRICT: 3<sup>rd</sup>

LAMA SALE PRICE: \$3,527.32

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Southwest Philadelphia District  
c/o Michael Ross

APPLICATION DATE: 02/02/2015

APPLICANT ADDRESS: 1557 North Valley Road  
Philadelphia, PA 19464

OWNER OCCUPANT: Y / NO

PROPOSED USE: Affordable housing

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

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

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

\_\_\_\_\_

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 – September 9, 2015

PROPERTY ADDRESS: 4251 West Girard Avenue

SALES PRICE: \$26,200.00 (Real Estate Committee)

Price for three (3) lots 4251 – 4255 W Girard Avenue

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

CITY COUNCIL DISTRICT: 3<sup>rd</sup>

LAMA SALE PRICE: \$8,617.41

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: McCLOUD TABERNACLE  
INDEPENDENT CHURCH INC. c/o Collee C Johnson McCloud

APPLICATION DATE: 03/12/2013

APPLICANT ADDRESS: 4243 West Girard Avenue  
Philadelphia, PA 19104

OWNER OCCUPANT: Y / NO

PROPOSED USE: Parking for church

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 – September 9, 2015

PROPERTY ADDRESS: 4253 West Girard Avenue

SALES PRICE: \$26,200.00 (Real Estate Committee)

Price for three (3) lots 4251 – 4255 W Girard Avenue

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

CITY COUNCIL DISTRICT: 3<sup>rd</sup>

LAMA SALE PRICE: \$15,135.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: McCLOUD TABERNACLE  
INDEPENDENT CHURCH INC. c/o Collee C Johnson McCloud

APPLICATION DATE: 03/12/2013

APPLICANT ADDRESS: 4243 West Girard Avenue  
Philadelphia, PA 19104

OWNER OCCUPANT: Y / NO

PROPOSED USE: Parking for church

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 – September 9, 2015

PROPERTY ADDRESS: 4255 West Girard Avenue

SALES PRICE: \$26,200.00 (Real Estate Committee)

Price for three (3) lots 4251 – 4255 W Girard Avenue

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

CITY COUNCIL DISTRICT: 3<sup>rd</sup>

LAMA SALE PRICE: \$7,565.26

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: McCLOUD TABERNACLE  
INDEPENDENT CHURCH INC. c/o Collee C Johnson McCloud

APPLICATION DATE: 03/12/2013

APPLICANT ADDRESS: 4243 West Girard Avenue  
Philadelphia, PA 19104

OWNER OCCUPANT: Y / NO

PROPOSED USE: Parking for church

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 – September 9, 2015

PROPERTY ADDRESS: 1903 East Huntingdon Street SALES PRICE: \$11,790.00

PROPERTY TYPE: STRUCTURE \_\_\_\_\_ LOT X CITY COUNCIL DISTRICT: 5<sup>th</sup>

LAMA SALE PRICE: \$11,790.00 APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Robert William Wetherington & Rachael D. Kerns- Wetherington, h/w

APPLICATION DATE: April 4, 2014

APPLICANT ADDRESS: 1900 East Harold Street OWNER OCCUPANT: Yes / 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? \_\_\_\_\_

S  
\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 432 Sigel Street SALES PRICE: \$21,500.00 - Competitive Bid

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

LAMA SALE PRICE: \$13,886.56 APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: 412 Sigel LLC APPLICATION DATE: 03/23/2015  
c/o Curtis & Graciela Krauss

APPLICANT ADDRESS: 112 North 2<sup>nd</sup> Street, Apt. 3D OWNER OCCUPANT: Y / NO  
Philadelphia, PA 19106

PROPOSED USE: Build single family home 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 Torrey

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 2538 South 2<sup>nd</sup> Street

SALES PRICE: \$23,000.00

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

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

LAMA SALE PRICE: \$4,796.55

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

APPLICANT NAME: 2538-2544 South Second Street, LLC APPLICATION DATE: 03/31/2015  
c/o Ravinder Singh

APPLICANT ADDRESS: 1840 Woodhaven Road  
Philadelphia, PA 19125

OWNER OCCUPANT: Y / NO

PROPOSED USE: Develop three story dwelling unit

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 Torrey



Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 1927 Manton Street

SALES PRICE: \$19,628.00

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

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

LAMA SALE PRICE: \$19,065.60

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Hayman Construction

APPLICATION DATE: August 28, 2014

APPLICANT ADDRESS: 1921 South 30<sup>th</sup> Street

OWNER OCCUPANT: Y / N

PROPOSED USE: New Construction

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

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 20

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

Grantee has support letter from Council.

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

Grantee was approved prior to adoption of disposition policy by Council January 2015.

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 1929 Manton Street

SALES PRICE: \$19,523.00

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

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

LAMA SALE PRICE: \$19,798.33

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Hayman Construction

APPLICATION DATE: August 28, 2014

APPLICANT ADDRESS: 1921 South 30<sup>th</sup> Street

OWNER OCCUPANT: Y / N

PROPOSED USE: New Construction

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

HOW MANY EXPRESSIONS OF INTEREST HAVE BEEN RECEIVED FOR THIS PROPERTY? 20

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

Grantee has support letter from City Council.

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

Grantee was approved prior to adoption of disposition policy by Council January 2015.

