

PHILADELPHIA REDEVELOPMENT AUTHORITY

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

**BOARD MEETING
WEDNESDAY, NOVEMBER 18, 2015**

Open Session – 4:00 P.M.

A G E N D A

APPROVAL OF BOARD MINUTES

- (a) Meeting of October 14, 2015
- (b) Special Meeting of October 30, 2015

I. ADMINISTRATIVE

Page

- (a) **Amending the Defined Benefit Retirement Plan to Allow Withholding of Medical Premiums** (1)
- (b) Gallery Mall Redevelopment Project **Grant Agreement with the City of Philadelphia and Professional Services Contract with Hill International, Inc.** (3)
- (c) PHIL Program **Fineman Krekstein & Harris, P.C. Amendment to Legal Services Contract** (7)
- (d) People for People, Inc. **NEWCO, LLC Approval of Commercial Loan** (9)

II. DEVELOPMENT

- (a) 45th & Sansom Urban Renewal Area **4644 South L.P. 46 S. 44th Street Selection of Redeveloper** (12)
- (b) Mantua Urban Renewal Area **Nicholas Coombs 3741 Aspen Street Selection of Redeveloper & Self-Amortizing Loan** (17)

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- (c) Urban Renewal Area (22)
Sansom Street Development, LP
4611, 4612-4620, 4613, 4619 and 4621 Sansom Street
125, 127-29 and 133-135 S. 46th Street
Modification to Resolution No. 2015-71
- (d) Model Cities Urban Renewal Area (27)
Norris Square Neighborhood Project, Inc.,
Non-Profit Corporation
2238, 2256, 2260-2262 & 2261 N. Palethorp Street
2203 and 2253-61 N. 2nd Street
Selection of Redeveloper & Self Amortizing Loan
- (e) 4300-12 & 4314-26 Ridge Avenue (34)
CRP/GO Ridge Flats Owner, L.L.C.
Amendatory Agreement
- (f) Model Cities Urban Renewal Area (58)
The Pointe Mid-Rise, LLC
1901-05, 1917-21, 1929-35 and 1939-49 Ridge Avenue,
1909-13 W. Thompson and 1248, 1300, 1301-1303,
1306-1310 and 1316-1318 N. 19th Street
Selection of Redeveloper

III. HOUSING FINANCE / NSP

- (a) Tasker Village Energy Improvements (65)
Diversified Community Services, Inc.
1508-1548 S. 16th Street
Approval of Housing Trust Fund Grant
- (b) Mt. Vernon Manor Phase II (76)
Mt. Vernon Manor II, LP
3202 Mantua Avenue and
620 N. 34th Street
Non-Recourse Construction/Permanent Loan Agreement

IV. REAL ESTATE

- Vacant Property Review Committee (95)
Conveyance of Properties

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V. ADD ON ITEM	Page
Bartram's Garden John Bartram Association 54th & Lindbergh Boulevard Modification of Certain Terms of Resolution No. 2015-42 to Increase the NTI Grant Funding	(1)
Filbert Street Lighting Project Filbert Street between 12th & 11th Streets Amendment to Resolution No. 2015-113 Name Change to Pennsylvania Convention Center Authority	

PHILADELPHIA REDEVELOPMENT AUTHORITY

BOARD MEETING MINUTES

A meeting of the Board of Directors of the Philadelphia Redevelopment Authority was held on Wednesday, October 14, 2015, commencing at 4:00 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, Treasurer; Jennifer Rodriguez, Vice Chairman; and Alan Greenberger, 2nd Vice Chair.

The following members of the Authority staff were present: Brian Abernathy, Ryan D. Harmon, Esquire, David Thomas, Tania Nikolic, Peilin Chen, Bob LaBrum, Jessie Lawrence, Susan Callanen, Mary Fogg and Elizabeth Bonaccorso.

Also in attendance: Jihad Ali, Guardian Civic, 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 September 9, 2015.

Upon motion made and duly seconded, the minutes of September 9, 2015 were approved.



ADMINISTRATIV

Mr. Thomas presented "Item I (a) – NTI Grant Funding for Filbert Street Lighting Project" in substance consistent with the fact sheet attached hereto.

Additional Comment and Discussion

Mr. Cuorato asked if the Convention Center is responsible for maintenance of the exterior of the building. Mr. Thomas replied that the Convention Center is responsible for maintenance, including painting.

Mr. Dubow asked if the Authority has any responsibility for maintenance. Mr. Thomas responded no.

Mr. Greenberger inquired as to whether lead paint was used in the painting of the underside of the overpass. Mr. Thomas replied that he doesn't believe so and that the area has been repainted often. Notwithstanding, Mr. Thomas did state that there is a painted area currently covered by netting. This area potentially contains lead paint. Mr. Thomas stated that he would bring this issue up prior to the start of the project.

Ms. Rodriguez abstained because of a potential conflict of interest.

Board Action

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

RESOLUTION NO. 2015-113

RESOLUTION AUTHORIZING APPROVAL OF A NEIGHBORHOOD TRANSFORMATION INITIATIVE GRANT IN THE AMOUNT OF \$300,000 TO HEADHOUSE RETAIL ASSOCIATES, L.P., TO FUND THE INSTALLATION OF LIGHTING ALONG FILBERT STREET

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 Three Hundred Thousand Dollars (\$300,000) to HeadHouse Retail Associates, L.P., to fund the installation of lighting along Filbert Street.

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

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

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

One (1) abstention: Ms. Rodriguez



Mr. LaBrum presented "Item I (b) – Environmental Remediation Service Contract and Approval of NTI funds" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Ali joined the meeting already in progress and asked if this action was in any way related to the PHA Sharswood/Blumberg project. Mr. Cuorato responded no.

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. 2015-114

RESOLUTION AUTHORIZING APPROVAL OF A NTI FUNDS IN THE AMOUNT UP TO \$300,000 FOR A PROFESSIONAL SERVICES CONTRACT WITH BRIGHTFIELDS, INC., FOR ENVIRONMENTAL REMEDIATION WORK, INCLUDING SOIL REMOVAL AND SITE RESTORATION, TO THE PROPERTY LOCATED AT 2224-2238 N. 10TH STREET IN THE MODEL CITIES URBAN RENEWAL AREA

WHEREAS, the Authority issued a Request for Proposals ("RFP") seeking responses from environmental contractors for environmental remediation work, including soil removal and site restoration of 2224-2238 N. 10th Street in the Model Cities Urban Renewal Area (the "Property"); and

WHEREAS, the Authority has agreed, subject to Board approval, to contract for environmental remediation work services at the Property in the amount of up to Three Hundred Thousand Dollars (\$300,000); and

WHEREAS, the remediation will be funded with Neighborhood Transformation Initiative ("NTI") Qualified Revenue Bond ("QRB") funding and will further the public purposes of the City by assisting in future redevelopment of this area in support of the Choice Neighborhood Program.

NOW, THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority that authorization is hereby given to enter into a Professional Services Contract in an amount not to exceed Three Hundred Thousand Dollars (\$300,000) with Brightfields, Inc., for environmental remediation work, including soil removal and site restoration, at 2224-2238 N. 10th Street, which will be funded with Neighborhood Transformation Initiative ("NTI") Qualified Revenue Bond ("QRB") funding.

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 for Water Main Repair at 1650 N. 33rd Street" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Ms. Rodriguez asked if \$50,000 is enough to cover the materials and expenses for the water main repair. Ms. Chen replied yes. Ms. Chen stated that City staff would replace the damaged pipes.

Mr. Dubow asked about the costs associated with the materials and the opening of the sinkhole. Ms. Chen responded the materials being used would consist of new piping, crane rental and a support system along with use of crane operator. The support system is required to prevent the sinkhole from further collapsing.

Mr. Dubow asked how the site will appear upon completion of the project. Ms. Chen stated that the dirt and grass would be replaced and it would look like it did prior to the water main break.

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. 2015-115

RESOLUTION AUTHORIZING APPROVAL OF A NEIGHBORHOOD TRANSFORMATION INITIATIVE GRANT NOT TO EXCEED \$50,000 TO CITY OF PHILADELPHIA PARKS AND RECREATION TO FUND THE REPAIR OF A DAMAGED WATER MAIN AT 1650 N. 33RD STREET

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby given to approve a Neighborhood Transformation Initiative grant not to exceed Fifty Thousand Dollars (\$50,000) to City of Philadelphia Parks and Recreation to fund the repair of a damaged water main at 1650 N. 33rd Street.

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

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

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



DEVELOPMENT

Mr. Lawrence presented "Item II (a) – Conveyance of Properties to City of Philadelphia" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Greenberger asked if the entire garden is owned by the Authority. Mr. Lawrence responded that while the Authority owns most of the block, the Philadelphia Housing Authority owns some of the parcels as well. Mr. Lawrence stated that properties would be owned by Public Property; however, Parks and Recreation would oversee the maintenance.

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. 2015-116

RESOLUTION AUTHORIZING THE CONVEYANCE OF 1800-32 NORTH STREET, 1805 WALLACE STREET, 1827-29 WALLACE STREET AND 1833 WALLACE STREET TO THE CITY OF PHILADELPHIA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is given for the conveyance of 1800-32 North Street, 1805 Wallace Street, 1827-29 Wallace Street and 1833 Wallace Street to the City of Philadelphia for the nominal price of Four Dollars (\$4.00); further authorizing the execution, delivery, and recording of any documentation necessary or desirable in order to complete the sale and settlement for the properties in form and substance acceptable to Authority's counsel.

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

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



Mr. Lawrence presented "Item II (b) – Amendatory Agreement with Frankford Stacks, LP" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Greenberger asked if the redeveloper is building nineteen (19) separate units on the parcel. Mr. Lawrence replied that they are not separate units; rather, the units would be stacked to fit on the parcels.

Ms. Rodriguez asked if staff has the past performance history of redeveloper with respect to MBE/WBE. Mr. Lawrence responded that the redeveloper's most recent project was Urban Roots. Mr. Lawrence stated that the redeveloper is very familiar with the EOP process.

Mr. Ali asked when the original Economic Opportunity Plan ("EOP") was executed. Mr. Lawrence responded February 24, 2014.

Mr. Ali stated the EOP for this project was submitted over a year ago, and City Council adopted new legislation regarding EOP's in 2015, per Code Section 17-1603. Mr. Ali requested that the Board enforce the updated EOP guidelines. Mr. Cuorato replied today's action by the Board simply extends the construction completion deadline to October 31, 2017.

Mr. Abernathy stated that the Authority already entered into the redevelopment agreement and that this action was simply extending the completion date under the redevelopment agreement. As such, there is no need for a new EOP.

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. 2015-117

RESOLUTION AUTHORIZING THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH FRANKFORD STACKS, LP, REGARDING 2012-2018 FRANKFORD AVENUE, NEW KENSINGTON-FISHTOWN

REDEVELOPMENT AREA, NEW KENSINGTON-FISHTOWN URBAN RENEWAL AREA

WHEREAS, Pursuant to Resolution No. 2014-12, adopted February 12, 2014, Frankford Stacks, LP ("Redeveloper") was approved as redeveloper of 2012-2018 Frankford Avenue (the "Property");

WHEREAS, Redeveloper and the Authority executed a Redevelopment Agreement dated January 31, 2014 ("Redevelopment Agreement") for the Property;

WHEREAS, the Redevelopment Agreement provides that the Redeveloper must complete construction by December 27, 2015;

WHEREAS, the Redeveloper has requested an extension of time to complete construction to October 31, 2017; and

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

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that the Authority is authorized to enter into a First Amendment to Redevelopment Agreement for 2012-2018 Frankford Avenue with Frankford Stacks, LP, extending the construction completion date from December 27, 2015 to October 31, 2017.

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 (c) – Assignment of Development Rights & Approval of Restated Redevelopment Agreement with 412 Sigel LLC" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Cuorato asked if this was a title issue. Ms. Nikolic responded yes.

Mr. Harmon informed the Board that the original owner sold the property without the Authority's permission and that there were deed restrictions for this parcel. The new owner has agreed to undertake certain development obligations and agreed to enter into a new redevelopment agreement.

Mr. Dubow stated that, according to the "Sources and Uses of Funds" sheet, the uses are higher than the sources for this project. Mr. Ali inquired as to the same apparent discrepancy. Mr. Lawrence replied that the property has already been purchased and that the "Uses" should not reflect the acquisition costs. Mr. Cuorato responded that the purchase price and closing costs were included when they should not have been. Mr. Cuorato reiterated that the developer has enough funding to develop the property.

Board Action

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

RESOLUTION NO. 2015-118

RESOLUTION APPROVING AN ASSIGNMENT AGREEMENT AND AN AMENDED AND RESTATED REDEVELOPMENT AGREEMENT FOR 433 W. SIGEL STREET

WHEREAS, the Redevelopment Authority acquired 433 W. Sigel Street (the "Assigned Parcel") through citywide condemnation in in June, 1985, by Resolution No. 12,701, from Manzurul Huq (the "Assignor").

WHEREAS, the Assigned Parcel was revested back to the Assignor subject to a Deed (the "Deed") dated August 22, 1994, and recorded in the Philadelphia Department of Records as Document #46618670, which required the Assignor to rehabilitate the Assigned Parcel.

WHEREAS, the Assignor sold the Assigned Parcel to 412 Sigel LLC (the "Assignee") on March 24, 2015, who recorded the deed in recorded in the Philadelphia Department of Records as Document #52896547.

NOW THEREFORE BE IT RESOLVED, that:

1. 412 Sigel LLC is approved as Assignee of the Assigned Parcel.
2. The Assignee possesses the qualifications and financial resources to develop the Assigned Parcel in accordance with the Amended and Restated Redevelopment Agreement.
3. The Authority shall enter into (i) an Assignment Agreement with Redeveloper and Assignee, and (ii) an Amended and Restated Redevelopment Agreement with Redeveloper, and shall prepare, execute and deliver any documentation deemed necessary or desirable in

order to carry out the foregoing under terms acceptable to the Executive Director and in a form acceptable General Counsel.

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

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



Mr. Lawrence presented "Item II (d) – Amendatory Agreement with 1001 Vine Street, LP" in substance consistent with the attached Fact Sheet hereto.

Additional Comments and Discussion

Ms. Rodriguez asked if Chinatown CDC is affiliated with this project. Mr. Lawrence replied yes.

Board Action

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

RESOLUTION NO. 2015-119

RESOLUTION AUTHORIZING THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH 1001 VINE STREET, LP, REGARDING THE PROPERTIES LOCATED AT 1001-1011 VINE STREET AND 314 N. 10TH STREET LOCATED IN THE CENTER CITY REDEVELOPMENT AREA, FRANKLIN URBAN RENEWAL AREA

WHEREAS, Pursuant to Resolution No. 2014-103, adopted November 12, 2014, 1001 Vine Street, LP (Redeveloper) was approved as Redeveloper of 1001-1011 Vine Street and 314 N 10th Street;

WHEREAS, Redeveloper and the Authority executed a Redevelopment Agreement dated November 24, 2014 ("Redevelopment Agreement") for this property;

WHEREAS, the Redevelopment Agreement provides that the Redeveloper must take title to the property by September 1, 2015, commence construction by December 1, 2015, and complete construction by December 1, 2017;

WHEREAS, the Redeveloper has requested an extension of time to take title to the property to March 31, 2016, and a corresponding extension of the commencement and completion dates; and

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

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that the Authority is authorized to enter into a First Amendment to Redevelopment Agreement with 1001 Vine Street, LP, to provide that:

1. The time for conveyance of title to 1001-1011 Vine Street and 314 N 10th Street shall be extended from September 1, 2015 to March 30, 2016.
2. The time for commencement of construction as stated in paragraph 4.5 of the Redevelopment Agreement shall be extended from December 1, 2015 to July 1, 2016.
3. The time for completion of improvements as stated in paragraph 4.5 of the Redevelopment Agreement shall be extended from December 1, 2017 to July 1, 2018.

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. Callanen presented "Item II (e) – Selection of Redeveloper, Franklin Wealth, Inc." in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Ali asked why the sources were greater than the uses on the "Sources and Uses of Funds" sheet. Ms. Callanen responded that the developer incorrectly listed total amount of its cash assets and that the developer would actually only use a portion of those assets.

Mr. Ali asked who completes the "Sources and Uses of Funds" sheet. Ms. Callanen replied the developer completes this form.

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. 2015-120

RESOLUTION SELECTING FRANKLIN WEALTH, INC. AS REDEVELOPER OF 2460 SEPVIVA STREET LOCATED IN THE NEW KENSINGTON-FISHTOWN REDEVELOPMENT AREA, NEW KENSINGTON-FISHTOWN URBAN REVEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Franklin Wealth, Inc. is hereby selected as Redeveloper of 2460 Sepviva 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 Eight Thousand Five Hundred Dollars (\$38,500.00); 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.



Ms. Callanen presented "Item II (f) – Selection of Redeveloper, 2056 E. Sergeant Street, LLC" in substance consistent with attached fact sheet hereto.

Additional Comments and Discussion

Mr. Cuorato stated that the "Sources and Uses of Funds" sheet indicates that the Valley Green financing was not committed. Mr. Cuorato further stated that the figures were not legible. Ms. Rodriguez stated that the forms need to be completed correctly and figures need to add up.

Ms. Callanen informed the Board that, in the past, the developer has submitted various documents such as line of credit, term sheets or bank account information.

Mr. Greenberger requested that staff clarify the sources and uses and provide this information to the Board. Ms. Callanen replied that she would contact the developer to confirm financing and forward the documentation to the Board.

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. 2015-121

RESOLUTION SELECTING 2056 E. SERGEANT STREET, LLC AS REDEVELOPER OF 2056 E. SERGEANT STREET LOCATED IN THE NEW KENSINGTON-FISHTOWN REDEVELOPMENT AREA, NEW KENSINGTON-FISHTOWN URBAN REVEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that 2056 E. Sergeant Street, LLC is hereby selected as Redeveloper of 2056 E. Sergeant 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 Fifty Five Thousand Dollars (\$55,000.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

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

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



REAL ESTATE

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

Board Action

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

RESOLUTION NO. 2015-122

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>
165 West Cumberland Street	Norris Square Civic Association / Norris Square Community Alliance
1941 Fernon Street	Urban Roots
2503 North Hancock Street	Norris Square Civic Association /
2505 North Hancock Street	Norris Square Community Alliance
2509 North Hancock Street	Norris Square Civic Association /
2511 North Hancock Street	Norris Square Civic Association / Norris Square Community Alliance
1911 North Philip Street	Victoria Serrano
5112 Willows Avenue	Valerie Bard
2207 North 10 th Street	Isabelle Bishop

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>
4234 Lancaster Avenue	ICPIC New Africa Center CDC	\$12,434.48 (LAMA)
4236 Lancaster Avenue	Islamic Cultural Preservation &	\$13,036.80 (LAMA)
4238 Lancaster Avenue	Information Council, New Africa	\$12,107.89 (LAMA)
4240 Lancaster Avenue	Center, CDC (same for all 4 properties)	\$10,665.72 (LAMA)
2568 North Myrtlewood Street	Sandra Y. Harrell	\$ 8,255.00 (LAMA)
529 West Venango Street	Antonio Cuevas	\$15,000.00 (LAMA) Mortgage + \$1,779.00 Equity PMM

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>
2542 North Douglas Street	Troy Delancey Scott & Leslie E. Williams	\$13,000.00 (Appraisal)
2947 North Orianna Street	Reinaldo Torres & Dalila Mendez	\$ 2,009.76 (LAMA)
2955 North 8 th Street	Eena Maria Amparo	\$11,215.00 (Appraisal)
5901 North 13 th Street	Dong IL Kim	\$ 5,000.00 (Appraisal)

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

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

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



OLD BUSINESS

Mr. Cuorato inquired if there was any old business for the Board. Mr. Ali requested to address the Board about the Economic Opportunity Plan ("EOP") and new City guidelines. Mr. Ali stated that Mr. Greenberger previously indicated that he was going to follow-up with his staff about Mr. Ali's concerns raised at a prior meeting.

Mr. Ali stated that City Council adopted a new EOP law under Code Section 17-1603.

Mr. Ali informed the Board that he reviewed the City Council meeting transcript from June with regards to PHA Sharswood/Blumberg project. Mr. Ali asked the Board if any update has been given to them recently by staff. Mr. Abernathy responded that staff has not presented an update to the Board. Mr. Abernathy stated that staff recently filed two (2) Declaration of Takings for the PHA Sharswood/Blumberg project.

Mr. Abernathy stated that the Authority is condemning properties on behalf of PHA. These properties are not coming into the Authority's inventory.

Mr. Ali asked if the Authority is the relocation agent. Mr. Abernathy replied that staff is overseeing the relocation process.

Mr. Ali informed the Board that the community has concerns regarding this project and an upcoming meeting will be taking place at 32nd Street.

Mr. Cuorato stated that the Authority is merely acting as agent for PHA and is not a partner. The agency agreement was presented to the Board and the Board approved the transaction.

Mr. Ali asked about the appraisals for the PHA Sharswood/Blumberg project and if there is just one appraisal firm providing services. Mr. Abernathy replied that multiple appraisal services are being used. Mr. Abernathy further stated that the values are not public at this time and the appraisals could not be shared.

Mr. Abernathy addressed Mr. Ali's concerns with regards to EOP's and stated that when EOP's are required for projects, staff forwards them to the City for review. The City of Philadelphia compliance department follows the current law.

Mr. Ali stated that EOP plans were previously attached to Board packages. Mr. Abernathy responded that Mr. Ali can submit a Right to Know request to obtain this information.



NEW BUSINESS

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



ADJOURNMENT

There being no further business to come before the Board, Mr. Cuorato declared the meeting adjourned at 4:44 P.M.

SECRETARY TO THE BOARD


BOARD FACTSHEET

Meeting of October 14, 2015

Approval to Use NTI Funds

Filbert Street Lighting Project

Nature of Transaction: Approval to enter into a Neighborhood Transformation Initiative ("NTI") grant agreement with HeadHouse Retail Associates, L.P. for \$300,000 in NTI funds in support of the installation of lighting on Filbert Street between 12th and 11th Streets. This area is one of the main walkways that connects Market Street with the Reading Terminal Market. Currently this area is covered by the Convention Center overhead and the corridor is dark, unsafe and aesthetically unattractive to pedestrians.

The NTI funds will be in the form of NTI tax exempt dollars and the expenditure will be completed by December, 2015.

PROPERTY INFORMATION:

Description: The total project costs will be \$547,000 and supported by a variety of sources including:

Pennsylvania Convention Association:	\$175,000
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PRA:	\$300,000
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Reading Terminal Market:	\$72,000
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Total:	\$547,000
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Three bids were received for the proposed scope of work and the selection of the contractor is being awarded to the lowest bidder.

Proposed Resolution is attached.

Prepared by:	Peilin Chen
Reviewed by:	David Thomas

Substitution

Item I (b)



BOARD FACTSHEET
Meeting of October 14, 2015
Environmental Remediation Services Contract &
Approval of NTI Funds

NAME OF CONTRACTOR: Brightfields, Inc.

Nature of Transaction: Approval authorizing the PRA to expend Neighborhood Transformation Initiative ("NTI") Qualified Revenue Bond ("QRB") funding to execute Professional Services Contract with Brightfields, Inc., for environmental remediation work, including soil removal and site restoration, at the Authority-owned property located at 2224-2238 N. 10th Street.

Contractor's Mailing Address: 4050 S. 26th Street, Philadelphia, PA 19145

PROPERTY INFORMATION: 2224-2238 N. 10th Street

Description: 40,394 sq. ft., vacant lot

Contract Amount: Not to Exceed Three Hundred Thousand Dollars (\$300,000)

SELECTION PROCESS:

The Authority issued a Request for Proposals dated August 31, 2015 for environmental remediation work, including soil removal and site restoration, for an Authority-owned, vacant lot at 2224-2238 N. 10th Street. The Authority received four proposals. Brightfields, Inc. was chosen to be the most responsive bidder due to their pricing and experience as well as being a Philadelphia-based, certified WBE firm.

FINANCING:

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

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

Prepared by: Robert LaBrum
Reviewed by: Tania Nikolic



BOARD FACTSHEET

Meeting of October 14, 2015

Approval of NTI Grant

1650 N. 33rd Street Water Main

NAME OF DEVELOPER/APPLICANT: Philadelphia Parks and Recreation

Nature of Transaction: Approval of a Neighborhood Transformation Initiative ("NTI") grant not to exceed \$50,000 to Philadelphia Parks and Recreation to remove a damaged water main at 1650 N. 33rd street and replace it with new pipes. The grant will cover the cost of the materials and the rental of a crane and support system, which will include the use of a crane operator. The work to replace the pipes will be completed by City staff.

The NTI funds will be in the form of Qualified Revenue Bond ("QRB") dollars and the expenditure will be completed by December, 2015.

Value of Improvements: Not to exceed \$50,000. Value was established by contractor estimates.

Proposed Resolution is attached.

Prepared by: Peilin Chen

Reviewed by: Jane Duffy


BOARD FACTSHEET

Meeting of October 14, 2015
 Conveyance of Properties
 City of Philadelphia

NAME OF DEVELOPER/APPLICANT: City of Philadelphia

Nature of Transaction: Resolution authorizing the conveyance to the City of Philadelphia of the following parcels for nominal consideration, which are currently being used as Spring Gardens, a community garden. Following conveyance, the parcels will continue being used as community gardens, but will be operated and managed by the City's Parks and Recreation Department.

PROPERTY INFORMATION: 1800-32 North Street; 1805, 1827-29 & 1833 Wallace Street

Description: The City's Department of Public Property will be taking formal ownership of these actively used community gardens. These gardens meet key goals outlined by the Urban Forestry & Ecosystem Management Division of Parks & Recreation by undertaking a broad range of environmental restoration activities throughout the City's park system.

Disposition Price: Four Dollars (\$4.00)

Proposed Resolution and supporting project information are attached (site map, photographs, & letter from Parks & Recreation requesting transfer).

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


BOARD FACTSHEET

Meeting of October 14, 2015
 Amendatory Agreement
 2012-2018 Frankford Avenue

NAME OF DEVELOPER/APPLICANT: Frankford Stacks, LP

Nature of Transaction: By Resolution No. 2014-12 adopted on February 12, 2014, the Board authorized the selection of Frankford Stacks, LP, as redeveloper of 2012-2018 Frankford Avenue located in the New Kensington-Fishtown Urban Renewal Area. Construction of this project never began as the developer experienced a number of title issues and issues obtaining zoning approvals that led to the delay of construction commencement. The applicant has since then received necessary approvals from the City's Zoning Board of Adjustment, and PRA staff is now confident that the developer is in position to proceed with groundbreaking.

Today, the Board is asked to authorize a resolution that would extend this project's construction completion deadline from December 27, 2015 to October 31, 2017, as financing has been finalized and settlement has already occurred.

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

PROPERTY INFORMATION: 2012-2018 Frankford Avenue

Description: 8,904 sq. ft., vacant lot, CMX-2 **Use:** None

COMMENTS OR OTHER CONDITIONS:

The project will consist of ground floor commercial space and nineteen (19) market rate homeownership units. Construction is estimated to start in Fall, 2015, and be completed by October 31, 2017. Total development costs are estimated at \$4,075,000. There will be no extension fee.

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

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

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

**BOARD FACTSHEET**

Meeting of October 14, 2015

Assignment of Development Rights &

Approval of Restated Redevelopment Agreement

433 W. Sigel Street

NAME OF DEVELOPER/APPLICANT: 412 Sigel LLC

Nature of Transaction: The Board is requested to approve an Assignment Agreement from Manzuri Huq to 412 Sigel LLC, and a Restated Redevelopment Agreement between the Authority and 412 Sigel LLC. 412 Sigel LLC, the applicant, is the owner of 433 Sigel Street and wishes to begin the new construction of one (1) single-family unit upon obtaining development rights.

- The property was condemned in 1985 and later revested back Mr. Huq in 1994.
- When the property was revested, it was made subject to a Deed in which the Mr. Huq agreed to develop the property.
- The property has since then been demolished and, in March 2015, Mr. Huq sold the vacant lot to the applicant.

Legal Entity/Other Partners: Curtis & Graciela Cavicchia Krauss**Mailing Address:** 112 N. 2nd Street, Apt. 3D, Philadelphia, PA 19106**PROPERTY INFORMATION:** 433 W. Sigel Street**Description:** 676 sq. ft., vacant lot **Zoning:** RSA-5 **Use:** Residential**COMMENTS OR OTHER CONDITIONS:**

The execution of the Assignment Agreement and Restated Redevelopment Agreement will allow the applicant to develop and sell the property to an interested party free of current Deed requirements that were imposed on the previous owner.

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 October 14, 2015
Amendatory Agreement
1001 Vine Street, LP

NAME OF DEVELOPER/APPLICANT: 1001 Vine Street, LP

Nature of Transaction: By Resolution No. 2014-103 adopted on November 12, 2014, the Board authorized the selection of 1001 Vine Street, LP, as redeveloper of 1001-11 Vine Street and 314 N. 10th Street, located in the Franklin Urban Renewal Area. The applicant has requested a six (6) month extension to the settlement, commencement and completion dates of this project as they continue to finalize financing for total development costs. Authority staff is confident that the developer will be in position to close and develop this property upon granting this extension.

Today, the Board is asked to authorize a resolution that would do the following:

1. Extend this project's settlement deadline from September 1, 2015 to March 30, 2016.
2. Extend this project's construction commencement deadline from December 1, 2015 to July 1, 2016.
3. Extend this project's construction completion deadline from December 1, 2017 to July 1, 2018.

Legal Entity/Other Partners (if applicable): ETCC GP, Inc.

Mailing Address: 301-05 N. 9th Street, Philadelphia, PA 19107

PROPERTY INFORMATION: 1001-1011 Vine Street & 314 N. 10th Street

Description: 18,000 sq. ft., vacant lot **Zoning:** CMX3 **Use:** Mixed Use

Disposition Price: \$ 776,308.00

The property value for 1001-1005 Vine Street, including 314 N 10th Street, was established at \$776,308 when the Authority acquired the parcel from PennDOT at fair market value. The remaining portion of the site, 1007-1011 Vine Street, also owned by the Authority, will be conveyed at nominal to support the community project.

COMMENTS OR OTHER CONDITIONS:

The developer is purchasing the property above. The project will consist of a 23-story, 227,000 sq. ft. mixed use building; 10,000 sq. ft. of ground floor retail space, 17,000 sq. ft. community center, 16,000 sf. of office space and 143 upper floor rental units located

Substitution

Item II (d)

immediately north of the Market East Chinatown neighborhood. Total development costs are currently estimated at \$75,000,000. There will be no extension fee.

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

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

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



BOARD FACTSHEET
Meeting of October 14, 2015
Selection of Redeveloper
2460 Sepviva Street

NAME OF DEVELOPER/APPLICANT: Franklin Wealth, Inc.

Nature of Transaction: Selection of developer to construct a single-family home located in the New Kensington-Fishtown neighborhood.

Mailing Address: 51 N 3rd Street #154, Philadelphia, PA 19106

PROPERTY INFORMATION: 2460 Sepviva Street, Philadelphia, PA 19125

Description: 783 sq. ft., vacant lot **Zoning:** RSA5 **Use:** Residential

Disposition Price: \$38,500.00

The parcel was listed on April 16, 2015 as a competitive sale on the Philly Land Works Featured Property website (<http://phillylandworks.wordpress.com>) and the Philadelphia Redevelopment Authority's website (www.philadelphiaredevelopmentauthority.org) for Thirty Thousand Dollars (\$30,000). There were a total of two (2) bids received and chosen applicant was Three Thousand Dollars (\$3,000) higher than the second bid.

FINANCING:

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

COMMENTS OR OTHER CONDITIONS:

Acquisition and commencement of construction of the proposed project is estimated to being within one (1) month of settlement with construction completion within twelve (12) months.

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. The developer is encouraged to make a best and good faith effort to employ and document their effort to hire MBE, WBE and DBE registered businesses.

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

Prepared by: Susan Callanen
Reviewed by: Robert LaBrum



BOARD FACTSHEET

Meeting of October 14, 2015
Selection of Redeveloper
2056 E. Sergeant Street, LLC

NAME OF DEVELOPER/APPLICANT: 2056 E. Sergeant Street, LLC

Nature of Transaction: Selection of developer to construct a single-family home located in the New Kensington-Fishtown neighborhood.

Mailing Address: 32 Witherspoon Court, Chesterbrook, PA 19087

PROPERTY INFORMATION: 2056 E. Sergeant Street, Philadelphia, PA 19125

Description: 1448 sq. ft., vacant lot **Zoning:** RSA5 **Use:** Residential

Disposition Price: \$55,000.00

The parcel was listed on March 11, 2015 as a competitive sale on the Philly Land Works Featured Property website (<http://phillylandworks.wordpress.com>) and the Philadelphia Redevelopment Authority's website (www.philadelphiaredevelopmentauthority.org) for Forty Thousand Dollars (\$40,000). Applicant was the sole bidder on the property.

FINANCING:

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

COMMENTS OR OTHER CONDITIONS:

Acquisition and commencement of construction of the proposed project is estimated to be within three (3) months of settlement, with construction completion within twelve (12) months thereafter.

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. The developer is encouraged to make a best and good faith effort to employ and document their effort to hire MBE, WBE and DBE registered businesses.

