

**PHILADELPHIA REDEVELOPMENT AUTHORITY**

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

**BOARD MEETING  
WEDNESDAY, MARCH 9, 2016**

**Open Session – 4:00 P.M.**

**A G E N D A**

**APPROVAL OF BOARD MINUTES**

- (a) Meeting of February 10, 2016

<b>I. <u>ADMINISTRATIVE</u></b>	<b><u>Page</u></b>
Appointment of Gregory Heller as Executive Director	(1)
<b>II. <u>DEVELOPMENT</u></b>	
(a) Mantua Urban Renewal Area Westview Development Partners, LLC 701-11 N. 3th Street <b>Selection of Redeveloper</b>	(2)
(b) Whitman Urban Renewal Area ATL Development Corporation 2127 S. 6th Street <b>Selection of Redeveloper</b>	(8)
(c) ATL Development Corporation 2114 S. 7th Street <b>Selection of Developer</b>	(14)
(d) New Kensington-Fishtown Urban Renewal Area Neighborhood Gardens Trust (“NGT”) 2046-2052 E. Hagert Street, 1823-1829 E. Oakdale Street and 1833-1839 E. Oakdale Street <b>Selection of Redeveloper</b>	(20)

## **AGENDA**

Board Meeting of March 9, 2016

Page -2-

- (e) Ariel Sanchez (26)  
1866 E. Westmoreland Street  
**Selection of Developer**
  
- (f) New Kensington-Fishtown Urban Renewal Area (31)  
1317-23 Frankford Avenue, 1139 E. Berks  
Street and 2627 E. Hagert Street  
**Removal of Disposition Supplement**
  
- (g) Franklin Urban Renewal Area (40)  
1001 Vine Street, LP  
1001-1011 Vine Street and  
314 N. 10th Street  
**Amendatory Agreement, Declaration  
of Condominium & Lease Option**

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

- Mid-City Y (47)  
2025-29 Chestnut Street  
**Permit Transfer of a Leasehold Interest,  
Assumption of Existing Debt and  
Enter into a Grant Agreement**

### **IV. REAL ESTATE**

- Vacant Property Review Committee (51)  
**Conveyance of Properties**

### **V. ADD ON ITEMS**

**Page**

- (a) HeadHouse Retail Associates, L.P. (1)  
Reading Terminal HeadHouse  
1113-1131 Market Street, 1113-A-1131  
Market Street & 1112-1140 Filbert Street  
**NTI Grant Funding**
  
- (b) Model Cities Urban Renewal Area (3)  
The Pointe Mid-Rise, LLC  
1901-05, 1917-21, 1929-35 and  
1939-49 Ridge Avenue, 1909-13  
W. Thompson Street and 1248, 1300,  
1301-1303, 1306-1310 and 1315-1318  
N. 19th Street  
**Selection of Redeveloper**

**AGENDA**

Board Meeting of March 9, 2016

Page -3-

- (c) 84 W. Johnson Street (10)  
**Confirmation of Easement**

# PHILADELPHIA REDEVELOPMENT AUTHORITY

## BOARD MEETING MINUTES

---

---

A meeting of the Board of Directors of the Philadelphia Redevelopment Authority was held on Wednesday, February 10, 2016, commencing at 4:03 P.M. in the offices of the Philadelphia Redevelopment Authority, being its regular meeting place, 16th floor, 1234 Market Street, Philadelphia, Pennsylvania, pursuant to proper notices.

### ROLL CALL

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

The following members of the Board of Directors not present: Beverly Coleman, Secretary; and Rob Dubow, Treasurer.

The following members of the Authority staff were present: Ryan D. Harmon, Esquire, David Thomas, Brian Romano, Bob LaBrum, Melvis Dunbar and Elizabeth Bonaccorso.

Also in attendance: James Dube, Resident; Scott McIllmurray, Resident; Christopher Merlink, Resident; Charlie Dinh, Resident; John Haak, City Planning; 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 January 13, 2016.

Upon motion made and duly seconded, the minutes of January 13, 2016 were approved.



### ADMINISTRATIVE

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

Additional Comments and Discussion

Mr. Harmon informed the Board that 350 properties have been approved by the Authority's development department for transfer to the Land Bank.

**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. 2016-11**

**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

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



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

Additional Comments and Discussion

Mr. Harmon advised the Board that the 2nd Councilmanic District requested that an additional ninety-five (95) properties be transferred to Land Bank.

**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. 2016-12**

**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

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



**Mr. Harmon presented "Item I (c) – Settlement of Lawsuit and Amicable Acquisition of 419 N. Daggett Street" in substance consistent with the attached Fact Sheet hereto.**

*Additional Comments and Discussion*

Mr. Harmon informed the Board that License & Inspections previously demolished the structure located at 419 N. Dagget Street. This property, along with other properties located in this neighborhood, were built on top of a quarry and the homes began to sink in the early 2000's.

Mr. Greenberger asked if the other properties were in the Authority's ownership. Mr. Harmon replied that some were owned by the Authority and some were owned by other agencies.