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 1323 North 17<sup>th</sup> Street

LAMA SALES PRICE: \$104,975.00 for all four lots

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

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

LAMA SALE PRICE: \$29,170.95

APPRAISED VALUE (if applicable): N / A

APPLICANT NAME: Leon Bobby Realty LLC  
c/o Leonard Hill

APPLICATION DATE: 08/01/2011

APPLICANT ADDRESS: 123-51 South Broad Street  
Philadelphia, PA 19107

OWNER OCCUPANT: Y / NO

PROPOSED USE: Market rate housing

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

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

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

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority  
Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 1325 North 17<sup>th</sup> Street

LAMA SALES PRICE: \$104,975.00 for all four lots

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

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

LAMA SALE PRICE: \$36,158.72

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Leon Bobby Realty LLC  
c/o Leonard Hill

APPLICATION DATE: 08/01/2011

APPLICANT ADDRESS: 123-51 South Broad Street  
Philadelphia, PA 19107

OWNER OCCUPANT: Y / NO

PROPOSED USE: Market rate housing

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

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

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

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

WHY? Council Support

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 1327 North 17<sup>th</sup> Street

LAMA SALES PRICE: \$104,975.00 for all four lots

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

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

LAMA SALE PRICE: \$35,537.14

APPRAISED VALUE (if applicable): N / A

APPLICANT NAME: Leon Bobby Realty LLC  
c/o Leonard Hill

APPLICATION DATE: 08/01/2011

APPLICANT ADDRESS: 123-51 South Broad Street  
Philadelphia, PA 19107

OWNER OCCUPANT: Y / NO

PROPOSED USE: Market rate housing

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

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

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

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

WHY? Council Support

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 1329 North 17<sup>th</sup> Street

LAMA SALES PRICE: \$104,975.00 for all four lots

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

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

LAMA SALE PRICE: \$38,602.44

APPRAISED VALUE (if applicable): N / A

APPLICANT NAME: Leon Bobby Realty LLC  
c/o Leonard Hill

APPLICATION DATE: 08/01/2011

APPLICANT ADDRESS: 123-51 South Broad Street  
Philadelphia, PA 19107

OWNER OCCUPANT: Y / NO

PROPOSED USE: Market rate housing

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

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

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

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

WHY? Council Support

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 2300 North 29<sup>th</sup> Street

SALES PRICE: \$43,000.00

Price for three (3) lots 2300 – 2304 N. 29<sup>th</sup> Street

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

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

LAMA SALE PRICE: \$16,824.64

APPRAISED VALUE (if applicable): \$43,000.00

APPLICANT NAME: Maron Faison

APPLICATION DATE: 02/26/2015

APPLICANT ADDRESS: 3025 West Norris Street  
Philadelphia, PA 19121

OWNER OCCUPANT: Y / NO

PROPOSED USE: Develop for youth employment

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

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 2302 North 29<sup>th</sup> Street

SALES PRICE: \$43,000.00

Price for three (3) lots 2300 – 2304 N. 29<sup>th</sup> Street

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

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

LAMA SALE PRICE: \$16,849.20

APPRAISED VALUE (if applicable): \$43,000.00

APPLICANT NAME: Maron Faison

APPLICATION DATE: 02/26/2015

APPLICANT ADDRESS: 3025 West Norris Street  
Philadelphia, PA 19121

OWNER OCCUPANT: Y / NO

PROPOSED USE: Develop for youth employment

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



Philadelphia Redevelopment Authority  
Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 2304 North 29<sup>th</sup> Street

SALES PRICE: \$43,000.00

Price for three (3) lots 2300 – 2304 N. 29<sup>th</sup> Street

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

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

LAMA SALE PRICE: \$29,247.48

APPRAISED VALUE (if applicable): \$43,000.00

APPLICANT NAME: Maron Faison

APPLICATION DATE: 02/26/2015

APPLICANT ADDRESS: 3025 West Norris Street  
Philadelphia, PA 19121

OWNER OCCUPANT: Y / NO

PROPOSED USE: Develop for youth employment

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

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

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

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

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

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

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

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

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

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

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

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

Grantee has a support letter from City Council.

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

Grantee was approved prior to adoption of disposition policy by Council January 2015.

Prepared by: Lynda Payton

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 2700 Federal Street

SALES PRICE: \$22,000.00

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

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

LAMA SALE PRICE: \$10,837.50

APPRAISED VALUE (if applicable): \$22,000.00

APPLICANT NAME: Germantown D&E LLC

APPLICATION DATE: July 16, 2014

C/O Edon Shlomo

APPLICANT ADDRESS: 2231 Panama Street  
Philadelphia, PA 19103

OWNER OCCUPANT: Y / NO

PROPOSED USE: Build three (3) story

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

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

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

Grantee has support letter from Council.

---

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

Grantee was approved prior to adoption of disposition policy by Council January 2015.

---

---

---

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 2708 Federal Street

SALES PRICE: \$38,000.00

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

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

LAMA SALE PRICE: \$15,406.60

APPRAISED VALUE (if applicable): \$38,000.00

APPLICANT NAME: Daniel Tartaglino

APPLICATION DATE: July 16, 2014

APPLICANT ADDRESS: 2505 Lambert Street  
Philadelphia, PA 19145

OWNER OCCUPANT: Y / NO

PROPOSED USE: Build warehouse

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

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

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

Grantee has support letter from Council.