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

Prepared by: Susan Callanen
Reviewed by: Robert LaBrum



BOARD FACTSHEET

Meeting of October 14, 2015

City of Philadelphia Vacant Property Review Committee

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

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

PROPERTY INFORMATION:

1) Nominal Disposition: The following nine (9) properties will be conveyed at nominal under the Gift Property Program.

<u>Address</u>	<u>Grantee</u>
165 West Cumberland Street	Norris Square Civic Association / Norris Square Community Alliance
1941 Fernon Street	Urban Roots
2503 North Hancock Street	Norris Square Civic Association /
2505 North Hancock Street	Norris Square Community Alliance
2509 North Hancock Street	Norris Square Civic Association /
2511 North Hancock Street	Norris Square Community Alliance
1911 North Philip Street	Victoria Serrano
5112 Willows Avenue	Valerie Bard
2207 North 10 th Street	Isabella Bishop

2) Self-amortizing Mortgage Disposition: The following six (6) 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>
4234 Lancaster Avenue	ICPIC New Africa Center CDC	\$12,434.48 (LAMA)
4236 Lancaster Avenue	Islamic Cultural Preservation & Information	\$13,036.80 (LAMA)
4238 Lancaster Avenue	Council, New Africa Center CDC	\$12,107.89 (LAMA)
4240 Lancaster Avenue	ICPIC New Africa Center CDC (4 properties)	\$10,665.72 (LAMA)
2568 North Myrtlewood Street	Sandra Y. Harrell	\$ 8,255.00 (LAMA)
529 West Venango Street	Antonio Cuevas	\$15,000.00 (LAMA)
		Mortgage +
		\$1,779.00 Equity PMM

3) Fair Market Disposition: The following four (4) 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>
2542 North Douglas Street	Troy Delancey Scott & Leslie E. Williams	\$13,000.00 (Appraisal)
2947 North Orianna Street	Reinaldo Torres & Dalila Mendez	\$ 2,009.76 (LAMA)
2955 North 8 th Street	Elena Maria Amparo	\$11,215.00 (Appraisal)
5901 North 13 th Street	Dong IL Kim	\$5,000.00 (Appraisal)

PHILADELPHIA REDEVELOPMENT AUTHORITY
SPECIAL BOARD MEETING MINUTES

A special meeting of the Board of Directors of the Philadelphia Redevelopment Authority was held on Friday, October 30, 2015, commencing at 9:01 a.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; Jennifer Rodriguez, Vice Chairman; Rob Dubow, Treasurer; and Beverly Coleman, Secretary.

The following member of the Board of Directors was not present: Alan Greenberger, 2nd Vice Chair.

The following members of the Authority staff were present: Brian Abernathy, Ryan D. Harmon, Esquire, David Thomas, Tania Nikolic, Peilin Chen, Susan Callanen and Elizabeth Bonaccorso.

Also in attendance: Anna Adams, Finance Department.

ANNOUNCEMENTS

Mr. Cuorato stated that today's meeting is a special meeting of the Board of Directors which has been properly advertised in accordance with the Sunshine Act.



ADMINISTRATIVE

Mr. Harmon presented "Item I – Cooperation Agreement with the City of Philadelphia; Easement to Extend the Delaware River Trail" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Dubow asked if an estimate of costs was prepared for this project. Mr. Harmon replied that the Authority has provided a budget to the City but explained that the budget does not contain an exact cost to obtain the easement. The Authority's first appraisal resulted in a zero value for the easement. The Authority has decided to obtain a second appraisal. Notwithstanding, staff and the City believe the acquisition cost could be around \$350,000.

Mr. Harmon informed the Board that the easement is difficult to appraise because the value is really the difference between the value of the fee property without the easement versus the value of the fee property with the easement.

Mr. Cuorato asked if the easement to be condemned was over one (1) owner's property or whether it involved several property owners. Mr. Harmon responded that there would only be one condemnee.

Mr. Cuorato asked if Parks and Recreation would oversee the condemnation. Mr. Harmon replied that Public Property would be overseeing the condemnation.

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. 2015-123

RESOLUTION AUTHORIZING A COOPERATION AGREEMENT BETWEEN THE REDEVELOPMENT AUTHORITY AND THE CITY OF PHILADELPHIA

WHEREAS, the City of Philadelphia ("City") has requested the Redevelopment Authority to act as the City's agent in acquisition by the City of a public access easement to extend the Delaware River Trail from the existing terminus located at the Sugarhouse Casino to the Penn Treaty Park;

WHEREAS, the Redevelopment Authority is willing to provide its professional assistance to the City in acquiring title to the easement area and to provide related professional services incident to acquisition of the easement;

WHEREAS, the City and the Redevelopment Authority have negotiated a Cooperation Agreement which states all terms, conditions, obligations and responsibilities of the parties when providing such services.

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority, that the Redevelopment Authority is authorized to execute a Cooperation Agreement with the City of Philadelphia ("City") whereby the Redevelopment Authority will act as agent for the City for acquisition services related to a public access easement to extend the Delaware River Trail from the existing terminus located at the Sugarhouse Casino to the Penn Treaty Park.

FURTHER RESOLVING, that the Executive Director is authorized to execute a Cooperation Agreement with the City and all further instruments, documents and agreements necessary to effectuate the purposes of this Resolution, which Cooperation Agreement, instruments, documents and agreements shall contain such terms and conditions as the Executive Director and General Counsel shall deem necessary or appropriate to protect the interests of the Authority.

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. Dubow.



DEVELOPMENT

Ms. Nikolic presented "Item II (a) – Amicable Acquisition and Approval of NTI Grant" in substance consistent with the Fact Sheet attached hereto.

Additional Comments and Discussion

Mr. Cuorato asked about the ownership of the neighboring properties. Ms. Nikolic replied that a number of properties adjacent to Mr. Snitow's properties are owned by public agencies, including the Authority.

Mr. Cuorato asked if the properties are located in the Council President's district. Ms. Nikolic responded no and stated that they were located in Councilwoman Sanchez's district.

Ms. Rodriguez asked if the properties would be demolished after acquisition. Ms. Nikolic replied at this time staff is requesting approval for acquisition; however, staff will eventually come back to the Board for authorization for demolition.

Mr. Dubow asked if Mr. Snitow is tax compliant. Ms. Nikolic responded yes and further stated that the subject properties are clear of liens or other violations and that there are no outstanding property taxes.

Mr. Harmon also informed the Board that Mr. Snitow owns several properties in PHA's Sharswood/Blumberg 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. 2015-124

RESOLUTION AUTHORIZING APPROVAL OF A NEIGHBORHOOD TRANSFORMATION INITIATIVE GRANT IN THE AMOUNT OF UP TO \$1,300,00 FACILITATING THE AMICABLE ACQUISITION OF 2003, 2014-18, 2019-2041, 2022-2028, 2048-54 AND 2049-51 GERMANTOWN AVENUE AND 2005-2007, 2015-2017, 2020, 2027, 2033-2035, 2034 AND 2044 N. RANDOLPH STREET

WHEREAS, Snitow & Snitow, P.A. Profit Sharing Plan, is the owner of 2003 Germantown Avenue, Philadelphia, PA ("Parcel A-1"), and has offered Parcel A-1 for sale; and

WHEREAS, Snitow & Snitow, P.A. Profit Sharing and Carwithan Lot Partners, L.P., are the owners of 2014-18 Germantown Avenue, Philadelphia, PA ("Parcel A-2"), and have offered Parcel A-2 for sale; and

WHEREAS, Snitow & Snitow, P.A. Profit Sharing Plan and Fiserv ISS & Co., Trustee FBO Howard Snitow, IRA, are the owners of 2019 Germantown Avenue, Philadelphia, PA ("Parcel A-3"), and have offered Parcel A-3 for sale; and

WHEREAS, Land Exercise, LLC, is the owner of 2021 Germantown Avenue, Philadelphia, PA ("Parcel A-4"), and has offered Parcel A-4 for sale; and

WHEREAS, Level Four Partners, L.P., is the owner of 2022-2026 Germantown Avenue (including 2025-2029 N. 6th Street), Philadelphia, PA ("Parcel A-5"), and has offered Parcel A-5 for sale; and

WHEREAS, Fiserv ISS & Co., Trustee FBO Howard Snitow, IRA , is the owner of 2023 Germantown Avenue, Philadelphia, PA ("Parcel A-6"), and has offered Parcel A-6 for sale; and

WHEREAS, Lincoln Trust Co. FBO Howard Snitow, IRA, is the owner of 2025-2027 Germantown Avenue, Philadelphia, PA ("Parcel A-7"), and has offered Parcel A-7 for sale; and

WHEREAS, Pensco Trust Co., FBO Samantha Snitow, IRA, Pensco Trust Co., FBO Alan Snitow, IRA and Pensco Trust Co., FBO Howard Snitow, IRA , are the owners of 2028 Germantown Avenue, Philadelphia, PA ("Parcel A-8"), and have offered Parcel A-8 for sale; and

WHEREAS, Pensco Trust Company, Custodian FBA Howard N. Snitow, IRA, is the owner of 2029 Germantown Avenue (including 2022-2024 N. Randolph Street), Philadelphia, PA ("Parcel A-9"), and has offered Parcel A-9 for sale; and

WHEREAS, NTC & CO. FBO Howard N. Snitow, IRA, is the owner of 2031 Germantown Avenue, Philadelphia, PA ("Parcel A-10"), and has offered Parcel A-10 for sale; and

WHEREAS, Pensco Trust Co., FBO Samantha Snitow, IRA, Pennsco Trust Co., FBO Alan Snitow, IRA and Snitow & Snitow, P.A. Profit Sharing Plan, are the owners of 2033-2035

Germantown Avenue (including 2030-2032 N. Randolph Street), Philadelphia, PA ("Parcel A-11"), and have offered Parcel A-11 for sale; and

WHEREAS, FISERV ISS & Co., Trustee FBO Howard S. Snitow, IRA and Snitow & Snitow P.A. Profit Sharing Plan, are the owners of 2048-54 Germantown Avenue, Philadelphia, PA ("Parcel A-12"), and have offered Parcel A-12 for sale; and

WHEREAS, Pensco Trust Company, Custodian FBA Howard N. Snitow, IRA, is the owner of 2049 Germantown Avenue, Philadelphia, PA ("Parcel A-13"), and has offered Parcel A-13 for sale; and

WHEREAS, Pensco Trust Company, Custodian FBO Howard N. Snitow, IRA, is the owner of 2051 Germantown Avenue, Philadelphia, PA ("Parcel A-14"), and has offered Parcel A-14 for sale; and

WHEREAS, Consultancy Holdings, L.P., is the owner of 2037-41 Germantown Avenue (including 2038 Randolph Street), Philadelphia, PA ("Parcel A-15"), and has offered Parcel A-15 for sale; and

WHEREAS, Hal-Maz Partners, LP, is the owner of 2005 N. Randolph Street, Philadelphia, PA ("Parcel A-16"), and has offered Parcel A-16 for sale; and

WHEREAS, Carwithan Lot Partners, L.P, is the owner of 2007 N. Randolph Street, Philadelphia, PA ("Parcel A-17"), and has offered Parcel A-17 for sale; and

WHEREAS, Lincoln Trust Co., FBO Howard Snitow, IRA, is the owner of 2015 N. Randolph Street, Philadelphia, PA ("Parcel A-18"), and has offered Parcel A-18 for sale; and

WHEREAS, Hal-Maz Partners, LP, is the owner of 2017 N. Randolph Street, Philadelphia, PA ("Parcel A-19"), and has offered Parcel A-19 for sale; and

WHEREAS, Pensco Trust Co., FBO Samantha Snitow, IRA, is the owner of 2020 N. Randolph Street, Philadelphia, PA ("Parcel A-20"), and has offered Parcel A-20 for sale; and

WHEREAS, Lincoln Trust Co., FBO Howard Snitow, IRA, is the owner of 2027 N. Randolph Street, Philadelphia, PA ("Parcel A-21"), and has offered Parcel A-21 for sale; and

WHEREAS, Carwithan Lot Partners, L.P, is the owner of 2033 N. Randolph Street, Philadelphia, PA ("Parcel A-22"), and has offered Parcel A-22 for sale; and

WHEREAS, Hal-Maz Partners, LP, is the owner of 2034 N. Randolph Street, Philadelphia, PA ("Parcel A-23"), and has offered Parcel A-23 for sale; and

WHEREAS, Hal-Maz Partners, LP, is the owner of 2035 N. Randolph Street, Philadelphia, PA ("Parcel A-24"), and has offered Parcel A-24 for sale; and

WHEREAS, Halen Snitow and Mazzy Snitow are the owners of 2044 N. Randolph Street, Philadelphia, PA ("Parcel A-25"), and have offered Parcel A-25 for sale (Parcel A-1, Parcel A-2, Parcel A-3, Parcel A-4, Parcel A-5, Parcel A-6, Parcel A-7, Parcel A-8, Parcel A-9, Parcel A-10, Parcel A-11, Parcel A-12, Parcel A-13, Parcel A-14, Parcel A-15, Parcel A-16, Parcel A-17, Parcel A-18, Parcel A-19, Parcel A-20, Parcel A-21, Parcel A-22, Parcel A-23, Parcel A-24, and Parcel A-25 are referred to herein, together, as the "Properties");

WHEREAS, the Authority has agreed, subject to Board approval, to purchase the Property for One Million Two Hundred Thousand Dollars (\$1,200,000), which the owners have agreed to be the fair market value of the Properties; and

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

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

1. The Authority is hereby authorized to purchase the properties located at 2003, 2014-18, 2019-2041, 2022-2028, 2048-54 and 2049-51 Germantown Avenue, and 2005-2007, 2015-2017, 2020, 2027, 2033-2035, 2034 and 2044 N. Randolph Street under terms and conditions as stated in an Agreement of Sale between the Authority and Howard Snitow (Individual); Snitow & Snitow, P.A.; FISERV ISS & Co., Trustee FBO Howard N. Snitow; Land Exercise, LLC; Lincoln Trust Co FBO Howard Snitow; NTC & CO, FBO Howard N. Snitow; Pensco Trust CO., FBO Samantha Snitow, Alan Snitow and Howard Snitow; Consultancy Holdings, L.P.; Hal-Maz Partners, L.P.; Carwithan Lot Partners, L.P; Halen Snitow and Mazzy Snitow.
2. The proper officers of the Authority are authorized to prepare, execute, deliver, and record any and all documentation deemed necessary to carry out the foregoing provided such documentation is in form and substance acceptable to Authority's counsel.

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

FURTHER AUTHORIZING, that the Executive Director, with the advice of General Counsel, may allow for modification 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. Dubow.



Ms. Callanen presented, "Item II (b) – Selection of Redeveloper; V & B Properties, LLC" in substance consistent to the Fact Sheet attached hereto.

Additional Comments and Discussion

Ms. Rodriguez requested that the "Sources and Uses of Funds" sheet be typed going forward as the handwritten forms are difficult to read.

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. 2015-125

RESOLUTION SELECTING V&B PROPERTIES, LLC AS REDEVELOPER OF 1415 ORANGE STREET LOCATED IN THE SOUTHWEST NEW KENSINGTON-FISHTOWN REDEVELOPMENT AREA, NEW KENSINGTON-FISHTOWN URBAN REVEVAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that V&B Properties, LLC, is hereby selected as Redeveloper of 1415 Orange 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 Seventy Five Thousand Dollars (\$75,000.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

FURTHER AUTHORIZING, that the Executive Director, with the advice of General Counsel, may allow for modification 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. Dubow.



OLD BUSINESS

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



ADJOURNMENT

There being no further business to come before the Board, Mr. Cuorato declared the meeting adjourned at 9:15 A.M.

SECRETARY TO THE BOARD



BOARD FACTSHEET

Special Board Meeting of October 30, 2015
 Cooperation Agreement
 City of Philadelphia

NAME OF DEVELOPER/APPLICANT: City of Philadelphia

Nature of Transaction: Approval of a Cooperation Agreement between the Redevelopment Authority and the City of Philadelphia (the "City") which will authorize the Redevelopment Authority to act as agent for the City in the acquisition through condemnation of a public access easement to extend the Delaware River Trail from the existing terminus located at the Sugarhouse Casino to the Penn Treaty Park.

COOPERATION AGREEMENT SERVICES:

The Redevelopment Authority will perform all pre-acquisition due diligence work (appraisals, title, legal plot plans, notification to owners/occupants) and all acquisition services (filing a declaration of taking, securing possession, payment of condemnation claims and legal representation related to the taking). The City will be responsible for payment of all costs and claims related to the condemnation and the City will pay the Redevelopment Authority an administrative fee of seven percent (7.00%) of all amounts expended for its services. The Redevelopment Authority will be acting as agent and the taking will be done in the name of the City using the City's power of eminent domain.

COMMENTS OR OTHER CONDITIONS:

If approved by the Redevelopment Authority Board, City Council will be asked to approve the Agreement.

Proposed Resolution attached.



BOARD FACTSHEET

Special Board Meeting of October 30, 2015
 Amicable Acquisition & Approval of Use of NTI Funds
 2003, 2014-18, 2019-2041, 2022-2028, 2048-54 and 2049-51
 Germantown Avenue, and 2005-2007, 2015-2017, 2020, 2027,
 2033-2035, 2034 and 2044 N. Randolph Street

NAME OF DEVELOPER/APPLICANT: Philadelphia Redevelopment Authority

Nature of Transaction: Approval authorizing the PRA to expend up to One Million Three Hundred Thousand Dollars (\$1,300,000) of Neighborhood Transformation Initiative ("NTI") Qualified Revenue Bond ("QRB") funding as directed by the Office of Housing and Community Development to execute an Agreement of Sale with various entities and/or trusts owned and/or created by Mr. Howard Snitow, for the amicable acquisition of twenty-five (25) properties located in North Philadelphia.

PROPERTY INFORMATION: 2003, 2014-18, 2019-2041, 2022-2028, 2048-54 and 2049-51 Germantown Avenue, and 2005-2007, 2015-2017, 2020, 2027, 2033-2035, 2034 and 2044 N. Randolph Street

Description: 46,537 sq. ft., vacant lots, 2 buildings, CMX-2 & RM-1

Acquisition Price: \$1,200,000, plus closing costs

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

OUTLINE OF TRANSACTION & FINANCING:

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

Proposed Resolution is attached with site map & photograph.

Prepared by: Jessie Lawrence
 Reviewed by: Ryan Harmon



BOARD FACTSHEET

Special Board Meeting of October 30, 2015
Selection of Redeveloper
V&B Properties, LLC
1415 Orange Street

NAME OF DEVELOPER/APPLICANT: V&B Properties, LLC

Nature of Transaction: Selection of developer to construct a single-family home located in the New Kensington-Fishtown neighborhood.

Mailing Address: 431 Edinburgh Place, Marlboro, NJ 07746

PROPERTY INFORMATION: 1415 Orange Street, Philadelphia, PA 19125

Description: 1179 sq. ft., vacant lot **Zoning:** RSA5 **Use:** Residential

Disposition Price: \$75,000.00

The parcel was listed as a competitive sale on the Philly Land Works Featured Property website (<http://phillylandworks.wordpress.com>) and the Philadelphia Redevelopment Authority's website (www.philadelphiaredevelopmentauthority.org). The property was listed September 3, 2015 for \$30,000. A total of seven (7) bids were received and the applicant was the highest qualified bidder with a complete submission package.

FINANCING:

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

COMMENTS OR OTHER CONDITIONS:

Acquisition and commencement of construction of the proposed project is estimated to begin within three (3) months of settlement with construction completion within eighteen (18) months thereafter.

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. The developer is encouraged to make a best and good faith effort to employ and document their effort to hire MBE, WBE and DBE registered businesses.

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

Prepared by: Susan Callanen
Reviewed by: Peilin Chen

**BOARD FACTSHEET**

Board Meeting of November 18, 2015

Approval to Amend the Defined Benefit Retirement Plan
to Allow Withholdings of Medical Premiums

Request: The Board is requested to authorize the amendment of the Redevelopment Authority of the City of Philadelphia Retirement Plan to allow the withholding of medical premiums from retired employees' monthly pension benefits.

Background: When the Philadelphia Redevelopment Authority ("PRA") received our medical plan renewal for the 8/1/15 – 7/31/16 plan year from Independence Blue Cross ("IBC"), we received a four percent (4%) increase, which equaled an approximate \$290,297 increase for the year. To assist with covering the rising costs of healthcare and in accordance with the newly negotiated collective bargaining agreement between PRA and AFSCME Local 1971, all employees and retirees covered under our medical/prescription plan will now share in the cost of their monthly premium (5% of Personal Choice or 3% of Keystone). Active employees' shares of their premiums are being deducted on a pre-tax basis from their biweekly paychecks.

Presently, when employees retire from the PRA on or after their normal retirement date, they remain covered under our health insurance for five to ten years, depending on their years of service. Our most recent restated defined benefit pension plan document does not mention deductions from the monthly pension benefit for medical premiums. Therefore, during our open enrollment period in July, all retirees who were covered under our plans were notified of the change and were sent an election form that would allow them to make changes to their plan election, add or delete any dependents, or waive their medical coverage all together. Their signature on the form authorized PRA to reduce their pension benefit accordingly. During this process, staff found that some retired employees were difficult to contact, so their forms were not received in time for the first contribution to be deducted. In the future, amending the plan will ensure that monthly premiums are received in a timely manner and avoid the administrative burden that would be associated with monthly billing, cancelling coverage for non-receipt of payment, etc.

RESOLUTION NO.

RESOLUTION APPROVING A CHANGE TO REDEVELOPMENT AUTHORITY OF THE CITY OF PHILADELPHIA RETIREMENT PLAN REGARDING PAYMENT OF RETIREE MEDICAL COVERAGE

BE IT RESOLVED, that the Redevelopment Authority of the City of Philadelphia Retirement Plan may be amended to require the retiree's portion of the cost of his/her retiree health coverage from the Authority to be automatically withheld from his/her monthly pension payments from the Plan made on and after December 1, 2015.

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

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



BOARD FACTSHEET

Board Meeting of November 18, 2015

Grant Agreement and Contract for Professional Services

City of Philadelphia and Hill International, Inc.

NAME OF APPLICANT: City of Philadelphia (the "City") and Hill International, Inc. ("Hill International")

NATURE OF TRANSACTION:

1. Approval of a Grant Agreement between the Redevelopment Authority and the City which sets forth the Redevelopment Authority's and the City's responsibilities with respect to construction monitoring during the term of the renovations/construction of the Gallery Mall Redevelopment Project to ensure compliance under the Amended and Restated Gallery I Lease, the Amended and Restated Gallery II Lease and the Amended and Restated JCPenney Lease (collectively, the "Amended and Restated Leases").

2. Approval of a Contract for Professional Services between the Redevelopment Authority and Hill International which sets forth the services to be provided to the Redevelopment Authority with respect to monitoring renovations/construction under the Amended and Restated Leases.

GRANT AGREEMENT TERMS AND CONDITIONS:

The Redevelopment Authority will be solely responsible for monitoring the compliance by the Pennsylvania Real Estate Investment Trust ("PREIT") tenant entities of their renovation/construction obligations under the Amended and Restated Leases in accordance with the approved plans.

The City (through PAID) has agreed to grant the Redevelopment Authority funds in an amount equal to One Hundred Percent (100%) of the costs incurred by the Authority associated with the aforesaid construction compliance monitoring.

The term of the Grant Agreement is one (1) year, which term may be extended for three (3) additional one (1) year periods.

CONTRACT FOR PROFESSIONAL SERVICES TERMS AND CONDITIONS:

The Authority issued a Request for Proposals dated October 1, 2015, for construction monitoring and review services related to the renovations to the Gallery Mall under the Amended and Restated Leases. The Authority received nine (9) proposals. Hill International was chosen to be the most responsive bidder due to (i) their pricing, which also included realistic estimates, (ii) the comprehensive team composition which includes several specialists, (iii) their history of working with public entities,

(iv) their prior experience with the Gallery Mall, and (v) the presence of an architect on the team.

The term of the Contract for Professional Services is two (2) years, which term may be extended at the sole discretion of the Redevelopment Authority.

Contract Amount: Not to exceed Ninety Thousand Seven Hundred Twenty Dollars (\$90,720.00)

Proposed Resolution is attached.

Prepared by: Ryan Harmon

RESOLUTION NO.

RESOLUTION AUTHORIZING A GRANT AGREEMENT BETWEEN THE REDEVELOPMENT AUTHORITY AND THE CITY OF PHILADELPHIA AND A CONTRACT FOR PROFESSIONAL SERVICES BETWEEN THE REDEVELOPMENT AUTHORITY AND HILL INTERNATIONAL, INC.

WHEREAS, the City of Philadelphia ("City") has requested the Redevelopment Authority to assume all responsibilities with respect to the construction monitoring during the term of the construction of the Gallery Mall Redevelopment Project to ensure compliance by the respective tenants under the Amended and Restated Gallery I Lease, the Amended and Restated Gallery II Lease and the Amended and Restated JCPenney Lease (collectively, the "Amended and Restated Leases");

WHEREAS, the Redevelopment Authority is willing assume the responsibilities for monitoring the compliance by the Pennsylvania Real Estate Investment Trust ("PREIT") tenant entities of their construction/renovation obligations under the Amended and Restated Leases;

WHEREAS, the City has agreed to grant the Redevelopment Authority funds in an amount equal to One Hundred Percent (100%) of the costs incurred by the Authority associated with the aforesaid construction compliance monitoring;

WHEREAS, the City and the Redevelopment Authority have negotiated a Grant Agreement which states all terms, conditions, obligations and responsibilities of the parties when providing such services;

WHEREAS, the Redevelopment Authority also issued a Request for Proposals ("RFP") seeking responses from construction management firms for construction management services involving monitoring the compliance by the PREIT tenant entities of their construction/renovation obligations under the Amended and Restated Leases;

WHEREAS, the Authority has agreed, subject to Board approval, to contract with Hill International, Inc., for construction monitoring services relative to the Gallery Mall Redevelopment Project in the amount of up to Ninety Thousand Seven Hundred Twenty Dollars (\$90,720.00); and

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

1. Execute a Grant Agreement with the City of Philadelphia ("City") whereby the Redevelopment Authority will assume all responsibilities with respect to the construction monitoring during the term of the construction of the Gallery Mall Redevelopment Project to ensure compliance by the respective tenants under the Amended and Restated Gallery I Lease, the Amended and Restated Gallery II Lease and the Amended and Restated JCPenney Lease (collectively, the "Amended and Restated Leases"); and

2. Enter into a Contract for Professional Services with Hill International, Inc., in an amount not to exceed Ninety Thousand Seven Hundred Twenty Dollars (\$90,720.00), for construction management services involving monitoring the compliance by the Pennsylvania Real Estate Investment Trust ("PREIT") tenant entities of their construction/renovation obligations under the Amended and Restated Leases.

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 November 18, 2015

Approval of Contract Amendment with Fineman Krekstein & Harris, P.C.

PHIL Program

Request:

Approval of a contract amendment in an amount not to exceed Seventy-Five Thousand Dollars (\$75,000) between the Philadelphia Redevelopment Authority ("Authority") and Fineman Krekstein & Harris, P.C. ("Fineman") to continue to serve as legal consultant for the sale of the loan portfolio.

Background:

The PHIL program was closed in FY 14. In September 2014, the Authority issued a Request for Proposals ("RFP") to identify a legal consultant to assist in the sale of the PHIL loan portfolio. Fineman was selected to serve as Bond Counsel in connection with the potential sale of pools of residential mortgage loans held by the Authority, which were generated through several bond indentures, and to provide independent legal support to the financial team and independent legal advice to the Authority.

On November 14, 2014, the Authority and Fineman entered into a Legal Services Contract ("Contract") for the above legal services in an amount not to exceed Seventy Five Thousand Dollars (\$75,000). The consultant phase of the program is nearly complete and additional legal services are needed to defease the indenture and to prepare the portfolio of whole loans that remain outstanding (approximately 700 total) for a potential sale to a third party buyer and to prepare all documentation associated therewith.

In order to complete the legal services identified above, the Contract amount must be increased by an additional Seventy Five Thousand Dollars (\$75,000).

Proposed Resolution is attached.

RESOLUTION NO.

RESOLUTION AUTHORIZING AN AMENDMENT TO THE LEGAL SERVICES CONTRACT WITH FINEMAN KREKSTEIN & HARRIS, P.C. TO SERVE AS LEGAL CONSULTANT FOR THE SALE OF THE PHIL LOAN PORTFOLIO

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby given for the Authority to enter into an amendment to the November 14, 2014 Legal Services Contract with Fineman Krekstein & Harris, P.C., to serve as Bond Counsel in connection with the potential sale of pools of residential mortgage loans held by the Authority, which were generated through several bond indentures, providing an additional maximum compensation, including out-of-pocket expenses, not to exceed \$75,000.

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

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



BOARD FACTSHEET

Meeting of November 18, 2015

Approval of Commercial Loan

NAME OF DEVELOPER/APPLICANT: NEWCO, LLC

Nature of Transaction: The Board is requested to authorize the Philadelphia Redevelopment Authority ("Authority") to enter a loan agreement with NEWCO, LLC ("NEWCO"), a single-purpose entity created by People for People, Inc. ("PFP"), a not-for-profit, tax-exempt corporation providing social services to the North Central Philadelphia community. The financing is part of a consortium with other lenders and will be structured as follows:

- 1) Commercial mortgage loan in the amount of \$250,000 (the "Loan") funded from the Authority's net assets. The term of the Loan will be five (5) years with interest at the rate of 4.5%, amortized over a twenty (20) year period. The Loan will be issued in a pari passu position with other institutional lenders and will allow PFP to payoff an existing mortgage with WM Capital Partners in the amount Seven Million Five Hundred Thousand Dollars (\$7,500,000).

PROJECT INFORMATION:

Description: PFP was founded in 1989 and incorporated in 1991 by Reverend Dr. Herbert H. Lusk, II. PFP's mission is to break the local cycle of poverty by providing resources to people to allow them to build self-sustaining lives for themselves and their families.

PFP provides a range of services to the local community including, HOPE Pregnancy Center, PFP Early Childhood Development Center, PFP Institute and PFP SOAR (Student Occupational and Academic Readiness). PFP also operates "The View," a banquet facility located on the top floor of their building that accommodates 150+ people and provides hospitality training and experience to PFP clients. Additionally, PFP has operated a Charter School ("PFPCS") in North Philadelphia since the Fall of 2001 servicing approximately 540 students.

The Commercial Mortgage will be secured by a mortgage lien and assignment of rents and leases, together with title insurance, on real property described as the "PFP Complex." The "PFP Complex" consists of the following four (4) properties within two (2) blocks of each other:

1. 800 N. Broad Street- 9,600SF parcel with an eight-story commercial building containing a gross building area of 81,600SF. The Net leasable area is 72,432SF and currently houses the Charter School on floors 2-6, daycare on the 1st floor and catering hall on the 7-8 floors. The Charter School has a five (5) year lease starting 9/1/15;
2. 700-702 N. Broad Street – 12,350SF parcel with a four story bank/office building containing a gross building area of 15,700SF. The building is currently being used for office space on the upper floors;
3. 1414 Brown Street – 26,980SF parcel of land with frontage along Brown Street and Ridge Street; and
4. 1429-1435 Parrish Street – 13,345SF parcel improved with a garage building. The building contains 9,612SF with three drive-in service doors and 68 parking spaces. Delaware Valley Community Health Inc. has a three (3) year lease beginning June, 2015, for 40 spaces, and Philadelphia Corporation for Aging has a three (3) year lease beginning April, 2015, for 28 spaces.

An appraisal was performed by S.A.Eiffes, Inc., which estimates the PFP Complex value as of June 26, 2015, to be Eighteen Million Two Hundred Thousand Dollars (\$18,200,000).

NEWCO will be created for the sole purpose of owning real estate, and will be the Borrower. Bryn Mawr Trust would control the rental payments through lockbox from the tenants to NEWCO and draft loan payments.

Proposed Resolution is attached.

Prepared by: David S. Thomas

RESOLUTION NO.

RESOLUTION AUTHORIZING THE AUTHORITY TO PROVIDE A COMMERCIAL MORTGAGE LOAN TO NEWCO, LLC, IN AN AMOUNT UP TO \$250,000

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that the Authority is authorized to provide a commercial mortgage loan ("Authority Loan") to NEWCO, LLC ("NEWCO"), under following terms and conditions:

1. The Authority Loan is in the amount of up to Two Hundred Fifty Thousand Dollars (\$250,000). The proceeds of the Authority Loan will be used to refinance a portion of the "PFP Complex" which consists of (and will be secured by) the following properties: (i) 800 N. Broad Street, Philadelphia, Pennsylvania, (ii) 700-702 N. Broad Street, Philadelphia, Pennsylvania, (iii) 1414 Brown Street, Philadelphia, Pennsylvania, and (iv) 1429-1435 Parrish Street, Philadelphia, Pennsylvania (the "Secured Properties").
2. The term of the Authority Loan will be for five (5) years at 4.50% interest, amortized over a twenty (20) year period. The Authority Loan is a pari-passu loan in equal position with other lenders and will be secured by a mortgage on the Secured Properties.
3. Disbursement of loan proceeds will be contingent upon the following:
 - i. All necessary Authority approvals from various departments.
 - ii. Satisfactory tax status certification.