Mr. Greenberger asked if 419 N. Daggett Street was destined to be transferred over to Land Bank. Mr. Harmon responded possibly at a later 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. 2016-13**

#### **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.

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



**Mr. Thomas presented "Item I (d) – Appointment of Director and Officer of Housing Opportunities Program Philadelphia, Inc." in substance consistent with the attached Fact Sheet 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. 2016-14**

**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.

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



**Mr. Thomas presented "Item I (e) – NTI Grant Funding for 4050-66 Haverford Avenue" in substance consistent with the Fact Sheet attached hereto.**

*Additional Comments and Discussion*

Mr. Greenberger stated that People's Emergency Center ("PEC") already paid for services and today's action would allow the Authority to reimburse PEC. Mr. Greenberger further asked if the Neighborhood Transformation Initiative ("NTI") grant funding deadline is coming to an end. Mr. Thomas responded that the monies had to be spent by the end of March, 2016.

**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. 2016-15**

**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.

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



**Mr. Thomas presented "Item I (f) – NTI Grant Funding for PHA Site Rehabs" in substance consistent with the Fact Sheet attached hereto.**

*Additional Comments and Discussion*

Mr. Greenberger stated that the Neighborhood Transformation Initiative ("NTI") spend down will be expiring at the end of March, 2016. Mr. Harmon stated that the contracts generally indicate March 15, 2016, to leave time to make alternate plans if necessary.

Mr. Thomas informed the Board that the towers have not been demolished but this will take place by March 30, 2016.

**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. 2016-16**

**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.

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



**Mr. LaBrum presented "Item I (g) – NTI QRB Funding for 1020 W. Colona Street" in substance consistent with the Fact Sheet attached hereto.**

*Additional Comments and Discussion*

Mr. Cuorato asked who would complete the demolition and removal of the steel awning. Mr. LaBrum responded the PRA's in-house Maintenance Department would be doing the work.

**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. 2016-17**

**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.

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



**Mr. Thomas presented "Item I (h) – PHDC Bridge Loan" in substance consistent with the attached Fact Sheet hereto.**

*Additional Comments and Discussion*

Mr. Greenberger stated that PHDC is responsible for Basic System Repair Services. There are forty (40) different minority contractors/small businesses that provide the services.

Ms. Rodriguez asked whether today's action by the Board would facilitate payment to these contractors. Mr. Thomas responded yes.

**Board Action**

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

**RESOLUTION NO. 2016-18**

**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.

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



**Mr. Thomas presented "Item I (i) – Amendment to Professional Services Contract with Speridian Technologies, LLC" in substance consistent with the attached Fact Sheet hereto.**

*Additional Comments and Discussion*

Ms. Rodriguez asked for additional information regarding the contract period. Mr. Thomas replied that there would be a one (1) year support period following development.

**Board Action**

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

**RESOLUTION NO. 2016-19**

**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.

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



**Mr. Thomas presented "Item I (j) – Amendment to Professional Services Contract with Stantec Consulting Services, Inc." in substance consistent with the attached Fact Sheet hereto.**

*Additional Comments and Discussion*

Mr. Thomas advised the Board that staff is seeking authorization increase the contract amount by an amount not to exceed \$75,000. Mr. Thomas stated that the soil is still contaminated and further testing will be conducted on a quarterly basis. Mr. Thomas stated the staff is expecting Department of Environmental Protection ("DEP") approval in 2017 along with clearance by the spring of 2017.

Ms. Rodriguez asked if this land is being developed as an apartment building. Mr. Thomas responded that in the interests of all parties involved this parcel has been separated out and the redeveloper has amended their design.

Mr. Greenberger stated that pollution was left by private owners many years ago and now the public sector has the responsibility to handle the remediation.

Mr. Rodriguez asked at what point will the Authority take another course of action if the contamination cannot be remediated. Mr. Greenberger stated that the project would be at risk. Mr. Rodriguez asked if the DEP will provide some level of clearance if the property cannot be fully remediated. Mr. Harmon responded that there could be some level of DEP clearance depending on the ultimate use of the property.

### **Board Action**

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

#### **RESOLUTION NO. 2016-2020**

#### **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.

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



### **DEVELOPMENT**

Mr. Cuorato stated that Item II (a) has been tabled because additional information is needed.



Mr. Cuorato stated that Item II (b) has been tabled because additional information is needed.





**Mr. Romano presented "Item II (c) – Assignment of Development Rights for 1308 Catharine Street" in substance consistent with the attached Fact Sheet hereto.**

*Additional Comments and Discussion*

Mr. Greenberger asked how the vacant property was acquired. Mr. Romano stated that the Authority condemned the property in May, 2000, but revested the property back to the owners in November, 2001.

**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. 2016-21**

**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.

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



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

*Additional Comments and Discussion*

Mr. Cuorato asked where the property was located on the photo. Mr. Romano replied that it is the property to the left of the telephone pole.

**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. 2016-22**

**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.

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



Mr. Cuorato stated that Item II (e) has been tabled because additional information is needed.