---

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

Grantee was approved prior to adoption of disposition policy by Council January 2015.

---

---

---

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 1825 Ginnodo Street

SALES PRICE: \$37,524.00

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

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

LAMA SALE PRICE: \$37,523.52

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: MAZALTOV DEVELOPMENT LLC

APPLICATION DATE: 12/17/2010

APPLICANT ADDRESS: 836 North 3<sup>rd</sup> Street – Unit 1  
Philadelphia, PA 19123

OWNER OCCUPANT: YES / N

PROPOSED USE: Vacant lot intend to build a multi-family dwelling ESTIMATED PROJECT COST: \_\_\_\_\_

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

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

Grantee has a support letter from Council.

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / NO WHY? Grantee approved prior to adoption of

Disposition policy by Council January 2015.

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 2009 Oakford Street

SALES PRICE: \$37,645.00 for both 2009 & 2021 lots

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

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

LAMA SALE PRICE: \$18,863.00 (new price)

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Wilson Drake Development LLC

APPLICATION DATE: September 24, 2014

APPLICANT ADDRESS: 509 South 49<sup>th</sup> Street  
c/o Anthony Drake

OWNER OCCUPANT: Y / NO

PROPOSED USE: Develop residences

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

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

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

Grantee had a support letter from City Council.

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / NO WHY? Grantee was approved prior to adoption of disposition policy by Council January 2015.

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 2021 Oakford Street

SALES PRICE: \$37,645.00 for both 2009 & 2021 lots

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

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

LAMA SALE PRICE: \$18,782.00 (new price)

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Wilson Drake Development LLC  
c/o Anthony Drake

APPLICATION DATE: September 24, 2014

APPLICANT ADDRESS: 509 South 49<sup>th</sup> Street

OWNER OCCUPANT: Y / NO

PROPOSED USE: Develop residences

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

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

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

Grantee had support letter from City Council.

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / NO WHY? Grantee was approved prior to adoption of disposition policy by Council January 2015.

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 1609 West Thompson Street SALES PRICE: \$31,942.00

PROPERTY TYPE: STRUCTURE \_\_\_\_\_ LOT X CITY COUNCIL DISTRICT: 5<sup>th</sup>

LAMA SALE PRICE: \$31,942.00 APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: MAZALTOV DEVELOPMENT LLC APPLICATION DATE: 12/17/2010

APPLICANT ADDRESS: 836 North 3<sup>rd</sup> Street – Unit 1 OWNER OCCUPANT: Y / N  
Philadelphia, PA 19123

PROPOSED USE: Vacant lot intend to build a multi-family dwelling ESTIMATED PROJECT COST: \_\_\_\_\_

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

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

Grantee has a support letter from Council.

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / NO WHY? Grantee was approved prior to adoption of disposition policy by Council January 2015.

Prepared by: Carolyn Terry



Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 6132 Walnut Street

SALES PRICE: \$8,647.00 LAMA 2012

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

CITY COUNCIL DISTRICT: 3<sup>rd</sup>

LAMA SALE PRICE: \$8,647.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Terrance V. Cook

APPLICATION DATE: 10/14/2014

APPLICANT ADDRESS: 37 South Millick Street  
Philadelphia, PA 19139

OWNER OCCUPANT: Y / NO

PROPOSED USE: Rehab and occupy

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

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

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

Grantee has support letter from Council.

HAS THE PROPERTY'S PRICE BEEN REDUCED? YES / N WHY? Grantee was approved prior to adoption

of disposition policy by Council January 2015.

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 5901 North 13<sup>th</sup> Street

SALES PRICE: SALES - \$5,000.00

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

CITY COUNCIL DISTRICT: 9<sup>th</sup>

LAMA SALE PRICE: \$18,743.00

APPRAISED VALUE (if applicable): \$5,000.00

APPLICANT NAME: Dong IL Kim

APPLICATION DATE: April 15, 2014

& Kathleen Bangwhan Chung

APPLICANT ADDRESS: 6635 North 5<sup>th</sup> Street

OWNER OCCUPANT: Y/NO

PROPOSED USE: Breakfast Cafe

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

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

IF MULTIPLE EXPRESSIONS OF INTEREST WERE RECEIVED, WHY WAS THIS APPLICANT SELECTED? Current applicant has Council support. The other EOIs were incomplete and some did not have the financial capability to complete the rehabilitation. Grantee was presented to the Real Estate committee twice. Real Estate Committee recommended that we order an outside interior appraisal which was valued at \$5,000.00

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

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 920 Noth 15<sup>th</sup> Street

SALES PRICE: \$24,832.62

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

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

LAMA SALE PRICE: \$24,832.62

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: MAZALTOV DEVELOPMENT LLC

APPLICATION DATE: 06/14/2011

APPLICANT ADDRESS: 836 North 3<sup>rd</sup> Street – Unit 1  
Philadelphia, PA 19123

OWNER OCCUPANT: YES / N

PROPOSED USE: Vacant lot intend to build a multi-family dwelling ESTIMATED PROJECT COST: \_\_\_\_\_

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

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

Grantee has support letter from City Council.

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / NO WHY? Grantee was approved prior to adoption  
of disposition policy by Council January 2015.