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 November 18, 2015
 Selection of Redeveloper
 46 S. 44th Street

NAME OF DEVELOPER/APPLICANT: 4644 South L.P.

Nature of Transaction: Selection of developer proposing to construct three (3) units of rental housing located in the 45th and Sansom neighborhood.

Mailing Address: 4020 Market Street, Philadelphia, PA 19104

PROPERTY INFORMATION: 46 S. 44th Street

Description: 1,029 sq. ft., vacant lot **Zoning:** CMX4 **Use:** Mixed Use

Disposition Price: \$55,000

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

OUTLINE OF TRANSACTION & 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:

Commencement of construction of the proposed project is estimated to start in March, 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 violation of City L&I codes. Per Chapter 17-1600 of the Philadelphia Code, the Economic Opportunity Plan ranges have been approved by the City at MBE – 15% and WBE – 10%.

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

Prepared by: Tracy Pinson-Reviere
 Reviewed by: Tania Nikolic

RESOLUTION NO.

RESOLUTION SELECTING 4644 SOUTH L.P. AS REDEVELOPER OF 46 S. 44TH STREET LOCATED IN THE 45TH AND SANSOM REDEVELOPMENT AREA, 45TH AND SANSOM URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that 4644 South L.P. is hereby selected as Redeveloper of 46 S. 44th Street, located within the 45th and Sansom Redevelopment Area, 45th 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 Fifty Five Thousand Dollars (\$55,000); 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.

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	\$ -			
Acq/Construction Financing	\$ \$500,900.00 -	Royal Bank America	Y	Y
Permanent Financing	\$ -			
Grant	\$ -			
Other	\$ -			
Other	\$ -			
Other	\$ -			
Total Sources	\$ \$500,900.00 -			

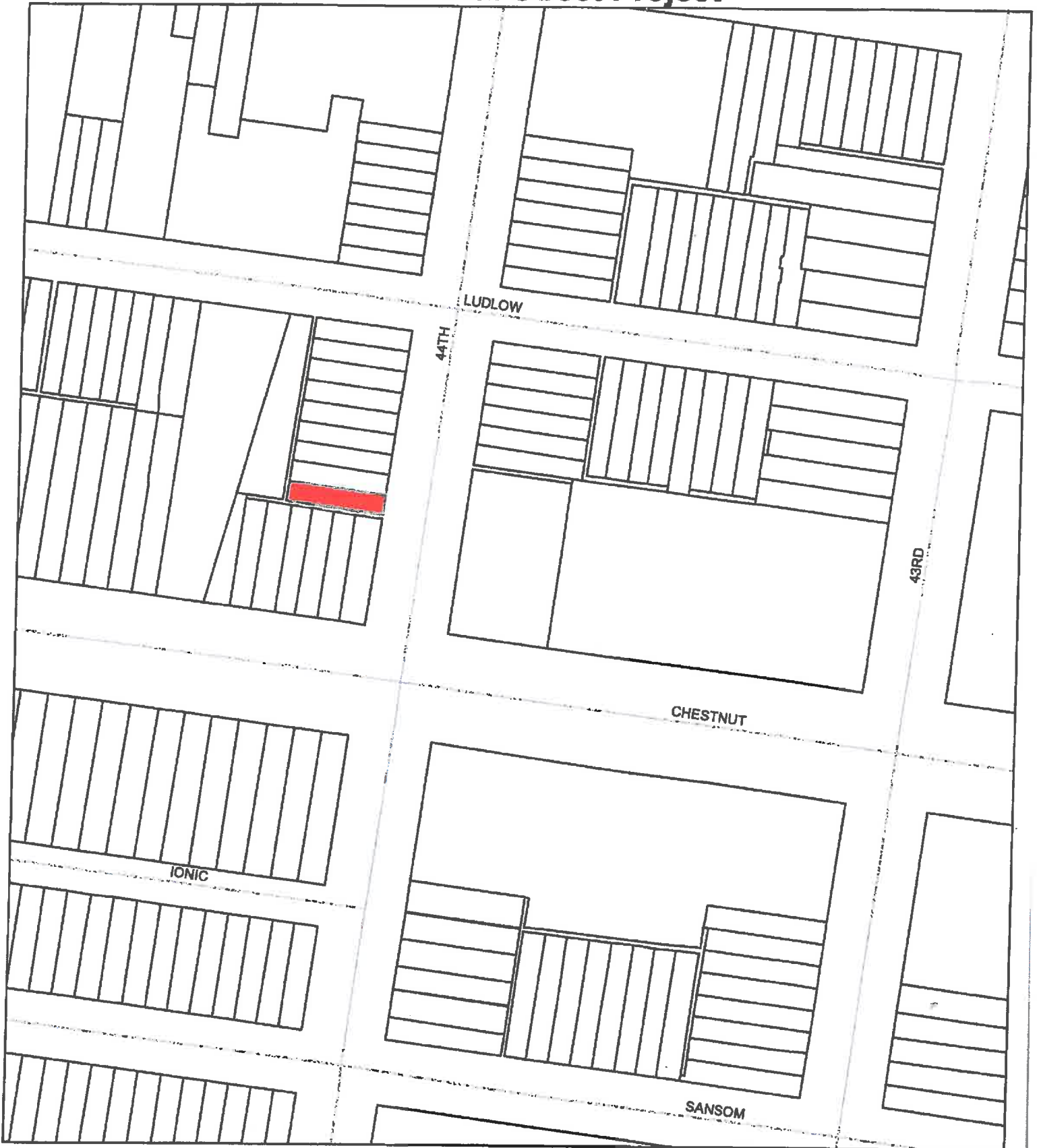
Uses: Provide estimated costs to redevelop property

<i>Uses</i>	<i>Amount</i>	<i>Source of Estimate</i>
Purchase Price of Property	\$ 55,000.00	
Closing Costs (Title/Recording)	\$ 10,000.00	
Construction Costs	\$ 325,000.00	
Design/Engineering Costs	\$ 30,000.00	
Legal Costs	\$ 15,000.00	
Holding Costs	\$ 25,000.00	
Financing Costs	\$ -	
Other: _____	\$ 40,900.00	
Other: _____	\$ -	
Other: _____	\$ -	
Total Uses	\$ 500,900.00	



Address: 46 S. 44th Street

4644 South, L.P. 46 S. 44th Street Project



Prepared by Tracy Pinson-Reviere
October 22, 2015



45th and Sansom Redevelopment Area
45th and Sansom Urban Renewal Area
46 S. 44th Street

**BOARD FACTSHEET**

Meeting of November 18, 2015

Selection of Redeveloper and Self-Amortizing Loan

3741 Aspen Street

NAME OF DEVELOPER/APPLICANT: Nicholas Coombs

Nature of Transaction: Selection of applicant for 3741 Aspen Street who is proposing to use adjacent lot for side yard use; property located in the Mantua neighborhood.

Mailing Address: 3743 Aspen Street, Philadelphia, PA 19104

PROPERTY INFORMATION: 3741 Aspen Street

Description: 675 sq. ft., vacant lot **Zoning:** RM1 **Use:** Open Space

Disposition Value: \$6,325 w/10-year amortizing mortgage

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

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

COMMENTS OR OTHER CONDITIONS:

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

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

Prepared by: Tracy Pinson-Reviere, Project Manager

Reviewed by: Tania Nikolic

RESOLUTION NO.

RESOLUTION SELECTING NICHOLAS COOMBS AS REDEVELOPER OF 3741 ASPEN STREET LOCATED IN THE WEST PHILADELPHIA REDEVELOPMENT AREA, MANTUA URBAN RENEWAL AREA AND APPROVING A SELF-AMORTIZING LOAN FOR THE DISPOSITION PRICE

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Nicholas Coombs is hereby selected as Redeveloper of 3741 Aspen Street, located within the West Philadelphia Redevelopment Area, Mantua Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Six Thousand Three Hundred Twenty-Five Dollars (\$6,325); 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 Six Thousand Three Hundred Twenty-Five Dollars (\$6,325) 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 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.

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

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

<i>Type</i>	<i>Amount</i>	<i>Name of Source</i>	<i>Committed: Y/N</i>	<i>Documentation Attached: Y/N</i>
Developer Equity	\$ -			
Acquisition Financing	\$ 1,425.00	Personal Savings		
Construction Financing	\$ -			
Other				
Other				
Other	\$ -			
Other	\$ -			
Total Sources	\$ 1,425.00			

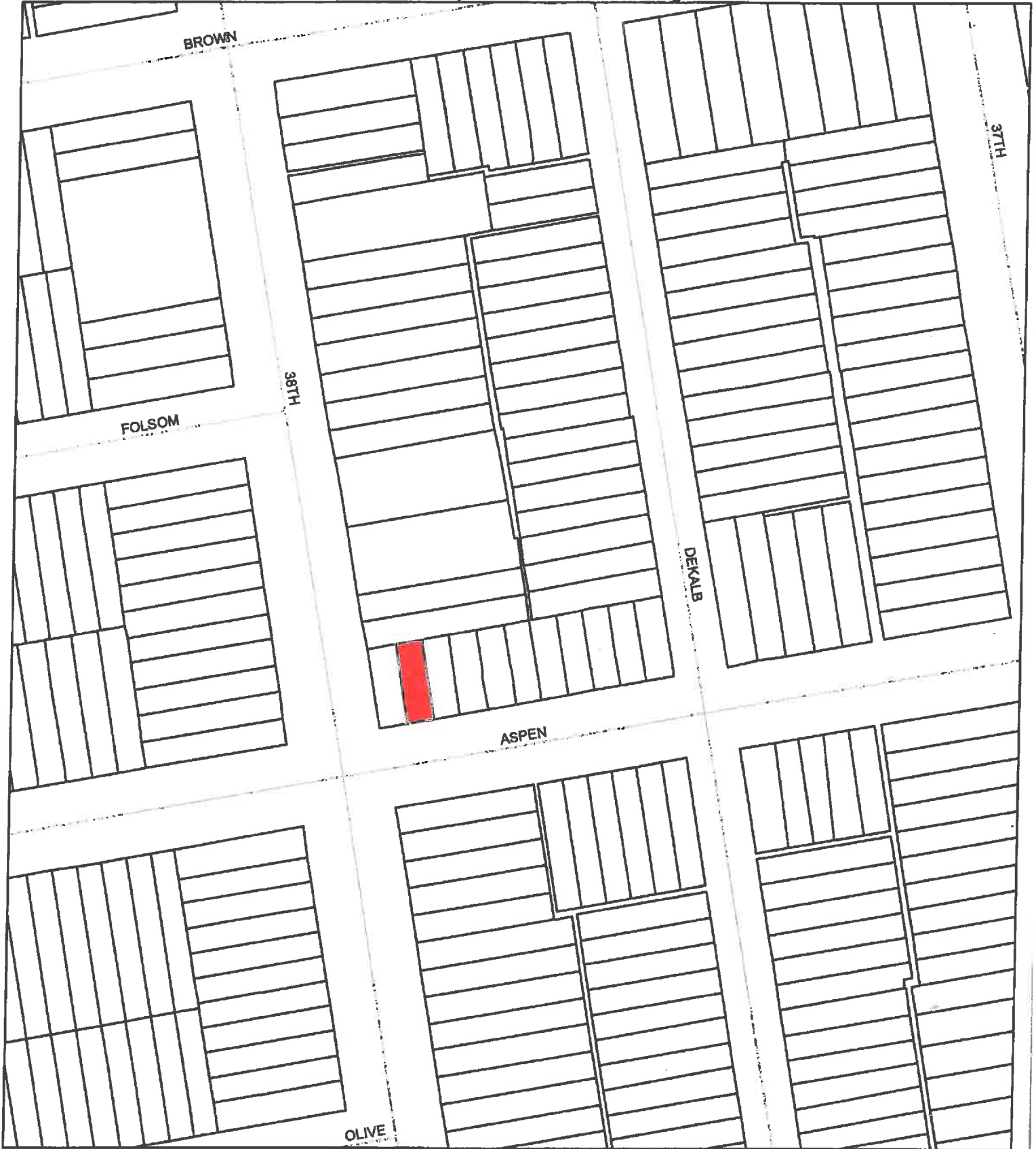
Uses: Provide estimated costs to redevelop property

<i>Uses</i>	<i>Amount</i>	<i>Source of Estimate</i>		
Acquisition Cost (include closing cost)	\$ 450.00	Personal Savings		
Holding Costs	\$ -			
Construction Costs	\$ -			
Design/Engineering Costs	\$ -			
Legal Costs	\$ -			
Other	\$ 975.00	Personal Savings		
Other	\$ -			
Other	\$ -			
Total Uses	\$ 1,425.00			



Address: 3741 Aspen Street

Nicholas Coombs 3741 Aspen Street Project



Prepared by Tracy Pinson-Reviere
October 22, 2015



West Philadelphia Redevelopment Area
Mantua Urban Renewal Area
3741 Aspen Street

**BOARD FACTSHEET**

Meeting of November 18, 2015

Modification to Resolution No. 2015-71

Selection of Redeveloper – 4611, 4612-4620, 4613, 4619 and 4621 Sansom Street; 125, 127-29 and 133-135 South 46th Street**NAME OF DEVELOPER/APPLICANT:** Sansom Street Development, LP

Nature of Transaction: The Board is requested to modify Resolution No. 2015-71, approved June 10, 2015, selecting Sansom Street Development, LP ("Sansom Street") as developer for the above mentioned properties located within the 45th and Sansom Urban Renewal Area. Approval is requested today to delete 125, 127-29 and 133-135 South 46th Street from the development agreement and to reduce the approved disposition value from \$499,500 to \$229,500. Sansom Street has submitted revised plans and requested that 125, 127-29 and 133-135 South 46th Street be disposed to a limited partner ("LP") they are forming. Once the revised plans are approved by PRA staff, a development agreement will be entered into with LP to dispose of 125, 127-29 and 133-135 South 46th Street for the appraised value of \$270,000 and the agreement will be presented to the Board at a future meeting for approval. The change in usage has been approved by Councilwoman Blackwell's office.

Legal Entity/Other Partners (if applicable): Sansom Street Development, LP**Mailing Address:** 200 Highpoint Drive, Suite 215, Chalfont, PA 18914

REVISED PROPERTY INFORMATION: 4611 Sansom Street, 4612-4620 Sansom Street, 4613 Sansom Street, 4619 Sansom Street and 4621 Sansom Street

Description: 17,312 sq. ft., vacant lot **Zoning:** CMX-2 and RM-1 **Use:** Residential**Disposition Value:** \$229,500.00

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

FINANCING:

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

COMMENTS OR OTHER CONDITIONS:

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

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

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

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

RESOLUTION NO.

(AMENDING RESOLUTION NO. 2015-71)

MODIFICATION TO RESOLUTION NO. 2015-71 TO DELETE 125, 127-29 AND 133-135 SOUTH 46TH STREET, LOCATED IN THE 45TH AND SANSOM REDEVELOPMENT AREA, 45TH AND SANSOM URBAN RENEWAL AREA

WHEREAS, on June 10, 2015, by Resolution No. 2015-71 the Authority approved the redeveloper selection of Sansom Street Development, LP, as the Redeveloper of 4611, 4612-4620, 4613, 4619 and 4621 Sansom Street and 125, 127-29 and 133-135 South 46th Street; and

WHEREAS, Sansom Street Development, LP has requested to delete 125, 127-29 and 133-135 South 46th Street as Sansom Street Development, LP, and to approve the reduction in disposition value from \$499,500 to \$229,000; and

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, Resolution No. 2015-71 is modified to reflect the deletion of 125, 127-29 and 133-135 South 46th Street located within the 45th and Sansom Redevelopment Area, 45th and Sansom Urban Renewal Area, and approval is hereby given to the modified Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving the revised disposition price of Two Hundred Twenty Nine Thousand Five Hundred Dollars (\$229,500); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Urban Renewal Plan; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

FURTHER 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.

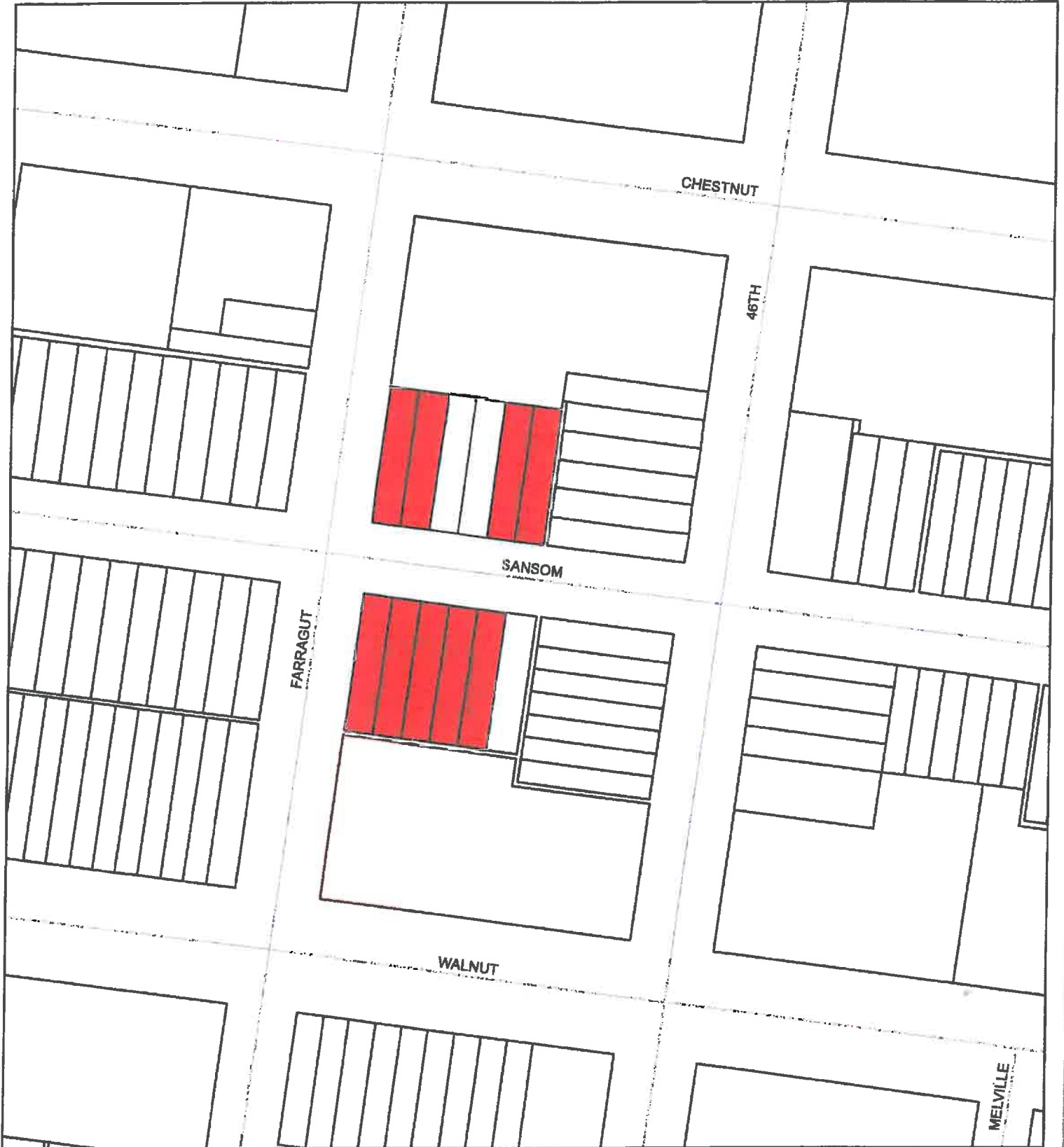
FURTHER AUTHORIZING, that the Executive Director, with the advice of General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.



Address: 4611, 41613, 4619, 4621 Sansom Street

Address: 4612-20 Sansom Street

Sansom Street Development L.P. Modification to Resolution 4600 Sansom Street Project





BOARD FACTSHEET

Meeting of November 18, 2015

Selection of Redeveloper and Self Amortizing Loan
 2238, 2256, 2260-2262 & 2261 N. Palethorp Street,
 2203 & 2253-61 N. 2nd Street

NAME OF DEVELOPER/APPLICANT: Norris Square Neighborhood Project, Inc. ("NSNP"),
 Pennsylvania non-profit corporation

Nature of Transaction: Resolution authorizing the selection of NSNP as redeveloper of following properties, which are currently being used as Palethorp Gardens and various community gardens. After the transfer of title, the parcels will continue being used as community gardens and will be owned and operated by NSNP.

Mailing Address: 2141 N. Howard Street, Philadelphia, PA 19122

PROPERTY INFORMATION: 2238, 2256, 2260-2262 & 2261 N. Palethorp Street;
 2203 & 2253-61 N. 2nd Street

Description: NSNP will be taking formal ownership of these actively used community gardens. In conjunction with community residents, NSNP has been transformed these lots into green spaces for art creation, food production and the preservation of local culture. With these spaces, they will continue their mission with raised beds, cultural exhibitions and more.

Disposition Value: \$49,184.00 w/10 year amortizing mortgage

Property value was established by the LAMA upfront pricing model. The applicant currently maintains these properties 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.

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

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

RESOLUTION NO.

RESOLUTION SELECTING NORRIS SQUARE NEIGHBORHOOD PROJECT, INC., NON-PROFIT CORPORATION AS REDEVELOPER OF 2238, 2256, 2260-2262, 2261 N. PALETHORP STREET, AND 2203 AND 2253-61 N. 2ND STREET LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA AND APPROVING A SELF-AMORTIZING LOAN FOR THE DISPOSITION PRICE

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Norris Square Neighborhood Project, Inc., a Pennsylvania non-profit corporation, is hereby selected as Redeveloper of 2238, 2256, 2260-2262 and 2261 N. Palethorp Street, and 2203 and 2253-61 N. 2nd Street located within the North Philadelphia Redevelopment Area, Model Cities Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Forty-Nine Thousand One Hundred Eighty Four Dollars (\$49,184.00); 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 Forty-Nine Thousand One Hundred Eighty Four Dollars (\$49,184.00), 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.

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	\$ -			
Acquisition Financing	\$ -			
Construction Financing	\$ -			
Other	\$ 80000	Food Trust	Y	Y
Other	\$ 7500	LISC	Y	Y
Other	\$ 7500	HIP*	Y	
Other	\$ -			
Total Sources	\$ 95000			

*HISPANICS IN PHILANTHROPY

Uses: Provide estimated costs to redevelop property

Uses	Amount	Source of Estimate
Acquisition Cost (include closing cost)	\$ -	
Holding Costs	\$ -	
Construction Costs	\$ 5200	projected costs
Design/Engineering Costs	\$ -	
Legal Costs	\$ -	
Other	\$ 36000	salary**
Other	\$ 6500	maintenance
Other	\$ 900	yearly insurance
Total Uses	\$ 48600	

**food & landscape coordinator



Address: 2238 N. Palethorp Street



Address: 2256 & 2260-2262 N. Palethorp Street



Address: 2261 N. Palethorp Street



Address: 2203 N. 2nd Street



Address: 2253-61 N. 2nd Street



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

2238, 2256, 2260-2262 & 2261 N. Palethorp Street
2203 & 2253-2261 N. 2nd Street

**BOARD FACTSHEET**

Meeting of November 18, 2015

Amendatory Agreement

4300-12 & 4314-26 Ridge Avenue

NAME OF DEVELOPER/APPLICANT: CRP/GO Ridge Flats Owner, L.L.C.

Nature of Transaction: By Resolution No. 2014-23 adopted on March 14, 2014, the Board authorized the selection of CRP/GO Ridge Flats Owner, L.L.C., as redeveloper of 4300-12 and 4314-26 Ridge Avenue (the "Property"). Construction of this project never began as the developer was unable to obtain permits for previously approved plans due to unforeseen changes in the government requirements imposed by PennDOT and Department of Streets relating to access to the Property. Authority staff is in receipt of modified plans and is confident that the developer will be in position to proceed with groundbreaking on the Property upon final approval of these plans.

Today, the Board is asked to authorize a resolution that would do the following:

1. Approve schematic plans as revised to comply with current requirements of government agencies.
2. Extend this project's commencement deadline to nine (9) months after receipt of zoning approval.
3. Extend this project's completion deadline to thirty-six (36) months after commencement.

Legal Entity/Other Partners (if applicable): Onion Flats II, LLC & Grasso Holdings LLC

Mailing Address: 111 W. Norris Street, Philadelphia, PA 19122

PROPERTY INFORMATION: 4300-12 & 4314-26 Ridge Avenue

Description: 73,000 sq. ft., vacant lot & building **Zoning:** CMX-2.5 **Use:** Mixed Use

COMMENTS OR OTHER CONDITIONS:

The developer purchased the property on February 27, 2015, from the Authority. The project will consist of a 6-story, 283,000 sq. ft. mixed use building; 16,000 sq. ft. of ground floor retail space and one hundred ninety-nine (199) upper floor rental units located along Kelly Drive in the East Falls neighborhood. Total development cost is estimated at Sixty-Five Million Dollars (\$65,000,000) and the developer has agreed to provide the Authority with an increase in its purchase price of Two Hundred Fifty Thousand Dollars (\$250,000).

Item II (e)

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

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

Prepared by: Jessie Lawrence, Project Manager

Reviewed by: Tania Nikolic

RESOLUTION NO.

RESOLUTION APPROVING THE THIRD AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH CRP/GO RIDGE FLATS OWNER, L.L.C. , REGARDING PROPERTIES LOCATED AT 4300-12 RIDGE AVENUE AND 4314-26 RIDGE AVENUE

WHEREAS, Pursuant to Resolution No. 2014-23, adopted March 14, 2014, CRP/GO Ridge Flats Owner, L.L.C ("Developer") was approved as Developer of 4300-12 Ridge Avenue and 4314-26 Ridge Avenue (the "Property"); and

WHEREAS, Developer and the Authority executed a Development Agreement dated June 4, 2014 ("Development Agreement") for the Property; and

WHEREAS, under the provisions of the Development Agreement, the Authority executed a First Amendatory Agreement dated June 4, 2014, which extended the date of settlement from June 13, 2014, to September 11, 2014; and

WHEREAS, under the provisions of the Development Agreement, the Authority executed a Second Amendatory Agreement dated September 10, 2014, which extended the date for settlement from September 11, 2014, to December 11, 2014; and

WHEREAS, due to updated requirements mandated by government agencies, Developer has requested the Authority to approve revised schematic plans and a corresponding extension of the commencement and completion dates; and

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

NOW THEREFORE BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that the Authority is authorized to enter into a Third Amendment to Development Agreement for 4300-12 Ridge Avenue and 4314-26 Ridge Avenue with CRP/GO Ridge Flats Owner, L.L.C, to provide that:

1. the schematic plans, as revised to comply with current government agency requirements, shall be approved.
2. the time for commencement of construction as stated in paragraph 4.5 of the Development Agreement shall be extended from six (6) months after settlement to nine (9) months after receipt of zoning approval.
3. the time for completion of improvements as stated in paragraph 4.5 of the Development Agreement shall be extended from thirty (30) months after settlement to thirty-six (36) months after commencement of construction.

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.

**CRP/GO Ridge Flats Owner, LLC
30 South 15th Street, Suite 1000
Philadelphia, PA 19102**

November 9, 2015

Mr. Brian Abernathy
Executive Director
Redevelopment Authority of the City of Philadelphia
1234 Market Street, 16th fl.
Philadelphia, PA 19107

**Re: Development Agreement dated June 4, 2014 (“Agreement”)
The Philadelphia Redevelopment Authority (“PRA”),
CRP/GO Ridge Flats Owner, LLC (“Redeveloper”),
4300-12 and 4314-26 Ridge Avenue (“Property”)**

Dear Mr. Abernathy:

Thank you for considering the attached alternative design drawings for the development of the Property. As we have discussed, and as outlined in my previous letter dated October 14, 2015, substantial modifications to the previously approved plans were necessary in order to comply with new requirements imposed on Redeveloper by PennDOT and The City of Philadelphia Department of Streets (collectively the “Government Agencies”). As a result, Redeveloper is requesting certain modifications to the Agreement that will permit Redeveloper to move ahead with the project as modified.

By way of background, shortly before Redeveloper was scheduled to settle on the Property, Redeveloper was informed that the driveway access plan that had previously been reviewed, commented upon and conceptually approved by the Government Agencies was no longer acceptable and would require a redesign. After months of discussion, ultimately the Government Agencies required the Redeveloper to add an access driveway on Kelly Drive to take pressure off of Ridge Avenue. The approval of the concept of the Kelly Drive Access along with its dimensions and location in relation to the congested intersection at Calumet Street took months of planning, discussion and negotiations with the Government Agencies along with the City of Philadelphia Department of Parks and Recreation. The resulting approved design placed the Kelly Drive driveway in the safest location for drivers and pedestrians, however, this location posed a serious design challenge for Redeveloper in that the location sits 12 feet below the level of the parking deck and the construction of a ramp to connect the new driveway to the parking proved to be impractical. After additional consultation with

design professionals, the Government Agencies and the Parks and Recreation Department, Redeveloper concluded that the addition of an underground level of parking was the only feasible way to allow cars to enter the parking from Kelly Drive.

Unfortunately, when added to the total project cost, the significant incremental costs of adding an underground level of parking to the project resulted in an economic return on investment for the project that was no longer commercially viable, with risk adjusted returns well below market. After adding the costs for the additional underground parking level, and assuming total costs per unit (excluding the additional garage costs) otherwise remained the same, Redeveloper's analysis indicated that it would need to increase the unit count by approximately fifty (50) additional units in order for the project's risk adjusted return on investment to return to a market rate.

The only way to add any units to the previously approved design would be to add additional floors to the massing. With its "single loaded corridor" configuration, the previous design would require two (2) additional floors in order to add the necessary 50 additional units. However, adding 2 additional floors would result in a change in the construction classification type of the project from Type III-A (allows more economical wood framed construction) to the significantly more costly Type I-B (requires either concrete or steel construction and is more costly). The additional costs of Type I-B construction would need to be offset by adding even more units to the project and more floors. Realizing that would not be practical, the Redeveloper decided to consider a significant redesign of the project to allow for a more efficient design.

The resulting new design not only results in fewer overall units than would be necessary if units were added to the previous design, its "double loaded corridor" design results in fewer total floors and the ability to maintain the more economical Type III-B (wood framed) construction classification. For these reasons along with the others set forth in my previous correspondence, Redeveloper feels strongly that the revised design results in a better overall project and still maintains the distinguishing design elements of the previous design included in Redeveloper's initial response to the PRA Request for Proposal ("RFP") for the Property and otherwise conforms to the RFP's Controls and Guidelines. Lastly, Redeveloper is committed to maintaining the project as a highly sustainable development. To that end, the project will ultimately be certified in accordance with the Enterprise Green Communities guidelines.

As mentioned above, Redeveloper is requesting the following modifications to the Agreement that will permit Redeveloper to move ahead with the project as modified:

1. Section 1.5 – Purchase Price. In consideration for the PRA's approval of the revised plans and development schedule, the Redeveloper is willing to increase the Purchase Price of the Property by Two Hundred and Fifty Thousand Dollars (\$250,000) (the "Incremental Purchase Price") to a total of One Million Dollars (\$1,000,000). The Incremental Purchase Price will be paid to the PRA from

100% of all available proceeds (after any senior debt obligations) either from operations or a capital event (refinance of the construction loan or sale of the Property) until the Incremental Purchase Price is paid in full.

2. Section 4.5 – Commencement and Completion of Construction. We request that this section be modified to allow commencement of construction to begin no later than nine (9) months from the Redeveloper’s receipt of fully un-appealable zoning approval. Further, completion of the Improvements shall occur no more than 36 months following commencement of construction.

3. Exhibit C – Schematic Plans. We request that the attached set of plans replace the plans previously approved and attached to the Agreement as Exhibit C.

Redeveloper believes that it is uniquely positioned to timely execute on the development of the Property. This is due to its efforts to date and the progress that it has made over the past several months to: (i) modify the project design to address the requirements of the Government Agencies, (ii) communicate with the critical neighborhood groups toward achieving their support and (iii) commencing and advancing the process toward achieving the necessary zoning relief.

As you know, our zoning approval process is well under way and there are certain critical meeting dates that are necessary for Redeveloper to achieve in order to avoid several months of potential delays. We look forward to hearing from you and finalizing this matter promptly.

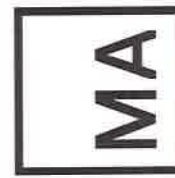
Sincerely yours,

David Grasso,
Managing Member

enclosures

RIDGE AVENUE

4300-4326 Ridge Ave.
Philadelphia, PA



FLOOR	GROSS FLOOR AREA (SF)	GROSS RETAIL AREA (SF)	LOBBY GROSS AREA (SF) *	LOUNGE GROSS AREA (SF) *	PARKING COUNT		GROSS RESID. AREA (SF) **	AMENITY AREA (SF)	OUTDOOR AREA (SF)			UNIT COUNT					
					GROSS AREA (SF)	SPACES			COMMON	PRIVATE	TOT.	0BD	1BD	2BD	TOT.		
BASEMENT/P2	49,750				122												
GROUND FLOOR/P1	60,540	16,000	1,970	605	78				2,300								
2ND FLOOR	46,160						34,600	4,790	14,380		14,380		3	38	7		48
3RD FLOOR	42,170						35,000			3,990		3,990	7	39	5		51
4TH FLOOR	29,370						24,790	Pool	11,600	1,190	12,790		7	21	6		34
5TH FLOOR	28,190						23,955			1,190	1,190		7	22	5		34
6TH FLOOR	27,000						22,940			1,190	1,190		5	23	4		32
TOTAL	283,180	16,000	1,970	605	200	83,720	141,285	4,790	28,280	7,560	33,540	29	143	27	199		199

* Lobby gross area includes entrance lobby, elevator lobby and all lobby service spaces.