**REAL ESTATE**

**Mr. Thomas presented "Item III – Conveyance of Properties" in substance consistent to the Fact Sheet attached hereto.**

*Additional Comments and Discussion*

Mr. Greenberger raised concerns with regards to conveying the properties located at 1306, 1308, 1310 and 1312 South 21st Street under a ten (10) year mortgage and the use of such properties. Mr. Harmon responded that the proposed use is for a health and wellness center for the community.

**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. 2016-23**

**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 2001-2011 North 54 <sup>th</sup> Street	Ramonita Roman 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.

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



**ADD ON ITEMS**

**Mr. Thomas presented "Item IV (a) – Appointment of the Board of Directors of RT HeadHouse Development Corporation" in substance consistent with the attached Fact Sheet 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. 2016-24**

**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.

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



**Mr. Thomas presented "Item IV (b) – NTI Grant Funding for Escalator Repair located at 1113-1131 Market Street, 1113-A-1131 Market Street and 1112-1140 Filbert Street" in substance consistent with the attached Fact Sheet hereto.**

*Additional Comments and Discussion*

Mr. Rodriguez asked if the damaged escalator is located next to the PNC Bank. Mr. Thomas replied yes.

Mr. Harmon stated that the escalators were down for a period of time because of grease back up which caused significant water damage to the escalators.

Mr. Greenberger asked if this escalator was the escalator located at the concourse level. Mr. Thomas 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. 2016-25**

**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.

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



**Mr. Harmon presented "Item IV (c) – Amicable Acquisition and Approval of NTI QRB Funds for 6161 W. Girard Avenue" in substance consistent with the Fact Sheet attached hereto.**

*Additional Comments and Discussion*

Mr. Greenberger asked if this property was being assembled for the church expansion. Mr. Harmon responded no and stated that this property was not being transferred to a church and it would not be used for church-related activities.

Mr. Greenberger asked if there was an agreement between the Authority and the church. Mr. Harmon replied no.

**Board Action**

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

**RESOLUTION NO. 2016-26**

**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.

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



**OLD BUSINESS**

Mr. Dube addressed the Board asking if a decision has been made about his request to purchase the property located at 3589 Nottingham Lane. Mr. Cuorato replied that the Board took his request seriously and at the conclusion of last month's meeting the Board requested Mr. Harmon to determine if Mr. Dube's proposal was possible under the Urban Redevelopment Law. Mr. Cuorato stated that Mr. Harmon's findings show that the Authority cannot legally approve Mr. Dube's request even if the Board wanted to. Mr. Cuorato stated that Mr. Harmon would go over his findings with Mr. Dube outside of the Board meeting.

Mr. Harmon stated that under the Urban Redevelopment Law, the Authority cannot provide a personal mortgage loan. This is strictly a financing request; no development was proposed as the development already occurred. Mr. Harmon further stated that there are strict requirements the Authority must follow under its organizing statute and in establishing loan programs.

Mr. McIlmurray asked how the Authority funded the conservatorship. Mr. Harmon replied that the Authority used its working capital fund. Mr. McIlmurray asked why the Authority could not lend money to an individual. Mr. Harmon replied that there may be certain limited circumstances in which loans could be made to an individual, but this was not one of those circumstances.

Mr. Cuorato advised Mr. Dube that Mr. Harmon and Mr. Thomas would meet with him tomorrow to discuss Mr. Harmon's findings. Mr. Cuorato concluded that the Authority is unable to provide Mr. Dube a personal mortgage loan.



**NEW BUSINESS**

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



**ADJOURNMENT**

There being no further business to come before the Board, Mr. Cuorato declared the meeting adjourned at 4:50 P.M.

---

SECRETARY TO THE BOARD



**BOARD FACTSHEET**

Meeting of February 10, 2016

Conveyance of PRA 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 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



## BOARD FACTSHEET

Meeting of February 10, 2016

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> 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



## 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



**BOARD FACTSHEET**

Meeting of February 10, 2016

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

---

**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.

**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



**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 & 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



BOARD FACTSHEET  
 Meeting of February 10, 2016  
 Approval of NTI QRB Funds  
 Demolition and Removal of Steel Awning

---

**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

**BOARD FACTSHEET**

Meeting of February 10, 2016

Approval of PHDC Bridge Loan

Philadelphia Housing Development Corporation

---

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.



## 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



## BOARD FACTSHEET

Meeting of February 10, 2016

Approval of Contract Amendment with Stantec Consulting Services, Inc.

