

**PHILADELPHIA REDEVELOPMENT AUTHORITY**

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

**BOARD MEETING  
WEDNESDAY, FEBRUARY 10, 2016**

**Open Session – 4:00 P.M.**

**A G E N D A**

**APPROVAL OF BOARD MINUTES**

- (a) Meeting of January 13, 2016

<b>I. <u>ADMINISTRATIVE</u></b>	<b><u>Page</u></b>
(a) <b>Conveyance of PRA Properties to Philadelphia Land Bank</b>	(1)
(b) <b>Conveyance of City Properties to Philadelphia Land Bank</b>	(15)
(c) 419 N. Daggett Street <b>Settlement of Lawsuit and Amicable Acquisition</b>	(23)
(d) <b>Appointment of Director and Officer of Housing Opportunities Program Philadelphia, Inc.</b>	(27)
(e) 4050 Apartments Peoples Emergency Center 4050-66 Haverford Avenue <b>NTI Grant Funding</b>	(29)
(f) Norman Blumberg Apartments & Scattered Site Rehabs Philadelphia Housing Authority 2311 W. Jefferson & Various Properties <b>NTI Grant Funding</b>	(31)
(g) PRA Maintenance Department 1020 W. Colona Street <b>NTI QRB Funding</b>	(33)

## **AGENDA**

Board Meeting of February 10, 2016

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- (h) Philadelphia Housing Development Corporation (37)  
**PHDC Bridge Loan**
- (i) Speridian Technologies, LLC (39)  
**Amendment to Professional Services Contract**
- (j) Stantec Consulting Services, Inc. (42)  
**Amendment to Professional Services Contract**

## **II. DEVELOPMENT**

- (a) Mantua Urban Renewal Area (44)  
Westview Development Partners, LLC  
701-11 N. 34th Street  
**Selection of Redeveloper**
- (b) New Kensington-Fishtown Urban Renewal Area (50)  
1317-23 Frankford Avenue, 1139 E. Berks Street  
and 2627 E. Hagert Street  
**Removal of Disposition Supplement**
- (c) South Central Urban Renewal Area (59)  
Haroldine Trower and the HEirs of Abraham Trower Jr.  
1308 Catharine Street  
**Assignment of Development Rights**
- (d) Sherri Strothers (64)  
1467 N. 53rd Street  
**Selection of Redeveloper**
- (e) Mark Lutz (69)  
3351 Kensington Avenue  
**Selection of Developer**

## **III. REAL ESTATE**

- Vacant Property Review Committee (74)  
**Conveyance of Properties**

## **AGENDA**

Board Meeting of February 10, 2016

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### **Page**

#### **IV. ADD ON ITEMS**

- |     |   |     |
|-----|---|-----|
| (a) | RT HeadHouse Development Corporation<br><b>Appointment of the Board of Directors of RT<br/>HeadHouse Development Corporation</b>                    | (1) |
| (b) | HeadHouse Retail Associates, L.P.<br>1113-1131 Market Street, 1113-A-1131 Market<br>Street and 1112-1140 Filbert Street<br><b>NTI Grant Funding</b> | (3) |
| (c) | 6161 W. Girard Avenue<br><b>Amicable Acquisition &amp; Approval of<br/>NTI QRB Funds</b>  | (5) |

**PHILADELPHIA REDEVELOPMENT AUTHORITY**

**BOARD MEETING MINUTES**

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A meeting of the Board of Directors of the Philadelphia Redevelopment Authority was held on Wednesday, January 13, 2016, commencing at 4:01 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, 2<sup>nd</sup> Vice Chairman.

The following members of the Authority staff were present: Ryan D. Harmon, Esquire, David Thomas, Tania Nikolic, Brian Romano, Tracy Pinson-Reviere, Bob LaBrum, Mary Fogg, Melvis Dunbar, Darci Bauer, John Carpenter and Elizabeth Bonaccorso.

Also in attendance: John Haak, City Planning; Esther Needham, City Planning; James Dube, Resident; Joe Danihel, Resident; Jacqueline Dunn, City Finance Department; Melissa Long, OHCD; and Anne Fadullon, City Director of Planning and Development.

**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 December 9, 2015.

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



Mr. Cuorato called for a motion to approve the minutes of the Special Board meeting of December 23, 2015.

Upon motion made and duly seconded, the minutes of December 23, 2015 were approved.



**ADMINISTRATIVE**

**Mr. Harmon presented "Item I (a) – Professional Services Contract for Jane Duffy, Esquire" in substance consistent with the Fact Sheet attached hereto.**

*Additional Comments and Discussion*

Mr. Harmon informed the Board members that only one (1) response to the request for proposals was received, and that was from Ms. Duffy.

Mr. Dubow asked what the current rate was. Mr. Harmon responded \$65 per hour. Today's action by the Board would increase the hourly rate to \$70. Mr. Harmon stated it's a one (1) year contract; however, the Authority would have the option to renew this contract with the same terms for two (2) additional one-year options.

Ms. Rodriguez asked if Ms. Duffy was WBE certified. Mr. Harmon stated he would follow-up and report back to the Board.

Mr. Harmon stated Ms. Duffy is considered an independent contractor.

**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. 2016-01**

**RESOLUTION AUTHORIZING LEGAL SERVICES CONTRACT WITH JANE DUFFY, ESQUIRE**

**WHEREAS**, the Authority issued a competitive Request For Proposals ("RFP") from qualified attorneys for representation of the Authority in matters relating to provision of construction/permanent loans for multi-family rental and homeownership projects financed by the Authority; and

**WHEREAS**, Jane Duffy, Esquire, was the only respondent;

**WHEREAS**, Authority staff has reviewed and evaluated the response to the RFP and has determined that Jane Duffy, Esquire, meets all selection criteria and has the experience and qualifications to perform the services stated in the RFP; and

**WHEREAS**, Authority staff has recommended that this legal services contract be awarded to Jane Duffy, Esquire.

**NOW THEREFORE BE IT RESOLVED**, By the Philadelphia Redevelopment Authority that the Authority is authorized to execute a contract ("Contract") with Jane Duffy, Esquire, for the purpose of representing the Authority in matters related to multi-family rental and homeownership projects financed by the Authority and such other matters as may be directed by General Counsel, at a maximum compensation not to exceed \$100,000 to be paid at the rate of \$70.00 per hour; that the Contract shall commence as of February 1, 2016, and terminate on January 31, 2017, and shall contain an option to allow the Authority to extend the Contract for two (2) additional one (1) year terms on the same terms and conditions; it being determined that Jane Duffy, Esquire, is qualified and experienced to perform such services; that the compensation is fair and proper under all the circumstances and at a rate not in excess of what is customarily paid for services of equivalent scope and quality; further authorizing that the Contract be in a form and manner satisfactory to General Counsel.

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

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

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



At this time, Mr. Cuorato acknowledged the arrival of Ms. Fadullon, City Director of Planning and Development. Mr. Cuorato welcomed Ms. Fadullon and stated that the Board of Directors, Management and staff are looking forward to a successful working relationship.



**Mr. Harmon presented "Item I (b) – Conveyance of the City Properties to Philadelphia Land Bank" in substance consistent with the Fact Sheet attached hereto.**

*Additional Comments and Discussion*

Mr. Harmon stated that the City-owned properties attached in Exhibit "A" - from Council Districts 2, 5, 6 and 7 - have been approved for transfer by City Council. Mr. Harmon stated that there will be two (2) deeds to complete the transfer - a deed from Public Property to the Authority and a deed from the Authority to Land Bank. The legal descriptions have been verified by the City.

Mr. Greenberger asked for a closing timeframe. Mr. Harmon replied the Legal Department has not received a request.

Mr. Carpenter replied with regards to timing and closing. Mr. Carpenter stated that as of now there are 200-300 deeds with Ms. Collins at Public Property waiting for her execution. Upon her execution, the Land Bank is looking at three (3) to four (4) additional weeks.

Mr. Greenberger asked approximately how many properties are in the process of being transferred. Mr. Carpenter replied that there are approximately 800 properties out of the 5,500 properties owned by the City that are slated for transfer. Mr. Carpenter stated that across all three (3) agencies, and including the City, there are between 8,000 to 8,500 properties to be transferred.

Mr. Dubow asked if these will be all the properties from the respective districts that will be transferred. Mr. Carpenter responded that there are additional properties from the 6th and 7th Districts and a small number of additional properties from the 2nd and 5th Districts.

Mr. Dubow asked if this list excludes properties that have been promised to projects that are already underway. Mr. Carpenter replied yes.

Mr. Carpenter stated that the properties in Exhibit "A" will be closing by next month.

## **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. 2016-02**

#### **PHILADELPHIA LAND BANK – RESOLUTION AUTHORIZING THE ACCEPTANCE OF TITLE FROM THE CITY OF PHILADELPHIA TO VARIOUS PROPERTIES AND CONVEYANCE OF SUCH PROPERTIES BY THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO THE PHILADELPHIA LAND BANK**

**WHEREAS**, Act 153 of 2012, 68 Pa. C.S.A. § 2101, *et seq.* (the "Land Bank Act") authorized the City of Philadelphia ("City") to create a land bank in accordance with the Land Bank Act; and

**WHEREAS**, the City, in Bill No. 130156-A (approved December 18, 2013), authorized the creation of the Philadelphia Land Bank and provided for its appointment, powers and duties; and

**WHEREAS**, Section 16-705 of The Philadelphia Code authorizes the City's Commissioner of Public Property to convey real property to the Philadelphia Redevelopment Authority, without consideration, for subsequent transfer to the Philadelphia Land Bank; and

**WHEREAS**, the properties identified on Exhibit "A" to this Resolution have been deemed surplus property by the City and the transfer of such properties to the Philadelphia Redevelopment Authority for subsequent transfer to the Philadelphia Land Bank will promote the public purposes for which the City created the Land Bank; and

**WHEREAS**, pursuant to (i) City Council Resolution No. 150928 adopted on December 10, 2015 (with respect to the 2<sup>nd</sup> Councilmanic District Office), (ii) City Council Resolution No. 150923 adopted on December 10, 2015 (with respect to the 5<sup>th</sup> Councilmanic District Office), (iii) City Council Resolution No. 150927 adopted on December 10, 2015 (with respect to the 6<sup>th</sup> Councilmanic District Office), and (iv) City Council Resolution No. 150929 adopted on December 10, 2015 (with respect to the 7<sup>th</sup> Councilmanic District Office), the City has authorized transfer of the properties identified on Exhibit "A" to this Resolution to the Philadelphia Redevelopment Authority for subsequent transfer to the Philadelphia Land Bank;

**NOW THEREFORE, BE IT RESOLVED** by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Philadelphia Redevelopment Authority to accept title from the City of Philadelphia to those properties identified on Exhibit "A," hereto, and for the conveyance and preparation, execution, acknowledgment and delivery of deeds to the Philadelphia Land Bank, without consideration, pursuant to Chapter 16-700 of The Philadelphia Code.

**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.



**EXHIBIT "A"**

**Properties Owned by the City of Philadelphia to be Conveyed to the Philadelphia Land Bank through the Philadelphia Redevelopment Authority**

**2nd Councilmanic District Properties**

2232 Cross St  
1323 Dorrance St  
1325 Dorrance St  
1914 Ellsworth St  
1808 Fernon St  
1811 Fernon St  
2056 Fernon St  
2110 Fernon St  
2114 Fernon St  
2227 Fernon St  
2026 Gerritt St  
2256 Greenwich St  
2229 Latona St  
2014 Manton St  
2236 Manton St  
2324 Mc Clellan St  
2059 Pierce St  
2135 Pierce St  
2141 Pierce St  
1252 Point Breeze Ave  
1836 Point Breeze Ave  
1901 Point Breeze Ave  
2031 Reed St  
1309 S 20Th St  
1317 S 20Th St  
1702 S 20Th St  
1824 S 20Th St  
1417 S 21St St  
1419 S 22Nd St  
1835 S 22Nd St  
1904 S 23Rd St  
1324 S Bancroft St  
1538 S Capitol St  
1302 S Cleveland St  
1508 S Cleveland St  
1509 S Cleveland St  
1315 S Colorado St  
1343 S Colorado St

1511 S Lambert St  
1518 S Lambert St

**5th Councilmanic District Properties**

2710 W Jefferson St  
1214 N 27th St  
1238 N 27th St  
1316 N 27th St  
1406 N 27th St  
1408 N 27th St  
1436 N 27th St  
1438 N 27th St  
1441 N 28th St  
1461 N 28th St  
1463 N 28th St  
1206 N Etting St  
1207 N Etting St  
1214 N Etting St  
1219 N Etting St  
1221 N Etting St  
1222 N Etting St  
1225 N Etting St  
1420 N Etting St  
1444 N Etting St  
1450 N Etting St  
1453 N Etting St  
1403 N Marston St  
1405 N Marston St  
1407 N Marston St  
1409 N Marston St  
1411 N Marston St  
1412 N Marston St  
1413 N Marston St  
1414 N Marston St  
1417 N Marston St  
1421 N Marston St  
1422 N Marston St  
1423 N Marston St  
1424 N Marston St  
1427 N Marston St  
1429 N Marston St  
1431 N Marston St  
1433 N Marston St

1435 N Marston St  
1436 N Marston St  
1457 N Marston St  
1212 N Pennock St  
1217 N Pennock St  
1220 N Pennock St  
1222 N Pennock St  
2715 W Cabot St  
2722 W Cabot St

**6th Councilmanic District Properties**

3574 Bath St  
4716 Devereaux Ave  
4726 Devereaux Ave  
6156 Hegerman St  
6164 Hegerman St  
7234 Keystone St  
2865 Kingston St  
4400 Solly Ave  
2924 E Venango St  
2936 E Venango St  
2922 E Victoria St  
2924 E Victoria St  
2926 E Victoria St

**7th Councilmanic District Properties**

2744 A St  
2532 A St  
2746 A St  
438 Arlington St  
433 Arlington St  
434 Arlington St  
443 Arlington St  
431 Arlington St  
2810 B St  
2847 Boudinot St  
3033 Boudinot St  
2727 C St  
2719 C St  
2700 C St  
1341 Church St

2402 Coral St  
4900-04 Cottage St  
2901 D St  
1547 Deal St  
266 Diamond St  
310 Diamond St  
528 Diamond St  
503 Diamond St  
311 Diamond St  
313 Diamond St  
3443 Dillman St  
3441 Dillman St  
3439 Dillman St  
3437 Dillman St  
4735 Duffield St  
441 E Cambria St  
233 E Cambria St  
751 E Hilton St  
809 E Hilton St  
170 E Huntingdon St  
317 E Indiana Ave  
201 E Lippincott St  
215 E Lippincott St  
600 E Lippincott St  
833 E Madison St  
2011 E Silver St  
1912 E Silver St  
31 E Silver St  
19 E Somerset St  
15 E Somerset St  
11 E Somerset St  
9 E Somerset St  
13 E Somerset St  
21 E Somerset St  
25 E Somerset St  
23 E Somerset St  
7 E Somerset St  
27 E Somerset St  
41 E Somerset St  
39 E Somerset St  
2017 E Sterner St  
2005 E Sterner St  
2013 E Sterner St  
2008 E Sterner St

347 E Tusculum St  
804 E Willard St  
325 E William St  
518 Edgley St  
528 Edgley St  
532 Edgley St  
4434 Elizabeth St  
2778 Emerald St  
2762 Emerald St  
2776 Emerald St  
2787 Emerald St  
2746 Frankford Ave  
2730 Frankford Ave  
2734 Frankford Ave  
2009 Germantown Ave  
2017 Germantown Ave/2014 N Randolph St  
2932 Gransback St  
3257 Gransback St  
2939 Gransback St  
2907 Gransback St  
1839 Hart Ln  
1837 Hart Ln  
3430 Hartville St  
3250 Hartville St  
3252 Hartville St  
3248 Hartville St  
2937 Hartville St  
4676 Hawthorne St  
4615 Hawthorne St  
4674 Hawthorne St  
4668-72 Hawthorne St  
4610 Hedge St  
4650 Hedge St  
4652 Hedge St  
4523-25 Hedge St  
2762 Helen St  
2758 Helen St  
2558 Hope St  
2868 Hope St  
2751 Hope St  
2753 Hope St  
2838 Hope St  
2761 Hope St  
2757 Hope St  
2755 Hope St  
2759 Hope St

2925 Hope St  
2220 Hope St (aka 2219 Rear N Howard St)  
2222 Hope St (aka 2221 Rear N Howard St)  
2246 Hope St (part of Rear 2241 N Howard St)  
2837 Jasper St  
1829 John St  
1823 John St  
1917 John St  
1915 John St  
1919 John St  
1825 John St  
1827 John St  
2812 Kensington Ave  
2818 Kensington Ave  
2951 Kensington Ave  
1666 Kinsey St  
1670-86 Kinsey St  
2836 Kip St  
1823 Margaret St  
1641 Margaret St  
1645 Margaret St  
1816 Margaret St  
2411 Mascher St  
2553 Mascher St  
2208 Mascher St  
2210 Mascher St  
2436 Mascher St  
1660 Meadow St  
1710 Meadow St  
1658 Meadow St  
547 Morse St  
4541 Mulberry St  
4560 Mulberry St  
2801 Mutter St  
2345 Mutter St  
2420 Mutter St  
2330 Mutter St  
2422 Mutter St  
2517 Mutter St  
2549 Mutter St  
2537 Mutter St  
2426 Mutter St  
2965 Mutter St  
2329 Mutter St  
2361 Mutter St  
2541 Mutter St

2343 Mutter St  
2535 Mutter St  
2346 Mutter St  
2803 Mutter St  
2553 Mutter St  
2341 Mutter St  
2500 N 02Nd St  
2234 N 03Rd St  
2146 N 03Rd St  
2337 N 03Rd St  
2330 N 03Rd St  
2332 N 03Rd St  
3027 N 03Rd St  
2230 N 03Rd St  
2042 N 03Rd St  
1954 N 03Rd St  
2214 N 03Rd St  
2339 N 03Rd St  
2331 N 03Rd St  
2132 N 03Rd St  
2433 N 03Rd St  
1922 N 03Rd St  
2342 N 03Rd St  
2216 N 03Rd St  
2405 N 03Rd St  
2425 N 03Rd St  
2343 N 03Rd St  
2023 N 03Rd St  
2953 N 03Rd St  
2340 N 03Rd St  
2926 N 03Rd St  
2120 N 03Rd St  
2419 N 03Rd St  
2112 N 03Rd St  
1938 N 03Rd St  
1950 N 03Rd St  
2423 N 03Rd St  
2407 N 03Rd St  
2152 N 03Rd St  
2355 N 03Rd St  
2341 N 03Rd St  
2955 N 03Rd St  
2365 N 03Rd St  
2128 N 03Rd St  
2208 N 03Rd St  
2345 N 03Rd St

2333 N 03Rd St  
2957 N 03Rd St  
2142 N 03Rd St  
2408 N 03Rd St  
2536 N 03Rd St  
2150 N 04Th St  
2436 N 04Th St  
1935 N 04Th St  
2236 N 04Th St  
1934 N 04Th St  
2045 N 04Th St  
3024 N 04Th St  
2326 N 04Th St  
1927 N 04Th St  
2120 N 05Th St  
3331 N 05Th St  
2328 N 05Th St  
2125 N 05Th St  
2324 N 05Th St  
2148 N 05Th St  
2005 N 05Th St  
2225 N 05Th St  
2151 N 05Th St  
2122 N 05Th St  
2217 N 05Th St  
2211 N 05Th St  
3318 N 05Th St  
2326 N 05Th St  
3320 N 05Th St  
2147 N 05Th St  
2126 N 05Th St  
2420 N 05Th St  
2447 N 06Th St  
3247 N 06Th St  
2445 N 06Th St  
2443 N 06Th St  
2411 N 06Th St  
2333 N 06Th St  
2427 N 06Th St  
2437 N 06Th St  
2409 N 06Th St  
2439 N 06Th St  
2441 N 06Th St  
2343 N 06Th St  
2447 N 5Th St  
3018 N American St



3026 N American St  
3028 N American St  
3015 N American St  
3042 N American St  
3036 N American St  
3029 N American St  
3012 N American St  
3024 N American St  
2033 N American St  
3022 N American St  
2342 N Bodine St  
2328 N Bodine St  
2330 N Bodine St  
2408 N Bodine St  
2020 N Bodine St  
2354 N Bodine St  
2324 N Bodine St  
2344 N Bodine St  
2340 N Bodine St  
2014 N Bodine St  
2356 N Bodine St  
2040 N Bodine St  
2032 N Bodine St  
1738 N Bodine St  
2322 N Bodine St  
2037 N Bodine St  
2348 N Bodine St  
2004 N Bodine St  
2321 N Bodine St  
2941 N Fairhill St  
3237 N Fairhill St  
3423 N Fairhill St  
2364 N Fairhill St  
3251 N Fairhill St  
2508 N Fairhill St  
3421 N Fairhill St  
2442 N Fairhill St  
2362 N Fairhill St  
3239 N Fairhill St  
2151 N Fairhill St  
2502 N Fairhill St  
2360 N Fairhill St  
2506 N Fairhill St  
2504 N Fairhill St  
2120-22 N Fairhill St  
2533 N Front St

2727 N Front St  
2447 N Front St  
2728 N Front St  
2501 N Front St  
2353 N Hancock St  
2527 N Hancock St  
2405 N Hancock St  
2541 N Howard St  
2845 N Howard St  
2865 N Howard St  
2524 N Howard St  
2520 N Howard St  
2554 N Howard St  
2421 N Lawrence St  
2218 N Lawrence St  
2307 N Lawrence St  
2437 N Lawrence St  
1909 N Lawrence St  
2732 N Lawrence St  
1934 N Lawrence St  
2419 N Lawrence St  
2301 N Lawrence St  
1939 N Lawrence St  
1943 N Lawrence St  
2247 N Lawrence St  
2219 N Lawrence St  
2212 N Lawrence St  
2309 N Lawrence St  
2250 N Lawrence St  
2231 N Lawrence St  
2006 N Lawrence St  
2235 N Lawrence St  
2949 N Lawrence St  
2244 N Lawrence St  
2333 N Lawrence St  
2329 N Lawrence St  
2971 N Lawrence St  
1931-33 N Lawrence St  
2815 N Lee St  
3038 N Lee St  
2807 N Lee St  
2819 N Lee St  
2552 N Lee St  
2827 N Lee St  
1940 N Leithgow St  
3018 N Leithgow St

3027 N Leithgow St  
2970 N Leithgow St  
2454 N Leithgow St  
2240 N Leithgow St  
2453 N Leithgow St  
2428 N Leithgow St  
2958 N Leithgow St  
2332 N Leithgow St  
3020 N Leithgow St  
3012 N Leithgow St  
2248 N Leithgow St  
1936 N Leithgow St  
2334 N Leithgow St  
2319 N Leithgow St  
3014 N Leithgow St  
2448 N Leithgow St  
3036 N Leithgow St  
3034 N Leithgow St  
2541 N Leithgow St  
2246 N Leithgow St  
2119 N Leithgow St  
3016 N Leithgow St  
2404 N Leithgow St  
2441 N Leithgow St  
2410 N Leithgow St  
3042 N Leithgow St  
2218 N Leithgow St  
2210 N Leithgow St  
2343 N Leithgow St  
3015 N Leithgow St  
3005 N Leithgow St  
2870 N Leithgow St  
2212 N Leithgow St  
2500 N Leithgow St  
2341 N Leithgow St  
2131 N Leithgow St  
2335 N Leithgow St  
2239 N Leithgow St  
2427 N Leithgow St  
2930 N Leithgow St  
2318 N Leithgow St  
2456 N Leithgow St  
2306 N Leithgow St  
2517 N Leithgow St  
2242 N Leithgow St  
2561 N Leithgow St