** Gross residential area does not include any outdoor space

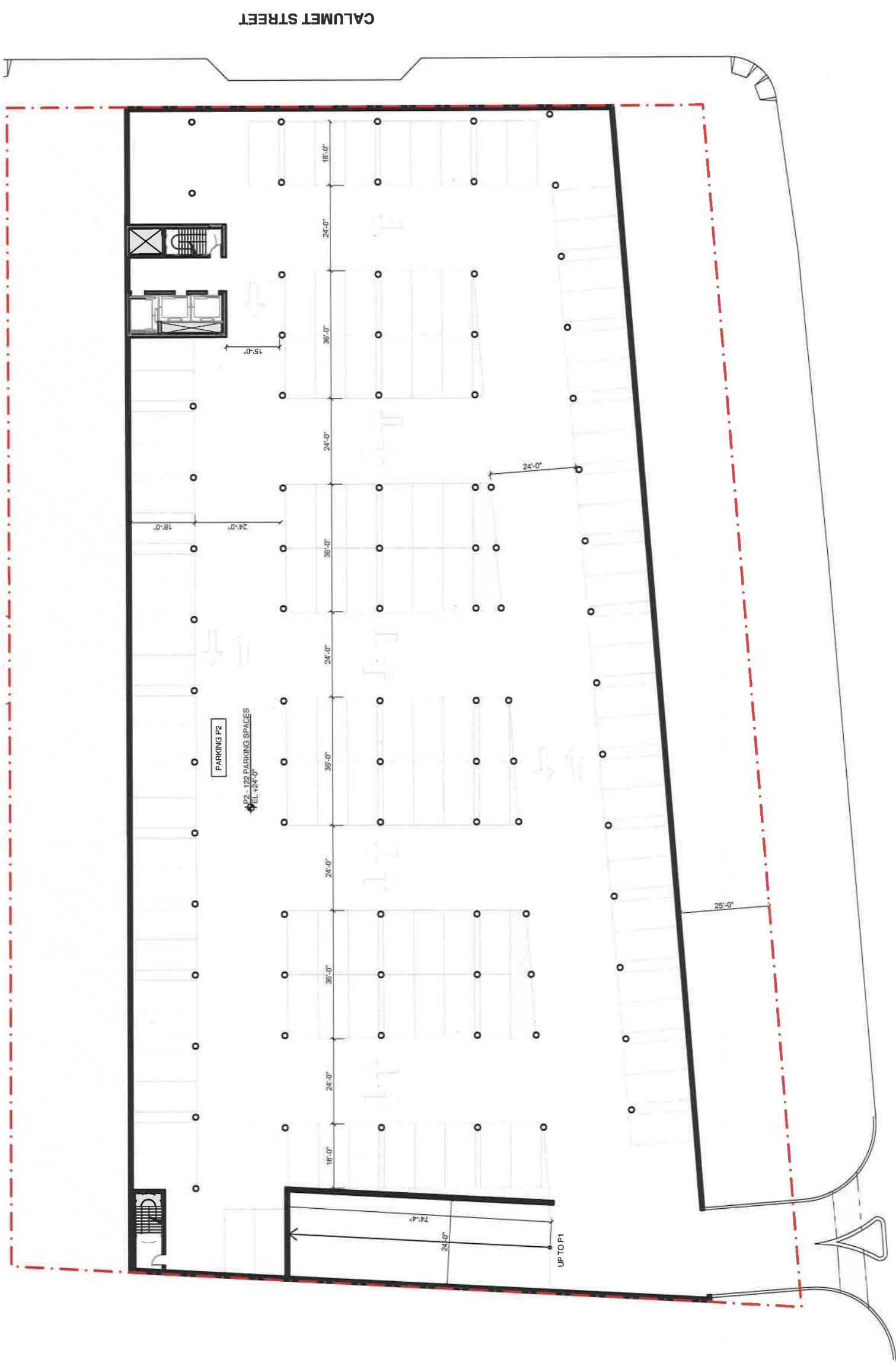
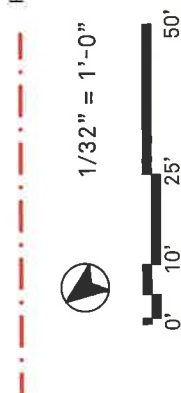
BUILDING AREA CALCULATION

4300-4326 Ridge Ave.
Philadelphia, PA





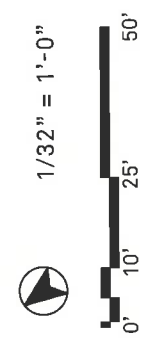
PROPERTY LINE



KELLY DRIVE
PARKING ENTRANCE
EL: 72'-0"

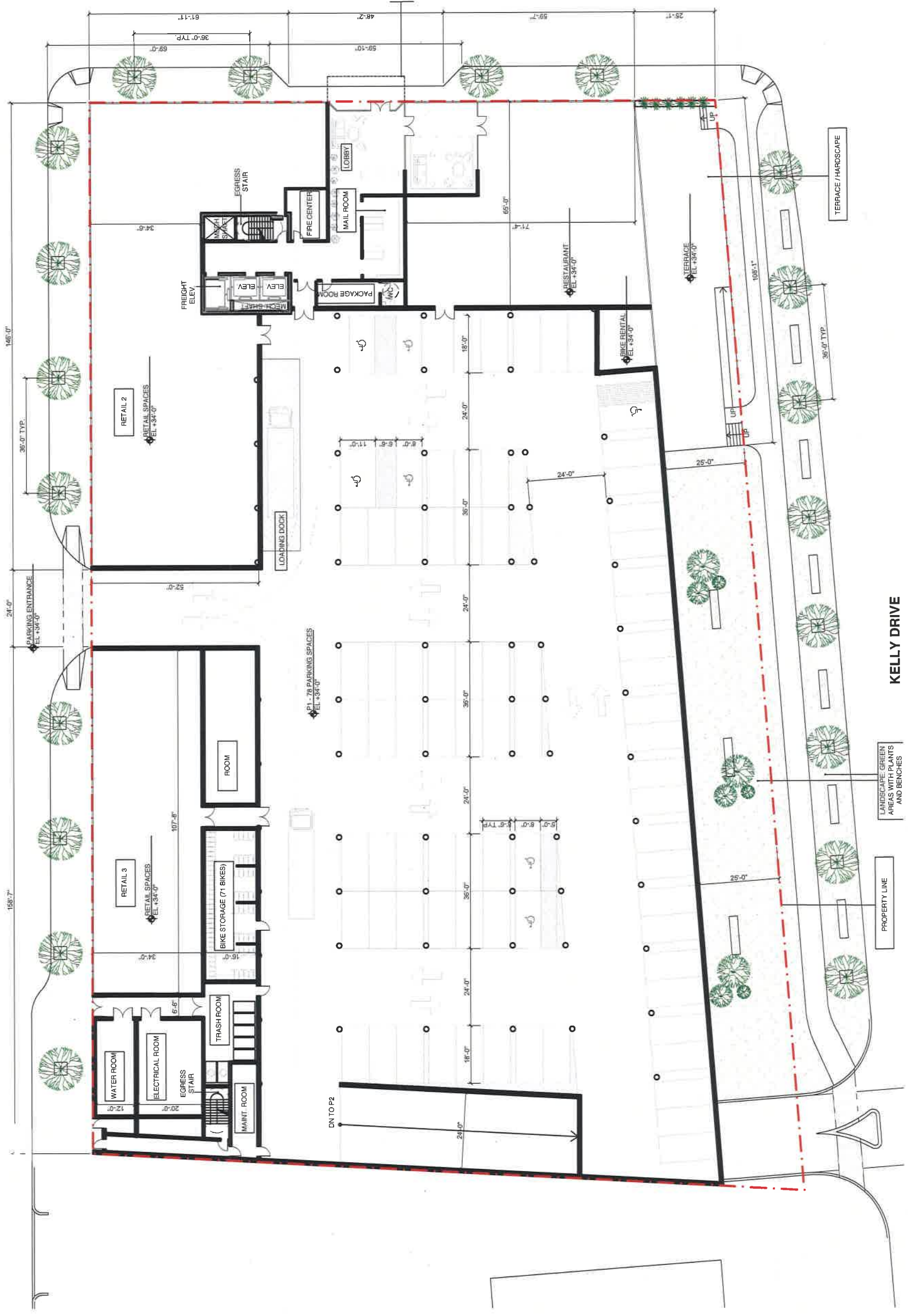
BASEMENT PLAN

4300-4326 Ridge Ave.
Philadelphia, PA



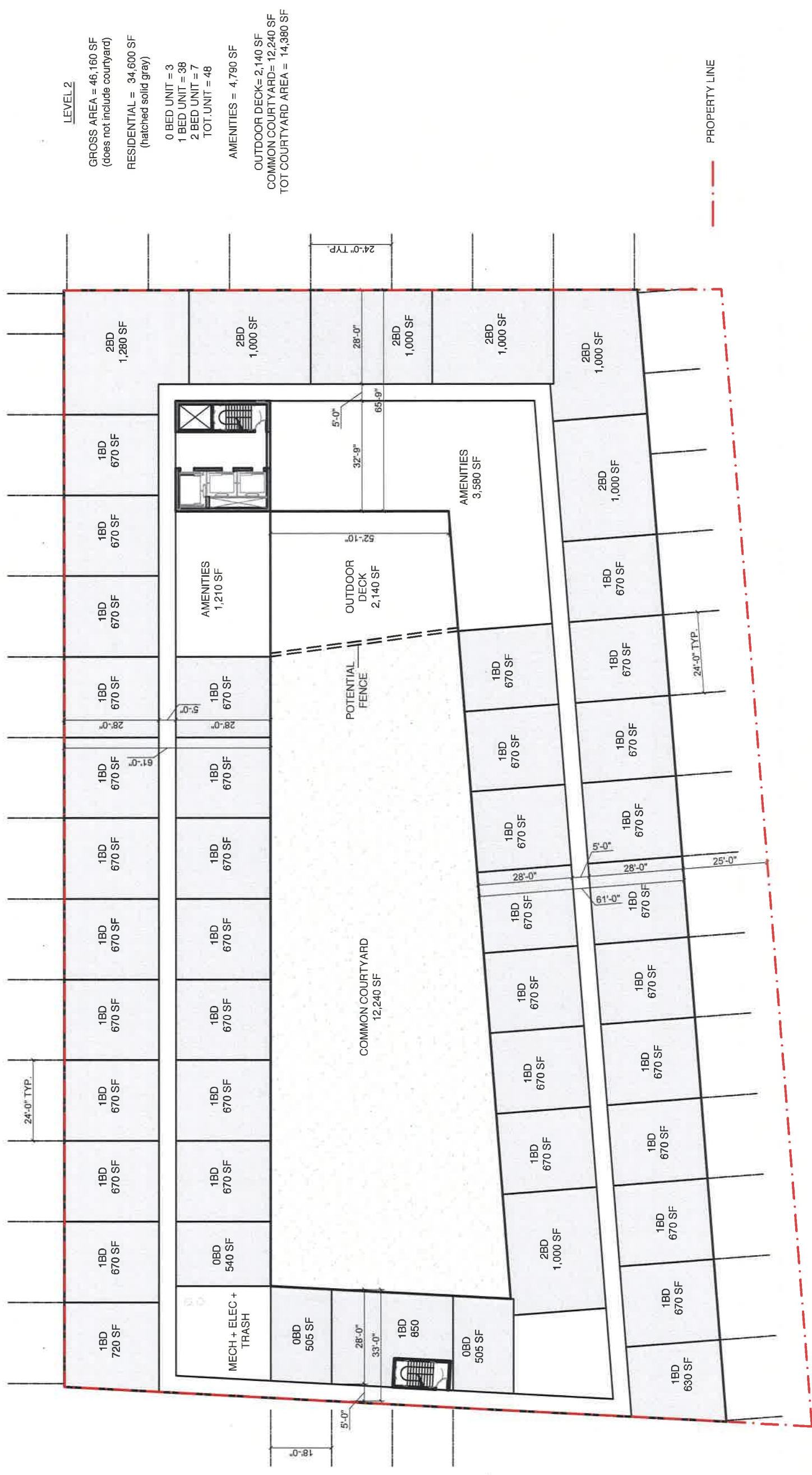
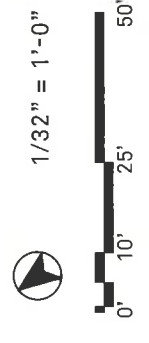
RIDGE AVENUE

KELLY DRIVE



GROUND FLOOR PLAN

4300-4326 Ridge Ave.
Philadelphia, PA



LEVEL 2

GROSS AREA = 46,160 SF
(does not include courtyard)
RESIDENTIAL = 34,600 SF
(hatched solid gray)

0 BED UNIT = 3
1 BED UNIT = 38
2 BED UNIT = 7
TOT. UNIT = 48

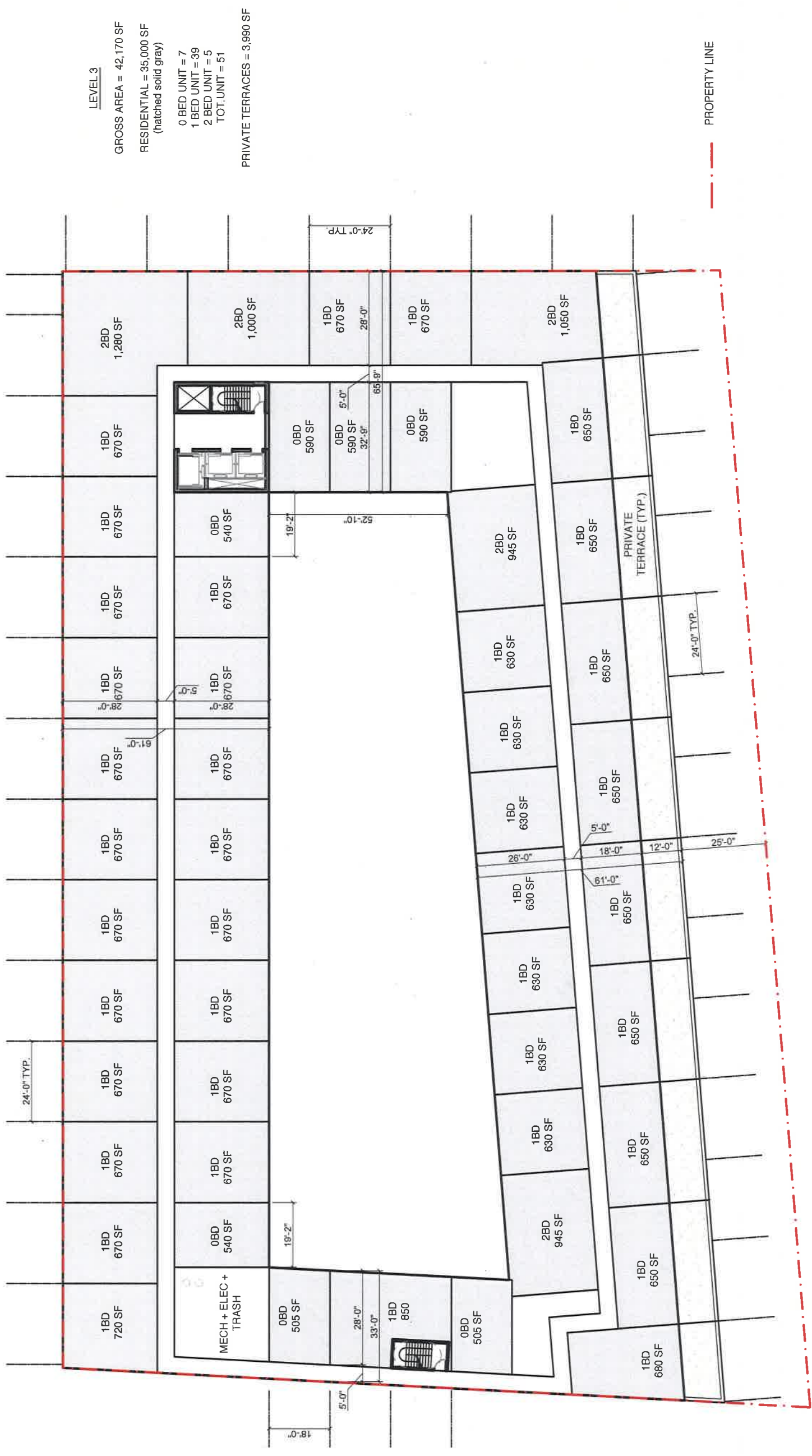
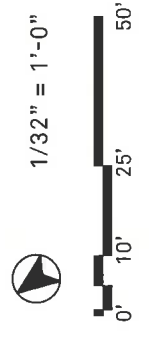
AMENITIES = 4,790 SF

OUTDOOR DECK = 2,140 SF
COMMON COURTYARD = 12,240 SF
TOT COURTYARD AREA = 14,380 SF

PROPERTY LINE

SECOND FLOOR PLAN

4300-4326 Ridge Ave.
Philadelphia, PA



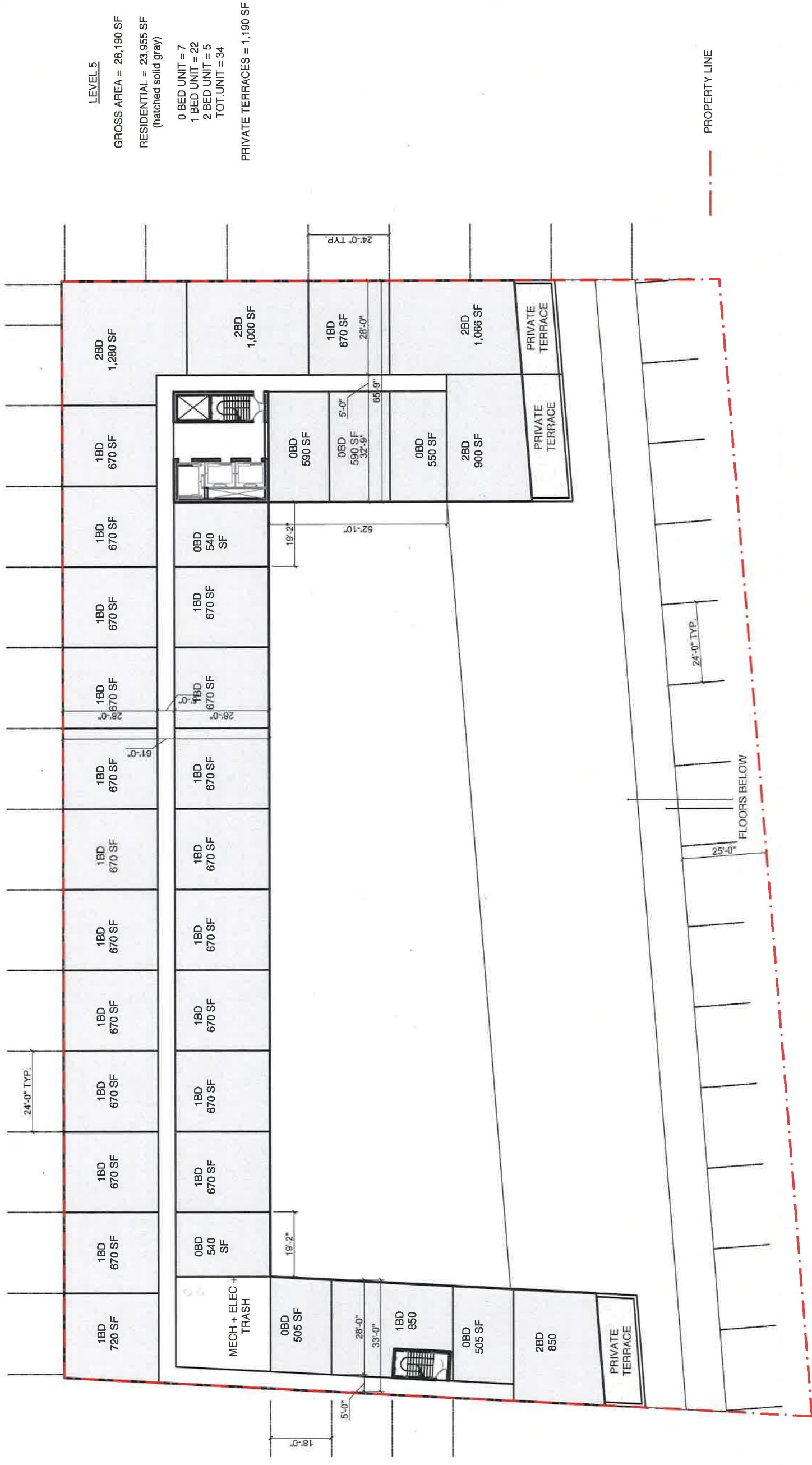
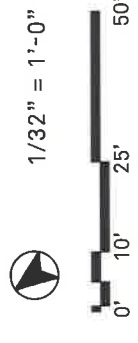
LEVEL 3

GROSS AREA = 42,170 SF
 RESIDENTIAL = 35,000 SF
 (hatched solid gray)

- 0 BED UNIT = 7
- 1 BED UNIT = 39
- 2 BED UNIT = 5
- TOT. UNIT = 51

PRIVATE TERRACES = 3,990 SF

THIRD FLOOR PLAN
 4300-4326 Ridge Ave.
 Philadelphia, PA



LEVEL 5

GROSS AREA = 28,190 SF

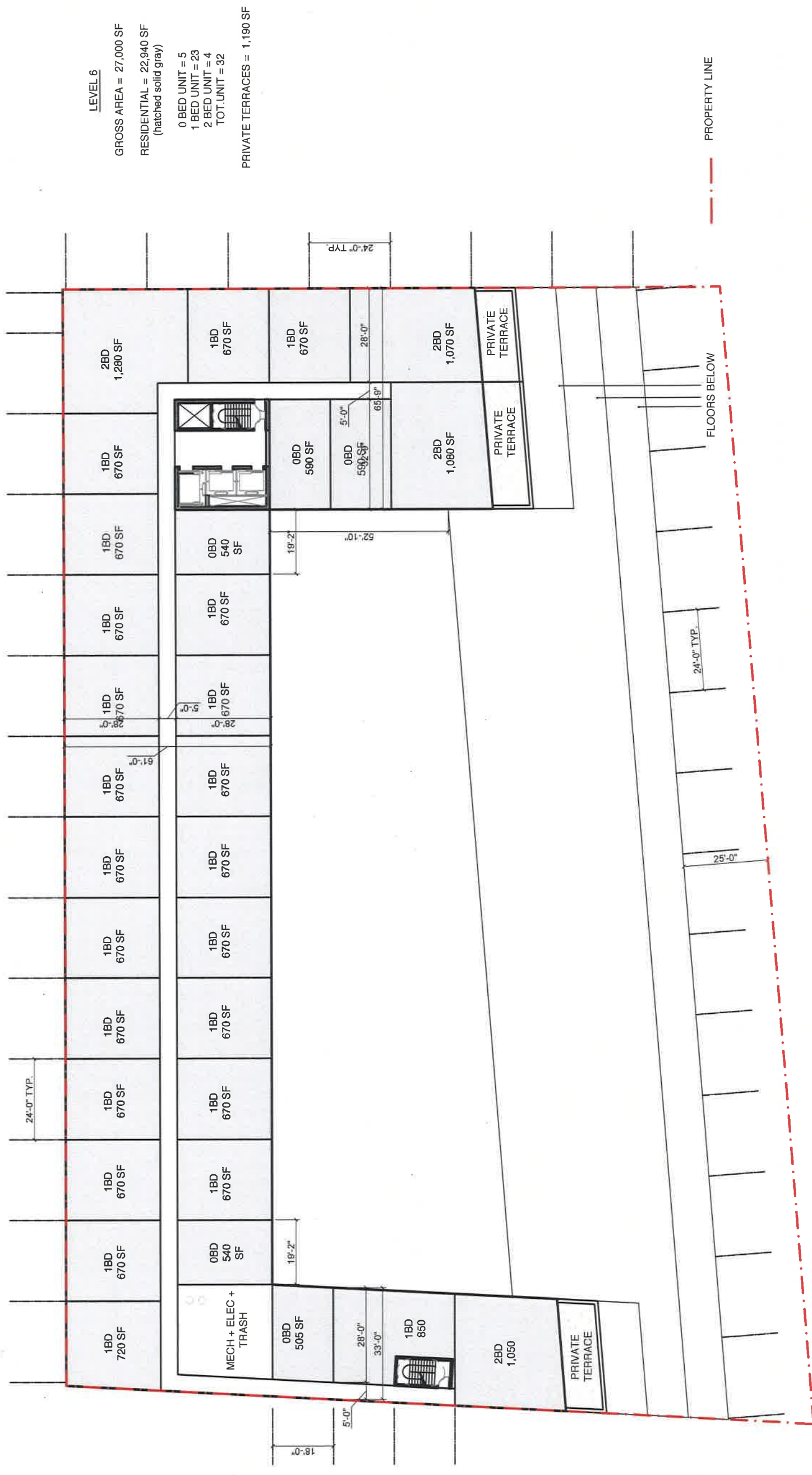
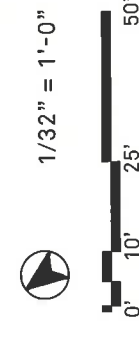
RESIDENTIAL = 23,955 SF
(hatched solid gray)

0 BED UNIT = 7
 1 BED UNIT = 22
 2 BED UNIT = 5
 TOT. UNIT = 34

PRIVATE TERRACES = 1,190 SF

FIFTH FLOOR PLAN

4300-4326 Ridge Ave.
 Philadelphia, PA



LEVEL 6

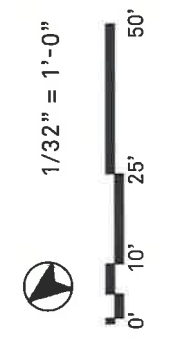
GROSS AREA = 27,000 SF
 RESIDENTIAL = 22,940 SF
 (hatched solid gray)

- 0 BED UNIT = 5
- 1 BED UNIT = 23
- 2 BED UNIT = 4
- TOT. UNIT = 32

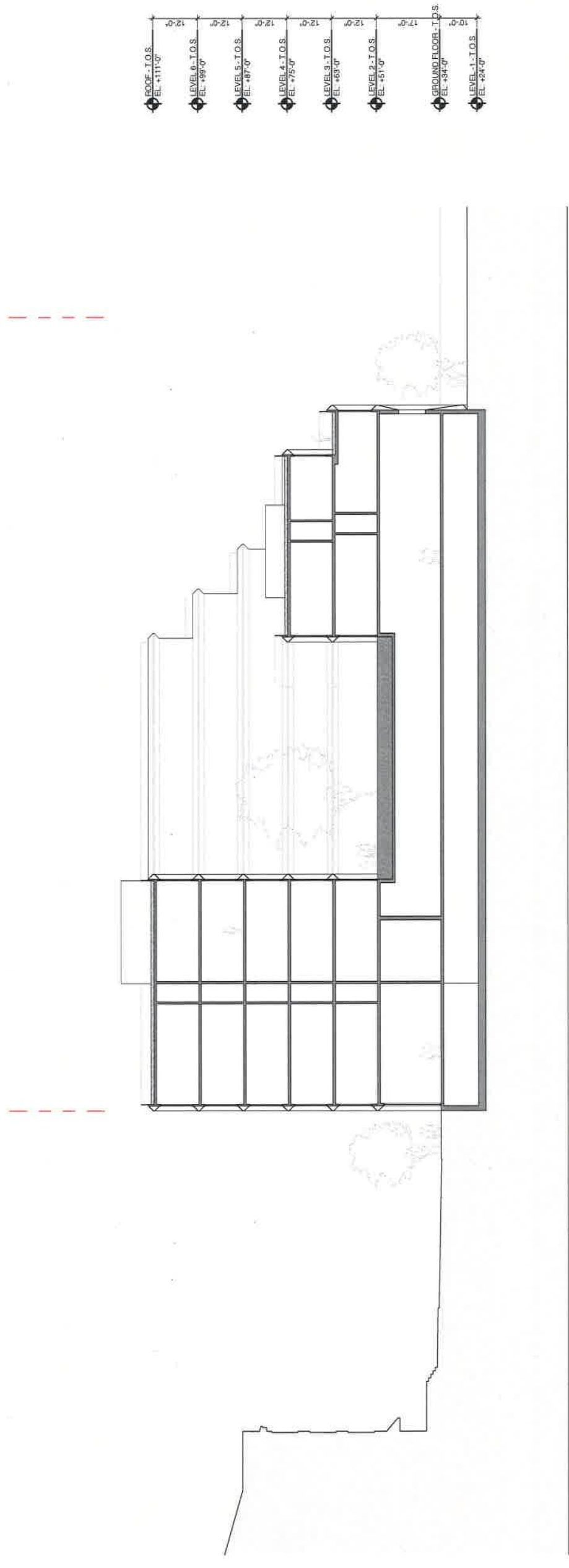
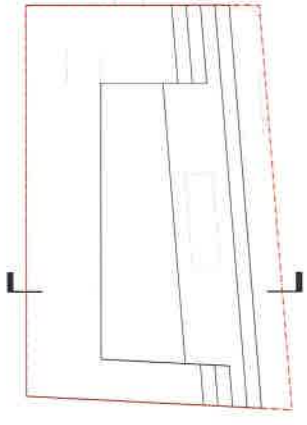
PRIVATE TERRACES = 1,190 SF

SIXTH FLOOR PLAN

4300-4326 Ridge Ave.
 Philadelphia, PA



CROSS SECTION
 4300-4326 Ridge Ave.
 Philadelphia, PA



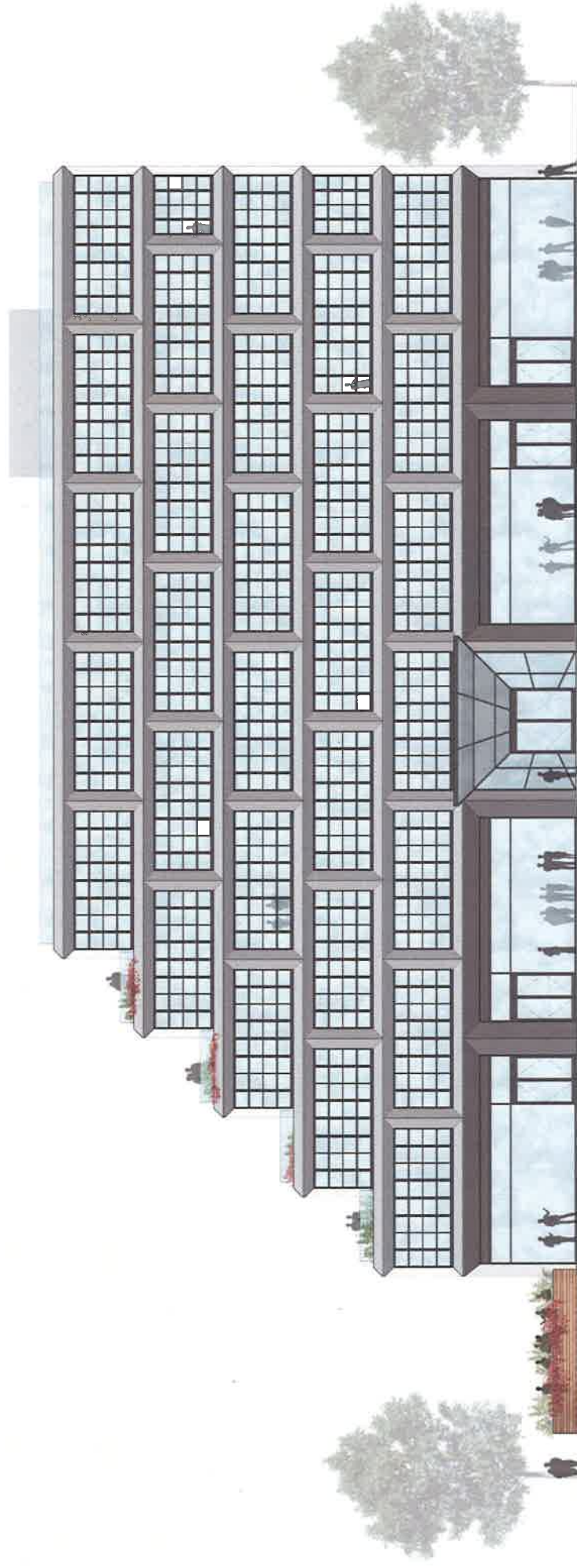
PROPERTY LINE



ELEVATION - KELLY DRIVE

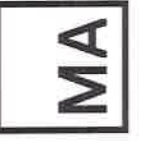
4300-4326 Ridge Ave.
Philadelphia, PA





ELEVATION - CALUMET STREET

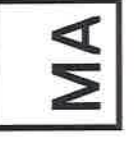
4300-4326 Ridge Ave.
Philadelphia, PA





VIEW

4300-4326 Ridge Ave.
Philadelphia, PA



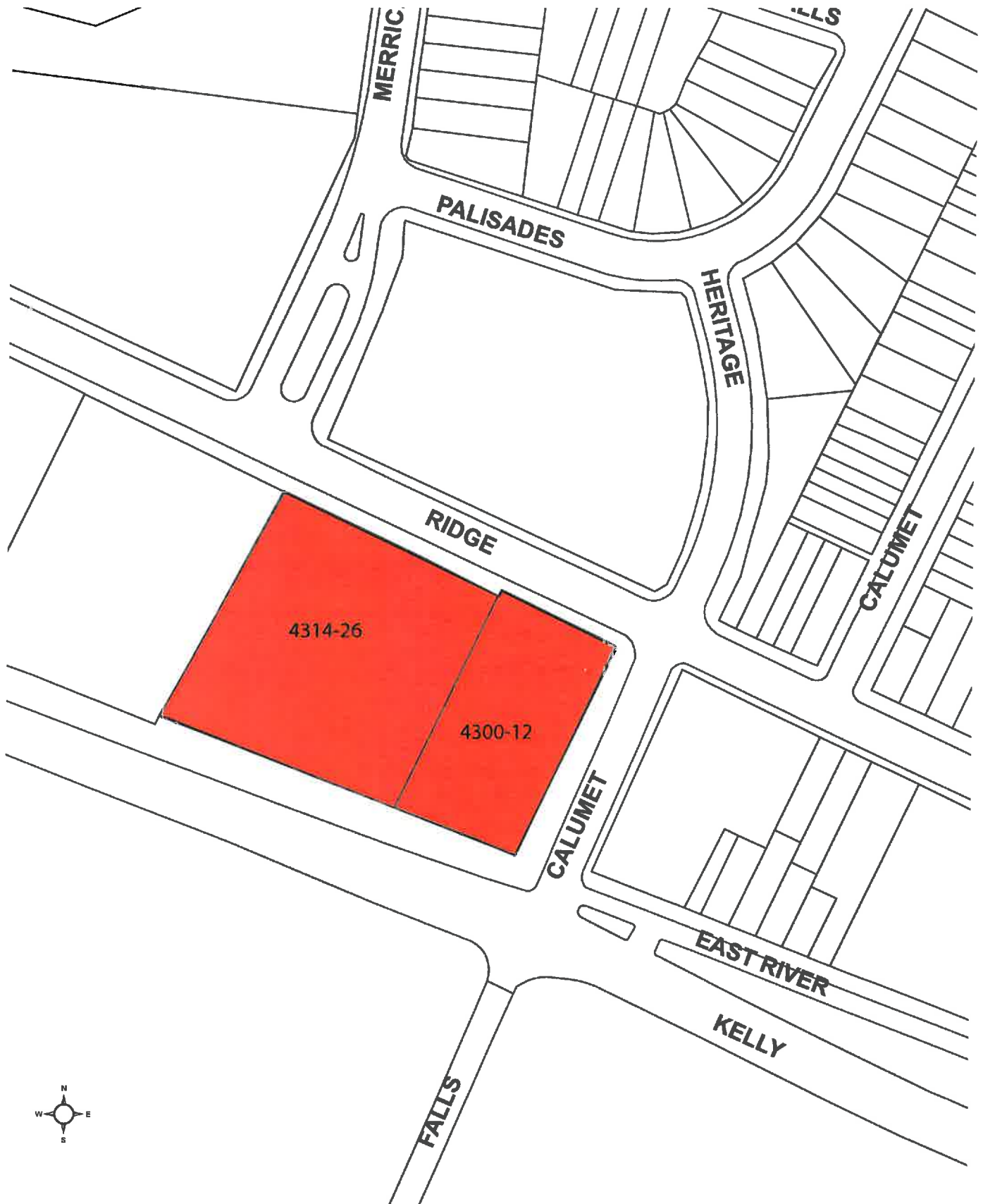


VIEW

4300-4326 Ridge Ave.
Philadelphia, PA







RIVAGE PROPERTY
4300-12 & 4314-26 Ridge Avenue

**BOARD FACTSHEET**

Meeting of November 18, 2015

Selection of Redeveloper

1901-05, 1917-21, 1929-35 and 1939-49 Ridge Avenue; 1909-13 W. Thompson and 1248, 1300, 1301-1303, 1306-1310 and 1316-1318 N. 19th Street

NAME OF DEVELOPER/APPLICANT: The Pointe Mid-Rise, LLC

Nature of Transaction: Selection of developer to construct twenty-two (22) 2 bed/2 bath townhomes restricted to 80 AMI homebuyers and thirty-six (36) market rate units ranging from 1 bed/1bath to 2 bed/2 bath for a total of fifty-eight (58) units.