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 922 Noth 15<sup>th</sup> Street

SALES PRICE: \$24,048.34

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

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

LAMA SALE PRICE: \$24,048.34

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: MAZALTOV DEVELOPMENT LLC

APPLICATION DATE: 06/14/2011

APPLICANT ADDRESS: 836 North 3<sup>rd</sup> Street – Unit 1  
Philadelphia, PA 19123

OWNER OCCUPANT: YES / N

PROPOSED USE: Vacant lot intend to build a multi-family dwelling ESTIMATED PROJECT COST: \_\_\_\_\_

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

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

Grantee has support letter from City Council.  
\_\_\_\_\_

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / NO WHY? Grantee was approved prior to adoption  
of disposition policy by Council January 2015.  
\_\_\_\_\_  
\_\_\_\_\_

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

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

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

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

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

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

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

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

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

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

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

Grantee has a support letter from City Council.

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

Grantee was approved prior to adoption of disposition policy by Council January 2015.

Prepared by: Lynda Payton

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

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

SALES PRICE: \$19,374.00

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

CITY COUNCIL DISTRICT: 2ND

LAMA SALE PRICE: \$19,374.00

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: JASON CUTAIAR

APPLICATION DATE: 10/27/2014

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

OWNER OCCUPANT: Y / No

PROPOSED USE: SINGLE FAMILY HOME  
NEW CONSTRUCTION

ESTIMATED PROJECT COST: N/A

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

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

Grantee has support letter from Council.

---

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

Grantee was approved prior to adoption by Council January 2015.

---

---

Prepared by: Lynda Payton

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 969 North 45<sup>th</sup> Street

SALES PRICE: \$6,978.00

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

CITY COUNCIL DISTRICT: 3<sup>rd</sup>

LAMA SALE PRICE: \$6,978.50

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: Roberta Robinson

APPLICATION DATE: 04/20/2001

APPLICANT ADDRESS: 971 North 45<sup>th</sup> Street  
Philadelphia, PA 19104

OWNER OCCUPANT: Y / NO

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 – September 9, 2015

PROPERTY ADDRESS: 1239-49 North Leithgow Street SALES PRICE: \$149,307.90

PROPERTY TYPE: STRUCTURE \_\_\_\_\_ LOT X CITY COUNCIL DISTRICT: 5<sup>th</sup>

LAMA SALE PRICE: \$149,307.90 APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: MAZALTOV DEVELOPMENT LLC APPLICATION DATE: 12/17/2010

APPLICANT ADDRESS: 836 North 3<sup>rd</sup> Street – Unit 1 OWNER OCCUPANT: YES / N  
Philadelphia, PA 19123

PROPOSED USE: Vacant lot intend to build a multi-family dwelling ESTIMATED PROJECT COST: \_\_\_\_\_

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

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

Grantee has support letter from City Council.

---

HAS THE PROPERTY'S PRICE BEEN REDUCED? Y / NO WHY? Grantee was approved prior to adoption of disposition policy by Council January 2015.

---

---

Prepared by: Carolyn Terry



Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 1306 South 21<sup>st</sup> Street

SALES PRICE: \$17,374.50 PMM

There will be a 10 year Purchase Money Mortgage (PMM) attached

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

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

LAMA SALE PRICE: \$17,374.50

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: ELU Incorporated, Jim Hickman  
Point Breeze Pharmacy

APPLICATION DATE: 11/10/2014

APPLICANT ADDRESS: 1407-11 Point Breeze Avenue  
Philadelphia, PA 19144

OWNER OCCUPANT: Y / NO

PROPOSED USE: Build health & Wellness Center

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

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

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

Grantee has support letter from City Council.

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

Approved by Real Estate Committee March 19, 2015.

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 1308 South 21<sup>st</sup> Street

SALES PRICE: \$17,047.97 PMM

There will be a 10 year Purchase Money Mortgage (PMM) attached

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

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

LAMA SALE PRICE: \$17,047.97

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: ELU Incorporated, Jim Hickman  
Point Breeze Pharmacy

APPLICATION DATE: 11/10/2014

APPLICANT ADDRESS: 1407-11 Point Breeze Avenue  
Philadelphia, PA 19144

OWNER OCCUPANT: Y / NO

PROPOSED USE: Build health & Wellness Center

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

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

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

Grantee has support letter from City Council.

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

Approved by Real Estate Committee at the March 19, 2015 meeting.

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 1310 South 21<sup>st</sup> Street

SALES PRICE: \$18,978.16 PMM

There will be a 10 year Purchase Money Mortgage (PMM) attached

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

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

LAMA SALE PRICE: \$18,978.16

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: ELU Incorporated, Jim Hickman  
Point Breeze Pharmacy

APPLICATION DATE: 11/10/2014

APPLICANT ADDRESS: 1407-11 Point Breeze Avenue  
Philadelphia, PA 19144

OWNER OCCUPANT: Y / NO

PROPOSED USE: Build health & Wellness Center

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

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

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

Grantee has support letter from City Council.

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

Approved by Real Estate Committee March 19, 2015 meeting.