2317 N Leithgow St  
2430 N Leithgow St  
1844 N Leithgow St  
2537 N Leithgow St  
3032 N Leithgow St  
2254 N Leithgow St  
2321 N Leithgow St  
2434 N Leithgow St  
1819 N Leithgow St  
2345 N Leithgow St  
3017 N Leithgow St  
3019 N Leithgow St  
2914 N Orianna St  
1930 N Orianna St  
2357 N Orianna St  
2033 N Orianna St  
2402 N Orianna St  
2239 N Orianna St  
2912 N Orianna St  
1926 N Orianna St  
1704 N Orianna St  
1961 N Orianna St  
2001 N Orianna St  
2131 N Orianna St  
2526 N Orianna St  
2532 N Orianna St  
1927 N Orianna St  
2661 N Orianna St  
2814 N Orianna St  
2910 N Orianna St  
2206 N Orianna St  
2428 N Orianna St  
2019 N Orianna St  
2017 N Orianna St  
2424 N Orianna St  
2213 N Orianna St  
2926 N Orianna St  
2924 N Orianna St  
2520 N Orianna St  
3008 N Orianna St  
1952 N Orianna St  
2916 N Orianna St  
2844 N Orianna St  
2401 N Orianna St  
1958 N Orianna St  
1936 N Orianna St

2426 N Orianna St  
2657 N Orianna St  
2412 N Orianna St  
2536 N Orianna St  
2919 N Orianna St  
2958 N Orianna St  
2404 N Orianna St  
2538 N Orianna St  
2530 N Orianna St  
2528 N Orianna St  
2216 N Orianna St  
2235 N Orianna St  
2319 N Orianna St  
1954 N Orianna St  
2410 N Orianna St  
2524 N Orianna St  
2127 N Orianna St  
2003 N Orkney St  
2306 N Orkney St  
2450 N Orkney St  
3323 N Orkney St  
2725 N Orkney St  
3361 N Orkney St  
2511 N Orkney St  
3059 N Orkney St  
2449 N Orkney St  
2962 N Orkney St  
3320 N Orkney St  
2221 N Orkney St  
2005 N Orkney St  
2247 N Orkney St  
2949 N Orkney St  
2249 N Orkney St  
2338 N Orkney St  
2321 N Orkney St  
2960 N Orkney St  
2439 N Orkney St  
2309 N Orkney St  
2733 N Orkney St  
2007 N Orkney St  
2816 N Orkney St  
2913 N Orkney St  
2747 N Orkney St  
2214 N Orkney St  
3009 N Orkney St  
2251 N Orkney St

2202 N Orkney St  
2218 N Orkney St  
2968 N Orkney St  
2945 N Orkney St  
2009 N Orkney St  
2948 N Orkney St  
2311 N Orkney St  
2120 N Orkney St  
2729 N Orkney St  
2342 N Orkney St  
2828 N Orkney St  
2440 N Orkney St  
3355 N Orkney St  
3365 N Orkney St  
3359 N Orkney St  
2257 N Orkney St  
2317 N Orkney St  
2961 N Orkney St  
2542 N Orkney St  
3351 N Orkney St  
2237 N Orkney St  
2206 N Orkney St  
2448 N Orkney St  
2543 N Orkney St  
2031 N Orkney St  
2454 N Orkney St  
2951 N Orkney St  
2243 N Orkney St  
2442 N Orkney St  
2956 N Orkney St  
2343 N Orkney St  
2731 N Orkney St  
2310 N Orkney St  
2027 N Orkney St  
3013 N Orkney St  
2130 N Orkney St  
2438 N Orkney St  
2753 N Orkney St  
2052 N Orkney St  
2308 N Orkney St  
3357 N Orkney St  
3356 N Orkney St  
2204 N Orkney St  
2056 N Orkney St  
2407 N Orkney St  
3021 N Philip St

3023 N Philip St  
2451 N Philip St  
2467 N Philip St  
2461 N Philip St  
3018 N Philip St  
3022 N Philip St  
2455 N Philip St  
3010 N Philip St  
3419 N Philip St  
1917 N Philip St  
2105 N Philip St  
2046 N Philip St  
3017 N Philip St  
1921 N Philip St  
2036 N Philip St  
2101 N Philip St  
2465 N Philip St  
2463 N Philip St  
2449 N Philip St  
2215 N Philip St  
3248 N Randolph St  
2031 N Randolph St  
3253 N Randolph St  
2152 N Randolph St  
2129 N Reese St  
2049 N Reese St  
3057 N Reese St  
2252 N Reese St  
2153 N Reese St  
2045 N Reese St  
2127 N Reese St  
2235 N Reese St  
2220 N Reese St  
3249 N Reese St  
2236 N Reese St  
2254 N Reese St  
3013 N Reese St  
2950 N Reese St  
2138 N Reese St  
2113 N Reese St  
2325 N Reese St  
2321 N Reese St  
2852 N Swanson St  
2546 N Water St  
2834 N Water St  
2840 N Water St

2817 N Water St  
2852 N Water St  
2847 N Water St  
2821 N Water St  
2819 N Water St  
2866 N Water St  
2845 N Water St  
2868 N Water St  
2804 N Water St  
2838 N Water St  
2836 N Water St  
4354 Orchard St  
1718 Orthodox St  
2013 Orthodox St  
2005 Orthodox St  
2003 Orthodox St  
1917 Orthodox St  
1908 Orthodox St  
1921 Orthodox St  
2011 Orthodox St  
1826 Orthodox St  
1915 Orthodox St  
2019 Orthodox St  
1675 Orthodox St  
1677 Orthodox St  
1679 Orthodox St  
1828-30 Orthodox St  
2646 Palethorp St  
2466 Palethorp St  
2344 Palethorp St  
2362 Palethorp St  
2462 Palethorp St  
2327 Palethorp St  
2350 Palethorp St  
2423 Palethorp St  
2334 Palethorp St  
2332 Palethorp St  
2330 Palethorp St  
2346 Palethorp St  
2342 Palethorp St  
2329 Palethorp St  
4366 Paul St  
1839 Pear St  
541 Rising Sun Ave  
2902 Rosehill St  
3412 Rosehill St



3408 Rosehill St  
3450 Rosehill St  
1611 Ruan St (1611-41)  
3000 Ruth St  
2908 Rutledge St  
2931 Rutledge St  
3223 Shelbourne St  
4615 Tackawanna St  
4343 Tackawanna St  
1301-13 Unity St  
1356R Unity St  
309 W Berks St  
188 W Birch St  
164 W Cumberland St  
162 W Cumberland St  
158 W Cumberland St  
208 W Cumberland St  
536 W Dauphin St  
195 W Dauphin St  
181 W Dauphin St  
435 W Dauphin St  
534 W Dauphin St  
511 W Dauphin St  
509 W Dauphin St  
414 W Dauphin St  
532 W Dauphin St  
259 W Elkhart St  
263 W Elkhart St  
218 W Hazzard St  
220 W Hazzard St  
405 W Hewson St  
401 W Hewson St  
136 W Huntingdon St  
428 W Huntingdon St  
216 W Huntingdon St  
432 W Huntingdon St  
426 W Huntingdon St  
516 W Huntingdon St  
315 W Huntingdon St  
517-19 W Huntingdon St  
524 W Indiana Ave  
229 W Indiana Ave  
322 W Indiana Ave  
269 W Indiana Ave  
441 W Indiana Ave  
320 W Indiana Ave

231 W Indiana Ave  
255 W Indiana Ave  
240 W Indiana Ave  
201 W Lippincott St  
252 W Mayfield St  
191 W Monmouth St  
190 W Monmouth St  
535 W Montgomery Ave  
531 W Montgomery Ave  
415 W Norris St  
417 W Norris St  
413 W Norris St  
313 W Norris St  
180 W Norris St  
176 W Norris St  
433 W Norris St  
424 W Norris St  
421 W Norris St  
418 W Norris St  
525 W Norris St  
440 W Ontario St  
438 W Ontario St  
439 W Ontario St  
705 W Schiller St  
701 W Schiller St  
526 W Somerset St  
244 W Stella St  
256 W Stella St  
241 W Stella St  
512 W Susquehanna Ave  
307 W Susquehanna Ave  
511 W Susquehanna Ave  
509 W Susquehanna Ave  
311 W Susquehanna Ave  
323 W Susquehanna Ave  
425 W Susquehanna Ave  
513 W Susquehanna Ave  
309 W Susquehanna Ave  
252 W Wensley St  
266 W Wensley St  
532 W Westmoreland St  
158 W Wyoming Ave  
258 W York St  
151 W York St  
302 W York St  
265 W York St

436 W York St  
152 W York St  
420 W York St  
518 W York St  
428 W York St  
262 W York St  
430 W York St  
538 W York St  
521 W York St  
2552 Waterloo St  
2727 Waterloo St  
2612 Waterloo St  
2428 Waterloo St  
2628 Waterloo St  
2823 Waterloo St  
2945 Waterloo St  
3322 Waterloo St  
2729 Waterloo St  
2304-08 Waterloo St  
2900 Waterloo St  
1846 Wilmot St

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



**Mr. Harmon presented "Item I (c) – Second Amendment to Lease Agreement with E-Z Park, Inc." in substance consistent with the Fact Sheet attached hereto.**

*Additional Comments and Discussion*

Mr. Greenberger suggested that the Authority discuss the probable timing and renovation to the Round House by the City when considering the Authority's potential future development of the property. The Philadelphia Police Department headquarters will be moving to a new location at 4601 Market Street. Mr. Greenberger indicated that the City is preparing to market the 7th and Race Street property within the next twelve (12) to eighteen (18) months.

Mr. Greenberger further stated that staff should coordinate with Public Property and the Planning Department to discuss development of this location so that the various agencies are not competing against themselves.

**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. 2016-03**

**RESOLUTION AUTHORIZING AN AMENDMENT TO THE PARKING LEASE BETWEEN THE REDEVELOPMENT AUTHORITY AND E-Z PARK, INC., FOR THAT CERTAIN PROPERTY BOUNDED GENERALLY BY 8TH STREET, 9TH STREET, RACE STREET AND VINE STREET**

**WHEREAS**, On March 14, 2008, the Authority and E-Z Park, Inc. ("EZ Park") entered into a Parking Lease (herein, the Original Lease") for certain property bounded generally by 8th Street, 9th Street, Race Street and Vine Street, Philadelphia, Pennsylvania, to be used and occupied as a public parking facility;

**WHEREAS**, The Original Lease provided for a term of five years beginning July 1, 2007 and ending June 30, 2012 (the "Original Lease Term") and the initial annual rent under the Original Lease was Three Hundred Eighty-Eight Thousand Five Hundred Dollars (\$388,500), paid in monthly installments of Thirty-Two Thousand Three Hundred Seventy-Five Thousand Dollars (\$32,375);

**WHEREAS**, On June 29, 2012, the Authority and EZ PARK entered into a First Amendment to Lease (the "First Amendment") which extended the Original Lease Term for a term of three years beginning July 1, 2012, and ending June 30, 2015 (the "First Extension Term"), and increased the annual rent to Four Hundred Sixty-Two Thousand Five Hundred Dollars (\$462,500), paid in monthly installments of Thirty-Eight Thousand Five Hundred Dollars (\$38,500);

**WHEREAS**, The Authority and EZ Park have negotiated a Second Amendment to the Original Lease, as previously amended by the First Amendment, which states all terms, conditions, obligations and responsibilities of the parties;

**NOW THEREFORE, BE IT RESOLVED** by the Philadelphia Redevelopment Authority that the Redevelopment Authority is authorized to execute a second amendment to the Parking Lease ("Second Amendment") with E-Z Park, Inc. ("EZ Park"), which includes the following terms:

1. The Second Amendment will extend the Original Lease Term, as previously extended by the First Extension Term, to June 30, 2018;

2. The initial annual rent under the Second Amendment will be Six Hundred Twelve Thousand Dollars (\$612,000), paid in monthly installments of Fifty-One Thousand Dollars (\$51,000). On the second anniversary of the date of the effective date and for each successive anniversary thereof, the annual rent will increase by the greater of (i) the-then current annual rent will be increased by a multiple of the Consumer Price Index for Philadelphia-Urban ("CPI"), or (ii) Twelve Thousand (\$12,000) Dollars;

3. The Authority has the absolute right to terminate the Second Amendment any time after June 1, 2016, with sixty (60) days prior written notice to EZ Park; and

4. EZ Park shall have the right, upon thirty (30) days' written notice to the Authority, to terminate the Second Amendment at any time during the term if, in EZ Park's sole discretion, EZ Park determines that any increase in any real estate tax assessment or imposition of additional real estate taxes no longer makes the terms of the Second Amendment acceptable to EZ Park.

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

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

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



**DEVELOPMENT**

**Ms. Pinson-Reviere presented "Item II (a) – Selection of Redeveloper, Westview Development Partners, LLC" in substance consistent with the Fact Sheet attached hereto.**

*Additional Comments and Discussion*

Mr. Dubow asked if financing is in place for this project. Ms. Pinson-Reviere 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. 2016-04**

**RESOLUTION SELECTING WESTVIEW DEVELOPMENT PARTNERS, LLC AS REDEVELOPER OF 3405 WALLACE STREET LOCATED IN THE WEST PHILADELPHIA REDEVELOPMENT AREA, MANTUA URBAN RENEWAL AREA**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that Westview Development Partners, LLC is hereby selected as Redeveloper of 3405 Wallace 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 Seventy Thousand Dollars (\$70,000.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

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

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



**Mr. Romano presented "Item II (b) – Selection of Redeveloper, James Mayberry" in substance consistent**

*Additional Comments and Discussion*

Mr. Romano distributed an additional photo of the property to the Board members, staff and public.

Mr. Romano stated that there is one (1) correction to the Fact Sheet. Mr. Mayberry only owns the adjacent property to the north, not the structure to the south.

Mr. Cuorato asked where the building was located on the photo. Mr. Romano explained the location of the property on the photo.

**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. 2016-05**

**RESOLUTION SELECTING JAMES MAYBERRY AS REDEVELOPER OF 2743-2745 FRANKFORD AVENUE LOCATED IN THE AUBURN REDEVELOPMENT AREA**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that James Mayberry is hereby selected as Redeveloper of 2743-2745 Frankford Avenue located within the Auburn Redevelopment Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Thirty-Seven Thousand Five Hundred Dollars (\$37,500.00); 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 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. Romano presented "Item II (c) – Selection of Redeveloper, Charles Mellon" in substance consistent with the Fact Sheet attached hereto.**

*Additional Comments and Discussion*

Mr. Greenberger asked Mr. Romano to identify the building the developer currently owns on the photo. Mr. Romano described for the Board the location of the property on the photo.

**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. 2016-06**

**RESOLUTION SELECTING CHARLES MELLON AS REDEVELOPER OF 1517 NORTH 33<sup>RD</sup> STREET LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that Charles Mellon is hereby selected as Redeveloper of 1517 North 33<sup>rd</sup> 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 Fifty Thousand Dollars (\$50,000.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

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



**Ms. Nikolic presented "Item II (d) – Amicable Acquisition & Approval of NTI QRB Funds for 425 N. Daggett Street" in substance consistent with the Fact Sheet attached hereto.**

*Additional Comments and Discussion*

Ms. Nikolic stated that settlement is expected to take place during the first week of February.

Ms. Rodriguez asked for clarification as to which property is 425 Daggett Street in the photo. Ms. Nikolic stated that it is the property on the left in the photo.

Ms. Rodriguez asked what will happen to the other two (2) remaining properties. Ms. Nikolic stated that the other two (2) properties are in stable condition and that the other two (2) owners do not want to sell at this time.

**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. 2016-07**

**RESOLUTION AUTHORIZING THE AMICABLE ACQUISITION OF 425 N. DAGGETT STREET IN AN AMOUNT NOT TO EXCEED \$100,000, WITH NTI QRB FUNDING TO BE USED AS THE ACQUISITION FUNDING SOURCE**

**WHEREAS**, Rachel Ford is the owner of 425 N. Daggett Street, Philadelphia, PA (the "Property") and has offered the Property for sale;

**WHEREAS**, the Authority has agreed, subject to Board approval, to purchase the Property for Eighty-Five Thousand Dollars (\$85,000) (including additional closing costs), which Rachel Ford has agreed to be the fair market value of the Property; and

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

**NOW, THEREFORE, BE IT RESOLVED**, by the Philadelphia Redevelopment Authority that the Authority is hereby authorized to purchase from Rachel Ford, the property located at 425 N. Daggett Street under terms and conditions as stated in an Agreement of Sale between the parties, with Neighborhood Transformation Initiative ("NTI") Qualified Revenue Bond ("QRB") funding in an amount not to exceed One Hundred Thousand Dollars (\$100,000) to be used as the acquisition and property stabilization funding source.

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

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

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



**HOUSING FINANCE / NSP**

**Ms. Bauer presented "Item III – Non-Recourse Construction/Permanent Loan & Grant Agreement with Wynne Senior Residences, LP" 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. 2106-08**

**RESOLUTION AUTHORIZING THE AUTHORITY TO ENTER INTO A NON-RECOURSE CONSTRUCTION/PERMANENT LOAN AGREEMENT IN THE AMOUNT OF \$3,282,000 WITH WYNNE SENIOR RESIDENCES LP AND ENTER INTO A GRANT AGREEMENT WITH WYNNEFIELD OVERBROOK REVITALIZATION CORPORATION IN THE AMOUNT OF \$100,000**

**NOW THEREFORE, BE IT RESOLVED**, by the Philadelphia Redevelopment Authority (the "Authority") that the Authority is authorized to enter into a non-recourse Construction/Permanent Loan Agreement with Wynne Senior Residences LP ("Borrower") and a Grant Agreement with Wynnefield Overbrook Revitalization Corporation ("WORC") under terms and conditions as follows:

1. The Authority will provide a construction/permanent loan in the amount of Three Million Two Hundred Eighty-Two Thousand Dollars (\$3,282,000) (the "Authority Loan") with Borrower for a term of thirty-two (32) years at 0% interest from the date of 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 32nd anniversary of the Authority Loan closing. The Authority Loan will be secured by a second lien position behind the construction financing provided by Capital One, N.A. Upon construction completion and repayment of the construction loan, the Authority Loan will be secured by a first lien position.
2. The Authority shall enter into a Grant Agreement with WORC in the amount of One Hundred Thousand Dollars \$100,000 (the "Authority Grant"). The proceeds of the Authority Grant will be used by WORC to provide a sponsor loan to the Borrower.
3. The proceeds of the Authority Loan and the Authority Grant will be used to assist in the new construction of fifty (50) affordable senior rental units and one (one) superintendent unit located at 2001-11 N. 54th Street. Upon completion, the units will target households at or below 60% of Area Median Income.
4. Closing on the Authority Loan and Execution of the Authority Grant will be contingent upon the following:
  - i. All necessary Authority approvals from various departments.
  - ii. Environmental clearance from the Philadelphia Planning Commission on the subject property.

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

**FURTHER AUTHORIZING**, 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 IV – 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. 2016-09**

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

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

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

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

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

**Address**

**Grantee(s)**

2141 North Randolph Street  
2542-44 North 8<sup>th</sup> Street

Carmen Flores  
Candy L. Brooks

**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:

**Address**

**Grantee(s)**

**Price**

1312 West Butler Street  
2566 North Chadwick Street  
2715 North Dover Street  
1830 Latona Street

Juan De Dios Puma Andrade  
Roberto Morales Cepeda  
Johnnie Stevens  
Kristen Wilson

\$ 8,814.00 (LAMA)  
\$ 8,896.58 (LAMA)  
\$ 7,247.68 (LAMA)  
\$15,000.00 (LAMA)  
+ Side yard grantee  
pays \$5,826.48 equity  
PMM

2521 North 9<sup>th</sup> Street

Ronald A. Moore &  
Marjorie Harley

\$ 9,180.04 (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:

**Address**

**Grantee(s)**

**Appraised/LAMA Value**

3739 Aspen Street  
3422 Collins Street  
1904 East Harold Street  
1510 North Hollywood Street

Nicholas Hugh Coombs  
Migdalia Lopez  
PHB Investment, LLC  
Rayford A. Means &  
Evelyn Waddell, h/w

\$ 6,266.28 (LAMA)  
\$32,000.00 (AUCTION)  
\$ 2,800.00 (AUCTION)

2063 East Letterly Street  
1912 East Oakdale Street  
1914 East Oakdale Street  
1922 Oakdale Street

Sergeant Street, LLC  
Mary Ericka Moc  
Mary Ericka Moc  
PHB Investments, LLC

\$ 7,056.81 (LAMA)  
\$48,000.00 (Appraisal)  
\$ 7,278.00 (LAMA)  
\$ 7,362.52 (LAMA)  
\$11,000.00 (AUCTION)

1801 South 23 <sup>rd</sup> Street	Public Health Management Corporation	\$12,904.96 (LAMA)
751 North 38 <sup>th</sup> Street	Nicholas Coombs	\$17,000.00 (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.



**ADD ON ITEM**

**Ms. Bauer presented "Item V – Predevelopment Loan Agreement with 4050 Apartments, LP" 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. 2016-10**

**RESOLUTION AUTHORIZING THE AUTHORITY TO ENTER INTO A PREDEVELOPMENT LOAN AGREEMENT WITH 4050 APARTMENTS, LP IN THE AMOUNT OF \$145,000**

**NOW THEREFORE, BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, (the "Authority") that the Authority is authorized to enter into a predevelopment loan with 4050 Apartments, LP, under terms and conditions as follows:

1. The Authority is providing a predevelopment loan in the amount of One Hundred Forty Five Thousand Dollars (\$145,000) (the "Predevelopment Authority Loan"). The proceeds of the Predevelopment Authority Loan will be used for predevelopment costs that have been incurred in connection with the new construction of twenty (20) affordable rental units located at 4050-66 Haverford Avenue. Upon completion, the units will target households at or below 60% of Area Median Income.

2. The term of the Predevelopment Authority Loan will be for thirty-two (32) years at 0% interest from the date of loan closing. During the Predevelopment Authority Loan term no principal or interest will be required to be paid. The entire balance will be due and payable upon the 32nd anniversary of the Predevelopment Authority Loan closing.
3. The Predevelopment Authority Loan will be secured by a second lien position.
4. Closing on the Predevelopment Authority Loan will be contingent upon the following:
  - iii. All necessary Authority approvals from various departments.
  - iv. Tax clearance on members of the development team receiving Authority financing.

**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.



**OLD BUSINESS**

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



**NEW BUSINESS**

Mr. Dube addressed the Board requesting the Board to approve his purchase of the property located at 3589 Nottingham Lane. Mr. Dube stated that he would like a loan from the Authority to purchase the property for the price of One Hundred Seventy-Seven Thousand Dollars (\$177,000), with nothing down and a 40 year term at zero percent interest. Mr. Dube stated that he would make monthly payments to the Authority in the amount of \$354.00.

Mr. Harmon stated that 3589 Nottingham Lane was listed on MLS as well as with real estate broker. Mr. Dube stated that he submitted an agreement of sale to the real estate broker. Mr. Harmon informed the Board that Mr. Dube's offer is the first offer that has been received by the broker.

Mr. Greenberger explained to Mr. Dube that he was essentially seeking a personal loan from the Authority. Mr. Harmon stated that the Authority has not done this type of personal home mortgage loan independently. The only loans the Authority provides are for federally funded housing projects for low to moderate income families.

Mr. Dube stated that he would be repaying the loan directly back to the Authority and, if he would miss one (1) payment, the Authority could put him in default and remove him from the property within thirty (30) days.

Mr. Dube stated that the subject property is under the conservatorship of the Authority. Mr. Dube pointed out that this is the first time the Authority has held a property in conservatorship; therefore, "why not help a person out and make a direct loan to him."

Mr. Cuorato stated that, in the normal course, an individual would make an expression of interest with respect to a property, present plans and otherwise follow the development process.

Mr. Dube stated that he would like the same treatment as other developers and that this could be a commercial loan. The Authority would essentially be renting the property to Mr. Dube for forty (40) years. Mr. Dube further stated that Mr. Harmon could write up specific terms in the agreement and he would sign the documents.