Mailing Address: 1045 First Avenue, Suite 100, King of Prussia, PA 19406

PROPERTY INFORMATION:

1901-05 Ridge Avenue (CMX2)	1248 N. 19 th Street (CMX2)
1917-21 Ridge Avenue (CMX2)	1300 N. 19 th Street (RM1)
1929-35 Ridge Avenue (CMX2)	1301-03 N. 19 th Street (RM1)
1939-49 Ridge Avenue (CMX2)	1306-10 N. 19 th Street (RM1)
1909-13 W. Thompson Street (CMX2)	1316-18 N. 19 th Street (RM1)

Use: Residential**Disposition Value:** \$100,000.00

Per the Council President, these parcels are a direct sale to the applicant for the construction of a fifty eight (58) unit mixed-income development containing twenty (22) units restricted to 80 AMI households. Per the disposition policy, an appraisal was conducted establishing the total value of Six Hundred One Thousand Dollars (\$601,000) for all parcels. The parcels slated for market rate are valued at Two Hundred Sixty Nine Thousand Six Hundred Dollars (\$269,600) (of the total \$601,000).

The applicant submitted a counter offer of \$100,000 (offer represented a nominal disposition for the parcels designated for 100% AMI units and \$100,000 for the market rate parcels that were appraised at \$269,600).

The counter offer was presented to the Real Estate Review Committee on October 1, 2015. The Committee approved the reduction, if in return the developer agreed to lower the income target for the workforce housing units to 80% of AMI. The developer agreed and the Committee granted final approval.

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:

See attached Targeted Sales Price chart outlining the of proposed unit configurations for the workforce housing townhouses and mid-rise market rate units. Acquisition and commencement of construction of the proposed project is estimated to start three (3) months from settlement with construction completion within twenty-four (24) months.

The Developer is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violation of City L&I codes. Per Chapter 17-1600 of the Philadelphia Code, the City has approved the Economic Opportunity Plan. Per chapter 17-1600 of the Philadelphia Code, the Economic Opportunity Plan ranges have been set at MBE – 19%, WBE – 16%

Proposed Resolution and supporting project information are attached (Target Sale Price, Sources & Uses, site map and photograph).

Prepared by: Tania Nikolic
Reviewed by: Ryan Harmon

RESOLUTION NO.

RESOLUTION SELECTING THE POINTE MID-RISE, LLC AS REDEVELOPER OF 1901-1905 RIDGE AVENUE, 1917-1921 RIDGE AVENUE, 1929-1935 RIDGE AVENUE, 1939-1949 RIDGE AVENUE, 1909-1913 W. THOMPSON STREET, 1248 N. 19TH STREET, 1300 N. 19TH STREET, 1301-1303 N. 19TH STREET, 1306-1310 N. 19TH STREET AND 1316-1318 N 19TH STREET LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that The Pointe Mid-Rise, LLC, is hereby selected as Redeveloper of 1901-1905 Ridge Avenue, 1917-1921 Ridge Avenue, 1929-1935 Ridge Avenue, 1939-1949 Ridge Avenue, 1909-1913 W. Thompson Street, 1248 N. 19th Street, 1300 N. 19th Street, 1301-1303 N. 19th Street, 1306-1310 N. 19th Street and 1316-1318 N. 19th 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 One Hundred Thousand Dollars (\$100,000.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

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

Target Sales Price

<u>Affordable Housing</u>	<u>No. of Units</u>	<u>No. of Bd/Ba</u>	<u>Square Feet</u>	<u>Anticipated Sales Price</u>
1901-1903 Ridge Avenue	1	2Bd/2Ba	900	\$194,000
1905 Ridge Avenue	1	2Bd/2Ba	900	\$194,000
1917 Ridge Avenue	1	2Bd/2Ba	900	\$194,000
1919 Ridge Avenue	1	2Bd/2Ba	900	\$194,000
1921 Ridge Avenue	1	2Bd/2Ba	900	\$194,000
1248 Nineteenth Street	1	2Bd/2Ba	900	\$194,000
1300 Nineteenth Street	2	2Bd/2Ba	1100	\$238,000
1306 Nineteenth Street	2	2Bd/2Ba	1100	\$238,000
1308 Nineteenth Street	2	2Bd/2Ba	1100	\$238,000
1310 Nineteenth Street	2	2Bd/2Ba	1100	\$238,000
1316 Nineteenth Street	2	2Bd/2Ba	1100	\$238,000
1318 Nineteenth Street	2	2Bd/2Ba	1100	\$238,000
1301 Nineteenth Street	2	2Bd/2Ba	1100	\$238,000
1303 Nineteenth Street	2	2Bd/2Ba	1100	\$238,000
Total	22			

<u>Market Rate Housing</u>	(1929-1949 Ridge Multifamily Building)			
1929 Ridge Avenue	3	1Bd/1Ba Live/Work Units	900	\$207,000
1931 Ridge Avenue	6	1Bd/1Ba Lofts	790	\$183,280
1933 Ridge Avenue	8	2Bd/2Ba Flats	875	\$217,000
1935 Ridge Avenue	15	2Bd/2Ba Lofts	920	\$195,040
1939 Ridge Avenue	combined above			
1941 Ridge Avenue	combined above			
1943 Ridge Avenue	combined above			
1945 Ridge Avenue	combined above			
1947 Ridge Avenue	combined above			
1949 Ridge Avenue	combined above			
1909 Thompson Street	2	2Bd/2Ba	1100	\$253,000
1911 Thompson Street	will be subdivided between 1909 and 1913			
1913 Thompson Street	2	2Bd/2Ba	1100	\$253,000
Total	36			
Grand Total	58			

Sources and Uses

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

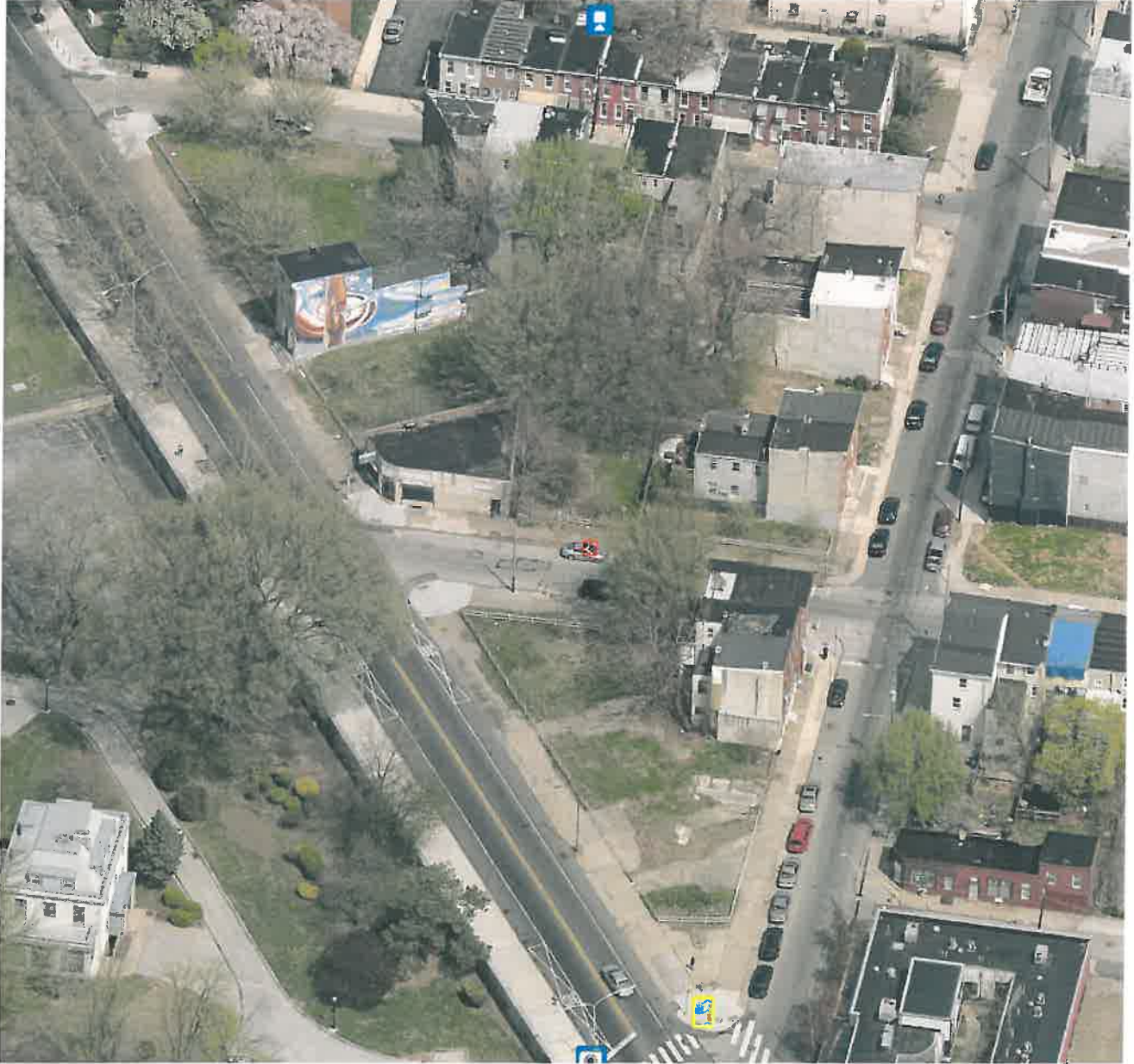
<i>Type</i>	<i>Amount</i>	<i>Name of Source</i>	<i>Committed: Documentation</i>	
			<i>Y/N</i>	<i>Attached: Y/N</i>
Developer Equity	\$ 800,000	Developer	Y	Y-Financial Statements
Pre-Development Financing	\$ 750,000	Washington Square Realty Capital	Y	Y-Financial Letter
Construction/Perm Financing – MR	\$ 7,700,000	Washington Square Realty Capital	Y	Y-Financial Letter
Construction Financing – TH	\$ 2,800,000	Washington Square Realty Capital	Y	Y-Financial Letter
Revolving Construction Loan - TH	\$ 2,700,000	Washington Square Realty Capital	Y	Y-Financial Letter
Other	\$ -			
Other	\$ -			
Total Sources	\$ 14,750,000			

Uses: Provide estimated costs to redevelop property

<i>Uses</i>	<i>Amount</i>	<i>Source of Estimate</i>
Acquisition & Closing Costs	\$ 160,000	PRA & Developer
Construction Costs	\$ 9,742,900	Innova Services Corp. and McDonald Building Co.
Soft Costs (including Arch & Eng)	\$ 2,982,500	A&E quotes and Estimates
Other	\$ -	
Other	\$ -	
Other	\$ -	
Other	\$ -	
Other: _____	\$ -	
Other: _____	\$ -	
Other: _____	\$ -	
Total Uses	\$ 12,885,400	

Item II (f)

1901-1905 Ridge Avenue, 1917-1921 Ridge Avenue, 1929-1935 Ridge Avenue, 1939-1949 Ridge Avenue, 1909-1913 W. Thompson Street, 1248 N. 19th Street, 1300 N. 19th Street, 1301-1303 N. 19th Street, 1306-1310 N. 19th Street and 1316-1318 N. 19th Street





**NORTH PHILADELPHIA REDEVELOPMENT AREA
MASTER-CABOT URBAN RENEWAL AREA**

1901-05, 1917-1921, 1929-1935 & 1939-1945 Ridge Avenue
1903-1913 W. Thompson Street
1248, 1300, 1301-1303, 1306-1310 & 1316-18 N. 19th Street



BOARD FACTSHEET

Meeting of November 18, 2015

Approval of Housing Trust Fund Grant

Tasker Village Energy Improvements

NAME OF SPONSOR/DEVELOPER: Diversified Community Services, Inc.

NATURE OF TRANSACTION: Authorization for the Authority to enter into a grant agreement with Diversified Community Services, Inc. ("DCS"), in the amount of Four Hundred Seventy-Seven Thousand Nine Hundred Fifty Dollars (\$477,950) (the "Authority Grant"). The proceeds of the Authority Grant will be used for energy improvements to the Tasker Village Apartments, a twenty-eight (28) unit affordable rental housing development located at 1508-1548 S. 16th Street in the Point Breeze neighborhood of Philadelphia (the "Project"). The scope of work will include the installation of a cool roof, window replacement, and painting of the exterior stucco.

BACKGROUND

In 1994, the Tasker Village Apartments, a low income housing tax credit project, was developed by Pennrose Properties. The Project was financed from the syndication of proceeds from the sale of low income housing tax credits ("LIHTC") and financing provided by the Authority and the Pennsylvania Housing Finance Agency ("PHFA"). In 2011, after the initial fifteen (15) year compliance period, DCS acquired the Project and assumed the financing. In 2013, DCS received a reservation for LIHTC to upgrade systems, renovate the individual apartments and construct a new nine hundred (900) square foot community building. At the same time, DCS applied for funding to support energy improvements for the Project through a Housing Trust Funds Request for Proposal issued by the Office of Housing and Community Development ("OHCD"). Although selected by OHCD, it was requested that DCS complete the preservation work supported by the LIHTC award before it started the energy improvements. The tax credit work is now complete.

COMMENTS OR OTHER CONDITIONS

The Philadelphia Planning Commission has issued an environmental clearance on the subject property. The Authority's housing construction department has approved the scope and cost of construction for the Project. The City has approved the Economic Opportunity Plan for the Project. The Philadelphia Revenue Department has determined that the development team has no outstanding tax issues.

BOARD ACTION REQUESTED:

1. Authorize the Authority to enter into a grant agreement with DCS in the amount of up to Four Hundred Seventy-Seven Thousand Nine Hundred Fifty Dollars (\$477,950), funded with housing trust funds.

Proposed Resolution, Approved EOP Plan and Site Plan are attached

Prepared by: Darci Bauer, Underwriter
 Reviewed by: David Thomas, Deputy Executive Director

RESOLUTION NO.

RESOLUTION AUTHORIZING THE APPROVAL OF A HOUSING TRUST FUND GRANT IN THE AMOUNT OF \$477,950 TO DIVERSIFIED COMMUNITY SERVICES, INC., TO ASSIST WITH ENERGY UPGRADES ASSOCIATED WITH THE TASKER VILLAGE PROJECT LOCATED AT 1508-1548 S. 16TH STREET.

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby given to grant Housing Trust funds in the amount of Four Hundred Seventy-Seven Thousand Nine Hundred Fifty Dollars (\$477,950) to Diversified Community Services, Inc., to assist with energy upgrades associated with the Tasker Village Project located at 1508-1548 S. 16th Street.

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

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

Memorandum



Date: October 7, 2015
 To: Lynn Newsome, OHCD
 From: Darci Bauer, PRA
 Re: Tasker Village Energy Upgrades

Attached, please find the Affirmative Action Plan for the above referenced project for your review. If the Plan meets the Office of Housing and Community Development's goals, please fill out the bottom half of this memorandum and return it to me at your earliest convenience. Thank you.

Project Name: Tasker Village Energy Upgrades
 Project Address: 1508-1548 South 16th Street
 Owner: Tasker Village LP- Diversified Community Services, Inc.
 Unit Breakdown: 6- 2 bedroom, 3-3 bedroom and 14- 4 bedroom
 Funding Amount: \$500,000 approximately
 Total Construction Cost: \$ 407,500 approximately
 Total Development Cost: \$500,000 approximately
 Contractor: Innova Services

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

MBE Goals: 18%

WBE Goals: 7%

DBE Goals: Greatest Extent Feasible

Lynn Newsome 11/3/2015

Lynn Newsome, Director OHCD MBE/WBE

Date

GENERAL CONTRACTOR'S PAST CONTRACTS WITH PRA:
INNOVA SERVICES REDEVELOPMENT

Contract:	<u>Liberty at Disston</u>	Date:	<u>10/21/2014</u>
Projected MBE Goals:	<u>18%</u>	Achieved MBE:	<u>10%</u>
Projected WBE Goals:	<u>7%</u>	Achieved WBE:	<u>13%</u>
Projected DBE Goals:	<u>2%</u>	Achieved DBE:	<u>0%</u>

Contract:	<u>1635 S. 16th Street</u>	Date:	<u>2/10/2012</u>
Projected MBE Goals:	<u>15%</u>	Achieved MBE:	<u>20%</u>
Projected WBE Goals:	<u>10%</u>	Achieved WBE:	<u>14%</u>
Projected DBE Goals:	<u>2%</u>	Achieved DBE:	<u>0%</u>

Contract:	<u>1722 S. 18th Street</u>	Date:	<u>10/20/2011</u>
Projected MBE Goals:	<u>18%</u>	Achieved MBE:	<u>5%</u>
Projected WBE Goals:	<u>7%</u>	Achieved WBE:	<u>15%</u>
Projected DBE Goals:	<u>2%</u>	Achieved DBE:	<u>0%</u>

City of Philadelphia
(Project Name)
Economic Opportunity Plan

I. PROJECT AND PLAN INTRODUCTION

The project consists of Tasker Village Energy Upgrades (referred to hereafter as the "Project") for Tasker Village LP (referred to hereafter as the "Owner") to install windows and other upgrades at 1608 S. 16th Street, Phila. PA (provide location) _____ within the city of Philadelphia, Pennsylvania. The purpose, standards and procedures of this Economic Opportunity Plan (referred to hereafter as the "Plan") are the expressed wishes of the Owner as set forth herein. Participants shall include consultants, management, prime contractors, sub-contractors and vendors of supplies, equipment and materials. All participants will be obligated to fully comply with the requirements of the Plan.

The Owner is committed to provide meaningful and representative opportunities for minority-owned, women-owned and disabled-owned business enterprises, and economically disadvantaged-owned business enterprises (collectively referred to hereafter as "M/W/DS-BEs" and "DBEs") and individuals that are locally based in all phases of the Project. It is expected all Participants make the same commitment. Each Participant shall not, and furthermore, shall ensure that their associates, partners or representatives shall not, discriminate on the basis of race, color, religion, sex or natural origin in the award and performance of contracts pertaining to the Project or with respect to any and all related employment practices.

For all contracting efforts, each prime consultant and contractor shall use its good faith and nondiscriminatory efforts to provide joint venture partnerships, sub-consulting and subcontracting opportunities for minority, women, disabled, and/or disadvantaged business enterprises (collectively, M/W/DS-BE and/or DBE) registered in the City of Philadelphia's Office of Economic Opportunity ("OEO")¹ and/or any agency that the City of Philadelphia recognizes as having *bona fide* certifying program. All participants in the Project shall observe and be subject to the enforcement of all relevant City of Philadelphia, Commonwealth of Pennsylvania and federal laws, ordinances, orders, rules and/or regulations regarding M/W/DS-BE and/or DBE firms and locally-based business enterprises. Furthermore, affirmative action will be taken, consistent with sound procurement policies and applicable laws to ensure that M/W/DS-BE and/or DBE firms are afforded a meaningful and representative opportunity to participate in contracts relating to the Project.

For the purposes of this Plan, the term "minority" shall refer to the following: black (all persons having origins in any of the Black African racial groups); Hispanic/Latino (all persons of Mexican, Puerto Rican, Cuban, Central or South American, or other Spanish culture or origin); Asian and Pacific Islander (all persons having origins in any of the original peoples of the Far East, Southeast Asia, the Indian Subcontinent or the Pacific Islands); and American Indians (all persons having origins in any of the original peoples of North America and maintaining identifiable tribal affiliations through membership and participation or community identification).

Agencies and representatives of the City of Philadelphia and/or Commonwealth of Pennsylvania may be consulted regarding the appropriate inclusion of M/W/DS-BE and/or DBE firms and socially/economically disadvantaged professionals in this Project as outlined in this Plan and with regard to its implementation.

¹A list of "OEO approved certifying agencies" can be found at www.phila.gov/oeo.
 EOP -OHCD Grants/Contracts
 City of Philadelphia
 Office of Economic Opportunity
 November 22, 2011

II. ECONOMIC OPPORTUNITY PLAN COMMITMENTS

A. M/W/DSBE Participation

As a benchmark for the expression of "Best and Good Faith Efforts" to provide meaningful and representative opportunities for M/W/DSBEs in the Tasker Village Energy Upgrade Project, the following participation ranges have been established. These participation ranges represent, in the absence of discrimination in the solicitation and selection of M/W/DSBEs, the percentage of MBE, WBE and DSBE participation that is reasonably attainable through the exercise of Best and Good Faith Efforts. These percentages relate to the good faith estimated cost of the entire Tasker Village Energy Upgrade. In order to maximize opportunities for as many businesses as possible, a firm that is certified in two or more categories (e.g. MBE and WBE and DSBE or WBE and DSBE) will only be credited toward one participation range as either an MBE or WBE or DSBE. The firm will not be credited toward more than one category. These ranges are based upon an analysis of factors such as the size and scope of the development and the availability of MBEs, WBEs, DSBEs and DBEs to participate in this development:

	Minority	Female	Disabled
Contracts	Owned	Owned	Owned
Professional Services	6%		
Construction Contractors	18%	7%	
Services, Supplies, & Equipment			

B. Employment of a Diverse Workforce

Owner agrees to exhaust its Best and Good Faith Efforts to employ minority persons and females in its workforce of apprentices and journeymen. Owner is obligated to exhaust its Best and Good Faith Efforts to employ²:

- Minority Apprentices – 50% of all hours worked by all apprentices
- Minority Journeymen – 32% of all journey hours worked across all trades
- Female Apprentices – 7% of all hours worked by all apprentices
- Female Journeypersons - 7% of all hours worked across all trades

III. RESPONSIVENESS AND RESPONSIBILITY

A. The Owner shall identify all M/W/DSBE commitments and other agreements evidencing its intent to use Best and Good Faith efforts to employ minority persons and females at the levels stated herein on the form entitled, "M/W/DSBE Participation and Workforce Commitments." The identified commitments on this form constitutes a representation that the M/W/DSBE is capable of providing commercially useful goods or services relevant to the

² These goals, which have been adopted by the Economic Opportunity Cabinet, are the recommendations of the Mayor's Commission on Construction Industry Diversity.

commitments and that Tasker Village LP has entered into a legally binding commitments or other legally binding agreements with the listed M/W/DSBEs for the work or supply effort described and the dollar/percentage amount(s) set forth on the form. In calculating the percentage of M/W/DSBE participation, the standard mathematical rules apply in rounding off numbers. In the event of inconsistency between the dollar and percentage amounts listed on the form, the percentage will govern.

B. M/W/DSBE commitments are to be memorialized in a written subcontract agreement. Letters of intent, quotations, contracts, subcontracts and any other documents evidencing commitments with M/W/DSBEs, including the M/W/DSBE Participation and Workforce Commitments Form, become part of and an exhibit to the Agreement resulting from the RFP or Ordinance.

C. OEO will review [Owner Representative]'s commitments for the purpose of determining whether Best and Good Faith Efforts have been made. OEO reserves the right to request further documentation and/or clarifying information at any time during the construction and development of the Project.

1. Best and Good Faith Efforts will be evaluated on the basis of Owner's BGFE Form and any other information requested from Owner by the City.

2. Commercially Acceptable Function

A Contractor that enters into a subcontract with an M/W/DSBE shall be considered to have made a Best and Good Faith Effort in that regard only if its M/W/DSBE subcontractor performs a commercially acceptable function ("CAF"). An M/W/DSBE is considered to perform a CAF when it engages in meaningful work or supply effort that provides for a distinct element of the subcontract (as required by the work to be performed in accordance with Bid specifications), where the distinct element is worthy of the dollar amount of the subcontract and where the M/W/DSBE carries out its responsibilities by actually performing, managing and supervising the work involved; M/W/DSBE subcontractors must perform at least twenty percent (20%) of the cost of the subcontract (not including the cost of materials, equipment or supplies incident to the performance of the subcontract) with their own employees.

The City may evaluate the amount of work subcontracted, industry practices and any other relevant factors in determining whether the M/W/DSBE is performing a CAF and in determining the amount of credit the contractor receives towards the participation ranges. For example, a contractor using an M/W/DSBE non-stocking supplier (i.e., a firm that does not manufacture or warehouse the materials or equipment of the general character described by the Bid specifications and required under the contract) to furnish equipment or materials will only receive credit towards the participation ranges for the fees or commissions charged, not the entire value of the equipment or materials furnished.

IV. COMPLIANCE AND MONITORING OF BEST AND GOOD FAITH EFFORTS

A. The Owner agrees to cooperate with OEO in its compliance monitoring efforts, and to submit, within the time limits prescribed by OEO, all documentation which may be requested by OEO relative to the awarded contract, including the items described below. The Owner must provide as required and maintain the following contract documentation for a period of three (3) years following acceptance of final payment under the contract:

- Copies of signed contracts and purchase orders with M/W/DSBE subcontractors;

- Evidence of payments (cancelled checks, invoices, etc.) to subcontractors and suppliers to verify participation;
- Telephone logs and correspondence relating to M/W/DSBE commitments.
- To the extent required by law, Tasker Village LP, Diversified Community Services shall ensure that all its on-site contractors maintain certified payrolls which include a breakout of hours worked by minority and female apprentices and journeypersons; these documents are subject to inspection by OEO.

B. Prompt Payment of M/W/DSBEs

1. Tasker Village LP agrees and shall cause all its contractors to ensure that all M/W/DSBEs participating in the Project receive payment for their work or supply effort within five (5) business days after receipt of a proper invoice following satisfactory performance.
2. The Owner shall within a timely manner after receipt of an invoice for payment for work performed under the contract, deliver to its M/W/DSBE subcontractors their proportionate share of such payment for work performed (including the supply of materials). In connection with payment of its M/W/DSBE subcontractors, the Owner agrees to fully comply with the City's payment reporting process which may include the use of electronic payment verification systems.
3. Each month of the contract term and at the conclusion of the contract, the Owner shall provide to the OEO documentation reconciling actual dollar amounts paid to M/W/DSBE subcontractors to M/W/DSBE commitments presented in the BGFE Form.

C. Oversight Committee

1. The Owner and/or at the discretion of the City of Philadelphia, in consultation with the appropriate agencies and entities, will establish and identify the members of a Project Oversight Committee, to include representatives from the Owner, the Developer and/or the General Contractor and Construction Manager, the Building Trades, and the City which may include the Project site's District Councilperson, OEO, and appropriate community organizations ("Committee"). Participants will engage in monitoring, reporting and problem solving activities which are to include regular meetings to address all matters relevant to further development of the Plan, carrying out its implementation and the successful completion of the Project.

A meeting of the Oversight Committee shall be called by the Owner or the City of Philadelphia within one (1) month of the initiation of this Project and shall meet on a regular basis during all phases of the Project. Participants will engage in monitoring, reporting and problem solving activities which are to include regular meetings to address all matters relevant to further development of the Plan, carrying out its implementation and the successful completion of the Project.

2. If a Project Oversight Committee is established, the City will convene meetings of the Committee no later than one (1) month after issuance of the Notice To Proceed and/or project has started.

D. Reporting

The Owner, will agree to file an annual report with the City of Philadelphia's Mayor and City Council concerning the performance of the Economic Opportunity Plan within the Project. In addition, during construction, the Owner will provide higher-level "snapshot" reports to the Oversight Committee containing updates for certain categories of information contained in its annual report on a monthly basis during construction, and on a quarterly basis during the first year of operations. Snapshot reporting will include: (i) utilization of M/W/DSBEs and/or DBEs; (ii) the hiring and employment of minorities and females, (iii) the hiring and employment of Philadelphia residents and; (iv) training programs utilized and the placement rates. All reports (quarterly & annually) to the City under this section will be provided to the Executive Director of the Office of Economic Opportunity and to the members of the Oversight Committee.

V. REMEDIES AND PENALTIES FOR NON-COMPLIANCE


- A. In cases where the Owner has cause to believe that a Participant, acting in good faith, has failed to comply with the provisions of the Plan, the Owner and/or the Oversight Committee, with the assistance and consultation of the appropriate agencies and professional entities, shall attempt to resolve the noncompliance through conciliation and persuasion.
- B. In conciliation, the Participant must satisfy the Owner and the Oversight Committee that they have made their *best and good faith efforts* to achieve the agreed upon participation goals by certified M/W/DS-BE and/or DBE firms. *Best and good faith efforts* on the part of the Participant/Contractor include:
- 1) Entering into a contractual relationship with the designated M/W/DS-BE and/or DBE firm in a timely, responsive and responsible manner, and fulfilling all contractual requirements, including payments, in said manner.
 - 2) Notifying all parties, including the Owner, the M/W/DS-BE and/or DBE firm, the Oversight Committee and all relevant Participants, of any problems in a timely manner.
 - 3) Requesting assistance from the Owner and/or the Oversight Committee in resolving any problems with any M/W/DS-BE and/or DBE firm.
 - 4) Making every reasonable effort to appropriately facilitate successful performance of contractual duties by an M/W/DS-BE and/or DBE firm through timely, clear and direct communications.
- C. In cases where the Owner and/or the Oversight Committee have cause to believe that any Participant has failed to comply with the provisions of the Plan, they shall conduct an investigation.
- D. After affording the Participant notice and an opportunity to be heard, the Owner and/or the Oversight Committee are authorized to take corrective, remedial and/or punitive action. Such actions may include, but are not limited to:
- 1) Declaring the Participant as non-responsible and/or non-responsive, with a determination as ineligible to receive the award of a contract, continue a contract and/or ineligible for any other future contracts affiliated with this Plan;
 - 2) Suspending the violating Participant from doing business with the Owner;

3) Withholding payments to the violating Participant; and/or

4) Pursuing and securing any relief which the Owner and/or the Oversight Committee may deem to be necessary, proper, and in the best interest of the Owner and the Project, consistent with applicable policy and law.