### 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

**BOARD FACTSHEET**

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

---

**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



**BOARD FACTSHEET**

Meeting of February 10, 2016

Removal of Disposition Supplement

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

**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



**BOARD FACTSHEET**

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

---

**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



**BOARD FACTSHEET**

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

---

**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



**BOARD FACTSHEET**

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

---

**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



## BOARD FACTSHEET

Meeting of February 10, 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 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)



**BOARD FACTSHEET**

Meeting of February 10, 2016

Appointment of the Board of Directors of RT HeadHouse  
Development Corporation

---

**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.



## 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





## BOARD FACTSHEET

Meeting of February 10, 2016

Amicable Acquisition & 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 APPOINTMENT OF GREGORY HELLER AS EXECUTIVE DIRECTOR OF THE PHILADELPHIA REDEVELOPMENT AUTHORITY**

**WHEREAS**, the Board of Directors of the Authority is authorized by law to appoint an Executive Director; and

**WHEREAS**, the Authority desires to appoint an Executive Director with the educational and administrative experience to provide managerial supervision and leadership of the business and affairs of the Authority; and

**WHEREAS**, the Board has identified Gregory Heller as qualified to serve as Executive Director and Mr. Heller is willing to accept this position.

**NOW THEREFORE, BE IT RESOLVED** By the Philadelphia Redevelopment Authority that the Authority hereby appoints Gregory Heller as Executive Director effective April 4, 2016.


**BOARD FACTSHEET**

Meeting of March 9, 2016  
 Selection of Redeveloper  
 701-11 N. 34<sup>th</sup> Street

---

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

**Nature of Transaction:** Selection of developer to construct eight (8) units of townhome style housing 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:** 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 Councilperson, 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.

## Item II (a)

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

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

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

**RESOLUTION NO.**

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

**Project Financing:**

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

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

<i>Type</i>	<i>Amount</i>	<i>Name of Source</i>	<i>Committed: Y/N</i>	<i>Documentation Attached: Y/N</i>
Developer Equity	\$ -			
Acq/Construction Financing	\$ \$1,542,216.00 -	Branch Banking and Trust Company	Y	Y
Permanent Financing	\$ -			
Grant	\$ -			
Other	\$ -			
Other	\$ -			
Other	\$ -			
<b>Total Sources</b>	<b>\$ \$1,542,216.00 -</b>			

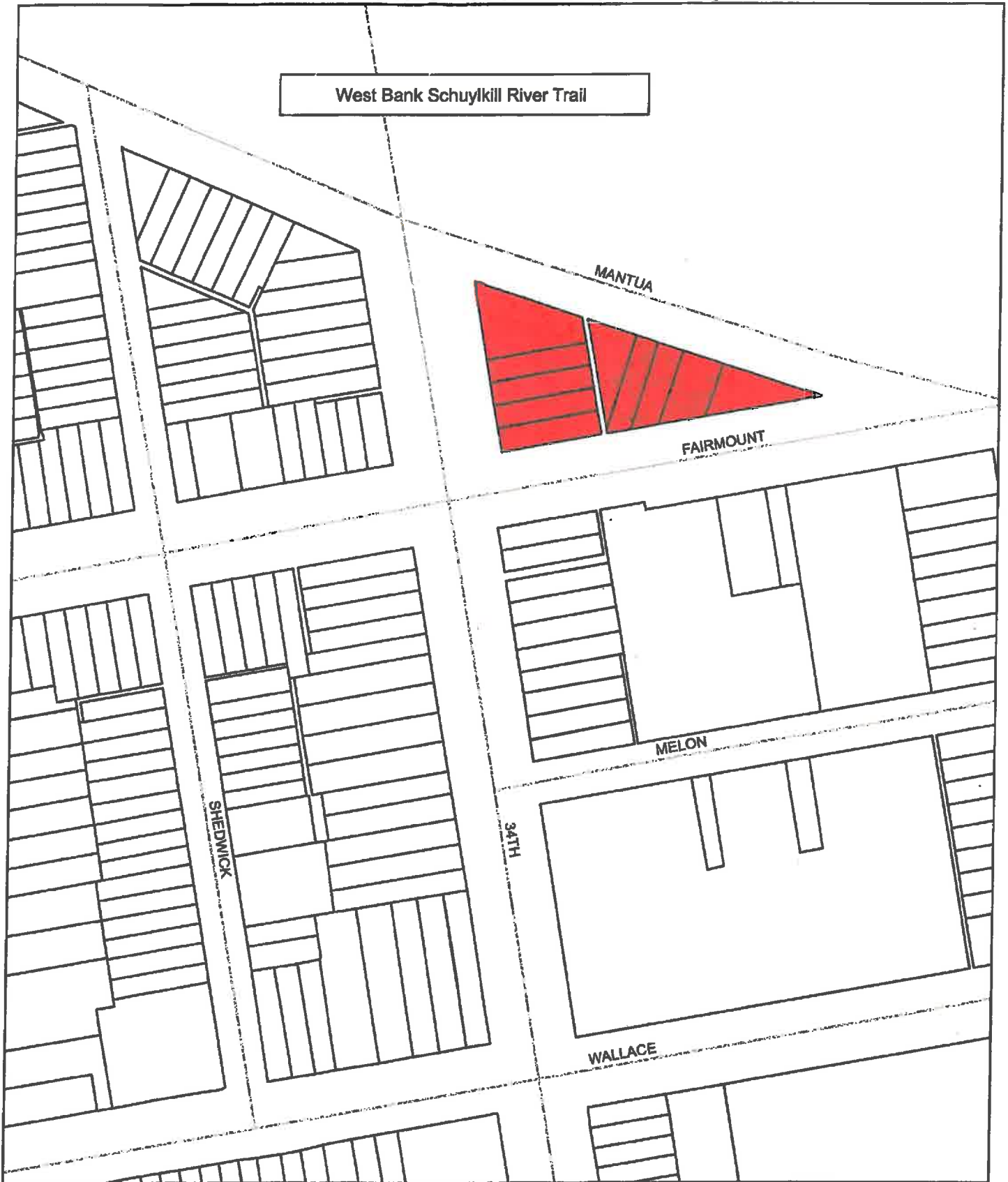
**Uses: Provide estimated costs to redevelop property**