Mr. Cuorato advised Mr. Dube that the Authority provides loans for housing development projects involving low and moderate income residents. Mr. Cuorato stated that the Authority would be stepping outside its boundaries were it to do such a transaction.

Mr. Greenberger requested that Mr. Harmon determine what the Authority's legal constraints may be and determine whether this request is part of the Authority's core mission under the Urban Redevelopment Law. Mr. Greenberger asked whether Mr. Harmon could provide his findings at next month's Board meeting. Mr. Harmon replied yes.

Ms. Rodriguez stated that the City needs to do what it can to determine a process to assist people with acquiring housing in the City of Philadelphia, but that the Authority may not be the proper party. Ms. Rodriguez stated there are other entities that Mr. Dube could consult with regards to obtaining a loan.

Mr. Dube stated that his offer will expire on February 15<sup>th</sup> and requested an additional thirty (30) days extension of his offer. Mr. Cuorato stated that was acceptable.



**ADJOURNMENT**

There being no further business to come before the Board, Mr. Cuorato declared the meeting adjourned at 4:48 P.M.

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SECRETARY TO THE BOARD



**BOARD FACTSHEET**

Meeting of January 13, 2016

Professional Legal Services Contract

Jane Duffy, Esquire

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The Board is requested to approve a legal services contract with Jane Duffy, Esquire, to provide legal services for the Authority's Housing Division multi-family rental and homeownership projects. This work involves primarily the negotiation and preparation of loan documentation related to the development of low income housing.

In December, 2015, the Authority issued a Request for Proposals from qualified attorneys to perform these services. One response was received. The Respondent's qualifications and other selection criteria were reviewed by Authority staff. Based on this review, Staff has recommended the selection of Jane Duffy for this work.

The proposed resolution would provide for a one year contract with a maximum compensation of One Hundred Thousand Dollars (\$100,000) payable at the rate of \$70.00 per hour. The Authority will have two one-year options to renew this contract on the same terms.

The proposed resolution is attached.

Prepared by Ryan D. Harmon



## BOARD FACTSHEET

Meeting of January 13, 2015

Conveyance of City Properties to Philadelphia Land Bank

**Nature of Transaction:** The Philadelphia Redevelopment Authority (the "PRA") will facilitate the conveyance of title of properties owned by the City of Philadelphia (the "City") Public Property to the Philadelphia Land Bank:

- The conveyance of these properties will be for the disposition, reuse, and management by the Philadelphia Land Bank.
- The City properties listed below were approved for conveyance to the Philadelphia Land Bank in collaboration with the 2<sup>nd</sup>, 5<sup>th</sup>, 6<sup>th</sup> and 7<sup>th</sup> Councilmanic District Offices.
- Pursuant to (i) City Council Resolution No. 150928 adopted on December 10, 2015 (with respect to the 2<sup>nd</sup> Councilmanic District Office), (ii) City Council Resolution No. 150923 adopted on December 10, 2015 (with respect to the 5<sup>th</sup> Councilmanic District Office), (iii) City Council Resolution No. 150927 adopted on December 10, 2015 (with respect to the 6<sup>th</sup> Councilmanic District Office), and (iv) City Council Resolution No. 150929 adopted on December 10, 2015 (with respect to the 7<sup>th</sup> Councilmanic District Office), the City authorized transfer of the properties listed below to the Philadelphia Redevelopment Authority for subsequent transfer to the Philadelphia Land Bank.

### PROPERTY INFORMATION:

**City Conveyance:** The City properties attached hereto as Exhibit "A" will be conveyed the Philadelphia Redevelopment Authority for the subsequent conveyance to the Philadelphia Land Bank, without consideration, pursuant to Chapter 16-700 of The Philadelphia Code.

EXHIBIT "A"

2nd Councilmanic District Properties

2232 Cross St  
1323 Dorrance St  
1325 Dorrance St  
1914 Ellsworth St  
1808 Fernon St  
1811 Fernon St  
2056 Fernon St  
2110 Fernon St  
2114 Fernon St  
2227 Fernon St  
2026 Gerritt St  
2256 Greenwich St  
2229 Latona St  
2014 Manton St  
2236 Manton St  
2324 Mc Clellan St  
2059 Pierce St  
2135 Pierce St  
2141 Pierce St  
1252 Point Breeze Ave  
1836 Point Breeze Ave  
1901 Point Breeze Ave  
2031 Reed St  
1309 S 20Th St  
1317 S 20Th St  
1702 S 20Th St  
1824 S 20Th St  
1417 S 21St St  
1419 S 22Nd St  
1835 S 22Nd St  
1904 S 23Rd St  
1324 S Bancroft St  
1538 S Capitol St  
1302 S Cleveland St  
1508 S Cleveland St  
1509 S Cleveland St  
1315 S Colorado St  
1343 S Colorado St  
1511 S Lambert St  
1518 S Lambert St

**5th Councilmanic District Properties**

2710 W Jefferson St  
1214 N 27th St  
1238 N 27th St  
1316 N 27th St  
1406 N 27th St  
1408 N 27th St  
1436 N 27th St  
1438 N 27th St  
1441 N 28th St  
1461 N 28th St  
1463 N 28th St  
1206 N Etting St  
1207 N Etting St  
1214 N Etting St  
1219 N Etting St  
1221 N Etting St  
1222 N Etting St  
1225 N Etting St  
1420 N Etting St  
1444 N Etting St  
1450 N Etting St  
1453 N Etting St  
1403 N Marston St  
1405 N Marston St  
1407 N Marston St  
1409 N Marston St  
1411 N Marston St  
1412 N Marston St  
1413 N Marston St  
1414 N Marston St  
1417 N Marston St  
1421 N Marston St  
1422 N Marston St  
1423 N Marston St  
1424 N Marston St  
1427 N Marston St  
1429 N Marston St  
1431 N Marston St  
1433 N Marston St  
1435 N Marston St  
1436 N Marston St  
1457 N Marston St  
1212 N Pennock St

1217 N Pennock St  
1220 N Pennock St  
1222 N Pennock St  
2715 W Cabot St  
2722 W Cabot St

**6th Councilmanic District Properties**

3574 Bath St  
4716 Devereaux Ave  
4726 Devereaux Ave  
6156 Hegerman St  
6164 Hegerman St  
7234 Keystone St  
2865 Kingston St  
4400 Solly Ave  
2924 E Venango St  
2936 E Venango St  
2922 E Victoria St  
2924 E Victoria St  
2926 E Victoria St

**7th Councilmanic District Properties**

2744 A St  
2532 A St  
2746 A St  
438 Arlington St  
433 Arlington St  
434 Arlington St  
443 Arlington St  
431 Arlington St  
2810 B St  
2847 Boudinot St  
3033 Boudinot St  
2727 C St  
2719 C St  
2700 C St  
1341 Church St  
2402 Coral St  
4900-04 Cottage St  
2901 D St

1547 Deal St  
266 Diamond St  
310 Diamond St  
528 Diamond St  
503 Diamond St  
311 Diamond St  
313 Diamond St  
3443 Dillman St  
3441 Dillman St  
3439 Dillman St  
3437 Dillman St  
4735 Duffield St  
441 E Cambria St  
233 E Cambria St  
751 E Hilton St  
809 E Hilton St  
170 E Huntingdon St  
317 E Indiana Ave  
201 E Lippincott St  
215 E Lippincott St  
600 E Lippincott St  
833 E Madison St  
2011 E Silver St  
1912 E Silver St  
31 E Silver St  
19 E Somerset St  
15 E Somerset St  
11 E Somerset St  
9 E Somerset St  
13 E Somerset St  
21 E Somerset St  
25 E Somerset St  
23 E Somerset St  
7 E Somerset St  
27 E Somerset St  
41 E Somerset St  
39 E Somerset St  
2017 E Sterner St  
2005 E Sterner St  
2013 E Sterner St  
2008 E Sterner St  
347 E Tusculum St  
804 E Willard St  
325 E William St  
518 Edgley St  
528 Edgley St  
532 Edgley St

4434 Elizabeth St  
2778 Emerald St  
2762 Emerald St  
2776 Emerald St  
2787 Emerald St  
2746 Frankford Ave  
2730 Frankford Ave  
2734 Frankford Ave  
2009 Germantown Ave  
2017 Germantown Ave/2014 N Randolph St  
2932 Gransback St  
3257 Gransback St  
2939 Gransback St  
2907 Gransback St  
1839 Hart Ln  
1837 Hart Ln  
3430 Hartville St  
3250 Hartville St  
3252 Hartville St  
3248 Hartville St  
2937 Hartville St  
4676 Hawthorne St  
4615 Hawthorne St  
4674 Hawthorne St  
4668-72 Hawthorne St  
4610 Hedge St  
4650 Hedge St  
4652 Hedge St  
4523-25 Hedge St  
2762 Helen St  
2758 Helen St  
2558 Hope St  
2868 Hope St  
2751 Hope St  
2753 Hope St  
2838 Hope St  
2761 Hope St  
2757 Hope St  
2755 Hope St  
2759 Hope St  
2925 Hope St  
2220 Hope St (aka 2219 Rear N Howard St)  
2222 Hope St (aka 2221 Rear N Howard St)  
2246 Hope St (part of Rear 2241 N Howard St)  
2837 Jasper St  
1829 John St  
1823 John St

1917 John St  
1915 John St  
1919 John St  
1825 John St  
1827 John St  
2812 Kensington Ave  
2818 Kensington Ave  
2951 Kensington Ave  
1666 Kinsey St  
1670-86 Kinsey St  
2836 Kip St  
1823 Margaret St  
1641 Margaret St  
1645 Margaret St  
1816 Margaret St  
2411 Mascher St  
2553 Mascher St  
2208 Mascher St  
2210 Mascher St  
2436 Mascher St  
1660 Meadow St  
1710 Meadow St  
1658 Meadow St  
547 Morse St  
4541 Mulberry St  
4560 Mulberry St  
2801 Mutter St  
2345 Mutter St  
2420 Mutter St  
2330 Mutter St  
2422 Mutter St  
2517 Mutter St  
2549 Mutter St  
2537 Mutter St  
2426 Mutter St  
2965 Mutter St  
2329 Mutter St  
2361 Mutter St  
2541 Mutter St  
2343 Mutter St  
2535 Mutter St  
2346 Mutter St  
2803 Mutter St  
2553 Mutter St  
2341 Mutter St  
2500 N 02Nd St  
2234 N 03Rd St



2146 N 03Rd St  
2337 N 03Rd St  
2330 N 03Rd St  
2332 N 03Rd St  
3027 N 03Rd St  
2230 N 03Rd St  
2042 N 03Rd St  
1954 N 03Rd St  
2214 N 03Rd St  
2339 N 03Rd St  
2331 N 03Rd St  
2132 N 03Rd St  
2433 N 03Rd St  
1922 N 03Rd St  
2342 N 03Rd St  
2216 N 03Rd St  
2405 N 03Rd St  
2425 N 03Rd St  
2343 N 03Rd St  
2023 N 03Rd St  
2953 N 03Rd St  
2340 N 03Rd St  
2926 N 03Rd St  
2120 N 03Rd St  
2419 N 03Rd St  
2112 N 03Rd St  
1938 N 03Rd St  
1950 N 03Rd St  
2423 N 03Rd St  
2407 N 03Rd St  
2152 N 03Rd St  
2355 N 03Rd St  
2341 N 03Rd St  
2955 N 03Rd St  
2365 N 03Rd St  
2128 N 03Rd St  
2208 N 03Rd St  
2345 N 03Rd St  
2333 N 03Rd St  
2957 N 03Rd St  
2142 N 03Rd St  
2408 N 03Rd St  
2536 N 03Rd St  
2150 N 04Th St  
2436 N 04Th St  
1935 N 04Th St  
2236 N 04Th St

1934 N 04Th St  
2045 N 04Th St  
3024 N 04Th St  
2326 N 04Th St  
1927 N 04Th St  
2120 N 05Th St  
3331 N 05Th St  
2328 N 05Th St  
2125 N 05Th St  
2324 N 05Th St  
2148 N 05Th St  
2005 N 05Th St  
2225 N 05Th St  
2151 N 05Th St  
2122 N 05Th St  
2217 N 05Th St  
2211 N 05Th St  
3318 N 05Th St  
2326 N 05Th St  
3320 N 05Th St  
2147 N 05Th St  
2126 N 05Th St  
2420 N 05Th St  
2447 N 06Th St  
3247 N 06Th St  
2445 N 06Th St  
2443 N 06Th St  
2411 N 06Th St  
2333 N 06Th St  
2427 N 06Th St  
2437 N 06Th St  
2409 N 06Th St  
2439 N 06Th St  
2441 N 06Th St  
2343 N 06Th St  
2447 N 5Th St  
3018 N American St  
3026 N American St  
3028 N American St  
3015 N American St  
3042 N American St  
3036 N American St  
3029 N American St  
3012 N American St  
3024 N American St  
2033 N American St  
3022 N American St

2342 N Bodine St  
2328 N Bodine St  
2330 N Bodine St  
2408 N Bodine St  
2020 N Bodine St  
2354 N Bodine St  
2324 N Bodine St  
2344 N Bodine St  
2340 N Bodine St  
2014 N Bodine St  
2356 N Bodine St  
2040 N Bodine St  
2032 N Bodine St  
1738 N Bodine St  
2322 N Bodine St  
2037 N Bodine St  
2348 N Bodine St  
2004 N Bodine St  
2321 N Bodine St  
2941 N Fairhill St  
3237 N Fairhill St  
3423 N Fairhill St  
2364 N Fairhill St  
3251 N Fairhill St  
2508 N Fairhill St  
3421 N Fairhill St  
2442 N Fairhill St  
2362 N Fairhill St  
3239 N Fairhill St  
2151 N Fairhill St  
2502 N Fairhill St  
2360 N Fairhill St  
2506 N Fairhill St  
2504 N Fairhill St  
2120-22 N Fairhill St  
2533 N Front St  
2727 N Front St  
2447 N Front St  
2728 N Front St  
2501 N Front St  
2353 N Hancock St  
2527 N Hancock St  
2405 N Hancock St  
2541 N Howard St  
2845 N Howard St  
2865 N Howard St  
2524 N Howard St

2520 N Howard St  
2554 N Howard St  
2421 N Lawrence St  
2218 N Lawrence St  
2307 N Lawrence St  
2437 N Lawrence St  
1909 N Lawrence St  
2732 N Lawrence St  
1934 N Lawrence St  
2419 N Lawrence St  
2301 N Lawrence St  
1939 N Lawrence St  
1943 N Lawrence St  
2247 N Lawrence St  
2219 N Lawrence St  
2212 N Lawrence St  
2309 N Lawrence St  
2250 N Lawrence St  
2231 N Lawrence St  
2006 N Lawrence St  
2235 N Lawrence St  
2949 N Lawrence St  
2244 N Lawrence St  
2333 N Lawrence St  
2329 N Lawrence St  
2971 N Lawrence St  
1931-33 N Lawrence St  
2815 N Lee St  
3038 N Lee St  
2807 N Lee St  
2819 N Lee St  
2552 N Lee St  
2827 N Lee St  
1940 N Leithgow St  
3018 N Leithgow St  
3027 N Leithgow St  
2970 N Leithgow St  
2454 N Leithgow St  
2240 N Leithgow St  
2453 N Leithgow St  
2428 N Leithgow St  
2958 N Leithgow St  
2332 N Leithgow St  
3020 N Leithgow St  
3012 N Leithgow St  
2248 N Leithgow St  
1936 N Leithgow St

2334 N Leithgow St  
2319 N Leithgow St  
3014 N Leithgow St  
2448 N Leithgow St  
3036 N Leithgow St  
3034 N Leithgow St  
2541 N Leithgow St  
2246 N Leithgow St  
2119 N Leithgow St  
3016 N Leithgow St  
2404 N Leithgow St  
2441 N Leithgow St  
2410 N Leithgow St  
3042 N Leithgow St  
2218 N Leithgow St  
2210 N Leithgow St  
2343 N Leithgow St  
3015 N Leithgow St  
3005 N Leithgow St  
2870 N Leithgow St  
2212 N Leithgow St  
2500 N Leithgow St  
2341 N Leithgow St  
2131 N Leithgow St  
2335 N Leithgow St  
2239 N Leithgow St  
2427 N Leithgow St  
2930 N Leithgow St  
2318 N Leithgow St  
2456 N Leithgow St  
2306 N Leithgow St  
2517 N Leithgow St  
2242 N Leithgow St  
2561 N Leithgow St  
2317 N Leithgow St  
2430 N Leithgow St  
1844 N Leithgow St  
2537 N Leithgow St  
3032 N Leithgow St  
2254 N Leithgow St  
2321 N Leithgow St  
2434 N Leithgow St  
1819 N Leithgow St  
2345 N Leithgow St  
3017 N Leithgow St  
3019 N Leithgow St  
2914 N Orianna St

1930 N Orianna St  
2357 N Orianna St  
2033 N Orianna St  
2402 N Orianna St  
2239 N Orianna St  
2912 N Orianna St  
1926 N Orianna St  
1704 N Orianna St  
1961 N Orianna St  
2001 N Orianna St  
2131 N Orianna St  
2526 N Orianna St  
2532 N Orianna St  
1927 N Orianna St  
2661 N Orianna St  
2814 N Orianna St  
2910 N Orianna St  
2206 N Orianna St  
2428 N Orianna St  
2019 N Orianna St  
2017 N Orianna St  
2424 N Orianna St  
2213 N Orianna St  
2926 N Orianna St  
2924 N Orianna St  
2520 N Orianna St  
3008 N Orianna St  
1952 N Orianna St  
2916 N Orianna St  
2844 N Orianna St  
2401 N Orianna St  
1958 N Orianna St  
1936 N Orianna St  
2426 N Orianna St  
2657 N Orianna St  
2412 N Orianna St  
2536 N Orianna St  
2919 N Orianna St  
2958 N Orianna St  
2404 N Orianna St  
2538 N Orianna St  
2530 N Orianna St  
2528 N Orianna St  
2216 N Orianna St  
2235 N Orianna St  
2319 N Orianna St  
1954 N Orianna St

2410 N Orianna St  
2524 N Orianna St  
2127 N Orianna St  
2003 N Orkney St  
2306 N Orkney St  
2450 N Orkney St  
3323 N Orkney St  
2725 N Orkney St  
3361 N Orkney St  
2511 N Orkney St  
3059 N Orkney St  
2449 N Orkney St  
2962 N Orkney St  
3320 N Orkney St  
2221 N Orkney St  
2005 N Orkney St  
2247 N Orkney St  
2949 N Orkney St  
2249 N Orkney St  
2338 N Orkney St  
2321 N Orkney St  
2960 N Orkney St  
2439 N Orkney St  
2309 N Orkney St  
2733 N Orkney St  
2007 N Orkney St  
2816 N Orkney St  
2913 N Orkney St  
2747 N Orkney St  
2214 N Orkney St  
3009 N Orkney St  
2251 N Orkney St  
2202 N Orkney St  
2218 N Orkney St  
2968 N Orkney St  
2945 N Orkney St  
2009 N Orkney St  
2948 N Orkney St  
2311 N Orkney St  
2120 N Orkney St  
2729 N Orkney St  
2342 N Orkney St  
2828 N Orkney St  
2440 N Orkney St  
3355 N Orkney St  
3365 N Orkney St  
3359 N Orkney St

2257 N Orkney St  
2317 N Orkney St  
2961 N Orkney St  
2542 N Orkney St  
3351 N Orkney St  
2237 N Orkney St  
2206 N Orkney St  
2448 N Orkney St  
2543 N Orkney St  
2031 N Orkney St  
2454 N Orkney St  
2951 N Orkney St  
2243 N Orkney St  
2442 N Orkney St  
2956 N Orkney St  
2343 N Orkney St  
2731 N Orkney St  
2310 N Orkney St  
2027 N Orkney St  
3013 N Orkney St  
2130 N Orkney St  
2438 N Orkney St  
2753 N Orkney St  
2052 N Orkney St  
2308 N Orkney St  
3357 N Orkney St  
3356 N Orkney St  
2204 N Orkney St  
2056 N Orkney St  
2407 N Orkney St  
3021 N Philip St  
3023 N Philip St  
2451 N Philip St  
2467 N Philip St  
2461 N Philip St  
3018 N Philip St  
3022 N Philip St  
2455 N Philip St  
3010 N Philip St  
3419 N Philip St  
1917 N Philip St  
2105 N Philip St  
2046 N Philip St  
3017 N Philip St  
1921 N Philip St  
2036 N Philip St  
2101 N Philip St



2465 N Philip St  
2463 N Philip St  
2449 N Philip St  
2215 N Philip St  
3248 N Randolph St  
2031 N Randolph St  
3253 N Randolph St  
2152 N Randolph St  
2129 N Reese St  
2049 N Reese St  
3057 N Reese St  
2252 N Reese St  
2153 N Reese St  
2045 N Reese St  
2127 N Reese St  
2235 N Reese St  
2220 N Reese St  
3249 N Reese St  
2236 N Reese St  
2254 N Reese St  
3013 N Reese St  
2950 N Reese St  
2138 N Reese St  
2113 N Reese St  
2325 N Reese St  
2321 N Reese St  
2852 N Swanson St  
2546 N Water St  
2834 N Water St  
2840 N Water St  
2817 N Water St  
2852 N Water St  
2847 N Water St  
2821 N Water St  
2819 N Water St  
2866 N Water St  
2845 N Water St  
2868 N Water St  
2804 N Water St  
2838 N Water St  
2836 N Water St  
4354 Orchard St  
1718 Orthodox St  
2013 Orthodox St  
2005 Orthodox St  
2003 Orthodox St  
1917 Orthodox St

1908 Orthodox St  
1921 Orthodox St  
2011 Orthodox St  
1826 Orthodox St  
1915 Orthodox St  
2019 Orthodox St  
1675 Orthodox St  
1677 Orthodox St  
1679 Orthodox St  
1828-30 Orthodox St  
2646 Palethorp St  
2466 Palethorp St  
2344 Palethorp St  
2362 Palethorp St  
2462 Palethorp St  
2327 Palethorp St  
2350 Palethorp St  
2423 Palethorp St  
2334 Palethorp St  
2332 Palethorp St  
2330 Palethorp St  
2346 Palethorp St  
2342 Palethorp St  
2329 Palethorp St  
4366 Paul St  
1839 Pear St  
541 Rising Sun Ave  
2902 Rosehill St  
3412 Rosehill St  
3408 Rosehill St  
3450 Rosehill St  
1611 Ruan St (1611-41)  
3000 Ruth St  
2908 Rutledge St  
2931 Rutledge St  
3223 Shelbourne St  
4615 Tackawanna St  
4343 Tackawanna St  
1301-13 Unity St  
1356R Unity St  
309 W Berks St  
188 W Birch St  
164 W Cumberland St  
162 W Cumberland St  
158 W Cumberland St  
208 W Cumberland St  
536 W Dauphin St

195 W Dauphin St  
181 W Dauphin St  
435 W Dauphin St  
534 W Dauphin St  
511 W Dauphin St  
509 W Dauphin St  
414 W Dauphin St  
532 W Dauphin St  
259 W Elkhart St  
263 W Elkhart St  
218 W Hazzard St  
220 W Hazzard St  
405 W Hewson St  
401 W Hewson St  
136 W Huntingdon St  
428 W Huntingdon St  
216 W Huntingdon St  
432 W Huntingdon St  
426 W Huntingdon St  
516 W Huntingdon St  
315 W Huntingdon St  
517-19 W Huntingdon St  
524 W Indiana Ave  
229 W Indiana Ave  
322 W Indiana Ave  
269 W Indiana Ave  
441 W Indiana Ave  
320 W Indiana Ave  
231 W Indiana Ave  
255 W Indiana Ave  
240 W Indiana Ave  
201 W Lippincott St  
252 W Mayfield St  
191 W Monmouth St  
190 W Monmouth St  
535 W Montgomery Ave  
531 W Montgomery Ave  
415 W Norris St  
417 W Norris St  
413 W Norris St  
313 W Norris St  
180 W Norris St  
176 W Norris St  
433 W Norris St  
424 W Norris St  
421 W Norris St  
418 W Norris St

525 W Norris St  
440 W Ontario St  
438 W Ontario St  
439 W Ontario St  
705 W Schiller St  
701 W Schiller St  
526 W Somerset St  
244 W Stella St  
256 W Stella St  
241 W Stella St  
512 W Susquehanna Ave  
307 W Susquehanna Ave  
511 W Susquehanna Ave  
509 W Susquehanna Ave  
311 W Susquehanna Ave  
323 W Susquehanna Ave  
425 W Susquehanna Ave  
513 W Susquehanna Ave  
309 W Susquehanna Ave  
252 W Wensley St  
266 W Wensley St  
532 W Westmoreland St  
158 W Wyoming Ave  
258 W York St  
151 W York St  
302 W York St  
265 W York St  
436 W York St  
152 W York St  
420 W York St  
518 W York St  
428 W York St  
262 W York St  
430 W York St  
538 W York St  
521 W York St  
2552 Waterloo St  
2727 Waterloo St  
2612 Waterloo St  
2428 Waterloo St  
2628 Waterloo St  
2823 Waterloo St  
2945 Waterloo St  
3322 Waterloo St  
2729 Waterloo St  
2304-08 Waterloo St  
2900 Waterloo St





## BOARD FACTSHEET

Meeting of January 13, 2016

Second Amendment to Lease Agreement

E-Z Park, Inc.