E. A Participant may appeal a determination of non-compliance with this Plan by filing a written grievance with the Owner and/or its Oversight Committee.

F. Within five (5) working days the Owner and/or the Oversight Committee shall issue and serve a written notice/determination, together with a copy of the grievance as filed, to all persons named in the grievance.


(Blane Fitzgerald Stoddart)
SIGNATURE OF Owner Representative³

10/20/15

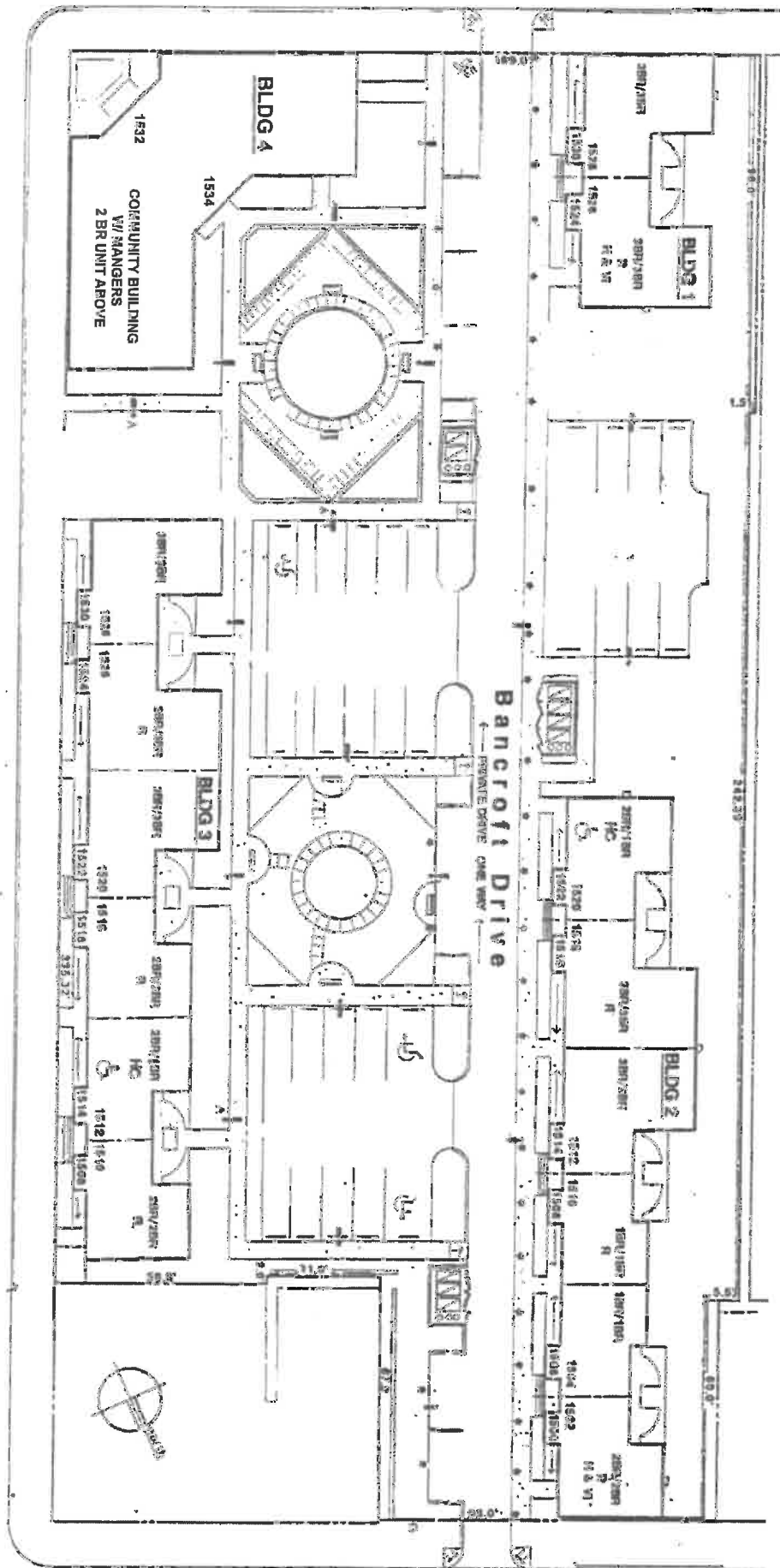
DATE


ANGELA DOWD-BURTON, Executive Director, Office of Economic Opportunity⁴ 11/2/2015
DATE

³The Owner's Representative is required to sign and date, but the City reserves the right to obtain the Owner's Representative signature thereon at any time prior to Plan certification. The Owner Representative will receive from the City a certified copy of its Plan which should be filed with the Chief Clerk of City Council within fifteen (15) days of the issuance and published by OEO, in a downloadable format, on the OEO website.

⁴ Pursuant to Section 17-1603 (2) of The Philadelphia Code, the representative of the City of Philadelphia's Office of Economic Opportunity, the "certifying agency", certifies that the contents of this Plan are in compliance with Chapter 17-1600.

Tasker Street (20' WIDE ROW)



South Sixteenth Street (50' WIDE ROW)

Dickinson Street (30' WIDE ROW)



BOARD FACTSHEET

Meeting of November 18, 2015

Non-Recourse Construction/Permanent Loan

3202 Mantua Avenue and 620 N. 34th Street

NAME OF SPONSOR/DEVELOPER: Mt. Vernon Manor, Inc.

Nature of Transaction: Authorization for the Authority to enter into a non-recourse construction/permanent loan agreement with Mt. Vernon Manor II, LP, in the amount of One Million Two Hundred Thousand Dollars (\$1,200,000) (the "Authority Loan"). The proceeds of the Authority Loan will be used to assist in the rehabilitation of forty-six (46) affordable rental units located in the Mantua neighborhood in West Philadelphia.

Legal Entity: Mt. Vernon Manor II, LP (Borrower)

PROJECT INFORMATION: Mt. Vernon Manor Phase II

Address: 3202 Mantua Avenue and 620 N. 34th Street ("Property")

Total Development Cost: \$13,236,502

Total Construction Cost: \$8,608,865

PRA Financing: \$1,200,000 NSP funds

FINANCING:

The Authority Loan in the amount of One Million Two Hundred Thousand Dollars (\$1,200,000) will be structured with a term of thirty (30) years at 0% interest from the date of the Authority Loan closing. During the Authority Loan period, no principal or interest will be required to be paid. The entire balance will be due and payable upon the 30th anniversary of the Authority Loan closing. The Authority Loan will be secured by a second lien position on Borrower's leasehold interest in the Property behind the construction loan financing provided by The Reinvestment Fund. Upon payment of the construction loan, the Authority Loan will be in a first lien position on the leasehold.

COMMENTS OR OTHER CONDITIONS:

The City has approved the Economic Opportunity Plan for this project. The Philadelphia Planning Commission has issued an environmental clearance on the property. The Development Team has no outstanding tax issues. The Authority housing construction department has approved the plans, specifications and construction costs for the project.

Proposed Resolution is attached

Prepared by: Mark A. Nekoranic, Housing Development Officer

Reviewed by: David Thomas, Deputy Executive Director

RESOLUTION NO.

RESOLUTION AUTHORIZING THE AUTHORITY TO ENTER INTO A NON-RECOURSE CONSTRUCTION/PERMANENT LOAN AGREEMENT WITH MT. VERNON MANOR II, LP, IN THE AMOUNT UP TO \$1,200,000

BE IT RESOLVED, by the Philadelphia Redevelopment Authority ("Authority"), that the Authority is authorized to enter into a non-recourse Construction/Permanent Loan Agreement with Mt. Vernon Manor II, LP ("Borrower"), under the following terms and conditions:

1. The Authority is providing a construction/permanent loan in the amount of One Million Two Hundred Thousand Dollars (\$1,200,000) (the "Authority Loan"). The proceeds of the Authority Loan will be used to assist in the rehabilitation of forty-six (46) affordable rental units located at 3202 Mantua Avenue and 620 N. 34th Street in the Mantua neighborhood of West Philadelphia (the "Property"). Upon completion, the units will target households at or below 60% of Area Median Income.
2. The term of the Authority Loan will be for thirty (30) years at 0% interest from the date of the Authority Loan closing. During the Authority Loan term, no principal or interest will be required to be paid. The entire balance will be due and payable upon the 30th anniversary of the Authority Loan closing.
3. The Authority Loan will be secured by a second lien position on Borrower's leasehold interest in the Property behind the construction loan financing provided by The Reinvestment Fund (the "Construction Loan"). Upon construction completion and repayment of the Construction Loan, the Authority Loan will be secured by a first lien position on the leasehold.
4. Disbursement of loan proceeds will be contingent upon the following:
 - i. All necessary Authority approvals from various departments.

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.

Philadelphia Redevelopment Authority Project Fact Sheet

PROJECT	Mt. Vernon Manor Phase II
ADDRESS	3202 Mantua Avenue and 620 N. 34 th Street
BORROWER	Mt. Vernon Manor II, LP
GENERAL PARTNER	Mt. Vernon Manor Phase II, LLC
DEVELOPER/SPONSOR	Mt. Vernon Manor, Inc.
TOTAL DEVELOPMENT COST	\$13,236,502
TOTAL CONSTRUCTION COST	\$8,608,865
PRA FINANCING	\$1,200,000 NSP funds
SCOPE OF CONSTRUCTION	Rehabilitation - Prevailing Wage

PROJECT DESCRIPTION

Mt. Vernon Manor Phase II development consists of the rehabilitation of 3 buildings to create 46 affordable rental units located in the Mantua neighborhood of West Philadelphia. The project was originally constructed in 1979 through a HUD financing program, and after 30 years the properties are in great need of redevelopment. The first phase was completed in 2013 and resulted in 75 affordable apartments. The properties in Phase II are 3202 Mantua Avenue on which there are two buildings that include 30 apartments and 620 N. 34th Street where there is one building with 16 apartments, the community room, and the property management office. All of the buildings are 3-story walk-ups.

There will be 5 one-bedroom, 36 two-bedroom, and 5 three-bedroom apartments along with 38 parking spaces. Six of the apartments will be fully handicapped accessible and two apartments will be accessible to individuals with hearing and/or vision impairments. All units are rent restricted between 20% and 60% of area median income. The development also includes 15 project-based Section 8 vouchers from the Philadelphia Housing Authority. The vouchers will further support the development's ability to serve low income families.

The developer has contracted with Episcopal Community Services (ECS) to provide services to the site. Operating since 1870, ECS offers case management plus direct services, and collaborates with many other organizations to connect families to needed resources. A sizeable tenant services escrow account will be established to pay for provisions of the social service plan. Community Realty Management, founded in 1974, will serve as property manager and currently manages over 7,000 units of affordable apartments with the majority located in Pennsylvania and New Jersey.

SITE CONTROL

Mt. Vernon Manor, Inc. (Landlord) is the owner of the 3 buildings and will lease the 46 unit site to Mt. Vernon Manor II, LP (Borrower) pursuant to a 75 year ground lease for a dollar a year. Borrower will acquire the 3 buildings from Landlord for a purchase price of \$1,146,000. Landlord will provide a take-back note for the purchase price.

DEVELOPER/BORROWER DESCRIPTION

Borrower is a Pennsylvania Limited Partnership which was formed expressly for the purpose of developing this project. Mt. Vernon Manor, Inc. will serve as developer. Mt. Vernon Manor Phase II, LLC will serve as the managing general partner and will organize and advance the project through the development process, structure the project financing and the syndication of equity proceeds.

Mt. Vernon Manor Phase II, LLC is led by an experienced affordable housing developer who has developed over 500 affordable homes in West Philadelphia via 11 low income housing tax credit developments in prior partnerships. The following are some of the projects developed:

- WPRE III, LP – 60 units of permanent housing in West Philadelphia
- WPRE II, LP – 40 units of permanent housing in West Philadelphia
- Neighborhood Restorations L.P. XVI – 80 units of permanent housing in West Philadelphia
- Neighborhood Restorations L.P. XV – 65 units of permanent housing in West Philadelphia

Mt. Vernon Manor, Inc. was formed in 1977 to create affordable housing and community empowerment opportunities in the Mantua neighborhood and is a key partner in the Promise Zone.

PROJECT FINANCING

The Authority is providing a non-recourse construction/permanent mortgage in the amount of \$1,200,000. This loan will be structured with a term of 30 years at 0% interest from the date of the loan closing. During the loan period no principal or interest will be required to be paid. The entire balance will be due and payable upon the 30th anniversary of the loan closing. This loan will be secured by a second lien position on Borrower's leasehold interest in the Project, behind the construction loan financing provided by The Reinvestment Fund. Upon payment of the construction loan, the Authority loan will be in a first lien position on the leasehold.

The Reinvestment Fund is providing a construction loan in the amount up to \$2,750,000 which will bridge the equity contributions. The term of the loan will be for a period of 24 months. At construction completion and satisfaction of conditions set by the investor the equity will be used

to pay off this construction loan. This loan will be secured in a first lien position on the leasehold during construction.

Red Stone Equity Partners has agreed to purchase a 99.99% limited partnership interest in the Limited Partnership for a net purchase price of \$10,362,164 in exchange for low income housing tax credits.

Mt. Vernon Manor, Inc. will provide a sponsor loan for the acquisition of the buildings in the amount of \$1,146,000. This loan will be in a subordinate position to the Authority Loan.

Mt. Vernon Manor II, LP is reinvesting a portion of their developer fee in the amount of \$528,338.

APPROVALS

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

EXHIBITS

- Project Development Team
- Members – Mt. Vernon Manor, Inc.
- Development Budget
- Operating Proforma
- EOP Plan
- Site Plan

**Mt. Vernon Manor Phase II
Project Development Team
Exhibit A**

BORROWER	Mt. Vernon Manor II, LP P.O. Box 91 Flourtown, PA 19031
DEVELOPER/SPONSOR	Mt. Vernon Manor, Inc. 3311 Wallace Street, Unit B Philadelphia, PA 19104
GENERAL PARTNER	Mt. Vernon Manor Phase II, LLC P.O. Box 91 Flourtown, PA 19031
ARCHITECT	Alden Blyth Architect, LLC 129 League Street Philadelphia, PA 19147
CONTRACTOR	Melrose Group, Inc. 314 W. Hunting Park Avenue Philadelphia, PA 19140
ATTORNEY	Ahmad Zaffarese LLC One South Broad Street Suite 1810 Philadelphia, PA 19107
ACCOUNTANT	St. Clair CPAs, P.C. 101 W. Elm Street, #500 Conshohocken, PA 19428
MANAGEMENT AGENT	Community Realty Management, Inc. 36 S. Main Street Pleasantville, NJ 08232
SUPPORTIVE SERVICE PROVIDER	Episcopal Community Services 225 S. 3 rd Street Philadelphia, PA 19106

Board of Directors
Mt. Vernon Manor, Inc.

Karim Purdie
James Burnett
Faith Dyson-Washington
Monique DeLapenha
Jeaneen Purdie-Ray

Project: Mt. Vernon Manor II, L.P.

Development Budget

Development Financing

PRA Housing Trust Funds	\$ -	0.00%
PRA HOME	0	0.00%
PRA CDBG or NSP-2	1,200,000	9.07%
Limited Partner Equity	10,362,164	78.28%
Reinvested/Deferred Developer's Fee	528,338	3.99%
Other: Second Mortgage - Seller Financing	1,146,000	8.66%
Total Financing	\$ 13,236,502	100.00%

**PRA
Maximum Rates**

50% or \$1.5 million

Development Costs

Construction Costs

General Requirements	\$ 435,000	
Site Improvements	525,545	
Structures	6,888,320	
Bond Premium	150,000	
Builders Profit & Overhead	610,000	
Construction Contingency	435,000	5.00%
Other: Constr. Inspection Fees	25,000	
Other: Permits	66,000	
Total Construction Costs	\$ 9,134,865	

**PRA
Maximum Rates**

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

Soft Costs

Architectural - Design	\$ 161,250	
Architectural - Supervision	53,750	
Engineering Fees	42,690	
Environmental Assessment	19,551	
Survey	8,000	
Environmental Remediation	19,586	
Subsidy Layering Review	2,000	
Construction Insurance	38,000	
Title & Recording	45,000	
Market Study	17,500	
Property Appraisal	4,800	
Legal - Development	40,000	
Accounting & Cost Certification	15,000	
Transfer Taxes & Closing Costs	85,000	
Rent-Up/Marketing	34,500	
Furniture & Decoration	17,000	
Holding Cost: Insur. Before Tax Credits	33,750	
Soft Costs Subtotal	\$ 637,377	

\$ 341,187
\$ 113,729

\$ 166,751

Financing fees

PHFA Fees	\$ 7,000	
PHFA Closing	0	
Tax Credit Allocation Fee	60,960	
Loan Fees & Constr. Interest	130,500	
Financing Fees Subtotal	\$ 198,460	

Total Soft Costs \$ 835,837

\$ 2,223,340

Project: Mt. Vernon Manor II, L.P.
Development Budget

Property Acquisition	\$ 1,146,000
Total Replacement Costs	\$ 11,116,702
Reserves	
Operating Reserve	\$ 265,000
Tax & Insurance Escrow	28,000
Social Service Reserve	195,000
Transition Reserve	0
Other Reserve	0
Reserves Subtotal	\$ 488,000
Total Replacement Costs Plus Reserves	\$ 11,604,702
Developer's Fee	\$ 1,500,000
Syndication Fees	
Legal	\$ 40,000
Accounting	15,000
Investor Organizational/Due Diligence	40,000
Compliance Monitoring	36,800
Syndication Fees Subtotal	\$ 131,800
Total Development Costs	\$ 13,236,502

PRA
\$ 997,070
\$ 225

Total Units	46
Total Sq. Ft.	41,985

		per unit	per sq. ft.
Total Construction Costs	\$	198,584	\$ 218
Total Replacement Costs	\$	241,667	\$ 265
Total Development Costs	\$	287,750	\$ 315
Replacement Cost + Dev. Fee	\$	274,276	\$ 301

Cost Analysis			
<u>Proposed Unit Mix</u>			<u>Blended per Unit Cost Allowable</u>
0 Bdrm	0 units @	\$ 185,438 per unit	\$ -
1 Bdrm	5 units @	\$ 212,580 per unit	\$ 1,062,900
2 Bdrm	36 units @	\$ 258,494 per unit	\$ 9,305,784
3 Bdrm	5 units @	\$ 334,407 per unit	\$ 1,672,035
4 Bdrm	0 units @	\$ 367,076 per unit	\$ -
Totals	46		\$ 12,040,719
Cost per Unit Allowable		\$ 261,755 per unit	
Cost per Unit for Project		\$ 241,667 per unit	Allowable
			Waiver Required?
			NO
Cost per Square Foot Allowable		\$ 225 psf	
Cost per Sq. Ft. for Project		\$ 301 psf	Not Allowable
120% of 234-Condominium		92.33%	

HOME Maximum Subsidy			
Maximum 234- Condo-Elevator		193,892 per unit	allowable
OHCD HOME Funding	\$	- per unit	

Developer's Fee Analysis/Maximum Developer's Fee Allowable for Project			
Total Replacement Cost	\$ 11,116,702		
less acquisition costs	(1,146,000)		
Basis for Developer's Fee ==>	\$ 9,970,702		
Total Fee Allowable	\$ 997,070		
Developer Fee for Project	\$ 1,500,000	Allowable	Waiver Required?
less reinvested dev. Fee	\$(528,338)		NO
Net Developer's Fee for Project	\$ 971,662		
	\$ 25,408		

Assumptions

Type	Unit Distribution		Rents		Utility Allowance		Total Housing Costs	
	20%	50%-60%	20%	50%-60%	20%	50%-60%	20%	50%-60%
0 Bdr	0	0						
1 Bdr	3	5	\$ 163	\$ 619	\$ 141	\$ 141	\$ 304	\$ 760
2 Bdr	2	36	\$ 186	\$ 779	\$ 179	\$ 179	\$ 365	\$ 958
3 Bdr	0	5		\$ 915		\$ 216		\$ 1,131
4 Bdr	0	0						
Total	5	46						
% of Units	11%	89%						
Total		\$ 33,160						

Please see next page for more detailed split of rent levels

Trending Assumptions

Income	2.0%
Expenses	3.0%
Vacancy	7.0%
Management Fee	6.0%

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Income from Operations															
Gross Rental Income	\$ 397,920	\$ 405,878	\$ 413,996	\$ 422,276	\$ 430,721	\$ 439,336	\$ 448,123	\$ 457,085	\$ 466,227	\$ 475,551	\$ 485,062	\$ 494,764	\$ 504,659	\$ 514,752	\$ 525,047
Proj.-Based Sec. 8 Subsidy	\$ 75,744	\$ 77,259	\$ 78,804	\$ 80,380	\$ 81,988	\$ 83,627	\$ 85,300	\$ 87,006	\$ 88,746	\$ 90,521	\$ 92,332	\$ 94,178	\$ 96,062	\$ 97,983	\$ 99,943
Vacancy	\$ 33,156	\$ 33,820	\$ 34,496	\$ 35,186	\$ 35,890	\$ 36,607	\$ 37,340	\$ 38,086	\$ 38,848	\$ 39,625	\$ 40,418	\$ 41,226	\$ 42,050	\$ 42,891	\$ 43,749
NET RENTAL INCOME	\$ 440,508	\$ 449,318	\$ 458,304	\$ 467,470	\$ 476,820	\$ 486,356	\$ 496,083	\$ 506,005	\$ 516,125	\$ 526,447	\$ 536,976	\$ 547,716	\$ 558,670	\$ 569,843	\$ 581,240
Other Income - Service	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
EFFECTIVE GROSS INCOME	\$ 440,508	\$ 449,318	\$ 458,304	\$ 467,470	\$ 476,820	\$ 486,356	\$ 496,083	\$ 506,005	\$ 516,125	\$ 526,447	\$ 536,976	\$ 547,716	\$ 558,670	\$ 569,843	\$ 581,240
Operating Expenses															
Management Fee	\$ 26,430	\$ 26,959	\$ 27,498	\$ 28,048	\$ 28,609	\$ 29,181	\$ 29,765	\$ 30,360	\$ 30,967	\$ 31,587	\$ 32,219	\$ 32,863	\$ 33,520	\$ 34,191	\$ 34,874
Administrative Expense	24,200	24,926	25,674	26,444	27,237	28,054	28,896	29,763	30,656	31,576	32,523	33,498	34,503	35,539	36,605
Utilities	16,700	17,201	17,717	18,249	18,796	19,360	19,941	20,539	21,155	21,790	22,443	23,117	23,810	24,525	25,260
Operating & Maintenance	91,530	94,297	97,125	100,039	103,040	106,132	109,315	112,593	115,973	119,452	123,036	126,727	130,528	134,444	138,478
Water/Sewer	35,400	36,462	37,556	38,683	39,843	41,038	42,269	43,538	44,844	46,189	47,575	49,002	50,472	51,986	53,546
Payroll Expense	106,392	109,584	112,871	116,257	119,745	123,337	127,038	130,849	134,774	138,817	142,982	147,271	151,690	156,240	160,927
License and Permits	2,300	2,369	2,440	2,513	2,589	2,666	2,746	2,829	2,914	3,001	3,091	3,184	3,279	3,378	3,479
Property Taxes & Insurance	43,000	44,290	45,619	46,987	48,397	49,849	51,344	52,885	54,471	56,105	57,788	59,522	61,308	63,147	65,041
Investor Management Fee	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524	-	-	-	-	-
Replacement Reserve	23,000	23,690	24,401	25,133	25,887	26,663	27,463	28,287	29,136	30,010	-	-	-	-	-
TOTAL EXPENSES	\$ 373,972	\$ 384,927	\$ 396,206	\$ 407,817	\$ 419,771	\$ 432,078	\$ 444,748	\$ 457,793	\$ 471,223	\$ 485,050	\$ 492,566	\$ 507,021	\$ 521,903	\$ 537,225	\$ 553,000
NET OPERATING INCOME	\$ 66,535	\$ 64,390	\$ 62,098	\$ 59,653	\$ 57,049	\$ 54,278	\$ 51,335	\$ 48,212	\$ 44,901	\$ 41,397	\$ 37,410	\$ 32,863	\$ 28,767	\$ 24,618	\$ 20,440
Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cash Flow after Debt Service	\$ 66,535	\$ 64,390	\$ 62,098	\$ 59,653	\$ 57,049	\$ 54,278	\$ 51,335	\$ 48,212	\$ 44,901	\$ 41,397	\$ 37,410	\$ 32,863	\$ 28,767	\$ 24,618	\$ 20,440
Supportive Services: Fully funded via reserve	-	-	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Cash Flow After Supp Services	\$ 66,535	\$ 64,390	\$ 62,098	\$ 59,653	\$ 57,049	\$ 54,278	\$ 51,335	\$ 48,212	\$ 44,901	\$ 41,397	\$ 37,410	\$ 32,863	\$ 28,767	\$ 24,618	\$ 20,440

Memorandum



TO: Lynn Newsome, OHCD
 FROM: Mark A. Nekoranik *man*
 DATE: September 16, 2015
 SUBJECT: Mt. Vernon Manor Phase II

Attached, please find the Affirmative Action Plan for the above referenced project for your review. If the Plan meets the Office of Housing and Community Development's goals, please fill out the bottom half of this memorandum and return it to me at your earliest convenience. Thank you.

Project Name: Mt. Vernon Manor Phase II
 Project Address: 3202 Mantua Avenue and 620 N. 34th Street
 Owner: Mt. Vernon Manor II, L.P.
 Unit Breakdown: 46 affordable rental housing units
 Funding Amount: \$1,200,000 NSP Funds
 Total Construction Cost: \$8,924,000 (approximately)
 Total Development Cost: \$13,041,510 (approximately)
 Contractor: Melrose Group, Inc.

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

MBE Goals: 1890

WBE Goals: 790

DBE Goals: Greatest extent Feasible

Lynn Newsome
 Lynn Newsome, Director OHCD MBE/WBE

9/30/2015
 Date

GENERAL CONTRACTOR'S PAST CONTRACTS WITH PRA:
MELROSE CONSTRUCTION

Contract:	<u>WPRE LP #3</u>	Date:	<u>5/17/2013</u>
Projected MBE Goals:	<u>18%</u>	Achieved MBE:	<u>21%</u>
Projected WBE Goals:	<u>7%</u>	Achieved WBE:	<u>9%</u>
Projected DBE Goals:	<u>2%</u>	Achieved DBE:	<u>0%</u>

Contract:	<u>WPRE II</u>	Date:	<u>8/20/2012</u>
Projected MBE Goals:	<u>18%</u>	Achieved MBE:	<u>16%</u>
Projected WBE Goals:	<u>7%</u>	Achieved WBE:	<u>7%</u>
Projected DBE Goals:	<u>2%</u>	Achieved DBE:	<u>0%</u>

Contract:	<u>SPRI Presbyhomes Services</u>	Date:	<u>9/30/2008</u>
Projected MBE Goals:	<u>18%</u>	Achieved MBE:	<u>35%</u>
Projected WBE Goals:	<u>7%</u>	Achieved WBE:	<u>7%</u>
Projected DBE Goals:	<u>2%</u>	Achieved DBE:	<u>0%</u>

City of Philadelphia
Mt. Vernon Manor Phase II
Economic Opportunity Plan

I. PROJECT AND PLAN INTRODUCTION

The project consists of the rehabilitation of 46 apartments (referred to hereafter as the "Project") for Mt. Vernon Manor II, L.P. (referred to hereafter as the "Owner") to create affordable housing at 3202 Mantua Avenue and 620 N. 34th Street within the city of Philadelphia, Pennsylvania. The purpose, standards and procedures of this Economic Opportunity Plan (referred to hereafter as the "Plan") are the expressed wishes of the Owner as set forth herein. Participants shall include consultants, management, prime contractors, sub-contractors and vendors of supplies, equipment and materials. All participants will be obligated to fully comply with the requirements of the Plan.

The Owner is committed to provide meaningful and representative opportunities for minority-owned, women-owned and disabled-owned business enterprises, and economically disadvantaged-owned business enterprises (collectively referred to hereafter as "M/W/DS-BEs" and "DBEs") and individuals that are locally based in all phases of the Project. It is expected all Participants make the same commitment. Each Participant shall not, and furthermore, shall ensure that their associates, partners or representatives shall not, discriminate on the basis of race, color, religion, sex or natural origin in the award and performance of contracts pertaining to the Project or with respect to any and all related employment practices.

For all contracting efforts, each prime consultant and contractor shall use its good faith and nondiscriminatory efforts to provide joint venture partnerships, sub-consulting and subcontracting opportunities for minority, women, disabled, and/or disadvantaged business enterprises (collectively, M/W/DS-BE and/or DBE) registered in the City of Philadelphia's Office of Economic Opportunity ("OEO")¹ and/or any agency that the City of Philadelphia recognizes as having *bona fide* certifying program. All participants in the Project shall observe and be subject to the enforcement of all relevant City of Philadelphia, Commonwealth of Pennsylvania and federal laws, ordinances, orders, rules and/or regulations regarding M/W/DS-BE and/or DBE firms and locally-based business enterprises. Furthermore, affirmative action will be taken, consistent with sound procurement policies and applicable laws to ensure that M/W/DS-BE and/or DBE firms are afforded a meaningful and representative opportunity to participate in contracts relating to the Project.

For the purposes of this Plan, the term "minority" shall refer to the following: black (all persons having origins in any of the Black African racial groups); Hispanic/Latino (all persons of Mexican, Puerto Rican, Cuban, Central or South American, or other Spanish culture or origin); Asian and Pacific Islander (all persons having origins in any of the original peoples of the Far East, Southeast Asia, the Indian Subcontinent or the Pacific Islands); and American Indians (all persons having origins in any of the original peoples of North America and maintaining identifiable tribal affiliations through membership and participation or community identification).

Agencies and representatives of the City of Philadelphia and/or Commonwealth of Pennsylvania may be consulted regarding the appropriate inclusion of M/W/DS-BE and/or DBE firms and socially/economically disadvantaged professionals in this Project as outlined in this Plan and with regard to its implementation.

¹ A list of "OEO approved certifying agencies" can be found at www.phila.gov/oeo.

² These goals, which have been adopted by the Economic Opportunity Cabinet, are the recommendations of the Mayor's Commission on Construction Industry Diversity.

BBP - PHCD Grant Contract
 The Mayor's representative is required to sign and date, but the City reserves the right to obtain the
 City of Philadelphia
 Office of Economic Opportunity
 November 22, 2011

II. ECONOMIC OPPORTUNITY PLAN COMMITMENTS

A M/W/DSBE Participation

As a benchmark for the expression of "Best and Good Faith Efforts" to provide meaningful and representative opportunities for M/W/DSBEs in the Mt. Vernon Manor Phase II project the following participation ranges have been established. These participation ranges represent, in the absence of discrimination in the solicitation and selection of M/W/DSBEs, the percentage of MBE, WBE and DSBE participation that is reasonably attainable through the exercise of Best and Good Faith Efforts. These percentages relate to the good faith estimated cost of the entire Mt. Vernon Manor Phase II project. In order to maximize opportunities for as many businesses as possible, a firm that is certified in two or more categories (e.g. MBE and WBE and DSBE or WBE and DSBE) will only be credited toward one participation range as either an MBE or WBE or DSBE. The firm will not be credited toward more than one category. These ranges are based upon an analysis of factors such as the size and scope of the development and the availability of MBEs, WBEs, DSBEs and DBEs to participate in this development.

	Minority	Female	Disabled
Contracts	Owned	Owned	Owned
Professional Services	1.5%	0%	0%
Construction Contractors	15.5%	7%	2%
Services, Supplies, & Equipment	1%	0%	0%

B Employment of a Diverse Workforce

Owner agrees to exhaust its Best and Good Faith Efforts to employ minority persons and females in its workforce of apprentices and journeymen. Owner is obligated to exhaust its Best and Good Faith Efforts to employ²:

- Minority Apprentices – 50% of all hours worked by all apprentices
- Minority Journeymen – 32% of all journey hours worked across all trades
- Female Apprentices – 7% of all hours worked by all apprentices
- Female Journeypersons - 7% of all hours worked across all trades

III. RESPONSIVENESS AND RESPONSIBILITY

A. The Owner shall identify all M/W/DSBE commitments and other agreements evidencing its intent to use Best and Good Faith efforts to employ minority persons and females at the levels stated herein on the form entitled, "M/W/DSBE Participation and Workforce

² These goals, which have been adopted by the Economic Opportunity Cabinet, are the recommendations of the Mayor's Commission on Construction Industry Diversity.