Prepared by: Carolyn Terry

Philadelphia Redevelopment Authority

Vacant Property Review Committee Fact Sheet

BOARD MEETING DATE – September 9, 2015

PROPERTY ADDRESS: 1312 South 21<sup>st</sup> Street

SALES PRICE: \$20,069.94 PMM

There will be a 10 year Purchase Money Mortgage (PMM) attached

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

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

LAMA SALE PRICE: \$20,069.94

APPRAISED VALUE (if applicable): N/A

APPLICANT NAME: ELU Incorporated, Jim Hickman  
Point Breeze Pharmacy

APPLICATION DATE: 11/10/2014

APPLICANT ADDRESS: 1407-11 Point Breeze Avenue  
Philadelphia, PA 19144

OWNER OCCUPANT: Y / NO

PROPOSED USE: Build health & Wellness Center

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

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

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

Grantee has support letter from City Council.

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

WHY? \_\_\_\_\_

Approved by Real Estate Committee March 19, 2015.

Prepared by: Carolyn Terry

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

<u>ADDRESS/WARD</u>	<u>GRANTEE</u>	<u>REUSE</u>
2562 N. Corlies St. / 28 VPRC: 11/12/2013 City Council: 150447 Adopted On: 05/14/2015	Gertrude Blue 2564 North Corlies Street Philadelphia, PA 19132	Private Lot Transfer Sideyard – OLD GIFT NO MORTGAGE
3140 W. Diamond St. / 32 VPRC: 08/14/2012 City Council: 150580 Adopted On: 150580	Bianca C. Green 3140 West Diamond Street Philadelphia, PA 19121	Private Rehabilitation OLD GIFT – No Mortgage
1015 N. Leithgow St. / 05 1116 N. 4 <sup>th</sup> St. / 05 VPRC: 05/12/2015 City Council: 150580 Adopted On: 06/18/2015	Neighborhood Gardens Trust formerly Neighborhood Gardens Association, c/o Jennifer Greenberg Executive Director 100 North 20 <sup>th</sup> Street, 5 <sup>th</sup> floor Philadelphia, PA 19103-1495	Non-Profit Lot Transfer “ “ “ “
814 W. Norris St. /20 818 W. Norris St. /20 3010 W. York St. / 28 3012 W. York St. /28 3013 W. York St. /28 3014 W. York St. /28 3038 W. York St. /28 3040 W. York St. /28 1914 & 1916 N. 07 <sup>th</sup> St. / 20 VPRC: 5/12/2015 City Council: 150579 Adopted On: 06/18/2015	PHA c/o Michael Johns 3100 Penrose Ferry Road Philadelphia, PA 19145 (215) 684-4232	Public Agency Transfer “ “ “ “ “ “ “ “ “ “ “ “ “ “

**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>
2302 N. 30 <sup>th</sup> St. / 28	PHA	“
2325 N. 30 <sup>th</sup> St. / 28	c/o Michael Johns	“
2333 N. 30 <sup>th</sup> St. / 28	3100 Penrose Ferry Road	“
2341 N. 30 <sup>th</sup> St. / 28	Philadelphia, PA 19145	“
2327 N. 31 <sup>st</sup> St. / 28		“
2338 N. 31 <sup>st</sup> St. / 28		“
2340 N. 31 <sup>st</sup> St. / 28		“
2342 N. 31 <sup>st</sup> St. / 28		“
2346 N. 31 <sup>st</sup> St. / 28		“
2348 N. 31 <sup>st</sup> St. / 28		“

VPRC: 5/12/2015  
City Council: 150579  
Adopted On: 06/18/2015

**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>
1718 N. Bodine St. / 18 VPRC: 04/14/2015 City Council: 150584 Adopted On: 06/18/2015	Heather Lee Rice 1717 North 3 <sup>rd</sup> Street Philadelphia, PA 19122	Private Lot Transfer Rear yard – Mortgage \$10,319.00 LAMA value
508 E. Cambria St. /07 VPRC: 03/10/2015 City Council: 150584 Adopted On: 06/18/2015 641 E. Clearfield St. / 33 VPRC: 03/10/2015 City Council: 150584 Adopted On: 06/18/2015	Rene Navarro 510 East Cambria Street Philadelphia, PA 19134  Ms. Guillermina Santos 643 East Clearfield Street Philadelphia, PA 19134	Private Lot Transfer Side yard – Mortgage LAMA value \$1,915.00  Private Lot Transfer Sideyard – Mortgage LAMA value \$6,061.12
2731 N. Fairhill St. / 19 VPRC: 02/10/2015 City Council: 150584 Adopted On: 06/18/2015	Abigail Matos 2729 North Fairhill Street Philadelphia, PA 19133	Private Lot Transfer Sideyard – Mortgage LAMA value \$13,553.00
2722 W. George St. / 29 VPRC: 03/10/2015 City Council: 150447 Adopted On: 05/14/2015	Carolyn F. Gross & Regina J. Whitcas 2721 Poplar Street Philadelphia, PA 19130	Private Lot Transfer Rear yard – Mortgage LAMA value \$11,822.00
1901 E. Huntingdon St. / 31 VPRC: 06/10/2014 City Council: 140707 Adopted On: 09/25/2015	Robert William Wetherington & Rachael D. Kerns-Wetherington, h/w 1900 East Harold Street Philadelphia, PA 19125	Private Lot Transfer Sideyard – Mortgage LAMA value \$16,664.00 Mortgage \$15,000 + 1,664.00 equity