<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 Item II (a) 34th and Mantua Avenue Project



Prepared by Tracy Plinson-Reviere  
January 28, 2016



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




**BOARD FACTSHEET**

Meeting of March 9, 2016  
 Selection of Redeveloper  
 2127 S. 6<sup>th</sup> Street

---

**NAME OF DEVELOPER/APPLICANT:** ATL Development Corporation

**Nature of Transaction:** Selection of developer to construct a two (2) unit townhome located within the Whitman Urban Renewal Area.

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

- Levent S. Ulusal – Managing Member – 97%
- Alternatif Insaat – Member – 3%

**Mailing Address:** 1100 Valley Brook Avenue, Suite 202, Lyndhurst, NJ 07071

**PROPERTY INFORMATION:** 2127 S. 6<sup>th</sup> Street

**Description:** 1,035 sq. ft., vacant lot **Zoning:** RSA-5 **Use:** Residential

**Disposition Value:** \$42,000.00

Price was established by the LAMA upfront pricing model and the property was advertised for sale at the request of the City of Philadelphia at an auction held on June 12, 2015. ATL Development Corporation was the highest bidder of the open competitive bidding process.

**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 – 18% 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 ATL DEVELOPMENT CORPORATION AS REDEVELOPER OF 2127 S. 6<sup>th</sup> STREET LOCATED WITHIN THE WHITMAN REDEVELOPMENT AREA, WHITMAN URBAN RENEWAL AREA**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that ATL Development Corporation is hereby selected as Redeveloper of 2127 S. 6<sup>th</sup> Street, located within the Whitman Redevelopment Area, Whitman Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Forty Two Thousand Dollars (\$42,000.00); 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.

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

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

<i>Type</i>	<i>Amount</i>	<i>Name of Source</i>	<i>Committed: Y/N</i>	<i>Documentation Attached: Y/N</i>
Developer Equity				
Acquisition Financing	\$ 256,000.00	Santander Bank	Y	Y
Construction Financing	\$ -			
Other				
Other				
Other	\$ -			
Other	\$ -			
<b>Total Sources</b>	<b>\$ 256,000.00</b>			

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

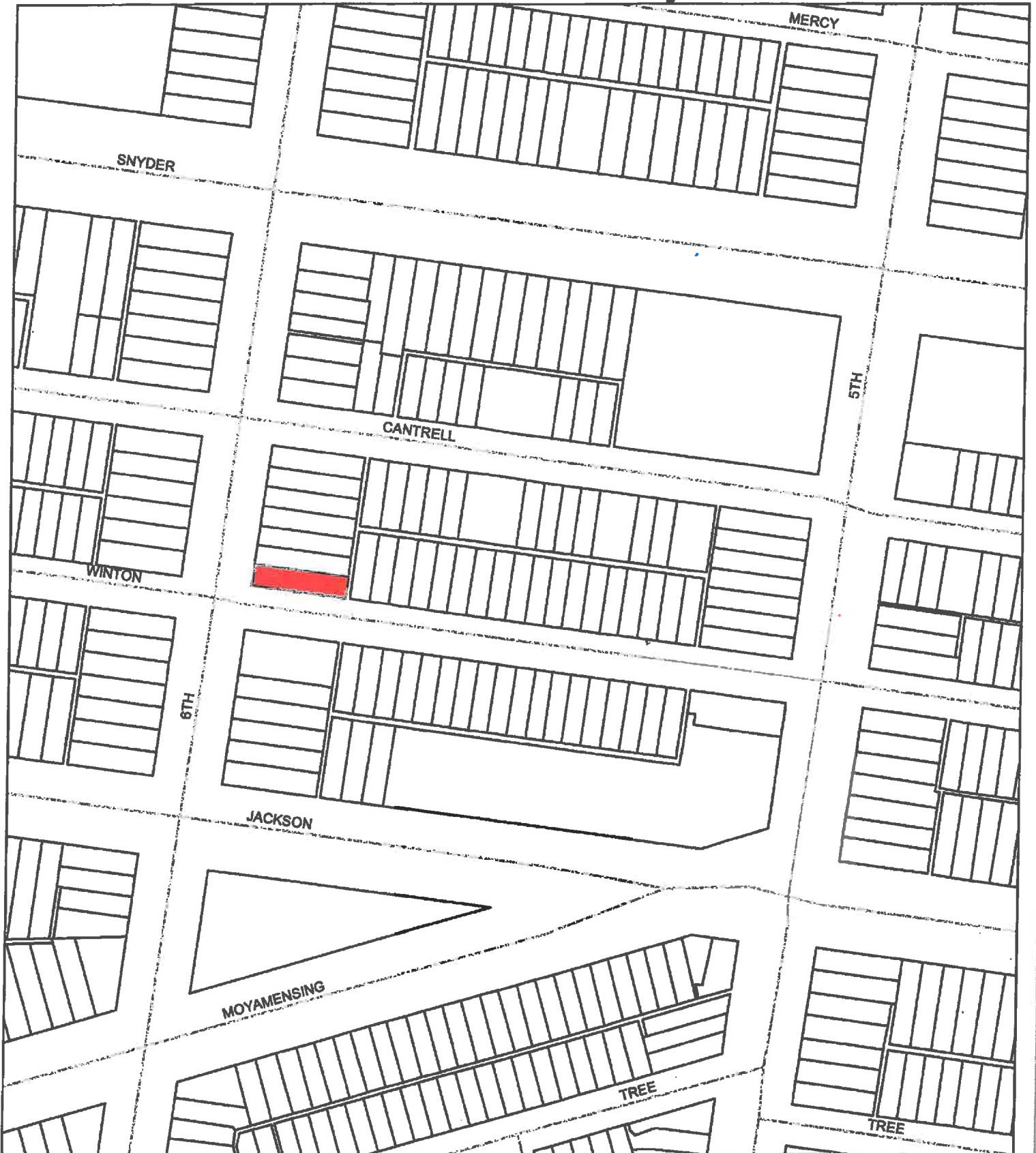
<i>Uses</i>	<i>Amount</i>	<i>Source of Estimate</i>
Acquisition Cost (include closing cost)	\$ 43,000.00	
Holding Costs	\$ 2,000.00	
Construction Costs	\$ 200,000.00	
Design/Engineering Costs	\$ 5,000.00	
Legal Costs	\$ 1,000.00	
Other	\$ 5,000.00	
Other	\$ -	
Other	\$ -	
<b>Total Uses</b>	<b>\$ 256,000.00</b>	