Commitments." The identified commitments on this form constitutes a representation that the M/W/DSBE is capable of providing commercially useful goods or services relevant to the commitments and that Mt. Vernon Manor II, L.P. or its general contractor has entered into a legally binding commitments or other legally binding agreements with the listed M/W/DSBEs for the work or supply effort described and the dollar/percentage amount(s) set forth on the form, in calculating the percentage of M/W/DSBE participation, the standard mathematical rules apply in rounding off numbers. In the event of inconsistency between the dollar and percentage amounts listed on the form, the percentage will govern.

B. M/W/DSBE commitments are to be memorialized in a written subcontract agreement. Letters of Intent, quotations, contracts, subcontracts and any other documents evidencing commitments with M/W/DSBEs, including the M/W/DSBE Participation and Workforce Commitments Form, become part of and an exhibit to the Agreement resulting from the RFP or Ordinance.

C. OEO will review Mt. Vernon Manor II, L.P. and its general contractor's commitments for the purpose of determining whether Best and Good Faith Efforts have been made. OEO reserves the right to request further documentation and/or clarifying information at any time during the construction and development of the Project.

1. Best and Good Faith Efforts will be evaluated on the basis of Owner's BGFE Form and any other information requested from Owner by the City.

2. Commercially Acceptable Function

A Contractor that enters into a subcontract with an M/W/DSBE shall be considered to have made a Best and Good Faith Effort in that regard only if its M/W/DSBE subcontractor performs a commercially acceptable function ("CAF"). An M/W/DSBE is considered to perform a CAF when it engages in meaningful work or supply effort that provides for a distinct element of the subcontract (as required by the work to be performed in accordance with Bid specifications), where the distinct element is worthy of the dollar amount of the subcontract and where the M/W/DSBE carries out its responsibilities by actually performing, managing and supervising the work involved; M/W/DSBE subcontractors must perform at least twenty percent (20%) of the cost of the subcontract (not including the cost of materials, equipment or supplies incident to the performance of the subcontract) with their own employees.

The City may evaluate the amount of work subcontracted, industry practices and any other relevant factors in determining whether the M/W/DSBE is performing a CAF and in determining the amount of credit the contractor receives towards the participation ranges. For example, a contractor using an M/W/DSBE non-stocking supplier (i.e., a firm that does not manufacture or warehouse the materials or equipment of the general character described by the Bid specifications and required under the contract) to furnish equipment or materials will only receive credit towards the participation ranges for the fees or commissions charged, not the entire value of the equipment or materials furnished.

IV. COMPLIANCE AND MONITORING OF BEST AND GOOD FAITH EFFORTS

A. The Owner agrees to cooperate with OEO in its compliance monitoring efforts, and to submit, within the time limits prescribed by OEO, all documentation which may be requested by OEO relative to the awarded contract, including the items described below. The Owner must provide as required and maintain the following contract documentation for a period of three (3) years following acceptance of final payment under the contract:

- Copies of signed contracts and purchase orders with M/W/DSBE subcontractors;
- Evidence of payments (cancelled checks, invoices, etc.) to subcontractors and suppliers to verify participation;
- Telephone logs and correspondence relating to M/W/DSBE commitments.
- To the extent required by law, Mt. Vernon Manor II, L.P.'s general contractor shall ensure that all its on-site contractors maintain certified payrolls which include a breakout of hours worked by minority and female apprentices and journeymen; these documents are subject to inspection by OEO.

B. Prompt Payment of M/W/DSBEs

1. Mt. Vernon Manor II, L.P. agrees and shall cause all its contractors to ensure that all M/W/DSBEs participating in the Project receive payment for their work or supply effort within five (5) business days after receipt of a proper invoice following satisfactory performance.
2. The Owner shall within a timely manner after receipt of an invoice for payment for work performed under the contract, deliver to its M/W/DSBE subcontractors their proportionate share of such payment for work performed (including the supply of materials). In connection with payment of its M/W/DSBE subcontractors, the Owner agrees to fully comply with the City's payment reporting process which may include the use of electronic payment verification systems.
3. Each month of the contract term and at the conclusion of the contract, the Owner shall provide to the OEO documentation reconciling actual dollar amounts paid to M/W/DSBE subcontractors to M/W/DSBE commitments presented in the BGFE Form.

C. Oversight Committee

1. The Owner and/or at the discretion of the City of Philadelphia, in consultation with the appropriate agencies and entities, will establish and identify the members of a Project Oversight Committee, to include representatives from the Owner, the Developer and/or the General Contractor and Construction Manager, the Building Trades, and the City which may include the Project site's District Councilperson, OEO, and appropriate community organizations ("Committees"). Participants will engage in monitoring, reporting and problem solving activities which are to include regular meetings to address all matters relevant to further development of the Plan, carrying out its implementation and the successful completion of the Project.

A meeting of the Oversight Committee shall be called by the Owner or the City of Philadelphia within one (1) month of the initiation of this Project and shall meet on a regular basis during all phases of the Project. Participants will engage in monitoring, reporting and problem solving activities which are to include regular meetings to address all matters relevant to further development of the Plan, carrying out its implementation and the successful completion of the Project.

2. If a Project Oversight Committee is established, the City will convene meetings of the Committee no later than one (1) month after issuance of the Notice To Proceed and/or project has started.

D. Reporting

The Owner, will agree to file an annual report with the City of Philadelphia's Mayor and City Council concerning the performance of the Economic Opportunity Plan within the Project. In addition, during construction, the Owner will provide higher-level "snapshot" reports to the Oversight Committee containing updates for certain categories of information contained in its annual report on a monthly basis during construction, and on a quarterly basis during the first year of operations. Snapshot reporting will include: (i) utilization of M/W/DSBEs and/or DBEs; (ii) the hiring and employment of minorities and females, (iii) the hiring and employment of Philadelphia residents and; (iv) training programs utilized and the placement rates. All reports (quarterly & annually) to the City under this section will be provided to the Executive Director of the Office of Economic Opportunity and to the members of the Oversight Committee.

V. REMEDIES AND PENALTIES FOR NON-COMPLIANCE

- A.** In cases where the Owner has cause to believe that a Participant, acting in good faith, has failed to comply with the provisions of the Plan, the Owner and/or the Oversight Committee, with the assistance and consultation of the appropriate agencies and professional entities, shall attempt to resolve the noncompliance through conciliation and persuasion.
- B.** In conciliation, the Participant must satisfy the Owner and the Oversight Committee that they have made their *best and good faith efforts* to achieve the agreed upon participation goals by certified M/W/DS-BE and/or DBE firms. *Best and good faith efforts* on the part of the Participant/Contractor include:
- 1) Entering into a contractual relationship with the designated M/W/DS-BE and/or DBE firm in a timely, responsive and responsible manner, and fulfilling all contractual requirements, including payments, in said manner.
 - 2) Notifying all parties, including the Owner, the M/W/DS-BE and/or DBE firm, the Oversight Committee and all relevant Participants, of any problems in a timely manner.
 - 3) Requesting assistance from the Owner and/or the Oversight Committee in resolving any problems with any M/W/DS-BE and/or DBE firm.
 - 4) Making every reasonable effort to appropriately facilitate successful performance of contractual duties by an M/W/DS-BE and/or DBE firm through timely, clear and direct communications.
- C.** In cases where the Owner and/or the Oversight Committee have cause to believe that any Participant has failed to comply with the provisions of the Plan, they shall conduct an investigation.
- D.** After affording the Participant notice and an opportunity to be heard, the Owner and/or the Oversight Committee are authorized to take corrective, remedial and/or punitive action. Such actions may include, but are not limited to:
- 1) Declaring the Participant as non-responsible and/or non-responsive, with a determination as ineligible to receive the award of a contract, continue a contract and/or ineligible for any other future contracts affiliated with this Plan;

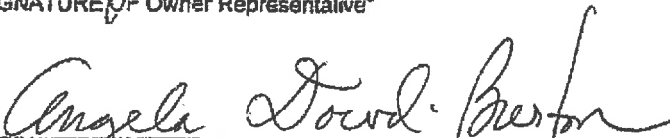
- 2) Suspending the violating Participant from doing business with the Owner,
- 3) Withholding payments to the violating Participant, and/or
- 4) Pursuing and securing any relief which the Owner and/or the Oversight Committee may deem to be necessary, proper, and in the best interest of the Owner and the Project, consistent with applicable policy and law.

E. A Participant may appeal a determination of non-compliance with this Plan by filing a written grievance with the Owner and/or its Oversight Committee.

F. Within five (5) working days the Owner and/or the Oversight Committee shall issue and serve a written notice/determination, together with a copy of the grievance as filed, to all persons named in the grievance.

 September 14, 2015

 SIGNATURE OF Owner Representative³ DATE

 9/29/2015

 ANGELA DOWD-BURTON, Executive Director, Office of Economic Opportunity DATE

³The Owner's Representative is required to sign and date, but the City reserves the right to obtain the Owner's Representative signature hereon at any time prior to Plan certification. The Owner Representative will receive from the City a certified copy of its Plan which should be filed with the Chief Clerk of City Council within fifteen (15) days of the issuance and published by OEO, in a downloadable format, on the OEO website.

⁴Pursuant to Section 17-1603 (2) of The Philadelphia Code, the representative of the City of Philadelphia's Office of Economic Opportunity, the "certifying agency", certifies that the contents of the Plan are in compliance with Chapter 17-1600.

MOUNT VERNON MANOR PHASE II





BOARD FACTSHEET

Meeting of November 18, 2015

City of Philadelphia Vacant Property Review Committee

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

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

PROPERTY INFORMATION:

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

<u>Address</u>	<u>Grantee</u>
827 West Indiana Avenue	Historic Fair Hill, Inc.
901 West Indiana Avenue	Historic Fair Hill, Inc.
916 West Rockland Street	Ericka Nicole Ellis
5112 Willows Avenue	Walter Tyrone Bard & Valerie Bard, h/w

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

<u>Address</u>	<u>Grantee</u>	<u>Price</u>
2724 George Street	Daniel James Carroll & Maryanne E. Carroll, h/w	\$12,260.00(LAMA)
4122 Poplar Street	Wanda Mitchell Dicks	\$9,750.00 (LAMA)

3) Fair Market Disposition: The following twenty-six (26) 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>
2526-28 Amber Street	Fidan Basha	\$75,000.00 (Auction)
2839 Amber Street	Valdez & Astacio LLC	\$ 2,450.00 (Auction)
2967 Amber Street	Akmaljon A Kholboev	\$ 3,500.00 (Auction)
5500 Angora Terrace	Ricardo Higgins	\$17,671.05 (LAMA)
2041 E. Auburn Street	East William Development LLC	\$ 3,500.00 (Auction)
3474 Braddock Street	Jorge Patricio Perez Patino & Rosa Marlene Arias Montalvan	\$ 3,500.00 (Auction)
2134-36 E. Clearfield Street	AEL Contractors, LLC	\$ 7,000.00 (Auction)
2767 Coral Street	James Daniel Mayberry	\$ 2,450.00 (Auction)
1905 E. Cumberland Street	Callahan & Ward Properties LLC	\$50,000.00 (Auction)
1914 E. Cumberland Street	AEL Contractors, LLC	\$30,000.00 (Auction)
2730 Emerald Street	East William Development LLC	\$ 7,000.00 (Auction)
615 Emily Street	Mr. Dhimitraq Xhoxhi	\$23,000.00 (Auction)
1904 East Harold Street	PHB Investment, LLC	\$ 4,000.00 (Auction)
1909 East Harold Street	Mr. Stelios Maltepes	\$ 4,000.00 (Auction)
5637 Litchfield Street	Evette Harris	\$ 1,902.46 (LAMA)
2108-14 Nicholas Street	Church of the Living God Pillar and Ground of the Truth	\$30,000.00 (Real Estate Committee)
1922 Oakdale Street	PHB Investments, LLC	\$11,000.00 (Auction)
629 Porter Street	Mr. Dhimitraq Xhoxhi	\$22,500.00 (Auction)
5436 Walnut Street	Mubarak Seed Ahmad & Mohamed Osman	\$18,233.00 (LAMA)
2037 East William Street	East William Development LLC	\$ 4,200.00 (Auction)
2038 East William Street	East William Development LLC	\$ 3,150.00 (Auction)
2040 East William Street	East William Development LLC	\$ 4,300.00 (Auction)
2042 East William Street	East William Development LLC	\$ 3,150.00 (Auction)
2044 East William Street	East William Development LLC	\$ 2,800.00 (Auction)
2047 East William Street	East William Development LLC	\$ 3,150.00 (Auction)
807 North 40 th Street	Kenneth Key	\$ 6,896.75 (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>
827 West Indiana Avenue	Historic Fair Hill, Inc.
901 West Indiana Avenue	Historic Fair Hill, Inc.
916 West Rockland Street	Ericka Nicole Ellis
5112 Willows Avenue	Walter Tyrone Bard & Valerie Bard, h/w

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>
2724 West George Street	Daniel James Carroll & Maryanne E. Carroll, h/w	\$12,260.00 (LAMA)
4122 West Poplar Street	Wanda Mitchell Dicks	\$ 9,750.00 (LAMA)

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

FURTHER RESOLVING, that authorization is hereby given to the Authority to accept title from the City of Philadelphia for properties listed below and for the preparation, execution,

acknowledgment and delivery of a deed to the Grantee(s) herein listed conveying the respective properties for the following consideration:

<u>Address</u>	<u>Grantee(s)</u>	<u>Appraised/LAMA Value</u>
2526-28 Amber Street	Fidan Basha	\$75,000.00 (Auction)
2839 Amber Street	Valdez & Astacio LLC	\$ 2,450.00 (Auction)
2967 Amber Street	Akmaljon A Kholboev	\$ 3,500.00 (Auction)
5500 Angora Terrace	Ricardo Higgins	\$17,671.05 (LAMA)
2041 East Auburn Street	East William Development LLC	\$ 3,500.00 (Auction)
3474 Braddock Street	Jorge Patricio Perez Patino & Rosa Marlene Arias Montalvan	\$ 3,500.00 (Auction)
2134-36 East Clearfield Street	AEL Contractors, LLC	\$ 7,000.00 (Auction)
2767 Coral Street	James Daniel Mayberry	\$ 2,450.00 (Auction)
1905 East Cumberland Street	Callahan & Ward Properties LLC	\$50,000.00 (Auction)
1914 East Cumberland Street	AEL Contractors, LLC	\$30,000.00 (Auction)
2730 Emerald Street	East William Development LLC	\$ 7,000.00 (Auction)
615 Emily Street	Mr. Dhimitraq Xhoxhi	\$23,000.00 (Auction)
1904 East Harold Street	PHB Investments LLC	\$ 2,800.00 (Auction)
1909 East Harold Street	Mr. Stelios Maltepes	\$ 4,000.00 (Auction)
5637 Litchfield Street	Evette Harris	\$ 1,902.46 (LAMA)
2108-14 Nicholas Street	Church of the Living God Pillar and Ground of the Truth	\$30,000.00 (Real Estate Committee)
1922 Oakdale Street	PHB Investments LLC	\$ 2,800.00 (Auction)
629 Porter Street	Mr. Dhimitraq Xhoxhi	\$22,500.00 (Auction)
5436 Walnut Street	Mubarak Seed Ahmad & Mohamed Osman	\$18,233.00 (LAMA)
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2040 East William Street	East William Development LLC	\$ 4,300.00 (Auction)
2042 East William Street	East William Development LLC	\$ 3,150.00 (Auction)
2044 East William Street	East William Development LLC	\$ 2,800.00 (Auction)
2047 East William Street	East William Development LLC	\$ 3,150.00 (Auction)
807 North 40 th Street	Kenneth Key	\$ 6,896.75 (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.

VPRC Fact Sheet

Property Address: 827 West Indiana Avenue Council District: 7th
 Property Type: Structure Vacant Lot Date approved by VPRC: 12/11/2012
 Sales Price: _____ Number of EOIs Received: 2

Type of Transaction:

- Competitive Sale (must be sold to highest, qualified bidder)
 RFP
 Direct Sale (an appraisal is required)
 Side-yard (must be to an adjacent property owner)
 Community Purpose
 Affordable Housing
 Garden/Park
 Community/Health Center
 Other Please describe _____

Sales Price Based on:

- LAMA estimate (must be less than \$50,000)
 Highest Bid
 Appraised Value (for all direct sales)
 Reduced based on current policy (must be side yard or community purpose)
 Reduced by Real Estate Review Committee
 Reduced based on prior policy. Please name policy _____
 Other. Please describe _____

Proposed Use:

- Single-family home
 Business
 Side-yard
 Purpose; what is the community purpose: community garden
 Other

Is there a self-amortizing mortgage? Yes No

If yes, how much is the mortgage (should be \$15,000 or less)? _____

Is the estimated project cost greater than \$250,000? Yes No

If yes, was an EOP signed? Yes No

What are the EOP Goals?

MBE % WBE % DBE %

Applicant Name: Historic Fair Hill, Inc. Application Date: November 13, 2012
c/o Jean Warrington

Applicant Address: 2900 block of Germantown Ave.; 19133

VPRC Fact Sheet

Property Address: 901 West Indiana Avenue Council District: 7th
 Property Type: Structure Vacant Lot Date approved by VPRC: 12/11/2012
 Sales Price: _____ Number of EOIs Received: 2

Type of Transaction:

- Competitive Sale (must be sold to highest, qualified bidder)
 RFP
 Direct Sale (an appraisal is required)
 Side-yard (must be to an adjacent property owner)
 Community Purpose
 Affordable Housing
 Garden/Park
 Community/Health Center
 Other Please describe _____

Sales Price Based on:

- LAMA estimate (must be less than \$50,000)
 Highest Bid
 Appraised Value (for all direct sales)
 Reduced based on current policy (must be side yard or community purpose)
 Reduced by Real Estate Review Committee
 Reduced based on prior policy. Please name policy _____
 Other. Please describe _____

Proposed Use:

- Single-family home
 Business
 Side-yard
 Community Purpose; what is the community purpose: Community garden
 Other

Is there a self-amortizing mortgage? Yes No

If yes, how much is the mortgage (should be \$15,000 or less)? _____

Is the estimated project cost greater than \$250,000? Yes No

If yes, was an EOP signed? Yes No

What are the EOP Goals?

MBE ___% WBE ___% DBE ___%

Applicant Name: Historic Fair Hill, Inc. Application Date: November 13, 2012
 c/o Jean Warrington

Applicant Address: 2900 block of Germantown Ave.; 19133

VPRC Fact Sheet

Property Address: 916 West Rockland Street Council District: 9th
 Property Type: Structure **Vacant Lot** Date approved by VPRC: 09/08/2015
 Sales Price: Nominal Number of EOIs Received: 1

Type of Transaction:

- Competitive Sale (must be sold to highest, qualified bidder)
 RFP
 Direct Sale (an appraisal is required)
 Side-yard (must be to an adjacent property owner)
 Community Purpose
 Affordable Housing
 Garden/Park
 Community/Health Center
 Other. Please describe _____

Sales Price Based on:

- LAMA estimate (must be less than \$50,000)
 Highest Bid
 Appraised Value (for all direct sales)
 Reduced based on current policy (must be side yard or community purpose)
 Reduced by Real Estate Review Committee
 Reduced based on prior policy. Please name policy Grandfathered old gift
 Other. Please describe _____

Proposed Use:

- Single-family home
 Business
 Side-yard
 Community Purpose; What is the community purpose: _____
 Other

Is there a self-amortizing mortgage? Yes **No**

If yes, how much is the mortgage (should be \$15,000 or less)? _____

Is the estimated project cost greater than \$250,000? Yes No

If yes, was an EOP signed? Yes No

What are the EOP Goals?

MBE ___% WBE ___% DBE ___%

Applicant Name: Ericka Nicole Ellis Application Date: April 16, 2008

Applicant Address: 914 W Rockland Street; 19141

VPRC Fact Sheet

Property Address: 5112 Willows AvenueCouncil District: 3rd

Property Type:

Date approved by VPRC: 07/14/2015 Structure Vacant LotSales Price: NominalNumber of EOIs Received: 1

Type of Transaction:

- Competitive Sale (must be sold to highest, qualified bidder)
- RFP
- Direct Sale (an appraisal is required)
- Side-yard (must be to an adjacent property owner)
- Community Purpose
- Affordable Housing
- Garden/Park
- Community/Health Center
- Other. Please describe _____

Sales Price Based on:

- LAMA estimate (must be less than \$50,000)
- Highest Bid
- Appraised Value (for all direct sales)
- Reduced based on current policy (must be side yard or community purpose)
- Reduced by Real Estate Review Committee
- Reduced based on prior policy. Please name policy Grandfathered old gift
- Other. Please describe _____

Proposed Use:

- Single-family home
- Business
- Side-yard
- Community Purpose; What is the community purpose: _____
- Other

Is there a self-amortizing mortgage? Yes No

If yes, how much is the mortgage (should be \$15,000 or less)? _____

Is the estimated project cost greater than \$250,000? Yes NoIf yes, was an EOP signed? Yes No

What are the EOP Goals?

MBE ___% WBE ___% DBE ___%

Applicant Name: Walter & Valerie BardApplication Date: May 16, 2003Applicant Address: 5110 Willows Avenue

VPRC Fact Sheet

Property Address: 2724 George StreetCouncil District: 5th

Property Type:

Date approved by VPRC: 03/10/2015 Structure Vacant LotSales Price: \$12,260.00Number of EOIs Received: 1

Type of Transaction:

 Competitive Sale (must be sold to highest, qualified bidder) RFP Direct Sale (an appraisal is required) Rear-yard (must be to an adjacent property owner) Community Purpose Affordable Housing Garden/Park Community/Health Center Other Please describe _____

Sales Price Based on:

 LAMA estimate (must be less than \$50,000) Highest Bid Appraised Value (for all direct sales) Reduced based on current policy (must be side yard or community purpose) Reduced by Real Estate Review Committee Reduced based on prior policy. Please name policy _____ Other. Please describe _____

Proposed Use:

 Single-family home Business Rear-yard Community Purpose; what is the community purpose: _____ OtherIs there a self-amortizing mortgage? Yes NoIf yes, how much is the mortgage (should be \$15,000 or less)? \$12,260.00Is the estimated project cost greater than \$250,000? Yes NoIf yes, was an EOP signed? Yes No

What are the EOP Goals?

MBE %WBE %DBE %Applicant Name: Daniel & Maryanne Carroll, h/wApplication Date: August 13, 2013Applicant Address: 2723 Poplar Street; 19130

VPRC Fact Sheet

Property Address: 4122 Poplar Street
Property Type:

Council District: 3rd
Date approved by VPRC: 5/12/2015

- Structure
- Vacant Lot

Sales Price: Nominal

Number of EOIs Received: 1

Type of Transaction:

- Competitive Sale (must be sold to highest, qualified bidder)
- RFP
- Direct Sale (an appraisal is required)
- Side-yard (must be to an adjacent property owner)
- Community Purpose
- Affordable Housing
- Garden/Park
- Community/Health Center
- Other Please describe _____

Sales Price Based on:

- LAMA estimate (must be less than \$50,000)
- Highest Bid
- Appraised Value (for all direct sales)
- Reduced based on current policy (must be side yard or community purpose)
- Reduced by Real Estate Review Committee
- Reduced based on prior policy. Please name policy _____
- Other. Please describe _____

Proposed Use:

- Single-family home
- Business
- Side-yard
- Community Purpose; What is the community purpose: _____
- Other

Is there a self-amortizing mortgage? Yes No

If yes, how much is the mortgage (should be \$15,000 or less)? _____

Is the estimated project cost greater than \$250,000? Yes No

If yes, was an EOP signed? Yes No

What are the EOP Goals?

MBE % WBE % DBE %

Applicant Name: Wanda Mitchell Dicks

Application Date: January 28, 2010

Applicant Address: 4124 West Poplar Street; 19104

VPRC Fact Sheet

Property Address: 2526-28 Amber StreetCouncil District: 1st

Property Type:

Date approved by VPRC: 07/14/2015 Structure Vacant LotSales Price: \$75,000.00Number of EOIs Received: 4

Type of Transaction:

 Competitive Sale (must be sold to highest, qualified bidder) RFP Direct Sale (an appraisal is required) Side-yard (must be to an adjacent property owner) Community Purpose Affordable Housing Garden/Park Community/Health Center Other Please describe _____

Sales Price Based on:

 LAMA estimate (must be less than \$50,000) Highest Bid Appraised Value (for all direct sales) Reduced based on current policy (must be side yard or community purpose) Reduced by Real Estate Review Committee Reduced based on prior policy. Please name policy _____ Other. Please describe _____

Proposed Use:

 Single-family home Business Side-yard Community Purpose; What is the community purpose: _____ OtherIs there a self-amortizing mortgage? Yes No

If yes, how much is the mortgage (should be \$15,000 or less)? _____

Is the estimated project cost greater than \$250,000? Yes NoIf yes, was an EOP signed? Yes No

What are the EOP Goals?

MBE % WBE % DBE %Applicant Name: Fidan BashaApplication Date: June 12, 2015Applicant Address: 2432 East Indiana Avenue; 19134

VPRC Fact Sheet

Property Address: 2839 Amber StreetCouncil District: 1st

Property Type:

Date approved by VPRC: 07/14/2015 Structure Vacant LotSales Price: \$2,450.00Number of EOIs Received: 1

Type of Transaction:

 Competitive Sale (must be sold to highest, qualified bidder) RFP Direct Sale (an appraisal is required) Side-yard (must be to an adjacent property owner) Community Purpose Affordable Housing Garden/Park Community/Health Center Other Please describe _____

Sales Price Based on:

 LAMA estimate (must be less than \$50,000) Highest Bid Appraised Value (for all direct sales) Reduced based on current policy (must be side yard or community purpose) Reduced by Real Estate Review Committee Reduced based on prior policy. Please name policy _____ Other. Please describe _____

Proposed Use:

 Single-family home Business Side-yard Community Purpose; what is the community purpose: _____ OtherIs there a self-amortizing mortgage? Yes No

If yes, how much is the mortgage (should be \$15,000 or less)? _____

Is the estimated project cost greater than \$250,000? Yes NoIf yes, was an EOP signed? Yes No

What are the EOP Goals?

MBE %WBE %DBE %Applicant Name: Valdez & Astacio LLCApplication Date: June 12, 2015Applicant Address: 13354 Susan Terrence; 19116

VPRC Fact Sheet

Property Address: 2967 Amber Street

Council District: 1st

Property Type:

Date approved by VPRC: 07/14/2015

- Structure
- Vacant Lot

Sales Price: \$3,500.00

Number of EOIs Received: 1

Type of Transaction:

- Competitive Sale (must be sold to highest, qualified bidder)
- RFP
- Direct Sale (an appraisal is required)
- Side-yard (must be to an adjacent property owner)
- Community Purpose
 - Affordable Housing
 - Garden/Park
 - Community/Health Center
 - Other Please describe _____

Sales Price Based on:

- LAMA estimate (must be less than \$50,000)
- Highest Bid
- Appraised Value (for all direct sales)
- Reduced based on current policy (must be side yard or community purpose)
- Reduced by Real Estate Review Committee
- Reduced based on prior policy. Please name policy _____
- Other. Please describe _____

Proposed Use:

- Single-family home
- Business
- Side-yard
- Community Purpose; what is the community purpose: _____
- Other – build a commercial property

Is there a self-amortizing mortgage? Yes No

If yes, how much is the mortgage (should be \$15,000 or less)? _____

Is the estimated project cost greater than \$250,000? Yes No

If yes, was an EOP signed? Yes No

What are the EOP Goals?

MBE % WBE % DBE %

Applicant Name: Akmaljon A Kholboev

Application Date: June 12, 2015

Applicant Address: 10864 Parlin Terrace; 19116

VPRC Fact Sheet

Property Address: 5500 Angora TerranceCouncil District: 3rd

Property Type:

 Structure Vacant LotDate approved by VPRC: 07/14/2015Sales Price: \$17,671.05Number of EOIs Received: 1

Type of Transaction:

 LAMA Sale approved prior to adoption by Council January 2015. RFP Direct Sale (an appraisal is required) Side-yard (must be to an adjacent property owner) Community Purpose Affordable Housing Garden/Park Community/Health Center Other Please describe _____**Approved prior to adoption by Council January 2015**

Sales Price Based on:

 LAMA estimate (must be less than \$50,000) Highest Bid Appraised Value (for all direct sales) Reduced based on current policy (must be side yard or community purpose) Reduced by Real Estate Review Committee Reduced based on prior policy. Please name policy _____ Other. Please describe _____

Proposed Use:

 Single-family home Business Side-yard Community Purpose; what is the community purpose: _____ OtherIs there a self-amortizing mortgage? Yes No

If yes, how much is the mortgage (should be \$15,000 or less)? _____

Is the estimated project cost greater than \$250,000? Yes NoIf yes, was an EOP signed? Yes No

What are the EOP Goals?

MBE ___%

WBE ___%

DBE ___%

Applicant Name: Ricardo HigginsApplication Date: May 1, 2015Applicant Address: 331 N. 62nd Street; 19139

VPRC Fact Sheet

Property Address: 2041 East Auburn Street

Council District: 1st

Property Type:

Date approved by VPRC: 07/14/2015

- Structure
- Vacant Lot

Sales Price: \$3,500.00

Number of EOIs Received: 1

Type of Transaction:

- Competitive Sale (must be sold to highest, qualified bidder)
- RFP
- Direct Sale (an appraisal is required)
- Side-yard (must be to an adjacent property owner)
- Community Purpose
 - Affordable Housing
 - Garden/Park
 - Community/Health Center
 - Other Please describe _____

Sales Price Based on:

- LAMA estimate (must be less than \$50,000)
- Highest Bid
- Appraised Value (for all direct sales)
- Reduced based on current policy (must be side yard or community purpose)
- Reduced by Real Estate Review Committee
- Reduced based on prior policy. Please name policy _____
- Other. Please describe _____

Proposed Use:

- Single-family home
- Business
- Side-yard
- Community Purpose; what is the community purpose: _____
- Other

Is there a self-amortizing mortgage? Yes No

If yes, how much is the mortgage (should be \$15,000 or less)? _____

Is the estimated project cost greater than \$250,000? Yes No

If yes, was an EOP signed? Yes No

What are the EOP Goals?

MBE % WBE % DBE %

Applicant Name: East William Development, LLC
c/o Ken Roscioli

Application Date: June 12, 2015

Applicant Address: 1212 Ellsworth Street; 19147

VPRC Fact Sheet

Property Address: 3474 Braddock Street

Council District: 1st

Property Type:

Date approved by VPRC: 07/14/2015

- Structure Vacant Lot

Sales Price: \$3,500.00

Number of EOIs Received: 4

Type of Transaction:

- Competitive Sale (must be sold to highest, qualified bidder)
- RFP
- Direct Sale (an appraisal is required)
- Side-yard (must be to an adjacent property owner)
- Community Purpose
- Affordable Housing
- Garden/Park
- Community/Health Center
- Other Please describe _____

Sales Price Based on:

- LAMA estimate (must be less than \$50,000)
- Highest Bid
- Appraised Value (for all direct sales)
- Reduced based on current policy (must be side yard or community purpose)
- Reduced by Real Estate Review Committee
- Reduced based on prior policy. Please name policy _____
- Other. Please describe _____

Proposed Use:

- Single-family home
- Business
- Side-yard
- Community Purpose; what is the community purpose: _____
- Other

Is there a self-amortizing mortgage? Yes No

If yes, how much is the mortgage (should be \$15,000 or less)? _____

Is the estimated project cost greater than \$250,000? Yes No

If yes, was an EOP signed? Yes No

What are the EOP Goals?

MBE ___% WBE ___% DBE ___%

Applicant Name: Jorge Patricio Perez Patino
Rosa Marlene Arias Montalvan

Application Date: June 12, 2015

Applicant Address: 1859 East Tioga Street; 19134

VPRC Fact Sheet

Property Address: 2134-36 East Clearfield Street Council District: 1st
 Property Type: Structure Vacant Lot Date approved by VPRC: 07/14/2015
 Sales Price: \$7,000.00 Number of EOIs Received: 1

Type of Transaction:

- Competitive Sale (must be sold to highest, qualified bidder)
 RFP
 Direct Sale (an appraisal is required)
 Side-yard (must be to an adjacent property owner)
 Community Purpose
 Affordable Housing
 Garden/Park
 Community/Health Center
 Other Please describe _____

Sales Price Based on:

- LAMA estimate (must be less than \$50,000)
 Highest Bid
 Appraised Value (for all direct sales)
 Reduced based on current policy (must be side yard or community purpose)
 Reduced by Real Estate Review Committee
 Reduced based on prior policy. Please name policy _____
 Other. Please describe _____

Proposed Use:

- Single-family home
 Business
 Side-yard
 Community Purpose; what is the community purpose: _____
 Other

Is there a self-amortizing mortgage? Yes No

If yes, how much is the mortgage (should be \$15,000 or less)? _____

Is the estimated project cost greater than \$250,000? Yes No

If yes, was an EOP signed? Yes No

What are the EOP Goals?