**NAME OF DEVELOPER/APPLICANT:** E-Z Park, Inc.

**Nature of Transaction:** Approval for a second amendment to the Parking Lease between the Philadelphia Redevelopment Authority ("Authority") and E-Z Park, Inc. ("EZ Park"), to, among other things, extend the lease term, as previously extended, and increase the annual rent.

### SECOND AMENDMENT TO LEASE AGREEMENT:

On March 14, 2008, the Authority and EZ Park entered into a Parking Lease (herein, the Original Lease") for certain property bounded generally by 8th Street, 9th Street, Race Street and Vine Street, Philadelphia, Pennsylvania, as more particularly described in the Original Lease, to be used and occupied as a public parking facility. The Original Lease provided for a term of five years beginning July 1, 2007 and ending June 30, 2012 (the "Original Lease Term"). The initial annual rent under the Original Lease was Three Hundred Eighty-Eight Thousand Five Hundred Dollars (\$388,500), paid in monthly installments of Thirty-Two Thousand Three Hundred Seventy-Five Thousand Dollars (\$32,375).

Thereafter, on June 29, 2012, the Authority and EZ PARK entered into a First Amendment to Lease (the "First Amendment") which extended the Original Lease Term for a term of three years beginning July 1, 2012, and ending June 30, 2015 (the "First Extension Term"). The initial annual rent under the First Amendment was Four Hundred Sixty-Two Thousand Five Hundred Dollars (\$462,500), paid in monthly installments of Thirty-Eight Thousand Five Hundred Dollars (\$38,500).

The Authority and EZ Park now desire to amend the Original Lease, as previously amended by the First Amendment, by, among other things, again extending the Original Lease Term, as previously extended, and providing for changes to annual rent. Specifically, the following amendments are requested:

1. The Second Amendment will extend the Original Lease Term, as previously extended by the First Extension Term, to June 30, 2018. As the Second Amendment will be effective as of July 1, 2015, the Second Amendment lease term is three (3) years;

2. The initial annual rent under the Second Amendment to Lease ("Second Amendment") will be Six Hundred Twelve Thousand Dollars (\$612,000), paid in monthly installments of Fifty-One Thousand Dollars (\$51,000). On the second

anniversary of the date of the effective date and for each successive anniversary thereof, the annual rent will increase by the greater of (i) the-then current annual rent will be increased by a multiple of the Consumer Price Index for Philadelphia-Urban ("CPI"), or (ii) Twelve Thousand (\$12,000) Dollars;

3. The Authority has the absolute right to terminate the Second Amendment any time after June 1, 2016, with sixty (60) days prior written notice to EZ Park;

4. EZ Park shall have the right, upon thirty (30) days' written notice to the Authority, to terminate the Second Amendment at any time during the term if, in EZ Park's sole discretion, EZ Park determines that any increase in any real estate tax assessment or imposition of additional real estate taxes no longer makes the terms of the Second Amendment acceptable to EZ Park.

**COMMENTS OR OTHER CONDITIONS:**

There is no redevelopment agreement associated with this property – this is simply a lease transaction. The property is currently developed and used as a parking lot.

It is anticipated that a request for proposals will be issued during the Second Amendment lease term to seek a development project for the parcels, which is why the Authority has an absolute right of termination under the Second Amendment.

If approved by the Redevelopment Authority Board, a request to City Council will be submitted seeking approval of the Second Amendment.

Proposed Resolution and site map attached.

Prepared by: Ryan Harmon

**BOARD FACTSHEET**

Meeting of January 13, 2016  
 Selection of Redeveloper  
 3405 Wallace Street

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

**Nature of Transaction:** Selection of developer to construct five (5) units of rental housing consisting of two (2) 3-bedroom units and three (3) 1-bedroom units located within the Mantua Urban Renewal Area.

**Legal Entity/Other Partners (if applicable):** Westview Development Partners, LLC

- Ricardo Young – Managing Member – 100%

**Mailing Address:** 630 N 35<sup>th</sup> Street, Philadelphia, PA 19104

**PROPERTY INFORMATION:** 3405 Wallace Street

**Description:** 2,057 sq. ft., vacant lot      **Zoning:** RM-1      **Use:** Residential

**Disposition Value:** \$70,000.00

At the direction of the Council person, the sale of the property is being handled as a direct 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 the spring of 2016.

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



## Item II (a)

Per Chapter 17-1600 of the Philadelphia Code, the Economic Opportunity Plan ranges have been approved by the City at MBE – 15% and WBE – 7%. This developer is new to the PRA, and therefore, no past performance has been recorded.

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

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

**BOARD FACTSHEET**

Meeting of January 13, 2016  
 Selection of Redeveloper  
 2743-2745 Frankford Avenue

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**NAME OF DEVELOPER/APPLICANT:** James Mayberry

**Nature of Transaction:** Selection of developer proposing to expand the yard area as part of outdoor space for both the Mummers Fancy Brigades and conglomeration of artists requiring space for building installation projects. The subject lot will be used in accordance to submitted plans in the Auburn neighborhood.

**Mailing Address:** 2052 E. Lehigh Avenue, Philadelphia, PA 19125

**PROPERTY INFORMATION:** 2743-2745 Frankford Avenue

**Description:** 4223 sq. ft., vacant lot      **Zoning:** RM-1      **Use:** Yard

**Disposition Value:** \$37,500.00

In June, 2015, the property was advertised for sale with several other city-owned and PRA-owned properties and ultimately auctioned off with a winning bid of Thirty Seven Thousand Five Hundred Dollars (\$37,500). The disposition value of this property was established by the applicant who was the highest bidder on the property.

**FINANCING:**

The developer will use its own funds to purchase the property and will be financing the improvement. The developer owns numerous parcels on the 2700 block of Frankford Avenue.

**COMMENTS OR OTHER CONDITIONS:**

Commencement of the proposed project is estimated to start by early 2016 with completion within twelve (12) months. Mr. Mayberry owns the adjacent structures on both sides. He leases the buildings and outdoor space to the Mummers Fancy Brigades and artists requiring extra space for floats and other materials.

Developer is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violation of City L&I codes. Per Chapter 17-1600 of the Philadelphia Code, the City has determined that an Economic Opportunity Plan is not required for this project given the construction budget is under \$250,000. 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 (site map, photograph and sources and uses).

Prepared by: Brian Romano, Project Manager

Reviewed by: Tania Nikolic

**BOARD FACTSHEET**

Meeting of January 13, 2016

Selection of Redeveloper

1517 N. 33<sup>rd</sup> Street**NAME OF DEVELOPER/APPLICANT:** Charles Mellon**Nature of Transaction:** Selection of applicant to develop a sideyard adjacent to his property in the Strawberry Mansion area.**Legal Entity/Other Partners (if applicable):** N/A**Mailing Address:** P.O. Box 56327, Philadelphia, PA 19130**PROPERTY INFORMATION:** 1517 N. 33<sup>rd</sup> Street**Description:** 2720 sq. ft., vacant lot      **Zoning:** RM-1      **Use:** Sideyard**Disposition Value:** \$50,000

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

**FINANCING:**

The developer will use his own funds to purchase the property and will be financing the improvements.

**COMMENTS OR OTHER CONDITIONS:**

Acquisition and commencement of construction of the proposed project is estimated to start in January, 2016, with construction completion within twelve (12) months.

The Developer is compliant with the City of Philadelphia Revenue Department and has no outstanding tax obligations, conflicts of interest, or unresolved violation of City L&I codes. Per Chapter 17-1600 of the Philadelphia Code, the City has determined that an Economic Opportunity Plan is not required for this project given the construction budget is under \$250,000. 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 (site map, sources and uses, and photograph).

Prepared by: Brian Romano, Project Manager

Reviewed by: Tania Nikolic


**BOARD FACTSHEET**

Meeting of January 13, 2016

Amicable Acquisition &amp; Approval of NTI QRB Funds

425 N. Daggett Street

**Seller:** Rachel Ford

**Nature of Transaction:** The Board is requested to authorize the PRA to amicably acquire 425 N. Daggett Street and to not expend beyond One Hundred Thousand Dollars (\$100,000) of Neighborhood Transformation Initiative ("NTI") Qualified Revenue Bond ("QRB") funds to complete the purchase and securing of the property located in the Overbrook neighborhood in West Philadelphia.

**PROPERTY INFORMATION:**

**Description:** 1,350 sq. ft., row house, RM1

**Acquisition Value:** \$85,000

Through negotiations the seller has agreed to accept the \$85,000 purchase price as an amicable acquisition.

**COMMENTS OR OTHER CONDITIONS:**

The PRA will acquire the property listed above with NTI QRB funding.

Proposed Resolution is attached with site map & photograph.

Prepared by: Tania Nikolic  
 Reviewed by: Ryan Harmon

**BOARD FACTSHEET**

Meeting of January 13, 2016

Non-Recourse Construction/Permanent Loan &amp; Grant Agreement

2001-11 N. 54<sup>th</sup> Street

**NAME OF CO-SPONSORS/DEVELOPERS:** Pennrose Development, LLC & Wynnefield Overbrook Revitalization Corporation

**Nature of Transactions:**

Authorization for the Authority to enter into a non-recourse construction permanent loan agreement in the amount of Three Million Two Hundred Eighty-Two Thousand Dollars (\$3,282,000) (the "Authority Loan") with Wynne Senior Residences LP and to enter into a grant agreement with Wynnefield Overbrook Revitalization Corporation ("WORC") in the amount of One Hundred Thousand Dollars (\$100,000) (the "Authority Grant"). The proceeds of the Authority Loan and Authority Grant will be used to assist in the new construction of fifty (50) affordable senior rental units and one (1) superintendent unit in the Wynnefield neighborhood of North Philadelphia.

**Legal Entity:** Wynne Senior Residences LP (Borrower)

**PROJECT INFORMATION:** Wynne Senior Residences

Address: 2001-11 N. 54<sup>th</sup> Street

Total Development Cost: \$16,552,772

Total Construction Cost: \$ 12,099,919

PRA Financing: \$ 3,382,000

**FINANCING:**

1. The Authority Loan in the amount of Three Million Two Hundred Eighty-Two Thousand Dollars (\$3,282,000) will be structured with a term of thirty-two (32) years at 0% interest from the date of the 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 32nd anniversary of the Authority Loan closing. The Authority Loan will be secured by a second lien position behind the construction loan financing provided by Capital One, N.A. ("Capital One"), or any other wholly owned subsidiary of Capital One. The Capital One loan will be repaid from Hudson Housing Capital Contributions. Upon payment of the Capital One loan, the Authority Loan will be in a first lien position.
2. The Authority shall enter into a Grant Agreement with WORC in the amount of One Hundred Thousand Dollars (\$100,000), funded with NTI grant funds. The proceeds of the Grant Agreement will be used by WORC to provide a sponsor loan to the Borrower.

**COMMENTS OR OTHER CONDITIONS:**

The City has approved the Economic Opportunity Plan for this project, the Philadelphia Revenue Department has determined that the development team has no outstanding tax issues, and the Authority housing construction department has approved the plans, specification and construction costs for the project.

Loan closing on this project will be contingent on The Philadelphia Planning Commission issuing an environmental clearance on the property.

Proposed Resolution is attached

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



## BOARD FACTSHEET

Meeting of January 13, 2016

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 two (2) properties will be conveyed at nominal under the Gift Property Program.

<u>Address</u>	<u>Grantee</u>
2141 North Randolph Street	Carmen Flores
2542-44 North 8 <sup>th</sup> Street	Candy L. Brooks

- 2) **Self-amortizing Mortgage Disposition:** The following five (5) properties will be conveyed at fair market value as determined by LAMA, with a self-amortizing mortgage for the purchase price.

<u>Address</u>	<u>Grantee</u>	<u>Price</u>
1312 West Butler Street	Juan De Dios Puma Andrade	\$8,814.00 (LAMA)
2566 North Chadwick Street	Roberto Morales Cepeda	\$8,896.58 (LAMA)
2715 North Dover Street	Johnnie Stevens	\$7,247.68 (LAMA)
1830 Latona Street	Kristen Wilson	\$15,000.00 Mortgage +
	Side yard grantee pays	\$5,826.8 equity PMM
2521 North 9 <sup>th</sup> Street	Ronald A. Moore & Marjorie Harley	\$9,180.04 (LAMA)

- 3) Fair Market Disposition:** The following ten (10) properties will be conveyed at fair market value as established by appraisals obtained by the Office of Housing and Community Development of the City of Philadelphia or by the LAMA pricing model:

<u>Address</u>	<u>Grantee</u>	<u>Appraisal/LAMA Value</u>
3739 Aspen Street	Nicholas Coombs	\$ 6,266.28 (LAMA)
3422 Collins Street	Migdalia Lopez	\$32,000.00 (AUCTION)
1904 East Harold Street	PHB Investment, LLC	\$ 2,800.00 (AUCTION)
1510 North Hollywood Street	Rayford A. Means & Evelyn Waddell, h/w	\$ 7,056.81 (LAMA)
2063 East Letterly Street	Sergeant Street LLC	\$48,000.00 (Appraisal)
1912 East Oakdale Street	Mary Erica Moc	\$ 7,278.00 (LAMA)
1914 East Oakdale Street	Mary Erica Moc	\$ 7,326.52 (LAMA)
1922 Oakdale Street	PHB Investments, LLC	\$11,000.00 (Auction)
1801 South 23 <sup>rd</sup> Street	Public Health Management Corporation	\$12,904.96 (LAMA)
751 North 38 <sup>th</sup> Street	Nicholas Coombs	\$17,000.00 (Appraisal)



**BOARD FACTSHEET**

Meeting of January 13, 2016  
 Predevelopment Loan Agreement  
 4050-66 Haverford Avenue

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**NAME OF SPONSOR/DEVELOPER:** Peoples Emergency Center

**Nature of Transaction:** Authorization for the Authority to enter into a non-recourse predevelopment loan agreement with 4050 Apartments, LP, in the amount of One Hundred Forty-Five Thousand Dollars (\$145,000) ("Predevelopment Authority Loan"). The proceeds of the Predevelopment Authority Loan will be used for predevelopment costs that have been incurred in connection with the new construction of twenty (20) affordable rental units located in the West Powelton neighborhood of West Philadelphia.

**Legal Entity:** 4050 Apartments, LP ("Owner")

<b>PROJECT INFORMATION:</b>	4050 Apartments
Address:	4050-66 Haverford Avenue
Total Development Cost:	\$7,899,592
Total Construction Cost:	\$5,603,938
PRA Financing:	\$145,000 DCED (Keystone Communities)

**FINANCING:**

The Predevelopment Authority Loan will be structured with a term of thirty-two (32) years at 0% interest from the date of the Predevelopment Authority Loan closing. During the Predevelopment Authority Loan period no principal or interest will be required to be paid. The entire balance will be due and payable upon the 32nd anniversary of the Predevelopment Authority Loan closing. The Predevelopment Authority Loan will be secured by a second lien position behind the construction loan financing provided by First Niagara (the "Construction Loan"). The Construction Loan will be repaid from National Equity Fund's Capital Contribution and permanent financing from Community Lenders Community Development Corporation ("CLCDC"). Upon payment of the Construction Loan, the Predevelopment Authority Loan will remain in a second lien position behind the CLCDC financing.

**COMMENTS OR OTHER CONDITIONS:**

Closing on the Predevelopment Authority Loan will be contingent on receiving tax clearance on members of the development team receiving Authority financing.

Proposed Resolution is attached

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



**BOARD FACTSHEET**

Meeting of February 10, 2016

Conveyance of PRA Properties to Philadelphia Land Bank

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**Nature of Transaction:** The Philadelphia Redevelopment Authority (the "PRA") will facilitate the conveyance of title of properties owned by the PRA to the Philadelphia Land Bank:

- The conveyance of these properties will be for the disposition, reuse, and management by the Philadelphia Land Bank.
- The PRA properties listed below were approved for conveyance to the Philadelphia Land Bank in collaboration with the 2<sup>nd</sup>, 6<sup>th</sup> and 7<sup>th</sup> Councilmanic District Offices.

**PROPERTY INFORMATION:**

**PRA Conveyance:** The PRA properties attached hereto as Exhibit "A" will be will be conveyed to the Philadelphia Land Bank without consideration, pursuant to Section 2109 of Land Bank Act, 68 Pa. C.S.A. § 2109(d)(3).

EXHIBIT "A"

2nd Councilmanic District Properties

5931 Kingsessing Ave  
2012 S Salford St  
5723 Kingsessing Ave  
2103 S 58Th St  
1548 S Capitol St  
1400 S Patton St  
2635 Wilder St  
2637 Wilder St  
2641 Wilder St  
2645 - 47 Wilder St  
2654 Wilder St  
1448 S 31St St  
1401 S 32Nd St  
6041 Kingsessing Ave  
5811 Yocum St, 5821 Woodland Ave  
5813 Yocum St  
1500 N 19Th St  
1316 S 28Th St  
1400 S 28Th St  
1940 S 60Th St  
2749 S 71St St  
2529 S 77Th St  
3502 S 86Th St  
6004 Allman St  
6017 Allman St  
6019 Allman St  
6028 Allman St  
6033 Allman St  
6065 Allman St  
8040 Buist Ave  
2235 Cross St  
2252 Cross St  
2324 Cross St  
3114 Dickinson St  
1355 S Dover St  
2221 Earp St  
2741 - 47 Earp St  
7508 Este Ave  
7514 Este Ave  
7516 Este Ave  
2212 Fernon St

2214 Fernon St  
2637 Gerritt St  
2641 Gerritt St  
2655 Gerritt St  
2900 Gerritt St  
2901 Gerritt St  
2954 Gerritt St  
2955 Gerritt St  
5944 Greenway Ave  
2224 Greenwich St  
2305 Greenwich St  
2309 - 11 Greenwich St  
2349 Greenwich St  
2748 Holbrook St  
8518 Luther Pl  
8032 Lyons Ave  
8001 Madison Ave  
1555 S Marston St  
1540 S Myrtlewood St  
1542 S Myrtlewood St  
1544 S Myrtlewood St  
1546 S Myrtlewood St  
1548 S Myrtlewood St  
1550 S Myrtlewood St  
1552 S Myrtlewood St  
1554 S Myrtlewood St  
1313 S Newkirk St  
1315 S Newkirk St  
1317 S Newkirk St  
1321 S Newkirk St  
1401 S Newkirk St  
1629 Point Breeze Ave  
1642 Point Breeze Ave  
1648 Point Breeze Ave  
1652 Point Breeze Ave  
1521 Reed St  
2024 S Salford St  
2034 S Salford St  
2052 S Salford St  
2614 Sears St  
1511 S Stillman St  
1517 S Stillman St  
1915 Titan St  
3050 Titan St  
2222 S 56Th St, 5511 Wheeler St  
2146 - 48 S Cecil St  
1308 - 26 S Dover St

1212 S 17Th St  
2908 - 12 Wharton St  
2249 Cross St  
7500 R Wheeler Street  
1606 S 20Th St  
2120 S Cecil St  
2116 S Cecil St  
2952-2954 Gerritt St  
2130 S Cecil St  
2118 S Cecil St  
7510 Este Ave  
7512 Este Ave  
1718 Titan St  
2329 Ellsworth St  
2122 S Cecil St  
1252 S 23Rd St  
8101 Pontiac Ave

**6th Councilmanic District Properties**

4710 Devereaux Ave  
4712 Devereaux Ave  
4714 Devereaux Ave  
4718 Devereaux Ave  
4720 Devereaux Ave  
4722 Devereaux Ave  
4724 Devereaux Ave  
4728 Devereaux Ave  
4730 Devereaux Ave  
6148 Hegerman St  
6150 Hegerman St  
6152 Hegerman St  
6154 Hegerman St  
6158 Hegerman St  
6160 Hegerman St  
6164 Hegerman St  
6166 Hegerman St  
7234 Keystone St  
6111 Vandike St  
6113 Vandike St  
6115 Vandike St  
6121 Vandike St  
6123 Vandike St

**7th Councilmanic District Properties**

2203 N 02nd St  
2226 N 02nd St  
2253 N 02nd St  
2255 N 02nd St  
2257 N 02nd St  
2259 N 02nd St  
2261 N 02nd St  
2333 N 02nd St  
2935 – 65 N 02nd St  
2324 N 03rd St  
1526 N 04th St  
2405 N 04th St  
1511 N 06th St  
1519 N 06th St  
1527 N 06th St  
1531 N 06th St  
1549 N 06th St  
1625 N 06th St  
4132 N 07th St  
3655 N 09th St  
878 N 49th St  
2143 N American St  
2501 N American St  
2313 N Bodine St  
2220 – 22 Coral St  
515 W Cumberland St  
4052 N Darien St  
4054 N Darien St  
4231 N Darien St  
184 W Dauphin  
186 W Dauphin  
187 W Dauphin  
189 W Dauphin  
191 W Dauphin  
401 – 11 W Dauphin  
2409 Emerald St  
2160 N Fairhill St  
2164 N Fairhill St  
2170 N Fairhill St  
2939 N Fairhill St  
1738 Filmore St  
4528 Frankford Ave  
3955 N Franklin St

2934 Gransback St  
4710 Griscom St  
4726 Griscom St  
480 Hart Ln  
3220 Hartville St  
3247 Hartville St  
4661 Hawthorne St  
1901 Hope St  
3462 Hope St  
232 E Indiana Ave  
362 E Indiana Ave  
3344 -46 Kensington Ave  
3358 Kensington Ave  
3420 Kensington Ave  
2841 Kip St  
2303 N Lawrence St  
2305 N Lawrence St  
3308 N Lawrence St  
3312 N Lawrence St  
3314 N Lawrence St  
3354 N Lawrence St  
2537 N Lee St  
2555 N Lee St  
2806 N Lee St  
2308 N Leithgow St  
2310 N Leithgow St  
2312 N Leithgow St  
1710 Meadow St  
4550 Mulberry St  
2729 Mutter St  
3342 Mutter St  
2055 N Orianna St  
2947 N Orianna St  
2741 N Orkney St  
1856 E Orleans St  
1721 – 23 Orthodox St  
2245 Palethorp St  
2255 Palethorp St  
2256 Palethorp St  
2260 Palethorp St  
2261 Palethorp St  
2262 Palethorp St  
2348 Palethorp St  
2732 Palethorp St  
2201 N Philip St  
2205 N Philip St  
2219 N Philip St

2225 N Philip St  
2227 N Philip St  
2231 N Philip St  
2233 N Philip St  
2235 N Philip St  
2237 N Philip St  
2247 N Philip St  
2253 N Philip St  
2255 N Philip St  
2263 N Philip St  
2265 N Philip St  
2267 N Philip St  
2269 N Philip St  
2273 N Philip St  
1720 Plum St  
2517 Potter St  
4139 N Reese St  
2868 Stouton St  
2874 Stouton St  
203 W Susquehanna Ave  
205 W Susquehanna Ave  
532 W Susquehanna Ave  
536 W Susquehanna Ave  
805 W Tioga Ave  
506 W Venango St  
705 W Venango St  
2259 Waterloo St  
143 E Westmoreland St  
131 E Willard St



**RESOLUTION NO.**

**PHILADELPHIA LAND BANK – RESOLUTION AUTHORIZING THE CONVEYANCE OF CERTAIN PROPERTIES OWNED BY THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO THE PHILADELPHIA LAND BANK**

**WHEREAS**, Act 153 of 2012, 68 Pa. C.S.A. § 2101, *et seq.* (the “Land Bank Act”) authorized the City of Philadelphia (“City”) to create a land bank in accordance with the Land Bank Act; and

**WHEREAS**, the City, in Bill No. 130156-A (approved December 18, 2013), authorized the creation of the Philadelphia Land Bank and provided for its appointment, powers and duties; and

**WHEREAS**, under Section 2109 of Land Bank Act, 68 Pa. C.S.A. § 2109(d)(3), a redevelopment authority, with the consent of the local governing body and without a redevelopment contract, may convey title to certain redevelopment authority property to a land bank; and

**WHEREAS**, the properties identified on Exhibit "A" to this Resolution which are owned by the Philadelphia Redevelopment Authority qualify for transfer from the Philadelphia Redevelopment Authority to the Philadelphia Land Bank as provided by Section 2109 of the Land Bank Act; and

**WHEREAS**, the transfer of the properties identified on Exhibit "A" to this Resolution to the Philadelphia Land Bank will promote the public purposes for which the City created the Philadelphia Land Bank;

**NOW THEREFORE, BE IT RESOLVED** by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Philadelphia Redevelopment Authority to convey title to those properties identified on Exhibit "A" hereto, to the Philadelphia Land Bank, and for the preparation, execution, acknowledgment and delivery of deeds to the Philadelphia Land Bank, without consideration, pursuant to Section 2109 of Land Bank Act, 68 Pa. C.S.A. § 2109(d)(3), 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.