**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>
2829 N. Marvine St. / 37 VPRC: 03/10/2015 City Council: 150447 Adopted On: 05/14/2015	Diane C. Williams 2831 North Marvine Street Philadelphia, PA 19133	Private Lot Transfer Sideyard – Mortgage LAMA value \$4,357.60
423 W. Ontario St. / 19 VPRC: 03/10/2015 City Council: 150584 Adopted On: 06/18/2015	Alexis Santiago Rivera & Yashira Yasmin Casanova 425 West Ontario Street Philadelphia, PA 19140	Private Lot Transfer Sideyard – Mortgage LAMA value \$2,069.19



**FAIR MARKET VALUE AS DETERMINED BY LAMA**  
**With A TEN YEAR PURCHASE MONEY MORTGAGE DISPOSITIONS**  
**FACT SHEET**

<b><u>ADDRESS/WARD</u></b>	<b><u>GRANTEE</u></b>	<b><u>REUSE</u></b>
1306 S. 21 <sup>st</sup> St. / 36	Point Breeze Pharmacy ELU Incorporated	Private Lot Transfer
1308 S. 21 <sup>st</sup> St. / 36	c/o Dr. Eleni Beyene, Pharmacy Manager	“ “ “
1310 S. 21 <sup>st</sup> St. / 36	James Hickman, Managing Director	“ “ “
1312 S. 21 <sup>st</sup> St. / 36	1407-11 Point Breeze Avenue	“ “ “
VPRC: 11/18/2014	Philadelphia, PA 19131	
City Council: 150294		
Adopted On: 04/16/2015		

**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>
2113 E. Dakota St. / 31 VPRC: 04/14/2015 City Council: 150479 Adopted On: 05/21/2015	SorenBeck Properties, LLC c/o Bobo Brendan Beck 4817 East Howell Street Philadelphia, PA 19135	\$14,000.00 (Appraisal)	Private Lot Transfer
1321 S. Dorrance St. / 36 1248 S. 20 <sup>th</sup> St. / 36 VPRC: 11/18/2014 City Council: 150021 Adopted On: 01/29/2015	Distinguished Properties, LP c/o Sanjiv K. Jain 7715 Crittenden Street Philadelphia, PA 19119	\$12,948.00 (LAMA) \$16,539.00 (LAMA)	Private Lot Transfer “ “
1914 Ellsworth St. / 36 1927 Manton St. / 36 1929 Manton St. / 36 VPRC: 10/14/2014 City Council: 140840 Adopted On: 10/30/2014	Hayman Construction, LLC c/o Tremelle Hayman 1921 South 30 <sup>th</sup> Street Philadelphia, PA 19146	\$31,337.00 (LAMA 2012) \$19,628.00 (LAMA 2012) \$19,523.00 (LAMA 2012)	Private Lot Transfer “ “ “ “
1430 S. Fallon St. / 27 1432 S. Fallon St. / 27 1232 S. Hanson St. / 27 1418 Hanson St. / 27 1420 Hanson St. / 27 1422 Hanson St. / 27 1424 Hanson St. / 27 1426 Hanson St. / 27 VPRC: 02/10/2015 City Council: 150517 Adopted On: 06/04/2015	Southwest Philadelphia District Services c/o Michael Ross 1557 North Valley Road Philadelphia, PA 19464	\$3,873.53 (LAMA) \$3,844.62 (LAMA) \$4,027.52 (LAMA) \$3,396.60 (LAMA) \$3,428.04 (LAMA) \$3,472.74 (LAMA) \$3,318.90 (LAMA) \$3,527.32 (LAMA)	Private Lot Transfer “ “ “ “ “ “ “ “ “ “ “ “ “ “

**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>
2700 Federal St. / 36 VPRC: 04/14/2015 City Council: 150582 Adopted On: 06/18/2015	Germantown D&E LLC c/o Edon Shlomo 2231 Panama Street Philadelphia, PA 19103	\$22,000.00 (Appraisal)	Private Rehabilitation
2708 Federal St. / 36 VPRC: 04/14/2015 City Council: 150582 Adopted On: 06/18/2015	Daniel Tartaglino 2505 Lambert Street Philadelphia, PA 19145	\$38,000.00 (Appraisal)	Private Lot Transfer
1825 Ginnodo St. / 47 1609 W. Thompson St. / 47 VPRC: 02/08/2011 City Council: 110541 Adopted On: 06/23/2011	MAZALTOV DEVELOPMENT LLC c/o Gary Murray 7740 Michener Avenue Philadelphia, PA 19150	\$37,524.00 (LAMA) \$31,942.00 (LAMA)	Private Rehabilitation Commercial Rehabilitation
4251 W. Girard Ave. / 06 4253 W. Girard Ave. / 06 4255 W. Girard Ave. / 06 VPRC: 12/09/2014 City Council: 150575 Adopted On: 06/18/2015	McCloud Tabernacle Independent Church Inc. c/o Collee C Johnson-McCloud 4243 West Girard Avenue Philadelphia, PA 19104	\$26,200.00 (Real Estate Committee) for all three lots	Private Lot Transfer " " Parking for church
1231 S. Hanson St. / 27 VPRC: 04/14/2015 City Council: 150517 Adopted On: 06/04/2015	Southwest Philadelphia District Services c/o Michael Ross 1557 North Valley Road Philadelphia, PA 19464	\$2,239.95 (LAMA)	Private Lot Transfer