Address: 2127 S. 6<sup>th</sup> Street

# ATL Development Corporation 2127 S. 6th Street Project

Item II (b)



Prepared by Tracy Pinson-Reviere  
February 26, 2016



Whitman Redevelopment Area  
Whitman Urban Renewal Area  
2127 S. 6th Street

**BOARD FACTSHEET**

Meeting of March 9, 2016  
 Selection of Developer  
 2114 S. 7<sup>th</sup> Street

---

**NAME OF DEVELOPER/APPLICANT:** ATL Development Corporation

**Nature of Transaction:** Selection of developer to construct a two (2) unit townhome not located within an Urban Renewal Area.

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

- Levent S. Ulusal – Managing Member – 97%
- Alternatif Insaat – Member – 3%

**Mailing Address:** 1100 Valley Brook Avenue, Suite 202, Lyndhurst, NJ 07071

**PROPERTY INFORMATION:** 2114 S. 7<sup>th</sup> Street

**Description:** 859 sq. ft., vacant lot **Zoning:** CMX-1 **Use:** Residential

**Disposition Value:** \$37,000.00

Price was established by the LAMA upfront pricing model and the property was advertised for sale at the request of the City of Philadelphia at an auction held on June 12, 2015. ATL Development Corporation was the highest bidder of the open competitive bidding process.

**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.

## Item II (c)

Per Chapter 17-1600 of the Philadelphia Code, the Economic Opportunity Plan ranges have been approved by the City at MBE – 18% and WBE – 7%. 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 ATL DEVELOPMENT CORPORATION AS DEVELOPER OF 2114 S. 7<sup>th</sup> STREET NOT LOCATED WITHIN AN REDEVELOPMENT AREA, NOT LOCATED WITHIN AN URBAN RENEWAL AREA**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that ATL Development Corporation is hereby selected as Developer of 2114 S. 7<sup>th</sup> Street, not located within a redevelopment area, not located within an urban renewal area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Thirty Seven Thousand Dollars (\$37,000.00); 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.

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

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

<i>Type</i>	<i>Amount</i>	<i>Name of Source</i>	<i>Committed: Y/N</i>	<i>Documentation Attached: Y/N</i>
Developer Equity				
Acquisition Financing	\$ 251,000.00	Santander Bank	Y	Y
Construction Financing	\$ -			
Other				
Other				
Other	\$ -			
Other	\$ -			
<b>Total Sources</b>	<b>\$ 251,000.00</b>			

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

<i>Uses</i>	<i>Amount</i>	<i>Source of Estimate</i>
Acquisition Cost (include closing cost)	\$ 38,000.00	
Holding Costs	\$ 2,000.00	
Construction Costs	\$200,000.00	
Design/Engineering Costs	\$ 5,000.00	
Legal Costs	\$ 1,000.00	
Other	\$ 5,000.00	
Other	\$ -	
Other	\$ -	
<b>Total Uses</b>	<b>\$251,000.00</b>	