**EXHIBIT "A"**

**Properties Owned by Philadelphia Redevelopment Authority to be Transferred to  
Philadelphia Land Bank**

**2nd Councilmanic District Properties**

5931 Kingsessing Ave  
2012 S Salford St  
5723 Kingsessing Ave  
2103 S 58Th St  
1548 S Capitol St  
1400 S Patton St  
2635 Wilder St  
2637 Wilder St  
2641 Wilder St  
2645 - 47 Wilder St  
2654 Wilder St  
1448 S 31St St  
1401 S 32Nd St  
6041 Kingsessing Ave  
5811 Yocum St, 5821 Woodland Ave  
5813 Yocum St  
1500 N 19Th St  
1316 S 28Th St  
1400 S 28Th St  
1940 S 60Th St  
2749 S 71St St  
2529 S 77Th St  
3502 S 86Th St  
6004 Allman St  
6017 Allman St  
6019 Allman St  
6028 Allman St  
6033 Allman St  
6065 Allman St  
8040 Buist Ave  
2235 Cross St  
2252 Cross St  
2324 Cross St  
3114 Dickinson St  
1355 S Dover St  
2221 Earp St  
2741 - 47 Earp St  
7508 Este Ave

7514 Este Ave  
7516 Este Ave  
2212 Fernon St  
2214 Fernon St  
2637 Gerritt St  
2641 Gerritt St  
2655 Gerritt St  
2900 Gerritt St  
2901 Gerritt St  
2954 Gerritt St  
2955 Gerritt St  
5944 Greenway Ave  
2224 Greenwich St  
2305 Greenwich St  
2309 - 11 Greenwich St  
2349 Greenwich St  
2748 Holbrook St  
8518 Luther Pl  
8032 Lyons Ave  
8001 Madison Ave  
1555 S Marston St  
1540 S Myrtlewood St  
1542 S Myrtlewood St  
1544 S Myrtlewood St  
1546 S Myrtlewood St  
1548 S Myrtlewood St  
1550 S Myrtlewood St  
1552 S Myrtlewood St  
1554 S Myrtlewood St  
1313 S Newkirk St  
1315 S Newkirk St  
1317 S Newkirk St  
1321 S Newkirk St  
1401 S Newkirk St  
1629 Point Breeze Ave  
1642 Point Breeze Ave  
1648 Point Breeze Ave  
1652 Point Breeze Ave  
1521 Reed St  
2024 S Salford St  
2034 S Salford St  
2052 S Salford St  
2614 Sears St  
1511 S Stillman St  
1517 S Stillman St  
1915 Titan St

3050 Titan St  
2222 S 56Th St, 5511 Wheeler St  
2146 - 48 S Cecil St  
1308 - 26 S Dover St  
1212 S 17Th St  
2908 - 12 Wharton St  
2249 Cross St  
7500 R Wheeler Street  
1606 S 20Th St  
2120 S Cecil St  
2116 S Cecil St  
2952-2954 Gerritt St  
2130 S Cecil St  
2118 S Cecil St  
7510 Este Ave  
7512 Este Ave  
1718 Titan St  
2329 Ellsworth St  
2122 S Cecil St  
1252 S 23Rd St  
8101 Pontiac Ave

**6th Councilmanic District Properties**

4710 Devereaux Ave  
4712 Devereaux Ave  
4714 Devereaux Ave  
4718 Devereaux Ave  
4720 Devereaux Ave  
4722 Devereaux Ave  
4724 Devereaux Ave  
4728 Devereaux Ave  
4730 Devereaux Ave  
6148 Hegerman St  
6150 Hegerman St  
6152 Hegerman St  
6154 Hegerman St  
6158 Hegerman St  
6160 Hegerman St  
6164 Hegerman St  
6166 Hegerman St  
7234 Keystone St  
6111 Vandike St  
6113 Vandike St  
6115 Vandike St

6121 Vandike St  
6123 Vandike St

**7th Councilmanic District Properties**

2203 N 02nd St  
2226 N 02nd St  
2253 N 02nd St  
2255 N 02nd St  
2257 N 02nd St  
2259 N 02nd St  
2261 N 02nd St  
2333 N 02nd St  
2935 – 65 N 02nd St  
2324 N 03rd St  
1526 N 04th St  
2405 N 04th St  
1511 N 06th St  
1519 N 06th St  
1527 N 06th St  
1531 N 06th St  
1549 N 06th St  
1625 N 06th St  
4132 N 07th St  
3655 N 09th St  
878 N 49th St  
2143 N American St  
2501 N American St  
2313 N Bodine St  
2220 – 22 Coral St  
515 W Cumberland St  
4052 N Darien St  
4054 N Darien St  
4231 N Darien St  
184 W Dauphin  
186 W Dauphin  
187 W Dauphin  
189 W Dauphin  
191 W Dauphin  
401 – 11 W Dauphin  
2409 Emerald St  
2160 N Fairhill St  
2164 N Fairhill St  
2170 N Fairhill St  
2939 N Fairhill St

1738 Filmore St  
4528 Frankford Ave  
3955 N Franklin St  
2934 Gransback St  
4710 Griscom St  
4726 Griscom St  
480 Hart Ln  
3220 Hartville St  
3247 Hartville St  
4661 Hawthorne St  
1901 Hope St  
3462 Hope St  
232 E Indiana Ave  
362 E Indiana Ave  
3344 -46 Kensington Ave  
3358 Kensington Ave  
3420 Kensington Ave  
2841 Kip St  
2303 N Lawrence St  
2305 N Lawrence St  
3308 N Lawrence St  
3312 N Lawrence St  
3314 N Lawrence St  
3354 N Lawrence St  
2537 N Lee St  
2555 N Lee St  
2806 N Lee St  
2308 N Leithgow St  
2310 N Leithgow St  
2312 N Leithgow St  
1710 Meadow St  
4550 Mulberry St  
2729 Mutter St  
3342 Mutter St  
2055 N Orianna St  
2947 N Orianna St  
2741 N Orkney St  
1856 E Orleans St  
1721 – 23 Orthodox St  
2245 Palethorp St  
2255 Palethorp St  
2256 Palethorp St  
2260 Palethorp St  
2261 Palethorp St  
2262 Palethorp St  
2348 Palethorp St

2732 Palethorp St  
2201 N Philip St  
2205 N Philip St  
2219 N Philip St  
2225 N Philip St  
2227 N Philip St  
2231 N Philip St  
2233 N Philip St  
2235 N Philip St  
2237 N Philip St  
2247 N Philip St  
2253 N Philip St  
2255 N Philip St  
2263 N Philip St  
2265 N Philip St  
2267 N Philip St  
2269 N Philip St  
2273 N Philip St  
1720 Plum St  
2517 Potter St  
4139 N Reese St  
2868 Stouton St  
2874 Stouton St  
203 W Susquehanna Ave  
205 W Susquehanna Ave  
532 W Susquehanna Ave  
536 W Susquehanna Ave  
805 W Tioga Ave  
506 W Venango St  
705 W Venango St  
2259 Waterloo St  
143 E Westmoreland St  
131 E Willard St



**BOARD FACTSHEET**

Meeting of February 10, 2016

Conveyance of City Properties to Philadelphia Land Bank

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**Nature of Transaction:** The Philadelphia Redevelopment Authority (the "PRA") will facilitate the conveyance of title of properties owned by the City of Philadelphia (the "City") Public Property to the Philadelphia Land Bank:

- The conveyance of these properties will be for the disposition, reuse, and management by the Philadelphia Land Bank.
- The City properties listed below were approved for conveyance to the Philadelphia Land Bank in collaboration with the 2<sup>nd</sup> Councilmanic District Office.
- Pursuant to City Council Resolution No. 160083 adopted on February 4, 2016, the City authorized transfer of the properties listed below to the Philadelphia Redevelopment Authority for subsequent transfer to the Philadelphia Land Bank.

**PROPERTY INFORMATION:**

**City Conveyance:** The City properties attached hereto as Exhibit "A" will be conveyed the Philadelphia Redevelopment Authority for the subsequent conveyance to the Philadelphia Land Bank, without consideration, pursuant to Chapter 16-700 of The Philadelphia Code.



EXHIBIT "A"2nd Councilmanic District Properties

2524 Alter St  
2522 Annin St  
3116 Dickinson St  
3118 Dickinson St  
2727 Earp St  
2613 Earp St  
2703 Earp St  
2724 Earp St  
2714 Earp St  
2735 Earp St  
2719 Earp St  
2645 Federal St  
1911 Gerritt St  
2723 Ingram St  
1818 Latona St  
2623 Latona St  
2609 Latona St  
2635 Latona St  
2720 Manton St  
2740 Manton St  
2724 Manton St  
2704 Manton St  
2532 Manton St  
2712 Manton St  
2738 Manton St  
2726 Manton St  
2706 Manton St  
2716 Manton St  
2710 Manton St  
2705 Oakford St  
2716 Oakford St  
2720 Oakford St  
2714 Oakford St  
2537 Oakford St  
2643 Reed St  
2639 Reed St  
1230 S 23Rd St  
1211 S 26Th St  
1203 S 26Th St  
1327 S 27Th St  
1304 S 28Th St

1546 S 30Th St  
1334 S 30Th St  
1329 S 31St St  
1443 S 32Nd St  
1326 S Corlies St  
1310 S Corlies St  
1320 S Corlies St  
1327 S Dover St  
1342 S Hollywood St  
1240 S Newkirk St  
1250 S Newkirk St  
1242 S Newkirk St  
1930 S Norwood St  
1932 S Norwood St  
1236 S Patton St  
1700 S Ringgold St  
1555 S Ringgold St  
1545 S Ringgold St  
1348 S Spangler St  
1315 S Stanley St  
1506 S Stillman St  
1554 S Stillman St  
1145 S Sydenham St  
1138 S Sydenham St  
1529 S Taney St  
1519 S Taney St  
1527 S Taney St  
1554 S Taylor St  
2630 Sears St  
2642 Sears St  
2318 Tasker St  
3100 Tasker St  
2044 Titan St  
2647 Titan St  
3036 Titan St  
3046 Titan St  
2616 Titan St  
2609 Titan St  
3000 Titan St  
3018 Titan St  
2641 Titan St  
2637 Titan St  
3010 Titan St  
2618 Titan St  
2628 Titan St  
2051 Watkins St  
1932 Watkins St

2932 Wharton St  
3311 Wharton St  
2928 Wharton St  
2809 Wharton St  
2827 Wharton St  
2220 Wilder St  
2017 Wilder St  
2643 Wilder St  
2315 Wilder St  
2239 Wilder St  
2038 Wilder St  
2222 Wilder St

**RESOLUTION NO.**

**PHILADELPHIA LAND BANK – RESOLUTION AUTHORIZING THE ACCEPTANCE OF TITLE FROM THE CITY OF PHILADELPHIA TO VARIOUS PROPERTIES AND CONVEYANCE OF SUCH PROPERTIES BY THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO THE PHILADELPHIA LAND BANK**

**WHEREAS**, Act 153 of 2012, 68 Pa. C.S.A. § 2101, *et seq.* (the “Land Bank Act”) authorized the City of Philadelphia (“City”) to create a land bank in accordance with the Land Bank Act; and

**WHEREAS**, the City, in Bill No. 130156-A (approved December 18, 2013), authorized the creation of the Philadelphia Land Bank and provided for its appointment, powers and duties; and

**WHEREAS**, Section 16-705 of The Philadelphia Code authorizes the City's Commissioner of Public Property to convey real property to the Philadelphia Redevelopment Authority, without consideration, for subsequent transfer to the Philadelphia Land Bank; and

**WHEREAS**, the properties identified on Exhibit "A" to this Resolution have been deemed surplus property by the City and the transfer of such properties to the Philadelphia Redevelopment Authority for subsequent transfer to the Philadelphia Land Bank will promote the public purposes for which the City created the Land Bank; and

**WHEREAS**, pursuant to City Council Resolution No. 160083 adopted on February 4, 2016, the City has authorized transfer of the properties identified on Exhibit "A" to this Resolution to the Philadelphia Redevelopment Authority for subsequent transfer to the Philadelphia Land Bank;

**NOW THEREFORE, BE IT RESOLVED** by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Philadelphia Redevelopment Authority to accept title from the City of Philadelphia to those properties identified on Exhibit "A," hereto, and for the conveyance and preparation, execution, acknowledgment and delivery of deeds to the Philadelphia Land Bank, without consideration, pursuant to Chapter 16-700 of The Philadelphia Code.

**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.

**EXHIBIT "A"**

**Properties Owned by the City of Philadelphia to be Conveyed to the Philadelphia Land Bank through the Philadelphia Redevelopment Authority**

**2nd Councilmanic District Properties**

2524 Alter St  
2522 Annin St  
3116 Dickinson St  
3118 Dickinson St  
2727 Earp St  
2613 Earp St  
2703 Earp St  
2724 Earp St  
2714 Earp St  
2735 Earp St  
2719 Earp St  
2645 Federal St  
1911 Gerritt St  
2723 Ingram St  
1818 Latona St  
2623 Latona St  
2609 Latona St  
2635 Latona St  
2720 Manton St  
2740 Manton St  
2724 Manton St  
2704 Manton St  
2532 Manton St  
2712 Manton St  
2738 Manton St  
2726 Manton St  
2706 Manton St  
2716 Manton St  
2710 Manton St  
2705 Oakford St  
2716 Oakford St  
2720 Oakford St  
2714 Oakford St  
2537 Oakford St  
2643 Reed St  
2639 Reed St  
1230 S 23Rd St  
1211 S 26Th St

1203 S 26Th St  
1327 S 27Th St  
1304 S 28Th St  
1546 S 30Th St  
1334 S 30Th St  
1329 S 31St St  
1443 S 32Nd St  
1326 S Corlies St  
1310 S Corlies St  
1320 S Corlies St  
1327 S Dover St  
1342 S Hollywood St  
1240 S Newkirk St  
1250 S Newkirk St  
1242 S Newkirk St  
1930 S Norwood St  
1932 S Norwood St  
1236 S Patton St  
1700 S Ringgold St  
1555 S Ringgold St  
1545 S Ringgold St  
1348 S Spangler St  
1315 S Stanley St  
1506 S Stillman St  
1554 S Stillman St  
1145 S Sydenham St  
1138 S Sydenham St  
1529 S Taney St  
1519 S Taney St  
1527 S Taney St  
1554 S Taylor St  
2630 Sears St  
2642 Sears St  
2318 Tasker St  
3100 Tasker St  
2044 Titan St  
2647 Titan St  
3036 Titan St  
3046 Titan St  
2616 Titan St  
2609 Titan St  
3000 Titan St  
3018 Titan St  
2641 Titan St  
2637 Titan St  
3010 Titan St

2618 Titan St  
2628 Titan St  
2051 Watkins St  
1932 Watkins St  
2932 Wharton St  
3311 Wharton St  
2928 Wharton St  
2809 Wharton St  
2827 Wharton St  
2220 Wilder St  
2017 Wilder St  
2643 Wilder St  
2315 Wilder St  
2239 Wilder St  
2038 Wilder St  
2222 Wilder St


**BOARD FACTSHEET**

Meeting of February 10, 2016

Settlement of Lawsuit and Amicable Acquisition

419 N. Daggett Street

**Sellers:** Harry Schmidt and Jeffrey D. Schmidt

**Nature of Transaction:** The Board is requested to authorize the Authority to enter into a Settlement and Release Agreement (the "Agreement") with Plaintiffs, Harry Schmidt and Jeffrey D. Schmidt ("Plaintiffs"), to resolve all claims presented in the quiet title lawsuit filed by Plaintiffs in the Philadelphia Court of Common Pleas (June Term 2015, No. 00315)(the "Lawsuit"). Subject to the terms and conditions contained in the Agreement, the Authority will acquire 419 N. Daggett Street (the "Property") from Plaintiffs for nominal value of One Dollar (\$1.00) (including additional closing costs), payable from the Authority's general funds, subject to receipt of a title insurance policy acceptable to General Counsel.

**PROPERTY INFORMATION: 419 N. Daggett Street**

**Description:** 1,615 sq. ft., vacant lot, RM-1

**Acquisition Cost:** \$1.00

Through negotiations, Plaintiffs are willing to release all claims presented in the Lawsuit in consideration of the Authority agreeing to acquire the Property for nominal consideration. Plaintiffs have stated that they do not want the potential liability of holding the Property since they cannot do anything with it at this time.

**COMMENTS OR OTHER CONDITIONS:**

The Authority will acquire the Property for One Dollar (\$1.00), including closing costs.

Proposed Resolution is attached with site map & photograph.

Prepared by: Ryan D. Harmon



**RESOLUTION NO.**

**RESOLUTION AUTHORIZING SETTLEMENT OF LITIGATION WITH HARRY SCHMIDT AND JEFFREY D. SCHMIDT UPON CERTAIN TERMS AND CONDITIONS, INCLUDING THE ACQUISITION OF 419 N. DAGGETT STREET FOR NOMINAL COST**

**WHEREAS**, Harry Schmidt and Jeffrey D. Schmidt (herein, "Plaintiffs") are the owners of 419 N. Daggett Street, Philadelphia, Pennsylvania (the "Property"); and

**WHEREAS**, Plaintiffs commenced a lawsuit in the Philadelphia Court of Common Pleas to quiet title against the City of Philadelphia and the Philadelphia Redevelopment Authority (June Term 2015, No. 00315) (the "Lawsuit"); and

**WHEREAS**, the parties to the Lawsuit have deemed it desirable to resolve all claims presented in the Lawsuit amicably in accordance with the terms of the proposed Settlement and Release Agreement (the "Agreement"), subject to Board approval; and

**WHEREAS**, the Authority has agreed, subject to Board approval, to purchase the Property for nominal consideration of One Dollar (\$1.00), including additional closing costs, in consideration of Plaintiffs releasing all claims presented against the Authority in the Lawsuit; and

**WHEREAS**, the Authority's acquisition of the Property will be funded from the Authority's general funds and will further the public purposes of the City by assisting in future redevelopment of this area; and

**WHEREAS**, General Counsel for the Authority recommends that this matter be resolved in accordance with these terms and conditions of the proposed Agreement.

**NOW, THEREFORE, BE IT RESOLVED**, by the Philadelphia Redevelopment Authority that the Deputy Executive Director is hereby authorized to execute a Settlement and Release Agreement that, among other terms, (i) requires the Authority to pay Plaintiffs, Harry Schmidt and Jeffrey D. Schmidt ("Plaintiffs"), the total sum of \$1.00, including additional closing costs, from the Authority's general funds to acquire 419 N. Daggett Street, Philadelphia, Pennsylvania (the "Property"), and (ii) requires Plaintiffs to release all claims presented against the Authority in the Lawsuit.

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

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

419 N. Daggett Street



# 419 N. Daggett Street





**BOARD FACTSHEET**

Meeting of February 10, 2016

Appointment of Director and Officer of Housing Opportunities Program Philadelphia, Inc.

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**Request:** Appointment of Marla Clark to replace Peilin Chen as a Director and Officer of Housing Opportunities Program Philadelphia, Inc. ("HOPP")

**Background:** On December 31, 2015, Peilin Chen resigned from the Board of Directors and from the officer position of Vice President for HOPP. HOPP's bylaws require the Authority's Board of Directors to appoint an Authority employee to fill a vacancy created by an Authority employee. The Board is requested to appoint Marla Clark to fill Ms. Chen's vacancy on the Board of Directors and in the officer position of Vice President for HOPP. Ms. Clark will serve for the balance of Ms. Chen's unexpired terms.

**RESOLUTION NO.**

**RESOLUTION APPOINTING MARLA CLARK TO REPLACE PEILIN CHEN AS A DIRECTOR AND OFFICER OF HOUSING OPPORTUNITIES PROGRAM PHILADELPHIA, INC.**

**WHEREAS**, on December 31, 2015, Peilin Chen resigned from the Board of Directors and from the officer position of Vice President for Housing Opportunities Program Philadelphia, Inc. ("HOPP"); and

**WHEREAS**, the Board would like to fill the vacancy with another Authority employee.

**NOW THEREFORE, BE IT RESOLVED** by the Philadelphia Redevelopment Authority, that Marla Clark is appointed to fill Ms. Chen's vacancy on the Board of Directors and in the officer position of Vice President for Housing Opportunities Program Philadelphia, Inc. ("HOPP"). Ms. Clark will serve for the balance of Ms. Chen's unexpired terms.

**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 February 10, 2016

Approval of NTI Grant

4050-66 Haverford Avenue

**NAME OF SPONSOR/DEVELOPER:** People's Emergency Center

**Nature of Transaction:** Authorization for the Authority to enter into a Neighborhood Transformation Initiative ("NTI") grant agreement for predevelopment cost associated with the development of the 4050 Apartments located at 4050-66 Haverford Avenue. The grant, in an amount not to exceed Two Hundred Thousand Dollars (\$200,000), will be used for predevelopment costs that have been incurred in connection with the new construction of twenty (20) affordable rental units located in the West Powelton neighborhood of West Philadelphia.

**Legal Entity:** 4050 Apartments, LP (Owner of 4050 Apartments)

**PROJECT INFORMATION:** 4050 Apartments

Address: 4050-66 Haverford Avenue

Total Development Cost: \$7,899,592

Total Construction Cost: \$5,603,938

PRA Grant: \$200,000 NTI (Tax Exempt Funds)

**COMMENTS OR OTHER CONDITIONS:**

The Authority will enter into a grant agreement with People's Emergency Center in an amount not to exceed Two Hundred Thousand Dollars (\$200,000) and will disperse NTI funds as a reimbursement for soft costs incurred for activities associated with the low income housing tax credit development.

Proposed Resolution is attached.