**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>
1239 N. Leithgow St. / 18	MAZALTOV Development, LLC	\$149,307.90	Private Lot Transfer
1241 N. Leithgow St. / 18	c/o Gary Murray	for all six (6) lots	“ “
1243 N. Leithgow St. / 18	7740 Michener Avenue	1239 – 1249 N. Leithgow St.	“ “
1245 N. Leithgow St. / 18	Philadelphia, PA 19150		“ “
1247 N. Leithgow St. / 18			“ “
1249 N. Leithgow St. / 18			“ “
VPRC: 07/09/2013			
City Council: 140061			
Adopted On: 02/06/2014			
2009 Oakford St. / 36	Wilson Drake Development, LLC	\$18,863.00 (LAMA)	Private Lot Transfer
2021 Oakford St. / 36	c/o Anthony Drake	\$18,782.00 (LAMA)	“ “
VPRC: 11/18/2014	509 South 49 <sup>th</sup> Street		Develop
City Council: 150151	Philadelphia, PA 19143		
Adopted On: 03/05/2015			
432 Sigel St. / 01	412 Sigel LLC	\$21,500.00 (Competitive Bid)	Private Rehabilitation
VPRC: 04/14/2015	c/o Curtis Krauss		Develop affordable housing
City Council: 150479	112 North 2 <sup>nd</sup> Street		
Adopted On: 05/21/2015	Philadelphia, PA 19106		
6132 Walnut St. / 03	Terrance V. Cook	\$8,647.00 (LAMA 2012)	Private Rehabilitation
VPRC: 11/18/2014	37 South Millick Street		Rehab & Occupy
City Council: 150477	Philadelphia, PA 19139		
Adopted On: 05/21/2015			
2538 S. 2 <sup>nd</sup> St. / 39	2538-2544 South Second Street, LLC	\$23,000.00 (Appraisal)	Private Lot Transfer
VPRC: 04/14/2015	c/o Ravinder Singh		Develop three story
City Council: 150598	1840 Woodhaven Road		dwelling unit
Adopted On: 06/18/2015	Philadelphia, PA 19125		

**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>
5901 N. 13 <sup>th</sup> St. / 49 VPRC: 01/13/2015 City Council: 150202 Adopted On: 03/19/2015	Dong IL Kim & Kathleen Bangwhan Chung 6635 North 5 <sup>th</sup> Street Philadelphia, PA 19126	\$5,000.00 (Appraisal)	Private Rehabilitation
920 N. 15 <sup>th</sup> St. / 47 922 N. 15 <sup>th</sup> St. / 47 VPRC: 06/14/2011 City Council: 120787 Adopted On: 10/11/2012	MAZALTOV Developments, LLC c/o Gary Murray 7740 Michener Avenue Philadelphia, PA 19140	\$24,832.62 (LAMA) \$24,048.34 (LAMA)	Private Lot Transfer “ “ “ “
1323 N. 17 <sup>th</sup> St. / 47 1325 N. 17 <sup>th</sup> St. / 47 1327 N. 17 <sup>th</sup> St. / 47 1329 N. 17 <sup>th</sup> St. / 47 VPRC: 9/13/2011 City Council: 110746 Adopted On: 10/27/2011	Leon Bobby Realty LLC c/o Leonard Hill 123-51 South Broad Street Philadelphia, PA 19107-4530	\$104,975.00 (LAMA) for all four (4) lots “ “ “ “	Private Lot Transfer “ “ “ “ “ “
1130 S. 24 <sup>th</sup> St. / 36 VPRC: 11/18/2014 City Council: 150021 Adopted On: 01/29/2015	Jason M. Cutaiar 1701 Reed Street Philadelphia, PA 19146	\$19,374.00 (LAMA)	Private Lot Transfer
2300 N. 29 <sup>th</sup> St. / 28 2302 N. 29 <sup>th</sup> St. / 28 2304 N. 29 <sup>th</sup> St. / 28 VPRC: 05/12/2015 City Council: 150578 Adopted On: 06/18/2015	Maron Faison 3025 West Norris Street Philadelphia, PA 19121	\$43,000.00 (Appraisal) for all three (3) lots	Private Lot Transfer “ “ “ “

**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>
969 N. 45 <sup>th</sup> St. / 06 VPRC: 04/14/2015 City Council: 150477 Adopted On: 05/21/2015	Roberta Robinson 971 North 45 <sup>th</sup> Street Philadelphia, PA 19104	\$6,978.00 (LAMA)	Private Lot Transfer owns 971 & 975 N. 45 <sup>th</sup> St.



**BOARD FACTSHEET**  
Meeting of September 9, 2015  
Bond Defeasance  
PHIL Program

---

**Request:**

Authorization for officers of the Authority to take the specific actions necessary for the defeasance of the Philadelphia Home Improvement Loan (PHIL) Bond Program.

**Background:**

Pursuant to Resolution #2015-73 adopted July 8, 2015 the Authority authorized the defeasance of the indenture and redemption of all bonds related to the PHIL Program.

Proposed Resolution is attached.