Address: 2114 S. 7<sup>th</sup> Street

# ATL Development Corporation 2114 S. 7th Street Project

Item II (c)



Prepared by Tracy Pinson-Reviere  
February 26, 2016



**Properties Not Included in An Redevelopment Area  
Properties Not Included in An Urban Renewal Area  
2114 S. 7th Street**



**BOARD FACTSHEET**

Meeting of March 9, 2016

Selection of Redeveloper

2046-2052 E, Hagert Street, 1823-1829 E. Oakdale Street and 1833-1839 E. Oakdale Street

---

**NAME OF DEVELOPER/APPLICANT:** Neighborhood Gardens Trust (“NGT”)

**Nature of Transaction:** Resolution authorizing the conveyance of the following properties, which are currently being used as community gardens. After the transfer of title, the parcels will continue being used as community gardens and will be owned and managed by NGT in partnership with the community gardens.

**Mailing Address:** 100 N. 20<sup>th</sup> Street, 5<sup>th</sup> Floor, Philadelphia, PA 19122

**PROPERTY INFORMATION:** 2046-2052 E. Hagert Street, 1823-1829 E. Oakdale Street and 1833-1839 E. Oakdale Street

**Description:** NGT will be taking formal ownership of these actively used community gardens. In conjunction with community residents, NGT will oversee the use of the gardens as a community-managed open space and gardens for area residents.

**Disposition Value:** \$12.00

**COMMENTS OR OTHER CONDITIONS:**

Since 1986, NGT has worked intensively with gardens and community groups and has Preserved thirty-five (35) gardens and shared open spaces across Philadelphia, ranging in size of 3.7 acres to single lots. The gardens are a variety of vegetable and flower gardens as well as sitting parks.

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

Prepared by: Brian Romano, Project Manager

Reviewed by: Tania Nikolic

**RESOLUTION NO.**

**RESOLUTION SELECTING NEIGHBORHOOD GARDENS TRUST AS REDEVELOPER OF 2046-2052 E. HAGERT STREET, 1823-1829 E. OAKDALE STREET AND 1833-1839 E. OAKDALE STREET LOCATED IN THE NEW KENSINGTON-FISHTOWN REDEVELOPMENT AREA, NEW KENSINGTON-FISHTOWN URBAN RENEWAL AREA**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that Neighborhood Gardens Trusts is hereby selected as Redeveloper of 2046-2052 E. Hagert Street, 1823-1829 E. Oakdale Street and 1833-1839 E. Oakdale Street, located within the New Kensington-Fishtown Redevelopment Area, New Kensington-Fishtown Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Twelve Dollars (\$12.00); 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.