Prepared by: Tania Nikolic  
 Reviewed by: Ryan Harmon

**RESOLUTION NO.**

**RESOLUTION AUTHORIZING THE APPROVAL OF A NEIGHBORHOOD TRANSFORMATION INITIATIVE GRANT IN AN AMOUNT NOT TO EXCEED \$200,000 TO PEOPLE'S EMERGENCY CENTER TO ASSIST WITH PRE-DEVELOPMENT COSTS ASSOCIATED WITH THE 4050 APARTMENTS DEVELOPMENT LOCATED AT 4050-66 HAVERFORD AVENUE**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that authorization is hereby given to grant Neighborhood Transformation Initiative ("NTI") funds in an amount not to exceed Two Hundred Thousand Dollars (\$200,000) to People's Emergency Center to assist with pre-development activities associated with the development of the 4050 Apartments located at 4050-66 Haverford Avenue, and to enter into a grant agreement evidencing same.

**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 February 10, 2016

Approval of NTI Grant

Philadelphia Housing Authority

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

**NATURE OF TRANSACTION:** Authorization for the Authority to enter into a grant agreement with PHA for the Authority to provide a grant to PHA in an amount not to exceed Eight Million Dollars (\$8,000,000) (the "Grant"). The proceeds of the Grant will be used to support the following activities completed by PHA:

- 1) The demolition of the PHA Norman Blumberg Apartment Complex which includes the removal of two high rise towers and several low rise vacant buildings. Work is to be completed by March 31, 2016; and
- 2) The renovation of eligible scattered site properties owned by PHA where activities include interior and exterior repairs.

The Neighborhood Transformation Initiative ("NTI") Qualified Revenue Bond ("QRB") funds will be used to reimburse PHA for hard costs incurred. All properties are publically owned by PHA and will remain in PHA's ownership.

**PROJECT INFORMATION:** Norman Blumberg Apartments & Scattered Site Rehabs

Address: 2311 W. Jefferson &amp; various properties

PRA Grant: Up to \$8,000,000 of NTI QRB Funds

**COMMENTS OR OTHER CONDITIONS:**

In 2014, the Authority began working with PHA in Sharswood and, acting as their agent, completed the acquisition of over 1200 parcels on behalf of PHA around the now vacant Blumberg Apartments.

Through the Grant, the City, PHA and the Authority look forward to working collaboratively and providing support in the implementation of the transformation vision outlined in the 2015 Sharswood Choice Neighborhood Plan.

Proposed Resolution is attached.

Prepared by: Tania Nikolic

Reviewed by: Ryan Harmon



**RESOLUTION NO.**

**RESOLUTION AUTHORIZING THE APPROVAL OF A NEIGHBORHOOD TRANSFORMATION INITIATIVE GRANT IN AN AMOUNT NOT TO EXCEED \$8,000,000 TO THE PHILADELPHIA HOUSING AUTHORITY TO ASSIST WITH COSTS ASSOCIATED WITH THE DEMOLITION OF NORMAN BLUMBERG APARTMENTS AND SCATTERED SITE PROPERTY RENOVATIONS**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that authorization is hereby given to grant Neighborhood Transformation Initiative funds in an amount not to exceed Eight Million Dollars (\$8,000,000) to the Philadelphia Housing Authority ("PHA") to assist with activities associated with the demolition of the Norman Blumberg Apartments and the renovation of PHA-owned scattered site house units, and to enter into a grant agreement evidencing same.

**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 February 10, 2016  
 Approval of NTI QRB Funds  
 Demolition and Removal of Steel Awning

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**NAME OF CONTRACTOR:** PRA Maintenance Department

**Nature of Transaction:** Approval authorizing the Authority to expend Neighborhood Transformation initiative ("NTI") Qualified Revenue Bond ("QRB") funds for the demolition and removal of a 12,500 sq. ft. steel awning located at 1020 W. Colona Street. The project will be completed by the PRA Maintenance Department.

**PROPERTY INFORMATION:** 1020 W. Colona Street

**Description:** 15,535 sq. ft. lot with a 12,500 sq. ft. overhead steel awning

**Funding Amount:** Not to Exceed Forty Thousand Dollars (\$40,000).

**FINANCING:**

The Authority will demolish and remove the steel awning 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

**RESOLUTION NO.**

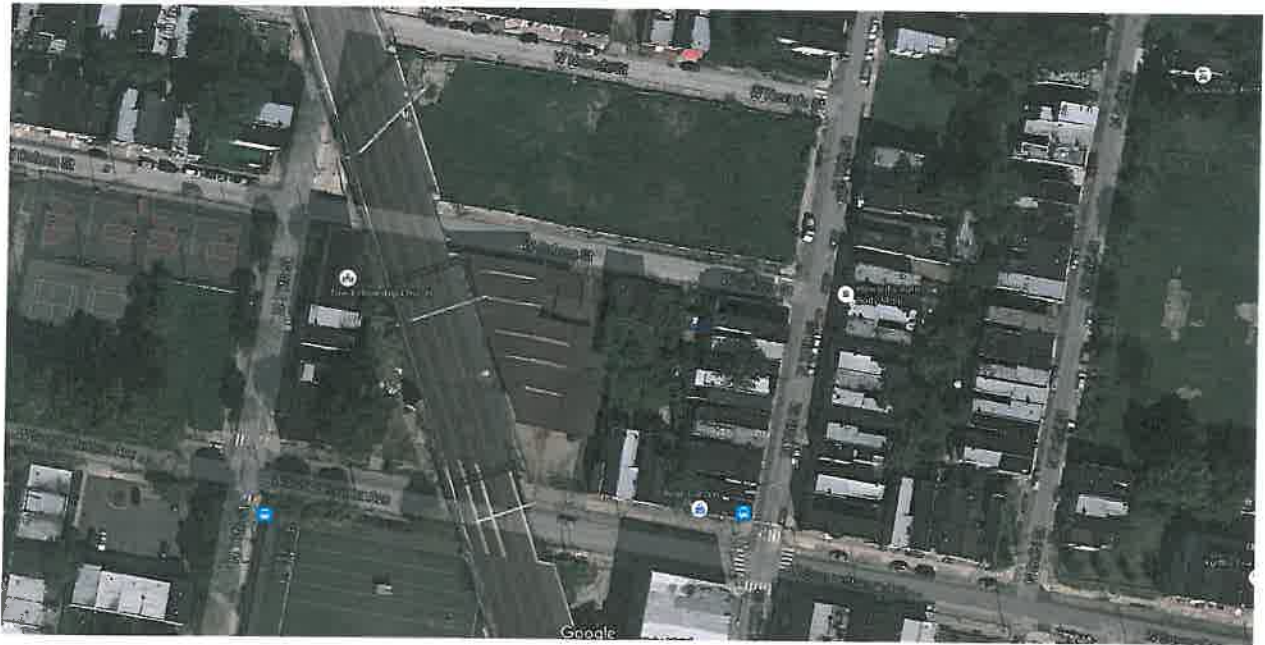
**RESOLUTION AUTHORIZING APPROVAL TO USE NEIGHBORHOOD TRANSFORMATION INITIATIVE FUNDS IN THE AMOUNT OF UP TO \$40,000 FOR THE DEMOLITION AND REMOVAL OF A STEEL AWNING LOCATED AT 1020 W. COLONA STREET IN THE MODEL CITIES URBAN RENEWAL AREA**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that authorization is hereby given to use Neighborhood Transformation Initiative ("NTI") Qualified Revenue Bond ("QRB") funds in the amount not to exceed Forty Thousand Dollars (\$40,000) for the demolition and removal of a steel awning located at 1020 W. Colona 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.

1020 W. Colona Street



# 1020 W. Colona Street (Steel Awning Demolition and Removal)





**BOARD FACTSHEET**

Meeting of February 10, 2016

Approval of PHDC Bridge Loan

Philadelphia Housing Development Corporation

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The Board is requested to adopt a resolution authorizing the Authority to enter into a Line of Credit Loan Agreement with the Philadelphia Housing Development Corporation and to provide a loan in an amount not to exceed One Million Five Hundred Thousand Dollars (\$1,500,000) (herein, the "Loan"), funded from Redevelopment Authority working capital. The Loan, secured by existing contracts with the City of Philadelphia, will be used to bridge reimbursable expenditures providing the Philadelphia Housing Development Corporation the opportunity to improve contractor productivity by streamlining the payment process.

The resolution is attached.

**RESOLUTION NO.**

**RESOLUTION AUTHORIZING THE AUTHORITY TO ENTER INTO A LINE OF CREDIT LOAN AGREEMENT WITH THE PHILADELPHIA HOUSING DEVELOPMENT CORPORATION IN AN AMOUNT NOT TO EXCEED \$1,500,000**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that the Authority is authorized to enter into a Line of Credit Loan Agreement ("Loan Agreement") with the Philadelphia Housing Development Corporation ("PHDC") under terms and conditions as follows:

1. The Authority is providing a revolving line of credit loan in an amount not to exceed One Million Five Hundred Thousand Dollars (\$1,500,000) (herein, the "Loan"), funded from the Authority's working capital;
2. The proceeds of the Loan will be used to bridge operating and programmatic expenditures associated with the contractual obligations with the City of Philadelphia;
3. The Loan will be for a maximum term of twelve (12) months from the date of the initial disbursement;
4. Disbursement of Loan proceeds will be contingent upon the following:
  - i. Satisfactory tax status certification issued on all members of the development team; and
  - ii. Fully executed promissory note and Loan Agreement.

**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 February 10, 2016

Approval of an Amendment to a Contract with Speridian Technologies, LLC for Consultant Services

**REQUEST:** Amend contract with Speridian Technologies, LLC ("Speridian") to increase support service fees from Sixty-Five Dollars (\$65.00) per hour (up to an amount not to exceed Ten Thousand Dollars (\$10,000)) to a flat fee of Thirty-One Thousand Two Hundred Dollars (\$31,200) for unlimited service. The Amended Contract will authorize the Authority to expend an amount not to exceed One Hundred Forty-Six Thousand Two Hundred Dollars (\$146,200) under and pursuant to the Contract.

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

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

The Board, at its meeting on June 10, 2015, approved Resolution No. 2015-59 to authorize the Authority to enter into a professional services contract ("Contract") with Speridian wherein Speridian would provide consulting services for an enterprise wide mobile electronic data collection system for use on an Android or Apple Tablet. Such Contract would assist the Authority with obligations for housing inspection and compliance. The Contract authorized the Authority to expend an amount not to exceed One Hundred Twenty-Five Thousand Dollars (\$125,000), which amount is comprised of a one-time implementation fee not to exceed One Hundred Five Thousand Dollars (\$105,000), support fees at Sixty-Five Dollars (\$65.00) per hour, and actual travel costs up to Ten Thousand Dollars (\$10,000).



Based on the above request, approval is sought to amend the Contract and expend an amount not to exceed a total of One Hundred Forty-Six Thousand Two Hundred Dollars (\$146,200) under and pursuant to the Contract (the difference being the increase in the support service fees).

Proposed Resolution is attached.

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

**RESOLUTION NO.**

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

**WHEREAS**, the Board at its meeting on June 10, 2015 approved Resolution No. 2015-59 to authorize the Authority to enter into a professional services contract ("Contract") with Speridian Technologies, LLC ("Speridian"), to provide consulting services for an enterprise wide mobile electronic data collection system for use on an Android or Apple Tablet to assist the Authority with obligations for Housing Inspection and Compliance;

**WHEREAS**, pursuant to the Contract, the Authority was authorized to expend an amount not to exceed One Hundred Twenty-Five Thousand Dollars (\$125,000), of which is a one-time implementation fee not to exceed One Hundred Five Thousand Dollars (\$105,000), support fees at Sixty-Five Dollars (\$65.00) per hour (up to an amount not to exceed Ten Thousand Dollars (\$10,000), and actual travel costs up to Ten Thousand Dollars (\$10,000);

**WHEREAS**, Speridian and the Authority agree that there is a need to increase the cost for support services from Sixty-Five Dollars (\$65.00) per hour (up to an amount not to exceed Ten Thousand Dollars (\$10,000)), to a flat fee of Thirty-One Thousand Two Hundred Dollars (\$31,200) for unlimited services throughout the Contract term;

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that Authorization is hereby granted for the Authority to amend the Contract to increase support service fees from an amount not to exceed Ten Thousand Dollars (\$10,000) to an amount not to exceed Thirty-One Thousand Two Hundred Dollars (\$31,200). All other terms of the Contract shall remain in effect.

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

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

**BOARD FACTSHEET**

Meeting of February 10, 2016

Approval of Contract Amendment with Stantec Consulting Services, Inc.

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**Request:**

Approval of a contract amendment between the Authority and Stantec Consulting Services Inc. ("Stantec") for an increase in the contract amount in an amount not to exceed Seventy-Five Thousand Dollars (\$75,000).

**Background:**

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

A sixth amendment to the Contract is necessary because while performing the additional environmental remediation and site investigation authorized by the fifth amendment to the Contract, Stantec encountered free product (oil and/or gas) again in one of the monitoring wells, MW-9 ("**MW-9**"). The Sixth Amendment will authorize Stantec to perform additional environmental remediation in order to obtain site characterization and a release of liability from the PADEP. Stantec will, among other things: 1) clean MW-9 five to seven times, as necessary, 2) perform well gauging of Monitoring Wells, MW-9, MW-12, and MW-13 approximately eighteen times, 3) perform further groundwater sampling, and 4) submit required reports and other documents to PADEP. For the foregoing services, the Contract amount must be increased by an amount not to exceed Seventy-Five Thousand Dollars (\$75,000).

Proposed Resolution is attached.

Prepared by: David Thomas

Reviewed by: Ryan Harmon

**RESOLUTION NO.**

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

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that authorization is hereby granted for the Authority to enter into an amendment to a Contract for Professional Services with Stantec Consulting Services, Inc., to perform environmental remediation at 1718-26 N. 52<sup>nd</sup> Street, with a maximum compensation not to exceed Seventy-Five Thousand Dollars (\$75,000).

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

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

**BOARD FACTSHEET**

Meeting of February 10, 2016  
 Selection of Redeveloper  
 701-11 N. 34<sup>th</sup> Street

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

**Nature of Transaction:** Selection of developer to construct sixteen (16) units of townhome style rental housing located within the Mantua Urban Renewal Area.

**Legal Entity/Other Partners (if applicable):** Westview Development Partners, LLC

**Mailing Address:** 630 N 35<sup>th</sup> Street, Philadelphia, PA 19104

**PROPERTY INFORMATION:** 701-11 N. 34<sup>th</sup> Street

**Description:** 13,761 sq. ft., vacant lot **Zoning:** RM-1 and CMX-2 **Use:** Residential

**Disposition Value:** \$108,000.00

At the direction of the Council person, the sale of the property is being handled as a direct 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 Spring, 2016, with construction completion by Spring, 2018.

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

Per Chapter 17-1600 of the Philadelphia Code, the Economic Opportunity Plan ranges have been approved by the City at MBE – 15% and WBE – 7%. This developer is new to the PRA, and therefore, no past performance has been recorded.

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

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

**RESOLUTION NO.**

**RESOLUTION SELECTING WESTVIEW DEVELOPMENT PARTNERS, LLC, AS REDEVELOPER OF 701-11 N. 34<sup>th</sup> STREET LOCATED IN THE WEST PHILADELPHIA REDEVELOPMENT AREA, MANTUA URBAN RENEWAL AREA**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that Westview Development Partners, LLC, is hereby selected as Redeveloper of 701-11 N. 34<sup>th</sup> 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 One Hundred Eight Thousand Dollars (\$108,000.00); 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.

**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	\$ 1,542,216.00 -	Branch Banking and Trust Company	Y	
Permanent Financing	\$ -			
Grant	\$ -			
Other	\$ -			
Other	\$ -			
Other	\$ -			
<b>Total Sources</b>	<b>\$ 1,542,216.00 -</b>			

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

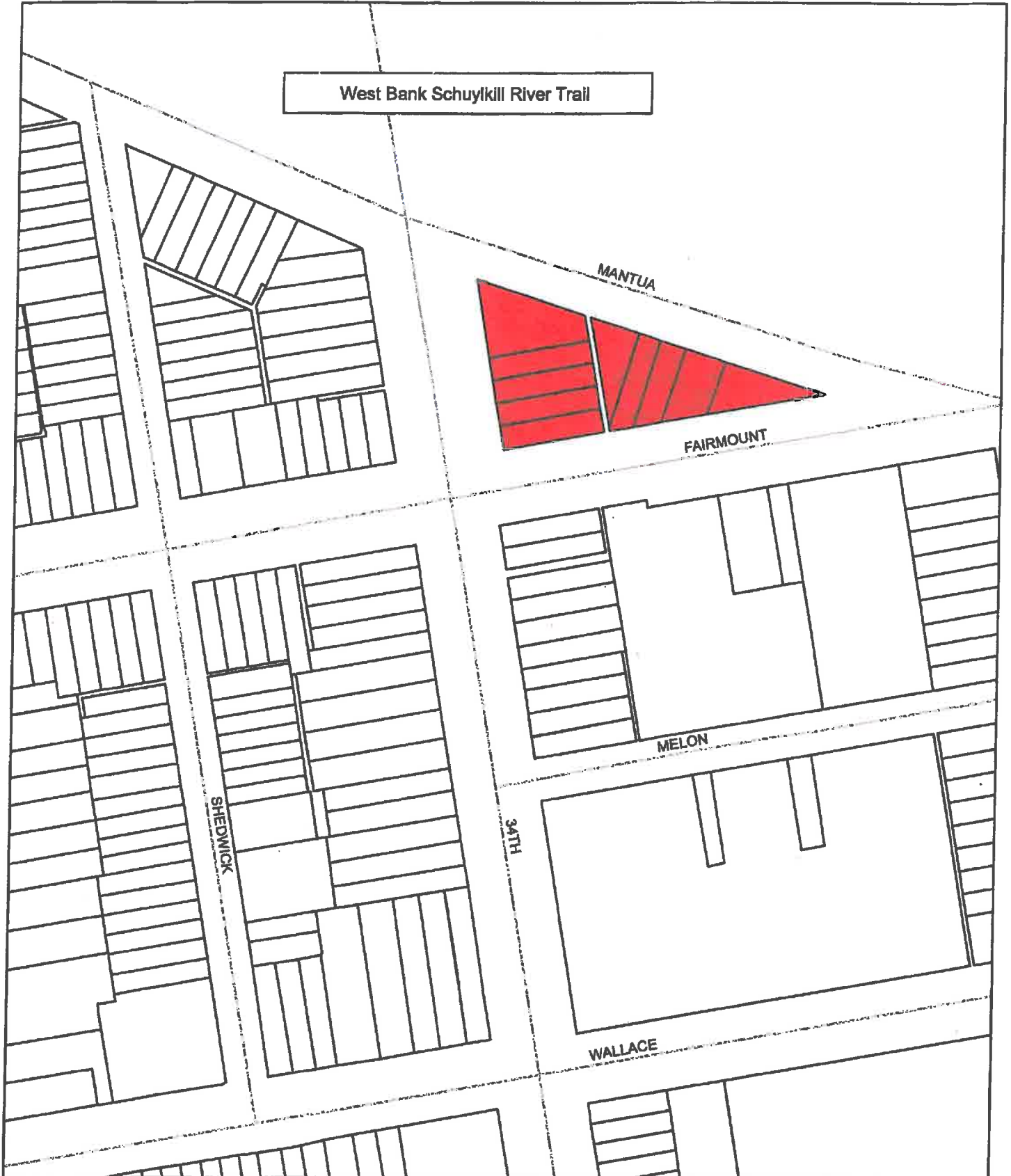
<i>Uses</i>	<i>Amount</i>	<i>Source of Estimate</i>
Purchase Price of Property	\$ 108,000.00	
Closing Costs (Title/Recording)	\$ 34,685.00	
Construction Costs	\$ 1,368,616.00	
Design/Engineering Costs	\$ 15,000.00	
Legal Costs	\$ 1,500.00	
Holding Costs	\$ -	
Financing Costs	\$ -	
Other: _____	\$ 7,500.00	
Other: _____	\$ 6,915.00	
Other: _____	\$ -	
<b>Total Uses</b>	<b>\$ 1,542,216.00</b>	





Address: 701-11 N. 34<sup>th</sup> Street

# Westview Development Partners, LLC 34th and Mantua Avenue Project



Prepared by Tracy Pinson-Reviere  
January 28, 2016



West Philadelphia Redevelopment Area  
Mantua Urban Renewal Area  
701-11 N. 34th Street



## BOARD FACTSHEET

Meeting of February 10, 2016

Removal of Disposition Supplement

1317-23 Frankford Avenue, 1139 E. Berks Street and  
2627 E. Hagert Street

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**NAME OF APPLICANT:** Denis Boyce (1317-23 Frankford Avenue)  
Joseph A. Maurizi (1139 E. Berks Street)  
Tina M. Dixon and Thomas A. Dixon (2627 E. Hagert Street)

**Nature of Transaction:** The Board is being asked to authorize a resolution that removes a disposition supplement from the Open Space Management (Side yard Agreements) for 1317-23 Frankford Avenue, 1139 E. Berks Street and 2627 E. Hagert Street.

The disposition supplement imposes a requirement that the properties be used only as a side yard and green space for thirty (30) years. Removal of this restriction will allow the owner to use the property for residential and related uses.

### PROPERTY INFORMATION:

1317-23 Frankford Avenue (2429 sq. ft., side yard)  
1139 E. Berks Street (786 sq. ft., side yard)  
2627 E. Hagert Street (709 sq. ft., side yard)

**ADMINISTRATIVE FEE:** \$5,000 for each applicant

All the applicants have requested that the requirement of the disposition supplement be removed and have agreed to pay an administrative fee of Five Thousand Dollars (\$5,000) for work associated with this action.

Proposed Resolution is attached with site map and photograph.

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

**RESOLUTION NO.**

**RESOLUTION AUTHORIZING THE REMOVAL OF A DISPOSITION SUPPLEMENT THAT LIMITS USE AND SALE OF 1317-23 FRANKFORD AVENUE, 1139 E. BERKS STREET AND 2627 E. HAGERT STREET LOCATED IN THE NEW KENSINGTON-FISHTOWN REDEVELOPMENT AREA, NEW KENSINGTON-FISHTOWN URBAN RENEWAL AREA**

**WHEREAS**, the Philadelphia Redevelopment Authority conveyed 1317-23 Frankford Avenue (the "Frankford Avenue Premises") to Denis Boyce on June 27, 2002;

**WHEREAS**, a disposition supplement limiting use of the Frankford Avenue Premises as a side yard for thirty (30) years was imposed by deed dated June 27, 2002;

**WHEREAS**, the Philadelphia Redevelopment Authority conveyed 1139 E. Berks Street (the "Berks Street Premises") to Joseph A. Maurizi on June 28, 2004;

**WHEREAS**, a disposition supplement limiting the use of the Berks Street Premises as a side yard for thirty (30) years was imposed by deed dated June 28, 2004;

**WHEREAS**, the Philadelphia Redevelopment Authority conveyed 2627 E. Hagert Street (the "Hagert Street Premises") to Tina M. Dixon and Thomas A. Dixon on January 12, 2005;

**WHEREAS**, a disposition supplement limiting the use of the Hagert Street Premises as a side yard for thirty (30) years was imposed by deed dated January 12, 2005;

**WHEREAS**, Denis Boyce, Joseph A. Maurizi, and Tina M. Dixon and Thomas A. Dixon have requested that the Authority remove the disposition supplement that restricts land use to a side yard.

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

1. The Deputy Executive Director is authorized to execute a release from the disposition supplement with respect to the Frankford Avenue Premises, the Berks Street Premises and the Hagert Street Premises.
2. Each of the respective owners of the Frankford Avenue Premises, the Berks Street Premises and the Hagert Street Premises shall pay the Authority an administrative fee of \$5,000 for the aforementioned release.