**RESOLUTION NO.****RESOLUTION AUTHORIZING THE DEFEASANCE OF RESIDENTIAL MORTGAGE LOAN REVENUE BONDS OF THE PHILADELPHIA REDEVELOPMENT AUTHORITY (FORMERLY THE REDEVELOPMENT AUTHORITY OF THE CITY OF PHILADELPHIA) AND THE SALE OR DISPOSITION OF THE ASSETS REMAINING UNDER THE INDENTURE FOLLOWING THE DEFEASANCE**

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

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

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

**WHEREAS**, the City is authorized by the Pennsylvania Redevelopment Cooperation Law, Act No. 383 of the General Assembly of the Commonwealth approved May 24, 1945 (P.L. 982), as amended and supplemented (the “Redevelopment Cooperation Law”) to enter into agreements with the Authority respecting action to be taken by the City pursuant to any of the powers granted by the Redevelopment Cooperation Law; to make such appropriations to the Authority as are deemed necessary to assist the Authority in carrying out its public purposes; and to designate the Authority as the City’s agent within the Authority’s field of operation to perform any specified activity or to administer any specified program which the City is authorized by law to do in furtherance of the public purposes specified in the Authority Law, including, without limitation, redevelopment, renewal, rehabilitation, housing, conservation, urban beautification or comprehensive programs for the development of entire sections or neighborhoods; and



**WHEREAS**, the Authority has entered into Note Purchase Agreements and Collateralized Note Purchase Agreements, including extensions thereto (the Note Purchase Agreements”) with certain lending institutions by which the Authority has purchased and agrees to purchase from such lending institutions certain home improvement loan notes (the “Home Improvement Loan Notes”) evidencing certain home improvement loans (the “Home Improvement Loans”) to rehabilitate residential housing in the City (the “Program”); and

**WHEREAS**, the Authority has expanded the Program to permit bond proceeds and other monies available to the Authority and deposited with the Trustee to be used to purchase certain mortgage-backed certificates (the “Mortgage Certificates”), the timely payment of principal of, and interest on, which is guaranteed by Fannie Mae, FHLMC and GNMA which are backed by Home Improvement Loans originated and serviced pursuant to several Origination, Sale and Servicing Agreements (“Origination Agreements”) by and among certain lending institutions acting as originators and servicers of Home Improvement Loans and the Authority; and

**WHEREAS**, the Program has been adopted as a “project” to prevent and eliminate slums and blight, to provide healthful homes and a decent living environment for residents of the City and to stimulate private and public investment in housing, all valid public purposes under the Authority Law; and

**WHEREAS**, in order to finance the Program, the Authority has previously issued its Residential Mortgage Loan Revenue Bonds under the terms of a First Amended and Restated Indenture Securing Residential Mortgage Loan Revenue Bonds (the “Indenture”), dated as of December 1, 2006, by and between the Philadelphia Redevelopment Authority and The Bank of New York Mellon Trust Company, N.A., of which its 2002 Series A-1 Bonds, 2002 Series A-2 Bonds, 2002 Series B Bonds and 2006 Series A/B Bonds are currently outstanding (the “Outstanding Bonds”); and

**WHEREAS**, the Authority has determined to cease the financing of the Home Improvement Loan Notes and the Mortgage Certificates and to redeem the Outstanding Bonds from cash available for such purposes (including, potentially, the sale or disposition of the Mortgage Certificates or other available assets) in the funds and accounts under the Indenture and to defease the Indenture upon the redemption of the Outstanding Bonds; and

**WHEREAS**, the Board passed Resolution No. 2015-73 on July 8, 2015 authorizing the redemption of all residential mortgage loan revenue bonds of the Authority and the sale of the Authority’s residential mortgage loans; and

**WHEREAS**, the defeasance of the Indenture is expected to enable the release of the assets held under the Indenture provided, however, that certain amounts may only be transferred to or at the direction of the City.

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

1. Capitalized Terms used herein not defined herein shall have the meanings ascribed to them in the Indenture.

2. The Authority hereby determines that the monies currently held in the funds and accounts established under the Indenture for the purposes of financing the Program will not be used to finance the purchase of Home Improvement Loan Notes or the purchase of Mortgage Certificates.

3. The Authority hereby authorizes and directs the special redemption of the Bonds on the earliest practicable redemption date. The officers of the Authority are hereby authorized to cause notice of special redemption to be given in accordance with the terms of the Bonds, to authorize and direct the sale or other disposition of the Home Improvement Loan Notes and/or Mortgage Certificates, in accordance with the terms of the Indenture, and to take such other action and execute such other documents as shall be necessary or desirable to effect the redemption of the Bonds.

4. The Authority further hereby authorizes upon the execution and delivery of the Officers Certificate required pursuant to Section 13.01 of the Indenture, following the redemption of the Bonds, the defeasance of the Indenture and the release of assets held thereunder and the transfer of some or all of said assets subject to execution and entering into of a custodial agreement with respect to the maintenance of the assets under the Indenture, which are not otherwise disposed of in accordance with the Indenture.

5. The Executive Director, with the advice of General Counsel, is hereby authorized and directed to execute and deliver such other documents and instruments necessary or expedient under the Indenture or Pool Purchase Agreement or other agreements governing or related to the Program, and to take such other action as may be necessary or appropriate in order to effectuate the purposes of this Resolution, and the disposition of any funds or assets held by the Trustee in connection with the Indenture or otherwise, including the execution of one or more Officers Certificates in accordance with Article XIII of the Indenture, and to do and cause any and all things necessary or proper for the execution or carrying out of this Resolution.

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

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