MBE ___% WBE ___% DBE ___%

Applicant Name: AEL Contractors, LLC Application Date: June 12, 2015
c/o Noe Gutierrez

Applicant Address: 431 Passmore St; 19111

VPRC Fact Sheet

Property Address: 2767 Coral Street

Council District: 1st

Property Type:

Date approved by VPRC: 08/11/2015

- Structure
- Vacant Lot

Sales Price: \$2,450.00 – Deposit overage goes toward settlement Number of EOIs Received: 1

Type of Transaction:

- Competitive Sale (must be sold to highest, qualified bidder)
- RFP
- Direct Sale (an appraisal is required)
- Side-yard (must be to an adjacent property owner)
- Community Purpose
 - Affordable Housing
 - Garden/Park
 - Community/Health Center
 - Other Please describe _____

Sales Price Based on:

- LAMA estimate (must be less than \$50,000)
- Highest Bid
- Appraised Value (for all direct sales)
- Reduced based on current policy (must be side yard or community purpose)
- Reduced by Real Estate Review Committee
- Reduced based on prior policy. Please name policy _____
- Other. Please describe _____

Proposed Use:

- Single-family home
- Business
- Side-yard
- Community Purpose; what is the community purpose: _____
- Other

Is there a self-amortizing mortgage? Yes No

If yes, how much is the mortgage (should be \$15,000 or less)? _____

Is the estimated project cost greater than \$250,000? Yes No

If yes, was an EOP signed? Yes No

What are the EOP Goals?

MBE ___% WBE ___% DBE ___%

Applicant Name: James Daniel Mayberry

Application Date: June 12, 2015

Applicant Address: 2052 East Lehigh Ave., 19125

VPRC Fact Sheet

Property Address: 2730 Emerald StreetCouncil District: 1st

Property Type:

Date approved by VPRC: 07/14/2015 Structure Vacant LotSales Price: \$7,000.00Number of EOIs Received: 1

Type of Transaction:

 Competitive Sale (must be sold to highest, qualified bidder) RFP Direct Sale (an appraisal is required) Side-yard (must be to an adjacent property owner) Community Purpose Affordable Housing Garden/Park Community/Health Center Other Please describe _____

Sales Price Based on:

 LAMA estimate (must be less than \$50,000) Highest Bid Appraised Value (for all direct sales) Reduced based on current policy (must be side yard or community purpose) Reduced by Real Estate Review Committee Reduced based on prior policy. Please name policy _____ Other. Please describe _____

Proposed Use:

 Single-family home Business Side-yard Community Purpose; what is the community purpose: _____ OtherIs there a self-amortizing mortgage? Yes No

If yes, how much is the mortgage (should be \$15,000 or less)? _____

Is the estimated project cost greater than \$250,000? Yes NoIf yes, was an EOP signed? Yes No

What are the EOP Goals?

MBE ___%

WBE ___%

DBE ___%

Applicant Name: East William Development, LLC
c/o Ken RoscioliApplication Date: June 12, 2015Applicant Address: 1212 Ellsworth Street; 19147

VPRC Fact Sheet

Property Address: 615 Emily StreetCouncil District: 1st

Property Type:

Date approved by VPRC: 07/14/2015 Structure Vacant LotSales Price: \$23,000.00Number of EOIs Received: 1

Type of Transaction:

 Competitive Sale (must be sold to highest, qualified bidder) RFP Direct Sale (an appraisal is required) Side-yard (must be to an adjacent property owner) Community Purpose Affordable Housing Garden/Park Community/Health Center Other Please describe _____

Sales Price Based on:

 LAMA estimate (must be less than \$50,000) Highest Bid Appraised Value (for all direct sales) Reduced based on current policy (must be side yard or community purpose) Reduced by Real Estate Review Committee Reduced based on prior policy. Please name policy _____ Other. Please describe _____

Proposed Use:

 Single-family home Business Side-yard Community Purpose; what is the community purpose: _____ OtherIs there a self-amortizing mortgage? Yes No

If yes, how much is the mortgage (should be \$15,000 or less)? _____

Is the estimated project cost greater than \$250,000? Yes NoIf yes, was an EOP signed? Yes No

What are the EOP Goals?

MBE %WBE %DBE %Applicant Name: Dhimitraq XhoxhiApplication Date: June 12, 2015Applicant Address: 3417 Tuscan Drive; 19145

VPRC Fact Sheet

Property Address: 1904 East Harold Street

Council District: 1st

Property Type:

Date approved by VPRC: 08/11/2015

- Structure Vacant Lot

Sales Price: \$2,800.00

Number of EOIs Received: 2

Type of Transaction:

- Competitive Sale (must be sold to highest, qualified bidder)
- RFP
- Direct Sale (an appraisal is required)
- Side-yard (must be to an adjacent property owner)
- Community Purpose
- Affordable Housing
- Garden/Park
- Community/Health Center
- Other Please describe _____

Sales Price Based on:

- LAMA estimate (must be less than \$50,000)
- Highest Bid
- Appraised Value (for all direct sales)
- Reduced based on current policy (must be side yard or community purpose)
- Reduced by Real Estate Review Committee
- Reduced based on prior policy. Please name policy _____
- Other. Please describe _____

Proposed Use:

- Single-family home
- Business
- Side-yard
- Community Purpose; what is the community purpose: _____
- Other

Is there a self-amortizing mortgage? Yes No

If yes, how much is the mortgage (should be \$15,000 or less)? _____

Is the estimated project cost greater than \$250,000? Yes No

If yes, was an EOP signed? Yes No

What are the EOP Goals?

 MBE % WBE % DBE %

Applicant Name: PHB Investments LLC
 c/o Michael Smith

Application Date: June 12, 2015

Applicant Address: 2329 Emerald Street; 19125

VPRC Fact Sheet

Property Address: 1909 East Harold StreetCouncil District: 1st

Property Type:

Date approved by VPRC: 07/14/2015 Structure Vacant LotSales Price: \$4,000.00Number of EOIs Received: 2

Type of Transaction:

 Competitive Sale (must be sold to highest, qualified bidder) RFP Direct Sale (an appraisal is required) Side-yard (must be to an adjacent property owner) Community Purpose Affordable Housing Garden/Park Community/Health Center Other Please describe _____

Sales Price Based on:

 LAMA estimate (must be less than \$50,000) Highest Bid Appraised Value (for all direct sales) Reduced based on current policy (must be side yard or community purpose) Reduced by Real Estate Review Committee Reduced based on prior policy. Please name policy _____ Other. Please describe _____

Proposed Use:

 Single-family home Business Side-yard Community Purpose; what is the community purpose: _____ OtherIs there a self-amortizing mortgage? Yes No

If yes, how much is the mortgage (should be \$15,000 or less)? _____

Is the estimated project cost greater than \$250,000? Yes NoIf yes, was an EOP signed? Yes No

What are the EOP Goals?

MBE %WBE %DBE %Applicant Name: Mr. Stelios MaltepesApplication Date: June 12, 2015Applicant Address: 1837 Callowhill Street; 19130

VPRC Fact Sheet

Property Address: 5637 Litchfield Street

Council District: 3rd

Property Type:

Date approved by VPRC: 06/11/2013

Structure Vacant Lot

Sales Price: \$1,902.46

Number of EOIs Received: 1

Type of Transaction:

- Competitive Sale (must be sold to highest, qualified bidder)
- RFP
- Direct Sale (an appraisal is required)
- Side-yard (must be to an adjacent property owner)
- Community Purpose
- Affordable Housing
- Garden/Park
- Community/Health Center
- Other. Please describe LAMA; This was approved prior to policy January 2015

Sales Price Based on:

- LAMA estimate (must be less than \$50,000)
- Highest Bid
- Appraised Value (for all direct sales)
- Reduced based on current policy (must be side yard or community purpose)
- Reduced by Real Estate Review Committee
- Reduced based on prior policy. Please name policy _____
- Other. Please describe _____

Proposed Use:

- Single-family home
- Business
- Side-yard
- Community Purpose; What is the community purpose: _____
- Other

Is there a self-amortizing mortgage? Yes No

If yes, how much is the mortgage (should be \$15,000 or less)? _____

Is the estimated project cost greater than \$250,000? Yes No

If yes, was an EOP signed? Yes No

What are the EOP Goals?

MBE ___% WBE ___% DBE ___%

Applicant Name: Evette Harris

Application Date: March 21, 2012

Applicant Address: 5337 Greenway Ave.; 19143

VPRC Fact Sheet

Property Address: 2108-14 Nicholas StreetCouncil District: 5th

Property Type:

Date approved by VPRC: 11/13/2012 Structure Vacant LotsSales Price: \$30,000.00Number of EOIs Received: 1

Type of Transaction:

- LAMA Sale
- RFP
- Direct Sale (an appraisal is required)
- Side-yard (must be to an adjacent property owner)
- Community Purpose
- Affordable Housing
- Garden/Park
- Community/Health Center
- Other Please describe _____

Sales Price Based on:

- LAMA estimate (must be less than \$50,000)
- Highest Bid
- Appraised Value (for all direct sales)
- Reduced based on current policy (must be side yard or community purpose)
- Reduced by Real Estate Review Committee
- Reduced based on prior policy. Please name policy _____
- Other. Please describe _____

Proposed Use:

- Single-family home
- Business
- Side-yard
- Community Purpose; what is the community purpose: Build a community center
- Other

Is there a self-amortizing mortgage? Yes No

If yes, how much is the mortgage (should be \$15,000 or less)? _____

Is the estimated project cost greater than \$250,000? Yes NoIf yes, was an EOP signed? Yes No

What are the EOP Goals?

MBE % WBE % DBE %Applicant Name: Church of the Living God, Pillar and Application Date: June 5, 2014Ground of the Truth, Inc.,; c/o Paul J. Bartolomeo, Jr., EsquireApplicant Address: 2132 W. Nicholas Street; 19121

VPRC Fact Sheet

Property Address: 1922 Oakdale Street

Council District: 1st

Property Type:

Date approved by VPRC: 08/11/2015

- Structure
- Vacant Lot

Sales Price: \$11,800.00

Number of EOIs Received: 1

Type of Transaction:

- Competitive Sale (must be sold to highest, qualified bidder)
- RFP
- Direct Sale (an appraisal is required)
- Side-yard (must be to an adjacent property owner)
- Community Purpose
 - Affordable Housing
 - Garden/Park
 - Community/Health Center
 - Other Please describe _____

Sales Price Based on:

- LAMA estimate (must be less than \$50,000)
- Highest Bid
- Appraised Value (for all direct sales)
- Reduced based on current policy (must be side yard or community purpose)
- Reduced by Real Estate Review Committee
- Reduced based on prior policy. Please name policy _____
- Other. Please describe _____

Proposed Use:

- Single-family home
- Business
- Side-yard
- Community Purpose; what is the community purpose: _____
- Other

Is there a self-amortizing mortgage? Yes No

If yes, how much is the mortgage (should be \$15,000 or less)? _____

Is the estimated project cost greater than \$250,000? Yes No

If yes, was an EOP signed? Yes No

What are the EOP Goals?

MBE % WBE % DBE %

Applicant Name: PHB Investments LLC
c/o Michael Smith

Application Date: June 12, 2015

Applicant Address: 2329 Emerald Street; 19125

VPRC Fact Sheet

Property Address: 629 Porter StreetCouncil District: 1st

Property Type:

Date approved by VPRC: 07/14/2015 Structure Vacant LotSales Price: \$22,500.00Number of EOIs Received: 1

Type of Transaction:

 Competitive Sale (must be sold to highest, qualified bidder) RFP Direct Sale (an appraisal is required) Side-yard (must be to an adjacent property owner) Community Purpose Affordable Housing Garden/Park Community/Health Center Other Please describe _____

Sales Price Based on:

 LAMA estimate (must be less than \$50,000) Highest Bid Appraised Value (for all direct sales) Reduced based on current policy (must be side yard or community purpose) Reduced by Real Estate Review Committee Reduced based on prior policy. Please name policy _____ Other. Please describe _____

Proposed Use:

 Single-family home Business Side-yard Community Purpose; what is the community purpose: _____ OtherIs there a self-amortizing mortgage? Yes No

If yes, how much is the mortgage (should be \$15,000 or less)? _____

Is the estimated project cost greater than \$250,000? Yes NoIf yes, was an EOP signed? Yes No

What are the EOP Goals?

MBE ___%

WBE ___%

DBE ___%

Applicant Name: Dhimitraq XhoxhiApplication Date: June 12, 2015Applicant Address: 3417 Tuscany Drive; 19145

VPRC Fact Sheet

Property Address: 5436 Walnut Street

Council District: 3rd

Property Type:

Date approved by VPRC: 02/10/2015

- Structure
- Vacant Lot

Sales Price: \$18,233.00

Number of EOIs Received: 1

Type of Transaction:

- Competitive Sale (must be sold to highest, qualified bidder)
- RFP
- Direct Sale (an appraisal is required)
- Side-yard (must be to an adjacent property owner)
- Community Purpose
 - Affordable Housing
 - Garden/Park
 - Community/Health Center
 - Other. Please describe _____

Sales Price Based on:

- LAMA estimate (must be less than \$50,000)
- Highest Bid
- Appraised Value (for all direct sales)
- Reduced based on current policy (must be side yard or community purpose)
- Reduced by Real Estate Review Committee
- Reduced based on prior policy. Please name policy _____
- Other. Please describe _____

Proposed Use:

- Single-family home
- Business
- Side-yard
- Community Purpose; What is the community purpose: _____
- Other

Is there a self-amortizing mortgage? Yes No

If yes, how much is the mortgage (should be \$15,000 or less)? _____

Is the estimated project cost greater than \$250,000? Yes No

If yes, was an EOP signed? Yes No

What are the EOP Goals?

MBE % WBE % DBE %

Applicant Name: Mubarak Seed Ahmad & Mohamed Osman

Application Date: April 16, 2015

Applicant Address: 239 South 59th Street; 19139

VPRC Fact Sheet

Property Address: 2037 East William Street

Council District: 1st

Property Type:

Date approved by VPRC: 07/14/2015

- Structure
- Vacant Lot

Sales Price: \$4,200.00

Number of EOIs Received: 1

Type of Transaction:

- Competitive Sale (must be sold to highest, qualified bidder)
- RFP
- Direct Sale (an appraisal is required)
- Side-yard (must be to an adjacent property owner)
- Community Purpose
 - Affordable Housing
 - Garden/Park
 - Community/Health Center
 - Other Please describe _____

Sales Price Based on:

- LAMA estimate (must be less than \$50,000)
- Highest Bid
- Appraised Value (for all direct sales)
- Reduced based on current policy (must be side yard or community purpose)
- Reduced by Real Estate Review Committee
- Reduced based on prior policy. Please name policy _____
- Other. Please describe _____

Proposed Use:

- Single-family home
- Business
- Side-yard
- Community Purpose; what is the community purpose: _____
- Other

Is there a self-amortizing mortgage? Yes No

If yes, how much is the mortgage (should be \$15,000 or less)? _____

Is the estimated project cost greater than \$250,000? Yes No

If yes, was an EOP signed? Yes No

What are the EOP Goals?

MBE % WBE % DBE %

Applicant Name: East William Development, LLC
c/o Ken Roscioli

Application Date: June 12, 2015

Applicant Address: 1212 Ellsworth Street; 19147

VPRC Fact Sheet

Property Address: 2038 East William Street Council District: 1st
 Property Type: Structure Vacant Lot Date approved by VPRC: 07/14/2015
 Sales Price: \$3,150.00 Number of EOIs Received: 1

Type of Transaction:
 Competitive Sale (must be sold to highest, qualified bidder)
 RFP
 Direct Sale (an appraisal is required)
 Side-yard (must be to an adjacent property owner)
 Community Purpose
 Affordable Housing
 Garden/Park
 Community/Health Center
 Other Please describe _____

Sales Price Based on:
 LAMA estimate (must be less than \$50,000)
 Highest Bid
 Appraised Value (for all direct sales)
 Reduced based on current policy (must be side yard or community purpose)
 Reduced by Real Estate Review Committee
 Reduced based on prior policy. Please name policy _____
 Other. Please describe _____

Proposed Use:
 Single-family home
 Business
 Side-yard
 Community Purpose; what is the community purpose: _____
 Other

Is there a self-amortizing mortgage? Yes No
 If yes, how much is the mortgage (should be \$15,000 or less)? _____

Is the estimated project cost greater than \$250,000? Yes No
 If yes, was an EOP signed? Yes No
 What are the EOP Goals?
 MBE ___% WBE ___% DBE ___%

Applicant Name: East William Development, LLC Application Date: June 12, 2015
 c/o Ken Roscioli
 Applicant Address: 1212 Ellsworth Street; 19147

VPRC Fact Sheet

Property Address: 2040 East William Street Council District: 1st
 Property Type: Structure Vacant Lot Date approved by VPRC: 07/14/2015
 Sales Price: \$4,350.00 Number of EOIs Received: 1

Type of Transaction:

- Competitive Sale (must be sold to highest, qualified bidder)
 RFP
 Direct Sale (an appraisal is required)
 Side-yard (must be to an adjacent property owner)
 Community Purpose
 Affordable Housing
 Garden/Park
 Community/Health Center
 Other Please describe _____

Sales Price Based on:

- LAMA estimate (must be less than \$50,000)
 Highest Bid
 Appraised Value (for all direct sales)
 Reduced based on current policy (must be side yard or community purpose)
 Reduced by Real Estate Review Committee
 Reduced based on prior policy. Please name policy _____
 Other. Please describe _____

Proposed Use:

- Single-family home
 Business
 Side-yard
 Community Purpose; what is the community purpose: _____
 Other

Is there a self-amortizing mortgage? Yes No

If yes, how much is the mortgage (should be \$15,000 or less)? _____

Is the estimated project cost greater than \$250,000? Yes No

If yes, was an EOP signed? Yes No

What are the EOP Goals?

MBE ___%

WBE ___%

DBE ___%

Applicant Name: East William Development, LLC
 c/o Ken Roscioli

Application Date: June 12, 2015

Applicant Address: 1212 Ellsworth Street; 19147

VPRC Fact Sheet

Property Address: 2041 East Auburn Street

Council District: 1st

Property Type:

Date approved by VPRC: 07/14/2015

- Structure
- Vacant Lot

Sales Price: \$3,500.00

Number of EOIs Received: 1

Type of Transaction:

- Competitive Sale (must be sold to highest, qualified bidder)
- RFP
- Direct Sale (an appraisal is required)
- Side-yard (must be to an adjacent property owner)
- Community Purpose
 - Affordable Housing
 - Garden/Park
 - Community/Health Center
 - Other Please describe _____

Sales Price Based on:

- LAMA estimate (must be less than \$50,000)
- Highest Bid
- Appraised Value (for all direct sales)
- Reduced based on current policy (must be side yard or community purpose)
- Reduced by Real Estate Review Committee
- Reduced based on prior policy. Please name policy _____
- Other. Please describe _____

Proposed Use:

- Single-family home
- Business
- Side-yard
- Community Purpose; what is the community purpose: _____
- Other

Is there a self-amortizing mortgage? Yes No

If yes, how much is the mortgage (should be \$15,000 or less)? _____

Is the estimated project cost greater than \$250,000? Yes No

If yes, was an EOP signed? Yes No

What are the EOP Goals?

MBE % WBE % DBE %

Applicant Name: East William Development, LLC
c/o Ken Roscioli

Application Date: June 12, 2015

Applicant Address: 1212 Ellsworth Street; 19147

VPRC Fact Sheet

Property Address: 2042 East William Street

Council District: 1st

Property Type:

Date approved by VPRC: 07/14/2015

- Structure
- Vacant Lot

Sales Price: \$3,150.00

Number of EOIs Received: 1

Type of Transaction:

- Competitive Sale (must be sold to highest, qualified bidder)
- RFP
- Direct Sale (an appraisal is required)
- Side-yard (must be to an adjacent property owner)
- Community Purpose
- Affordable Housing
- Garden/Park
- Community/Health Center
- Other Please describe _____

Sales Price Based on:

- LAMA estimate (must be less than \$50,000)
- Highest Bid
- Appraised Value (for all direct sales)
- Reduced based on current policy (must be side yard or community purpose)
- Reduced by Real Estate Review Committee
- Reduced based on prior policy. Please name policy _____
- Other. Please describe _____

Proposed Use:

- Single-family home
- Business
- Side-yard
- Community Purpose; what is the community purpose: _____
- Other

Is there a self-amortizing mortgage? Yes No

If yes, how much is the mortgage (should be \$15,000 or less)? _____

Is the estimated project cost greater than \$250,000? Yes No

If yes, was an EOP signed? Yes No

What are the EOP Goals?

MBE % WBE % DBE %

Applicant Name: East William Development, LLC
c/o Ken Roscioli

Application Date: June 12, 2015

Applicant Address: 1212 Ellsworth Street; 19147

VPRC Fact Sheet

Property Address: 2044 East William Street

Council District: 1st

Property Type:

Date approved by VPRC: 07/14/2015

- Structure Vacant Lot

Sales Price: \$2,800.00

Number of EOIs Received: 1

Type of Transaction:

- Competitive Sale (must be sold to highest, qualified bidder)
- RFP
- Direct Sale (an appraisal is required)
- Side-yard (must be to an adjacent property owner)
- Community Purpose
- Affordable Housing
- Garden/Park
- Community/Health Center
- Other Please describe _____

Sales Price Based on:

- LAMA estimate (must be less than \$50,000)
- Highest Bid
- Appraised Value (for all direct sales)
- Reduced based on current policy (must be side yard or community purpose)
- Reduced by Real Estate Review Committee
- Reduced based on prior policy. Please name policy _____
- Other. Please describe _____

Proposed Use:

- Single-family home
- Business
- Side-yard
- Community Purpose; what is the community purpose: _____
- Other

Is there a self-amortizing mortgage? Yes No

If yes, how much is the mortgage (should be \$15,000 or less)? _____

Is the estimated project cost greater than \$250,000? Yes No

If yes, was an EOP signed? Yes No

What are the EOP Goals?

 MBE % WBE % DBE %

Applicant Name: East William Development, LLC
 c/o Ken Roscioli

Application Date: June 12, 2015

Applicant Address: 1212 Ellsworth Street; 19147

VPRC Fact Sheet

Property Address: 2047 East William StreetCouncil District: 1st

Property Type:

Date approved by VPRC: 07/14/2015 Structure Vacant LotSales Price: \$3,150.00Number of EOIs Received: 1

Type of Transaction:

 Competitive Sale (must be sold to highest, qualified bidder) RFP Direct Sale (an appraisal is required) Side-yard (must be to an adjacent property owner) Community Purpose Affordable Housing Garden/Park Community/Health Center Other Please describe _____

Sales Price Based on:

 LAMA estimate (must be less than \$50,000) Highest Bid Appraised Value (for all direct sales) Reduced based on current policy (must be side yard or community purpose) Reduced by Real Estate Review Committee Reduced based on prior policy. Please name policy _____ Other. Please describe _____

Proposed Use:

 Single-family home Business Side-yard Community Purpose; what is the community purpose: _____ OtherIs there a self-amortizing mortgage? Yes No

If yes, how much is the mortgage (should be \$15,000 or less)? _____

Is the estimated project cost greater than \$250,000? Yes NoIf yes, was an EOP signed? Yes No

What are the EOP Goals?

MBE %WBE %DBE %Applicant Name: East William Development, LLCApplication Date: June 12, 2015

c/o Ken Roscioli

Applicant Address: 1212 Ellsworth Street; 19147

VPRC Fact Sheet

Property Address: 807 North 40th Street

Council District: 3rd

Property Type:

Date approved by VPRC: 09/08/2015

- Structure
- Vacant Lot**

Sales Price: \$6,896.75

Number of EOIs Received: 3

Type of Transaction:

- Competitive Sale (must be sold to highest, qualified bidder)
- RFP
- Direct Sale (an appraisal is required)
- Side-yard (must be to an adjacent property owner) owns 805 N. 40th Street
- Community Purpose
 - Affordable Housing
 - Garden/Park
 - Community/Health Center
 - Other. Please describe _____

Sales Price Based on:

- LAMA estimate (must be less than \$50,000)
- Highest Bid
- Appraised Value (for all direct sales)
- Reduced based on current policy (must be side yard or community purpose)
- Reduced by Real Estate Review Committee
- Reduced based on prior policy. Please name policy _____
- Other. Please describe _____

Proposed Use:

- Single-family home
- Business
- Side-yard
- Community Purpose; What is the community purpose: _____
- Other

Is there a self-amortizing mortgage? Yes No

If yes, how much is the mortgage (should be \$15,000 or less)? _____

Is the estimated project cost greater than \$250,000? Yes No

If yes, was an EOP signed? Yes No

What are the EOP Goals?

MBE % WBE % DBE %

Applicant Name: Kenneth Key

Application Date: August 21, 2015

Applicant Address: 5951 Overbrook Avenue; 19131

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

<u>ADDRESS/WARD</u>	<u>GRANTEE</u>	<u>REUSE</u>
827 W. Indiana Ave. / 37 901 W. Indiana Ave. / 37 VPRC: 12/11/2012 City Council: 130961 Adopted On: 01/23/2014	Historic Fair Hill, Inc. c/o Jean Warrington Program Director Historic Fair Hill, Inc. – jeanwarrington@verizon.net 2900 block of Germantown Avenue Philadelphia, PA 19133 Mailing address: 5501 Germantown Ave., Phila., PA 19144	Non-Profit Lot Transfer “ “ “ “ “ “
916 W. Rockland St. / 49 VPRC: 09/08/2015 City Council: 150801 Adopted On: 10/29/2015	Erica Nicole Ellis 914 West Rockland Street Philadelphia, PA 19141	Private Lot Transfer Sideyard
5112 Willows Ave. / 51 VPRC: 7/14/2015 City Council: 080840 Adopted On: 10/30/2008	Walter Tyrone Bard & Valerie Bard, h/w 5110 Willows Avenue Philadelphia, PA 19143	Private Lot Transfer OLD GIFT – Approved 8/12/2008 Sideyard

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

<u>ADDRESS/WARD</u>	<u>GRANTEE</u>	<u>REUSE</u>
2724 W. George St. / 29 VPRC: 03/10/2015 City Council: 150752 Adopted On: 10/15/2015	Daniel James Carroll & Maryanne Elizabeth Carroll, h/w 2723 Poplar Street Philadelphia, PA 19130	Private Lot Transfer Rear yard – Mortgage \$12,260.00 LAMA value
4122 Poplar St. / 06 VPRC: 05/12/2015 City Council: 150724 Adopted On: 10/08/2015	Wanda Mitchell Dicks 4124 West Poplar Street Philadelphia, PA 19104	Private Lot Transfer Sideyard – Mortgage LAMA value - \$9,750.00

VACANT PROPERTY REVIEW COMMITTEE
FAIR MARKET VALUE DISPOSITIONS
FACT SHEET

<u>ADDRESS/WARD</u>	<u>GRANTEE</u>	<u>Appraised/LAMA Value</u>	<u>REUSE</u>
2526-28 Amber St. / 31 VPRC: 07/14/2015 City Council: 150714 Adopted On: 10/01/2015	Fidan Basha 2432 East Indiana Avenue Philadelphia, PA 19134	\$75,000.00 (Auction) \$2,500.00 – Deposit	Private Lot Transfer
2839 Amber St. / 25 VPRC: 07/14/2015 City Council: 150714 Adopted On: 10/01/2015	VALDEZ & ASTACIO LLC c/o Moises Manuel Valdez 13354 Susan Terrace Philadelphia, PA 19116	\$2,450.00 (Auction) \$2,000.00 – Deposit	Private Lot Transfer
2967 Amber St. / 25 VPRC: 07/14/2015 City Council: 150714 Adopted On: 10/01/2015	Akmaljon A Kholboev 10864 Parlin Terrace Philadelphia, PA 19116	\$3,500.00 (Auction) \$2,500.00 – Deposit	Commercial Lot Transfer

VACANT PROPERTY REVIEW COMMITTEE
FAIR MARKET VALUE DISPOSITIONS
FACT SHEET

<u>ADDRESS/WARD</u>	<u>GRANTEE</u>	<u>Appraised/LAMA Value</u>	<u>REUSE</u>
5500 Angora Terrace / 51 VPRC: 07/14/2015 City Council: 150750 Adopted On: 10/15/2015	Ricardo Higgins 331 North 62 nd Street Philadelphia, PA 19139	\$17,671.05 (LAMA)	Private Rehabilitation
2041 E. Auburn St. / 25 2730 Emerald St. / 25 2037 E. William St. / 25 2038 E. William St. / 25 2040 E. William St. / 25 2042 E. William St. / 25 2044 E. William St. / 25 2047 E. William St. / 25 VPRC: 07/14/2015 City Council: 150715 Adopted On: 10/01/2015	East William Development LLC c/o Kenneth Roscioli 1212 Ellsworth Street Philadelphia, PA 19147 Received \$2,500 deposit for each lot Total deposit \$20,000.00	\$3,500.00 (Auction) \$7,000.00 (Auction) \$4,200.00 (Auction) \$3,150.00 (Auction) \$4,300.00 (Auction) \$3,150.00 (Auction) \$2,800.00 (Auction) \$3,150.00 (Auction)	Private Lot Transfer “ “ “ “ “ “ “ “ “ “ “ “
3474 Braddock St. / 45 VPRC: 07/14/2015 City Council: 150714 Adopted On: 10/01/2015	Jorge Patricio Perez Patino & Rosa Marlene Arias Montalvan 1859 East Tioga Street Philadelphia, PA 19134	\$3,500.00 (Auction) \$2,500.00 – Deposit	Private Rehabilitation
2134-36 E. Clearfield St. / 25 1914 E. Cumberland St. / 31 VPRC: 07/14/2015 City Council: 150714 Adopted On: 10/01/2015	AEL Contractors, LLC c/o Noe Gutierrez 431 Passmore Street Philadelphia, PA 19111	\$7,000.00 (Auction) \$30,000.00 (Auction) Deposits - \$2,500.00-Clearfield St \$2,500.00 – Cumberland St.	Private Lot Transfer “ “ “

VACANT PROPERTY REVIEW COMMITTEE
FAIR MARKET VALUE DISPOSITIONS
FACT SHEET

<u>ADDRESS/WARD</u>	<u>GRANTEE</u>	<u>Appraised/LAMA Value</u>	<u>REUSE</u>
2767 Coral St. / 25 VPRC: 08/11/2015 City Council: 150734 Adopted On: 10/08/2015	James Daniel Mayberry 2052 East Lehigh Avenue Philadelphia, PA 19125	\$ 2,450.00 (Auction) Deposit - \$2,500.00 \$50.00 toward settlement from deposit.	Private Lot Transfer Picnic Area
1905 E. Cumberland St. / 31 VPRC: 07/14/2015 City Council: 150714 Adopted On: 10/01/2015	Callahan & Ward Properties LLC c/o Antonio R. Cutrufello 2610 Hirst Terrace Havertown, PA 19083	\$50,000.00 (Auction) \$2,500.00 – Deposit	Private Lot Transfer
615 Emily St. / 39 629 Porter St. / 39 VPRC: 07/14/2015 City Council: 150734 Adopted: 10/08/2015	Mr. Dhimitraq Xhoxhi 3417 Tuscan Drive Philadelphia, PA 19145	\$23,000.00 (Auction) \$22,500.00 (Auction) Deposits - \$1,000.00 on each	Private Lot Transfer “ “
1904 E. Harold St. / 31 1922 E. Oakdale St. / 31 VPRC: 08/11/2014 City Council: 150734 Adopted On: 10/08/2015	PHB Investments, LLC c/o Michael Smith 2329 Emerald Street Philadelphia, PA 19125	\$ 2,800.00 (Auction) \$11,000.00 (Auction) Deposits - \$2,500.00 on each lot.	Private Lot Transfer “ “
1909 E. Harold St. / 31 VPRC: 07/14/2015 City Council: 150734 Adopted On: 10/08/2015	Mr. Stelios Maltepes 1837 Callowhill Street Philadelphia, PA 19130	\$2,800.00 (Auction) Deposit - \$2,500.00	Private Lot Transfer
5637 Litchfield St. / 51 VPRC: 06/11/2013 City Council: 150477 Adopted On: 05/21/2015	Evette Harris 5337 Greenway Avenue Philadelphia, PA 19143	\$ 1,902.46 (LAMA)	Private Rehabilitation Rehab & Occupy

VACANT PROPERTY REVIEW COMMITTEE
FAIR MARKET VALUE DISPOSITIONS
FACT SHEET

<u>ADDRESS/WARD</u>	<u>GRANTEE</u>	<u>Appraised/LAMA Value</u>	<u>REUSE</u>
2108-14 Nicholas St. / 47 VPRC: 11/13/2012 City Council: 140531 Adopted On: 06/12/2014	Church of the Living God Pillar and Ground of the Truth 2132 Nicholas Street Philadelphia, PA 19121	\$30,000.00 (Real Estate Committee) Mfg of October 16, 2014	Private Lot Transfer
5436 Walnut St. / 60 VPRC: 05/12/2015 City Council: 150724 Adopted On: 10/08/2015	Mubarak Seed Ahmad & Mohamed Osman 232 South 59 th Street Philadelphia, PA 19139	\$18,233.00 (LAMA)	Private Rehabilitation Rehab & Rent
807 N. 40 th St. / 24 VPRC: 09/08/2015 City Council: 150750 Adopted On: 10/15/2015	Kenneth Key 5951 Overbrook Avenue Philadelphia, PA 19131	\$ 6,896.75 (LAMA)	Private Lot Transfer Sideyard owns 801 & 803