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

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

1317-23 Frankford Avenue



# New Kensington-Fishtown Urban Renewal Area 1317-23 Frankford Avenue



Amended January 2016

1139 E. Berks Street

1139 E. Berks Street





# New Kensington-Fishtown Urban Renewal Area - 1139 E. Berks Street

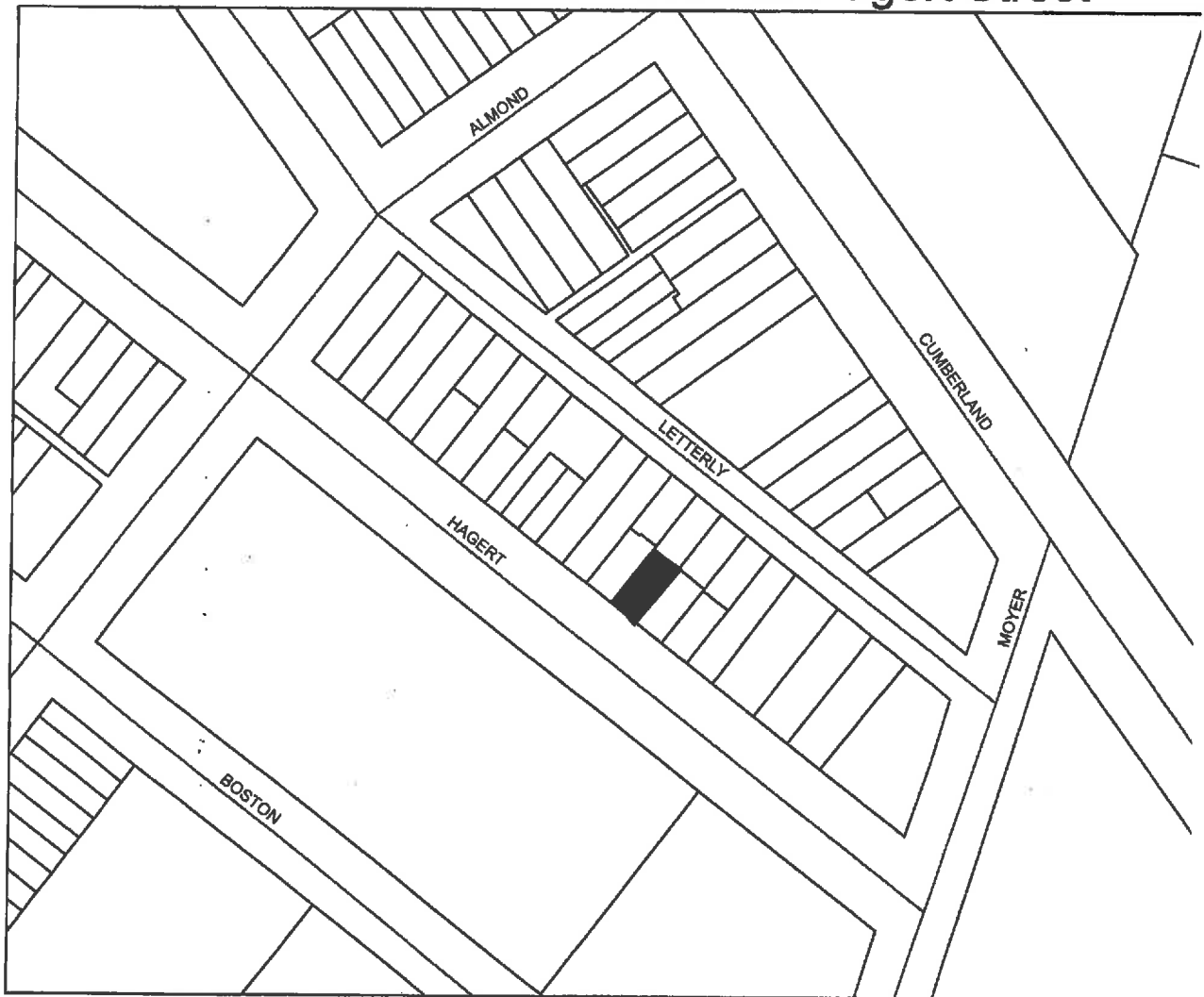


Amended January 2016

2627 E. Hagert Street



# New Kensington-Fishtown Urban Renewal Area - 2627 E. Hagert Street



Amended January 2016



**BOARD FACTSHEET**

Meeting of February 10, 2016  
Assignment of Development Rights  
1308 Catharine Street

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**NAME OF DEVELOPER/APPLICANT:** Haroldine Trower and the respective heirs of Abraham Trower, Jr.

**Nature of Transaction:** Request an Assignment Agreement from Haroldine Trower and the heirs of Abraham Trower, Jr., to La Capretto LLC.

**Legal Entity & Principle Partners:** La Capretto LLC  
Nicholas Sylvestro and Colleen Sylvestro  
3977 Berton Road  
Huntingdon Valley, PA 19006

**PROPERTY INFORMATION:** 1308 Catharine Street

**Description:** 750 sq. ft., vacant structure      **Zoning:** RSA5      **Use:** residential

**COMMENTS OR OTHER CONDITIONS:**

This property was condemned on May 30, 2000 and was conveyed back to Ms. Trower through a Revestment and Rehabilitation Agreement on November 30, 2001. To date, Ms. Trower has not completed the rehabilitation and has requested the Authority reassign the development rights to La Capretto LLC.

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

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

**RESOLUTION NO.**

**RESOLUTION APPROVING AN ASSIGNMENT AGREEMENT FOR 1308 CATHARINE STREET, LOCATED IN THE SOUTH CENTRAL REDEVELOPMENT AREA, SOUTH CENTRAL URBAN RENEWAL AREA**

**WHEREAS**, the Redevelopment Authority entered into a Rehabilitation Agreement with Haroldine Trower and the heirs of Abraham Trower Jr. ("Redeveloper") dated November 30, 2001, for development of certain parcel of property located within the South Central Urban Renewal Area, including 1308 Catharine Street (the "Assigned Parcel");

**WHEREAS**, the Rehabilitation Agreement provides that Redeveloper may indicate an assignee for all or portions of the project area upon certain conditions as more fully set forth therein;

**WHEREAS**, Redeveloper has submitted the name of La Capretto LLC as assignee of the Assigned Parcel and has requested that the Authority approve this assignment and consent to the transfer of title of the Assigned Parcel to La Capretto LLC;

**WHEREAS**, the Authority has considered this request and has examined the qualifications of La Capretto LLC and other factors relevant to the proposed assignment.

**NOW THEREFORE, BE IT RESOLVED**, that:

1. La Capretto LLC is approved as Assignee of 1308 Catharine Street (the "Assigned Parcel");
2. The Assignee possesses the qualifications and financial resources to develop the Assigned Parcel in accordance with the Rehabilitation Agreement;
3. The Authority shall enter into an Assignment Agreement with Redeveloper and Assignee 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 to General Counsel.

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

**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	\$ 89,000.00 -	Savings	Y	
Acq/Construction Financing	\$ -			
Permanent Financing	\$ 260,000.00 -	First Resource Bank	Y	
Grant	\$ -			
Other	\$ -			
Other	\$ -			
Other	\$ -			
<b>Total Sources</b>	<b>\$ 349,000.00 -</b>			

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

<i>Uses</i>	<i>Amount</i>	<i>Source of Estimate</i>
Purchase Price of Property	\$ 180,000.00	
Closing Costs (Title/Recording)	\$ -	
Construction Costs	\$ 169,000.00	
Design/Engineering Costs	\$ -	
Legal Costs	\$ -	
Holding Costs	\$ -	
Financing Costs	\$ -	
Other: _____	\$ -	
Other: _____	\$ -	
Other: _____	\$ -	
<b>Total Uses</b>	<b>\$ 349,000.00</b>	

1308 Catharine Street



South Central URA  
1308 Catharine Street







**BOARD FACTSHEET**

Meeting of February 10, 2016  
Selection of Redeveloper  
1467 N. 53<sup>rd</sup> Street

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**NAME OF DEVELOPER/APPLICANT:** Sherri Strothers

**Nature of Transaction:** Selection of applicant for 1467 N. 53<sup>rd</sup> Street to rehabilitate vacant structure into a single-family homeownership unit. The subject property is located in the West Philadelphia Redevelopment Area.

**Mailing Address:** 624 S. Yewdall Street, Philadelphia, PA 19143

**PROPERTY INFORMATION:** 1467 N 53<sup>rd</sup> Street, Philadelphia, PA 19142

**Description:** 1775 sq. ft., vacant structure      **Zoning:** RM-1      **Use:** Residential

**Disposition Price:** \$3,500.00

**FINANCING:**

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

**COMMENTS OR OTHER CONDITIONS:**

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

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

Prepared by: Susan Callanen  
Reviewed by: Tania Nikolic

**RESOLUTION NO.**

**RESOLUTION SELECTING SHERRI STROTHERS AS REDEVELOPER OF 1467 N. 53<sup>rd</sup> STREET LOCATED IN THE WEST PHILADELPHIA REDEVELOPMENT AREA**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that Sherri Strothers is hereby selected as Redeveloper of 1467 N. 53<sup>rd</sup> Street, located within the West Philadelphia Redevelopment Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Three Thousand Five Hundred Dollars (\$3,500.00); 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 RESOLVING**, that the Executive Director, with the advice of General Counsel, may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.

**Project Financing:**

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

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

Type	Amount	Name of Source	Committed: Y/N	Documentation Attached: Y/N
Developer Equity	\$ 34,000.00 -	Bank account	Y	Y
Acq/Construction Financing	\$ -			
Permanent Financing	\$ -			
Grant	\$ -			
Other	\$ -			
Other	\$ -			
Other	\$ -			
<b>Total Sources</b>	<b>\$ 34,000.00 -</b>			

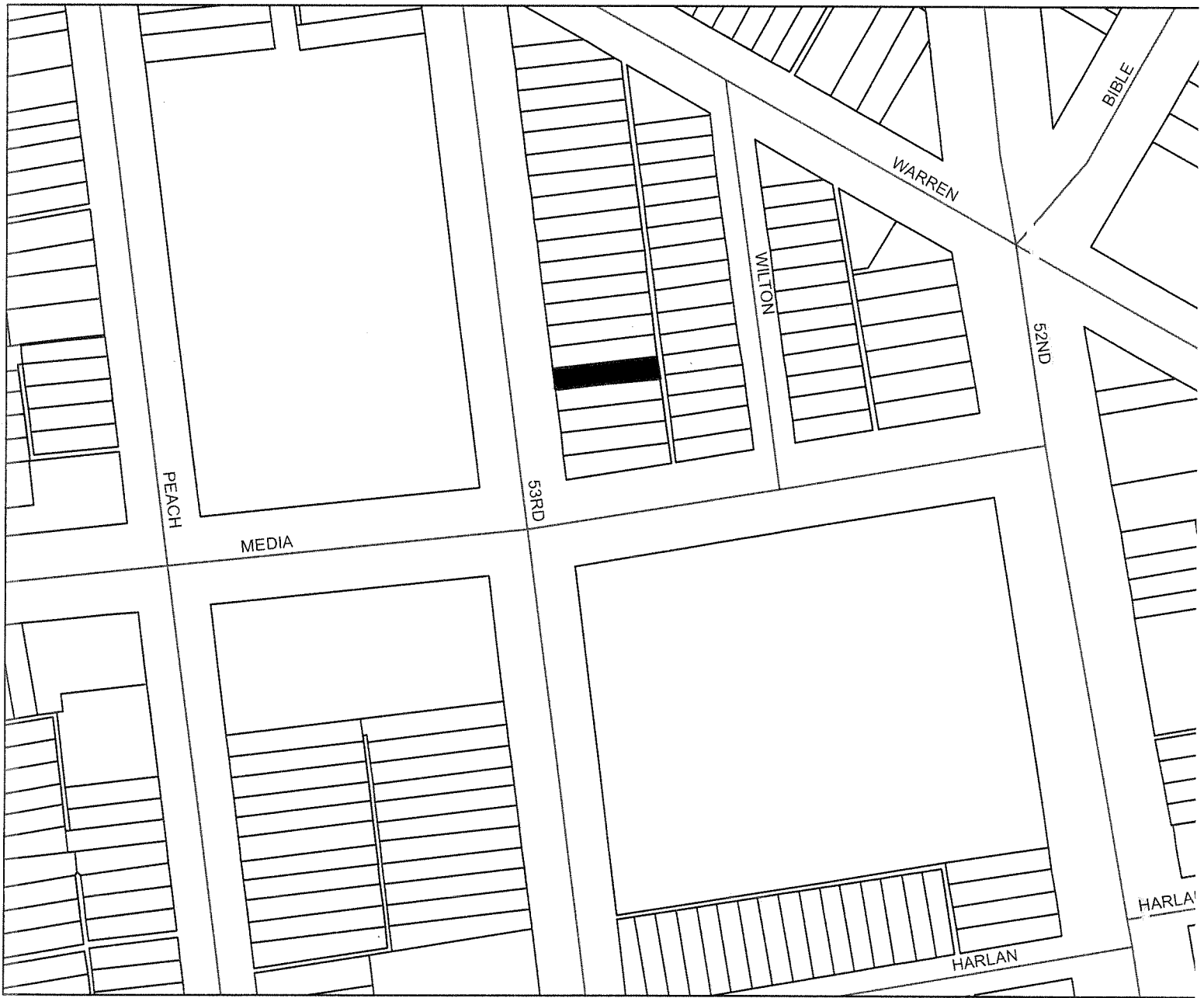
Uses: Provide estimated costs to redevelop property

Uses	Amount	Source of Estimate
Purchase Price of Property	\$ 3,500.00	
Closing Costs (Title/Recording)	\$ 500.00	
Construction Costs	\$ 30,000.00	
Design/Engineering Costs	\$ -	
Legal Costs	\$ -	
Holding Costs	\$ -	
Financing Costs	\$ -	
Other: _____	\$ -	
Other: _____	\$ -	
Other: _____	\$ -	
<b>Total Uses</b>	<b>\$ 34,000.00</b>	

1467 N. 53<sup>rd</sup> Street



# 1467 N. 53rd Street





**BOARD FACTSHEET**

Meeting of February 10, 2016  
Selection of Developer  
3351 Kensington Avenue

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**NAME OF DEVELOPER/APPLICANT:** Mark Lutz

**Nature of Transaction:** Selection of applicant for 3351 Kensington Avenue to rehabilitate vacant structure into a homeownership unit. The subject property is not located within a Redevelopment Area.

**Mailing Address:** 2127 E. Birch Street, 19134

**PROPERTY INFORMATION:** 3351 Kensington Avenue, Philadelphia, PA 19134

**Description:** 1776 sq. ft., vacant structure      **Zoning:** CMX-2      **Use:** Residential

**Disposition Price:** \$4,200.00

Property was auctioned on June 12, 2015, at the opening bid price of \$4,200. The disposition value of this property was established by applicant as sole bidder on property.

**FINANCING:**

The developer will use its own funds to purchase and renovate property; documentation of available funds in the amount no less than total project costs have been provided (see attached sources and uses).

**COMMENTS OR OTHER CONDITIONS:**

Commencement of the proposed project is estimated to being within three (3) months of settlement with completion within twenty-four (24) 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 Two Hundred Fifty Thousand Dollars (\$250,000).

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

Prepared by: Susan Callanen  
Reviewed by: Tania Nikolic

**RESOLUTION NO.**

**RESOLUTION SELECTING MARK LUTZ AS DEVELOPER OF 3351 KENSINGTON AVENUE**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that Mark Lutz is hereby selected as developer of 3351 Kensington Avenue and approval is hereby given to the Development Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Four Thousand Two Hundred Dollars (\$4,200.00); determining that the Developer possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Developer's approved plans; further authorizing the execution, delivery and recording of the Development Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

**Project Financing:**

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

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

Type	Amount	Name of Source	Committed: Y/N	Documentation Attached: Y/N
Developer Equity	\$ 9,200.00 -	Bank	Y	Y
Acq/Construction Financing	\$ -			
Permanent Financing	\$ -			
Grant	\$ -			
Other	\$ -			
Other	\$ -			
Other	\$ -			
<b>Total Sources</b>	<b>\$ 9,200.00 -</b>			

Uses: Provide estimated costs to redevelop property

Uses	Amount	Source of Estimate
Purchase Price of Property	\$ 4,200.00	auction
Closing Costs (Title/Recording)	\$ -	
Construction Costs	\$ 5,000.00	self
Design/Engineering Costs	\$ -	
Legal Costs	\$ -	
Holding Costs	\$ -	
Financing Costs	\$ -	
Other: _____	\$ -	
Other: _____	\$ -	
Other: _____	\$ -	
<b>Total Uses</b>	<b>\$ 9,200.00</b>	

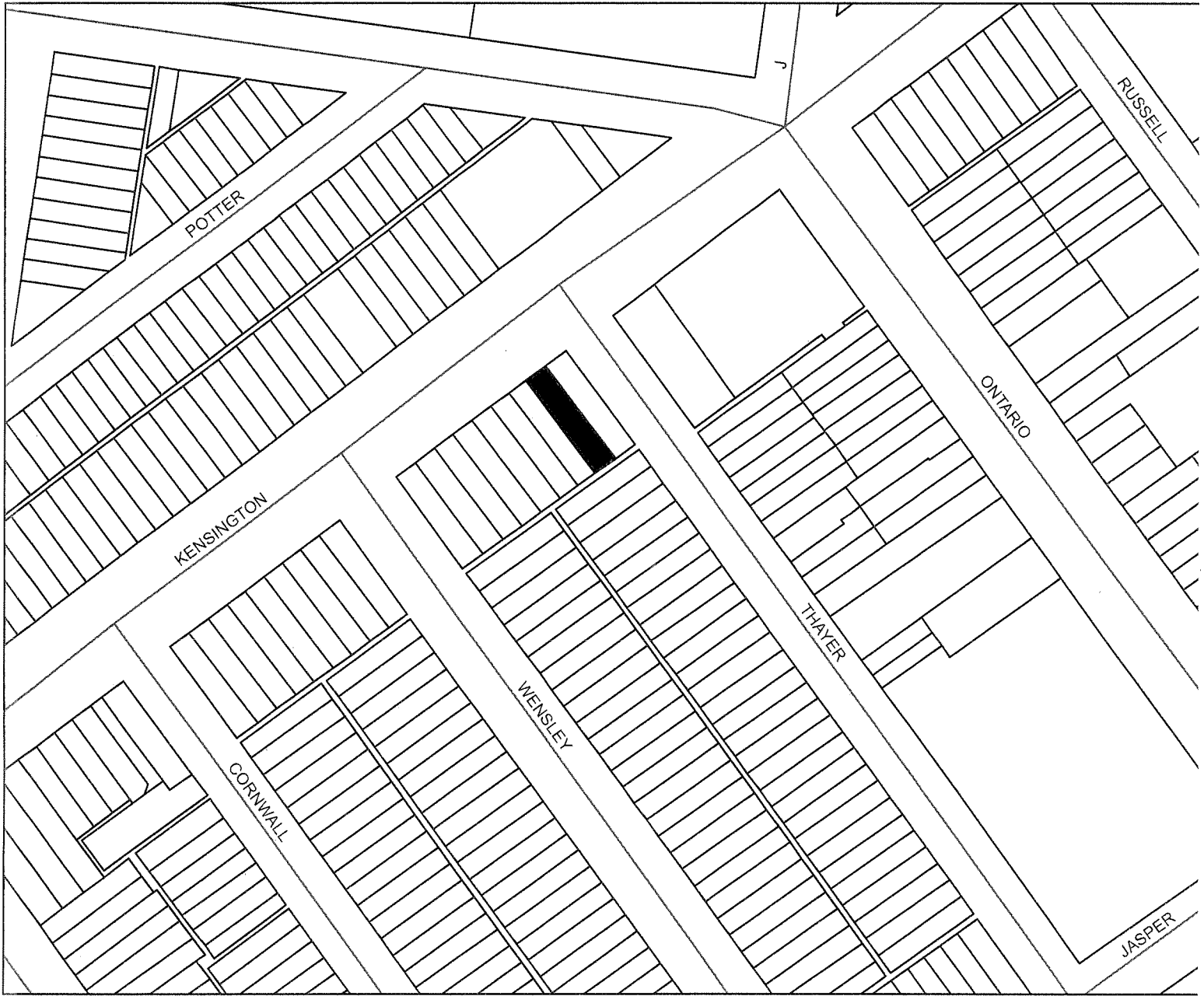


3351 Kensington Avenue



# 3351 Kensington Street

Item II (e)





## BOARD FACTSHEET

Meeting of February 10, 2016

City of Philadelphia Vacant Property Review Committee

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

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

### PROPERTY INFORMATION:

- 1) **Nominal Disposition:** The following two (2) properties will be conveyed at nominal consideration under the Gift Property Program.

**Address**

**Grantee**

2832 North Fairhill Street  
2001-2011 North 54<sup>th</sup> Street

Ramonita Roman  
Wynne Senior Residences LP

- 2) **Self-amortizing Mortgage Disposition:** The following seven (7) properties will be conveyed at fair market value as determined by LAMA, with a self-amortizing mortgage for the purchase price.

**Address**

**Grantee**

**Price**

2122 East Arizona Street

Cynthia Cathrine O'Brien

\$15,000.00 (LAMA)  
Grantee pays \$1,258.00  
PMM

2542 North Douglas Street

Troy Delancey Scott  
& Leslie E. Williams

\$10,400.00 (RE Committee)  
Grantee pays \$2,600.00  
PMM

## Item III

3132 North Franklin Street	Marcelino Saldana & Luz Mercedes Rosario Silva	\$ 4,676.14 (LAMA)
5354 Irving Street	Regina Duley	\$10,404.00 (LAMA)
2143 East Monmouth Street	Lanery Ignacia Garcia	\$ 5,561.01 (LAMA)
3234 North 17 <sup>th</sup> Street	Isaac Ikoyo Eweto	\$ 6,011.28 (LAMA)
4559 North 18 <sup>th</sup> Street	Richard Freeman Taggart	\$ 3,372.18 (LAMA)

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

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

- 4) Fair Market Disposition:** The following eight (8) 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>
5500 Angora Terrace	Ricardo Higgins	\$10,000.00 (RE Committee)
2610 Annin Street	Metropoly, LLC	\$14,000.00 (Appraisal)
2620 Annin Street	Metropoly, LLC	\$14,000.00 (Appraisal)
3422 – 3430 Collins Street	Migdalia Lopez	\$32,000.00 (AUCTION)
407 West Norris Street	Sami Kurdina	\$10,000.00 (Appraisal)
1912 East Oakdale Street	Mary Erica Moc	\$ 7,278.00 (LAMA)
1914 East Oakdale Street	Mary Erica Moc	\$ 7,326.52 (LAMA)
438-440 East Somerset Street	KI Soo Song & Keum R Song	\$13,300.00 (RE Committee)

**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>
2832 North Fairhill Street	Ramonita Roman
2001-2011 North 54 <sup>th</sup> Street	Wynne Senior Residences LP

**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>
2122 East Arizona Street	Cynthia Cathrine O'Brien	\$15,000.00 (LAMA) Grantee pays \$1,258.00 PMM
2542 North Douglas Street	Troy Delancey Scott & Leslie E. Williams	\$10,400.00 (RE Committee) Grantee pays \$2,600.00 PMM
3132 North Franklin Street	Marcelino Saldana & Luz Mercedes Rosario Silva	\$ 4,676.14 (LAMA)
5354 Irving Street	Regina Duley	\$10,404.00 (LAMA)
2143 East Monmouth Street	Lanery Ignacia Garcia	\$ 5,561.01 (LAMA)

3234 North 17 <sup>th</sup> Street	Isaac Ikoyo Eweto	\$ 6,011.28 (LAMA)
4559 North 18 <sup>th</sup> Street	Richard Freeman Taggart	\$ 3,372.18 (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.

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

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

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

<u>Address</u>	<u>Grantee(s)</u>	<u>Appraised/LAMA Value</u>
5500 Angora Terrace	Ricardo Higgins	\$10,000.00 (RE Committee)
2610 Annin Street	Metropoly, LLC	\$14,000.00 (Appraisal)
2620 Annin Street	Metropoly, LLC	\$14,000.00 (Appraisal)
3422-3430 Collins Street	Migdalia Lopez	\$32,000.00 (AUCTION)
407 West Norris Street	Sami Kurdina	\$10,000.00 (Appraisal)
1912 East Oakdale Street	Mary Erica Moc	\$ 7,278.00 (LAMA)
1914 East Oakdale Street	Mary Erica Moc	\$ 7,326.52 (LAMA)
438- 440 East Somerset Street	Ki Soo Song & Keum R Song	\$13,300.00 (RE Committee)

**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: 2001 – 2011 North 54<sup>th</sup> Street Council District: 4<sup>th</sup>  
 Property Type:  Structure  Vacant Lot Date approved by VPRC: 02/09/2016  
 Sales Price: Nominal Number of EOIs Received: \_\_\_\_\_

## 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 \_\_\_\_\_

**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 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: Senior Apartments  
 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: Wynne Senior Residences LP, Application Date: October 9, 2012  
 c/o Mark Dambly

Applicant Address: 1301 North 31<sup>st</sup> Street; Philadelphia, PA 19131



VPRC Fact Sheet

Property Address: 3132 North Franklin Street Council District: 7<sup>th</sup>

Property Type: Date approved by VPRC: 10/13/2015

Structure  Vacant Lot

Sales Price: \$4,676.14 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: Marcelino Saldana & Luz Mercedes Rosario Silva Application Date: September 9, 2015

Applicant Address: 3130 N Franklin Street; Philadelphia, PA 19133

VPRC Fact Sheet

Property Address: 2122 E. Arizona Street

Council District: 1<sup>st</sup>

Property Type:

Date approved by VPRC: 10/13/2015

- Structure                       Vacant Lot

Sales Price: \$16,258.00 – Grantee will pay \$1,258.00 PMM

Number of EOIs Received: 13

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)?    \$15,000.00

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: Cynthia Cathrine Obrien

Application Date: August 7, 2015

Applicant Address: 2120 East Arizona Street, Philadelphia, PA 19125

## VPRC Fact Sheet

Property Address: 2542 North Douglas StreetCouncil District: 5<sup>th</sup>

Property Type:

Date approved by VPRC: 04/14/2015 **Structure** Vacant LotSales Price: \$13,000.00Number 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  NoIf yes, how much is the mortgage (should be \$15,000 or less)? \$10,400.00 – applicant will pay \$2,600.00Is 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: Troy Delancey Scott & Leslie E. WilliamsApplication Date: March 30, 2015Applicant Address: 2542 North Douglas Street

## VPRC Fact Sheet

Property Address: 2832 North Fairhill Street Council District: 7<sup>th</sup>  
 Property Type:  Structure  Vacant Lot Date approved by VPRC: 10/09/2007  
 Sales Price: NOMINAL 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)  
 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 OLD GIFT

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: Ramonita Roman Application Date: June 15, 2005

Applicant Address: 2830 North Fairhill Street; Philadelphia, PA 19133

## VPRC Fact Sheet

Property Address: 5354 Irving StreetCouncil District: 3<sup>rd</sup>

Property Type:

Date approved by VPRC: 11/10/2015 Structure       Vacant LotSales Price: \$10,404.00Number of EOIs Received: 5

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: Regina DuleyApplication Date: October 19, 2015Applicant Address: 5352 Irving Street, Philadelphia, PA 19139

## VPRC Fact Sheet

Property Address: 2143 East Monmouth StreetCouncil District: 1<sup>st</sup>

Property Type:

Date approved by VPRC: 11/18/2014 Structure       Vacant LotSales Price: \$5,561.01Number 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     NoIf yes, was an EOP signed?     Yes     No

What are the EOP Goals?

MBE    \_\_\_%      WBE    \_\_\_%      DBE    \_\_\_%

Applicant Name: Lanery Ignacia GarciaApplication Date: October 21, 2009Applicant Address: 2145 East Monmouth Street, Philadelphia, PA 19134

## VPRC Fact Sheet

Property Address: 3234 North 17<sup>th</sup> StreetCouncil District: 8<sup>th</sup>

Property Type:

Date approved by VPRC: 10/13/2015 Structure       Vacant LotSales Price: \$6,011.28Number 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     NoIf yes, how much is the mortgage (should be \$15,000 or less)? \$6,011.28Is 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: Isaac Ikoyo EwetoApplication Date: May 7, 2015Applicant Address: 3232 North 17<sup>th</sup> Street; Philadelphia, PA 19140

## VPRC Fact Sheet

Property Address: 4561 North 18<sup>th</sup> StreetCouncil District: 8<sup>th</sup>

Property Type:

Date approved by VPRC: 07/14/2015 Structure                       **Vacant Lot**Sales Price: \$3,372.18Number 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     NoIf yes, how much is the mortgage (should be \$15,000 or less)? \$3,372.18Is 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: Richard Freeman TaggartApplication Date: June 5, 2015Applicant Address: 4559 North 18<sup>th</sup> Street; Philadelphia, PA 19140



## VPRC Fact Sheet

Property Address: 1306 South 21<sup>st</sup> StreetCouncil District: 2<sup>nd</sup>

Property Type:

Date approved by VPRC: 11/18/2014 Structure Vacant LotSales Price: \$17,374.50Number of EOIs Received: 10

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: Health & Wellness Center 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: ELU IncorporatedApplication Date: April 28, 2005Applicant Address: 2209 North 10<sup>th</sup> Street; 19133

## VPRC Fact Sheet

Property Address: 1308 South 21<sup>st</sup> StreetCouncil District: 2<sup>nd</sup>

Property Type:

Date approved by VPRC: 11/18/2014 Structure Vacant LotSales Price: \$17,047.97Number of EOIs Received: 8

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: Health & Wellness Center 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: ELU IncorporatedApplication Date: April 28, 2005Applicant Address: 2209 North 10<sup>th</sup> Street; 19133

## VPRC Fact Sheet

Property Address: 1310 South 21<sup>st</sup> StreetCouncil District: 2<sup>nd</sup>

Property Type:

Date approved by VPRC: 11/18/2014 Structure Vacant LotSales Price: \$18,978.16Number of EOIs Received: 8

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: Health & Wellness Center 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: ELU IncorporatedApplication Date: April 28, 2005Applicant Address: 2209 North 10<sup>th</sup> Street; 19133

## VPRC Fact Sheet

Property Address: 1312 South 21<sup>st</sup> StreetCouncil District: 2<sup>nd</sup>

Property Type:

Date approved by VPRC: 11/18/2014

Structure                       Vacant Lot

Sales Price: \$20,069.94Number of EOIs Received: 7

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: Health & Wellness 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: ELU IncorporatedApplication Date: April 28, 2005Applicant Address: 2209 North 10<sup>th</sup> Street; 19133

## VPRC Fact Sheet

Property Address: 5500 Angora TerranceCouncil District: 3<sup>rd</sup>

Property Type:

 Structure  Vacant LotDate approved by VPRC: 07/14/2015Sales Price: \$10,000.00Number 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 \_\_\_\_\_

**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: \_\_\_\_\_  
 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: Ricardo HigginsApplication Date: May 1, 2015Applicant Address: 331 N. 62<sup>nd</sup> Street; 19139

## VPRC Fact Sheet

Property Address: 2610 Annin StreetCouncil District: 2<sup>nd</sup>

Property Type:

Date approved by VPRC: 01/13/2015 Structure  Vacant LotSales Price: \$14,000.00Number 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: Metro Impact HomesApplication Date: June 12, 2015Applicant Address: 162 Forge Lane, Feasterville, PA 19053

## VPRC Fact Sheet

Property Address: 2620 Annin Street Council District: 2nd  
 Property Type:  Structure  Vacant Lot Date approved by VPRC: 01/13/2015  
 Sales Price: \$14,000.00 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: Metro Impact Homes Application Date: June 12, 2015

Applicant Address: 162 Forge Lane, Feasterville, PA 19053

## VPRC Fact Sheet

Property Address: 3422-3430 Collins StreetCouncil District: 1<sup>st</sup>

Property Type:

Date approved by VPRC: 07/14/2015 Structure  Vacant LotSales Price: \$32,000.00Number 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: \_\_\_\_\_ Other – Store carsIs 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: Migdalia LopezApplication Date: June 12, 2015Applicant Address: 4623 Horrocks St.; 19124



## VPRC Fact Sheet

Property Address: 407 West Norris StreetCouncil District: 7<sup>th</sup>

Property Type:

Date approved by VPRC: 09/08/2015 Structure  Vacant LotSales Price: \$10,000.00Number 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) Community Purpose Affordable Housing Garden/Park Community/Health Center Other please describe Expansion of business

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 — Expansion of business, grantee owns 401-411 W Norris StreetIs 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: Sami KurdinaApplication Date: July 6, 2015Applicant Address: 2220 78<sup>th</sup> Street, Apt. C-1; Queens, NY 11370

## VPRC Fact Sheet

Property Address: 1912 E. Oakdale StreetCouncil District: 1st

Property Type:

 Structure Vacant LotDate approved by VPRC: 09/14/2015Sales Price: \$7,278.00Number 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: \_\_\_\_\_ Other: Personal useIs 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: Mary Ericka MocApplication Date: 9/14/2015Applicant Address: 1919 E. Oakdale Street, Phila., PA 19125

## VPRC Fact Sheet

Property Address: 1914 E. Oakdale StreetCouncil District: 1<sup>st</sup>

Property Type:

Date approved by VPRC: 09/14/2015 Structure  Vacant LotSales Price: \$7,326.52Number 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: \_\_\_\_\_
- Other: Personal use

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: Mary Ericka MocApplication Date: 9/14/2015Applicant Address: 1919 E. Oakdale Street, Phila., PA 19125

## VPRC Fact Sheet

Property Address: 438 – 440 East Somerset Street Council District: 7<sup>th</sup>  
 Property Type:  Structure  Vacant Lot Date approved by VPRC: 05/09/2006  
 Sales Price: \$13,300.00 Number of EOIs Received: 1

## Type of Transaction:

- LAMA Sale [LAMA Predicted Price - \$16,518.00]  
 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: Ki Soo Song & Keum R. Song, h/w Application Date: November 7, 2005

Applicant Address: 202 Cheswick Drive, North Wales, PA 19454

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

<u>ADDRESS/WARD</u>	<u>GRANTEE</u>	<u>REUSE</u>
2832 N. Fairhill St. / 19 VPRC: 10/09/2007 City Council: 150931 Adopted On: 12/10/2015	Ramonita Roman 2830 North Fairhill Street Philadelphia, PA 19133	Private Lot Transfer Side yard – OLD GIFT
2001-11 N. 54 <sup>th</sup> St. / 52 VPRC: 02/09/2016 City Council: 130259 Adopted On: 04/11/2013	Wynne Senior Residences LP c/o Mark Dambly 1301 North 31 <sup>st</sup> Street Philadelphia, PA 19131	Private Rehabilitation Low-Income rental apartments for Seniors

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

<b><u>ADDRESS/WARD</u></b>	<b><u>GRANTEE</u></b>	<b><u>REUSE</u></b>
2122 E. Arizona St. / 31 VPRC: 10/13/2015 City Council: 150937 Adopted On: 12/10/2015	Cynthia Cathrine O'Brien 2120 East Arizona Street Philadelphia, PA 19125	Private Lot Transfer Side yard – Mortgage Grantee will pay \$1,258.00 PMM
2542 N. Douglas St. / 28 VPRC: 04/14/2015 City Council: 150580 Adopted On: 06/18/2015	Troy Delancey Scott & Leslie E. Williams 2542 North Douglas Street Philadelphia, PA 19132	Private Rehabilitation \$10,400.00 (Appraisal) Grantee pays \$2,600.00 PMM Approved by Real Estate Committee January 7, 2016

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

<b><u>ADDRESS/WARD</u></b>	<b><u>GRANTEE</u></b>	<b><u>REUSE</u></b>
3132 N. Franklin / 37 VPRC: 10/13/2015 City Council: 150931 Adopted On: 12/10/2015	Mr. Marcelino Saldana & Ms. Luz Mercedes Rosario Silva 3130 North Franklin Street Philadelphia, PA 19133	Private Lot Transfer Side yard – Mortgage \$4,676.14 (LAMA)
5354 Irving St. / 60 VPRC: 11/10/2015 City Council: 150150 Adopted On: 03/05/2015	Regina Duley 5352 Irving Street Philadelphia, PA 19139	Private Lot Transfer Sideyard - Mortgage \$10,404.00 (LAMA)
2143 E. Monmouth St. / 25 VPRC: 11/18/2014 City Council: 150070 Adopted On: 02/05/2015	Lanery Ignacia Garcia 2145 East Monmouth Street Philadelphia, PA 19134	Private Lot Transfer Side yard – Mortgage \$5,561.01 (LAMA)
3234 N. 17 <sup>th</sup> St. / 11 VPRC: 06/09/2015 City Council: 150940 Adopted On: 12/10/2015	Isaac Ikoyo Eweto 3232 North 17 <sup>th</sup> Street Philadelphia, PA 19140	Private Lot Transfer Side yard – Mortgage \$6,011.28 LAMA value
4561 N. 18 <sup>th</sup> St. / 13 VPRC: 07/14/2015 City Council: 150940 Adopted On: 12/10/2015	Richard Freeman Taggart 4559 North 18 <sup>th</sup> Street Philadelphia, PA 19140	Private Lot Transfer Side yard – Mortgage \$3,372.18 LAMA value

**FAIR MARKET VALUE AS DETERMINED BY LAMA**  
**With A TEN YEAR PURCHASE MONEY MORTGAGE DISPOSITIONS**  
**FACT SHEET**

**ADDRESS/WARD**  
 1306 S. 21<sup>st</sup> St. / 36  
 1308 S. 21<sup>st</sup> St. / 36  
 1310 S. 21<sup>st</sup> St. / 36  
 1312 S. 21<sup>st</sup> St. / 36  
 VPRC: 11/18/2014  
 City Council: 150294  
 Adopted On: 04/16/2015

**GRANTEE**  
 ELU Incorporated  
 c/o Dr. Eleni Beyene, Pharmacy Manager  
 James Hickman, Managing Director  
 1407-11 Point Breeze Avenue  
 Philadelphia, PA 19131

**REUSE**  
 Private Lot Transfer  
 “ “ “  
 “ “ “  
 “ “ “

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

**ADDRESS/WARD**  
 5500 Angora Terrace / 51  
 VPRC: 07/14/2015  
 City Council: 150750  
 Adopted On: 10/15/2015

**GRANTEE**  
 Ricardo Higgins  
 331 North 62<sup>nd</sup> Street  
 Philadelphia, PA 19139

**Appraised/LAMA Value**  
 \$10,000.00 (RE Committee)  
 Counteroffer

**REUSE**  
 Private Rehabilitation

2610 Annin St. / 36  
 2620 Annin St. / 36  
 VPRC: 01/13/2015  
 City Council: 150774  
 Adopted On: 12/03/2015

**GRANTEE**  
 Metro Impact Homes  
 Metropoly, LLC  
 c/o Vyacheslav (Steve) Shlovsky  
 162 Forge Lane  
 Feasterville, PA 19053

**Appraised/LAMA Value**  
 \$28,000.00 (Appraisal)  
 for both lots

**REUSE**  
 Private Lot Transfer  
 “ “ “

3422-3430 Collins St. / 45  
 VPRC: 07/14/2015  
 City Council: 150734  
 Adopted On: 10/08/2015

**GRANTEE**  
 Migdalia Lopez  
 4623 Horrocks Street  
 Philadelphia, PA 19124

**Appraised/LAMA Value**  
 \$32,000.00 (AUCTION)  
 Deposit - \$2,500.00

**REUSE**  
 Private Lot Transfer  
 Store cars



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

<b><u>ADDRESS/WARD</u></b>	<b><u>GRANTEE</u></b>	<b><u>Appraised/LAMA Value</u></b>	<b><u>REUSE</u></b>
407 W. Norris St. / 18 VPRC: 09/08/2015 City Council: 150423 Adopted On: 05/07/2015	Sami Kurdina 2220 78 <sup>th</sup> Avenue, Apt. C1 Queens, NY 11370	\$10,000.00 (Appraisal)	Private Lot Transfer Expansion of business Grantee owns 401-411 W. Norris Street
1912 E. Oakdale St. / 31 1914 E. Oakdale St. / 31 VPRC: 10/13/2015 City Council: 150912 Adopted On: 12/03/2015	Mary Erica Moc 1919 East Oakdale Street Philadelphia, PA 19125	\$7,278.00 (LAMA) \$7,326.52 (LAMA)	Private Lot Transfer “ “ Build one house 2 lots
438 -440 E. Somerset St. / 07 VPRC: 05/09/2006 City Council: 060972 Adopted On: 12/14/2006	Ki Soo Song & Keum R Song, h/w 202 Cheswick Drive North Wales, PA 19454	\$13,300.00 (RE Committee) Counter offer approved	Private Lots Transfer



**BOARD FACTSHEET**

Meeting of February 10, 2016

Appointment of the Board of Directors of RT HeadHouse  
Development Corporation

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**ENTITY:** RT HeadHouse Development Corporation

**Nature of Transaction:** Authorization to appoint the following five (5) individuals to serve on the board of directors of RT HeadHouse Development Corporation for a term of one (1) year beginning February 11, 2016, or until the appointment is terminated by the Authority Board:

James Cuorato  
David Thomas  
Ryan Harmon  
Angela Chandler  
Melvis Dunbar

**PROJECT INFORMATION:** 12<sup>th</sup> and Market HeadHouse Condominium (Reading Terminal HeadHouse)

**Address:** 1113-31 Market Street, 1113-A-31 Market Street and 1112-40 Filbert Street

**COMMENTS OR OTHER CONDITIONS:**

HeadHouse Retail Associates, L.P. ("HeadHouse Retail"), a Pennsylvania limited partnership created by the Authority, is the owner of Units #2 and #3 in the 12<sup>th</sup> and Market HeadHouse Condominium. RT HeadHouse Development Corporation, of which the Authority is the sole shareholder, is the general partner of HeadHouse Retail and is responsible for the overall management and control of HeadHouse Retail.

Proposed Resolution is attached.

**RESOLUTION NO.**

**RESOLUTION APPOINTING DIRECTORS TO RT HEADHOUSE DEVELOPMENT CORPORATION**

**BE IT RESOLVED** by the Philadelphia Redevelopment Authority, that the following individuals are appointed to serve as directors of RT HeadHouse Development Corporation for a term of one (1) year beginning February 11, 2016 or until such time as the Authority shall terminate any such appointment:

James Cuorato  
David Thomas  
Ryan Harmon  
Angela Chandler  
Melvis Dunbar

**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 February 10, 2016

Approval to Use NTI Funds

Escalator Repair

HeadHouse Retail Associates, L.P.

**Nature of Transaction:** Approval to enter into a Neighborhood Transformation Initiative ("NTI") grant agreement with HeadHouse Retail Associates, L.P. ("HeadHouse Retail") for an amount not to exceed Two Hundred Fifty Thousand Dollars (\$250,000) in NTI funds (herein, the "Grant"). The Grant funds will be used to reimburse the Pennsylvania Convention Center Authority ("PCCA") for the costs incurred to repair the escalators located at the Reading Terminal HeadHouse ("HeadHouse"), 1113-1131 Market Street, 1113-A-1131 Market Street and 1112-1140 Filbert Street, Philadelphia, Pennsylvania.

The NTI funds will be in the form of NTI tax exempt dollars and the expenditure will be completed by March, 2016.

**PROPERTY AND GRANT INFORMATION:**

**History of Property:** The HeadHouse is under a condominium form of ownership known as the "12<sup>th</sup> and Market HeadHouse Condominium" ("HeadHouse Condominium"). HeadHouse Retail owns Unit #2 and Unit #3 in the HeadHouse Condominium. While the escalators are located in Unit #3, the 12<sup>th</sup> and Market HeadHouse Condominium Owners Association (the "Condominium Association") is responsible for the management of Unit #3. The Condominium Association, as agent for HeadHouse Retail, entered into a Maintenance and Service Agreement dated February 22, 1998 (the "Agreement") with PCCA to, among other things, maintain the escalators. Pursuant to the Agreement, PCCA repaired the escalators in September, 2015.

**Escalator Damage:** The proceeds of the Grant will be distributed to HeadHouse Retail to reimburse the PCCA for the costs incurred to repair damage to the escalators. As a result of a grease buildup, the sewer drains in the HeadHouse suffered an overflow and caused significant water damage to the escalators.

Proposed Resolution is attached.

Prepared by: Ryan Harmon  
 Reviewed by: David Thomas

**RESOLUTION NO.**

**RESOLUTION AUTHORIZING APPROVAL OF A NEIGHBORHOOD TRANSFORMATION INITIATIVE GRANT IN AN AMOUNT NOT TO EXCEED \$250,000 TO HEADHOUSE RETAIL ASSOCIATES, L.P., TO FUND THE REPAIRS OF THE ESCALATORS LOCATED IN THE READING HEADHOUSE TERMINAL**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that authorization is hereby given to approve a Neighborhood Transformation Initiative ("NTI") grant in an amount not to exceed Two Hundred Fifty Thousand Dollars (\$250,000) to HeadHouse Retail Associates, L.P., to fund the repairs of the escalators located in the Reading HeadHouse Terminal.

**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 February 10, 2016

Amicable Acquisition &amp; Approval of NTI QRB Funds

6161 W. Girard Avenue

**Seller:** Elton Lee Tunnell

**Nature of Transaction:** Pursuant to Resolution 2015-90, adopted on August 12, 2015, the Authority Board authorized the amicable acquisition by the Authority of 6157 W. Girard Avenue, 6161 W. Girard Avenue and 519-21 N. 62<sup>nd</sup> Street (together, the "Properties"), using an amount not to exceed One Hundred Ten Thousand Dollars (\$110,000) of Neighborhood Transformation Initiative ("NTI ") Qualified Redevelopment Bond ("QRB") funds.

The parcels located at 6157 W. Girard Avenue and 519-21 N. 62<sup>nd</sup> Street are no longer available for purchase by the Authority. Thus, at this time, Authority staff is seeking authorization to purchase 6161 W. Girard Avenue, only, for the purchase price of Sixty Thousand Dollars (\$60,000), plus closing costs

**PROPERTY INFORMATION:**

6161 W. Girard Avenue:

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

**Sale Price:** \$60,000 with additional closing costs

Through negotiations and research on comparable property sales, the Sixty Thousand Dollar (\$60,000) purchase price was established and agreed to by the seller.

**COMMENTS OR OTHER CONDITIONS:**

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

Proposed Resolution is attached with site map & photograph.

**RESOLUTION NO.**

**RESOLUTION AUTHORIZING THE AMICABLE ACQUISITION OF 6161 W. GIRARD AVENUE FOR A PURCHASE PRICE NOT TO EXCEED \$65,000, WITH NTI QRB FUNDING TO BE USED AS THE ACQUISITION FUNDING SOURCE**

**WHEREAS**, Elton Lee Tunnell is the owner of 6161 W. Girard Avenue, Philadelphia, PA (the "Property"), and has offered the Property for sale;

**WHEREAS**, the Authority has agreed, subject to Board approval, to purchase the Property for Sixty Thousand (\$60,000) Dollars, which Elton Lee Tunnell has agreed to be the fair market value of the Property; and

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

**NOW, THEREFORE, BE IT RESOLVED**, by the Philadelphia Redevelopment Authority that the Authority is hereby authorized to purchase from Elton Lee Tunnell, the property located at 6161 W. Girard Avenue, Philadelphia, PA (together, the "Property"), under terms and conditions as stated in an Agreement of Sale between the parties, with NTI QRB funding in an amount not to exceed Sixty-Five Thousand Dollars (\$65,000) to be used as the acquisition funding source.

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

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

**6157 and 6161 W. Girard Avenue**



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





6157, 6161 W. Girard Avenue <sup>Item IV (c)</sup>  
519-21 N. 62nd Street