1823-1829 E. Oakdale Street and 1833-1839 E. Oakdale Street



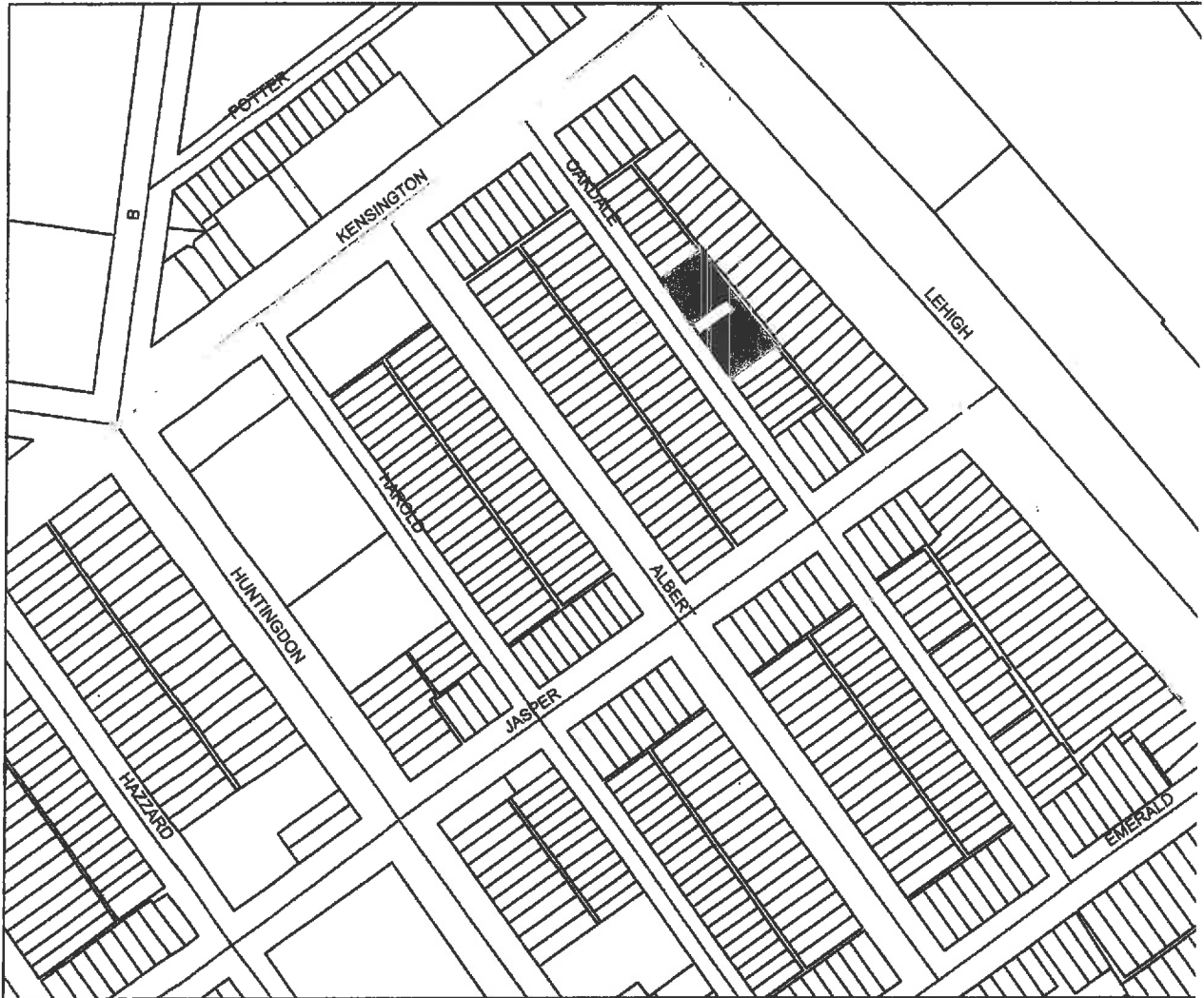


# New Kensington-Fishtown Urban Renewal Area - 2046-2052 E. Hagert Street



Amended February 2016

# New Kensington-Fishtown URA 1823-1829 and 1833-1839 E. Oakdale Street



Amended February 2016

**BOARD FACTSHEET**

Meeting of March 9, 2016  
 Selection of Developer  
 1866 E. Westmoreland Street

---

**NAME OF DEVELOPER/APPLICANT:** Ariel Sanchez

**Nature of Transaction:** Selection of developer proposing to use this parcel as a personal yard space that will be fenced. The developer lives at 1858 E. Westmoreland Street in the Kensington neighborhood.

**Mailing Address:** 1858 E. Westmoreland Street, Philadelphia, PA 19134

**PROPERTY INFORMATION:** 1866 E. Westmoreland Street

**Description:** 928 sq. ft., vacant lot      **Zoning:** RM-1      **Use:** Yard

**Disposition Value:** \$3,150.00

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 Three Thousand One Hundred Fifty Dollars (\$3,150). 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.

**COMMENTS OR OTHER CONDITIONS:**

Commencement of the proposed project is estimated to be July, 2016, with completion within twelve (12) months thereafter.

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

Prepared by: Brian Romano, Project Manager

Reviewed by: Tania Nikolic

**RESOLUTION NO.**

**RESOLUTION SELECTING ARIEL SANCHEZ AS DEVELOPER OF 1866 E. WESTMORELAND STREET, NOT LOCATED IN A REDEVELOPMENT AREA**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that Ariel Sanchez is hereby selected as Developer for 1866 E. Westmoreland Street, not located in a redevelopment area, 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 Three Thousand One Hundred Fifty Dollars (\$3,150.00); determining that the Developer possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redevelopment Plan; 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 this 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	\$ 16,000.00	Wells Fargo	Y	Y
Acquisition Financing	\$ -			
Construction Financing	\$ -			
Other	\$ -			
Other	\$ -			
Other	\$ -			
Other	\$ -			
<b>Total Sources</b>	<b>\$ 16,000.00</b>			

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

<i>Uses</i>	<i>Amount</i>	<i>Source of Estimate</i>
Acquisition Cost (include closing cost)	\$ 3,150.00	
Holding Costs	\$ -	
Construction Costs	\$ 12,850.00	
Design/Engineering Costs	\$ -	
Legal Costs	\$ -	
Other	\$ -	
Other	\$ -	
Other	\$ -	
<b>Total Uses</b>	<b>\$ 16,000.00</b>	

1866 E. Westmoreland Street  
Vacant Lot



# 1866 E. Westmoreland Street



Amended February 2016



**BOARD FACTSHEET**

Meeting of March 9, 2016

Removal of Disposition Supplement

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

---

**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 “Premises”) to Denis Boyce on June 27, 2002;

**WHEREAS**, a disposition supplement limiting use of the 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 “Premises”) to Joseph A. Maurizi on June 28, 2004;

**WHEREAS**, a disposition supplement limiting the use of the 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 “Premises”) to Tina M. Dixon and Thomas A. Dixon on January 12, 2005;

**WHEREAS**, a disposition supplement limiting the use of the 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 Executive director is authorized to execute a release from the disposition supplement with respect to 1317-23 Frankford Avenue, 1139 E. Berks Street and 2627 E. Hagert Street to remove the disposition supplement that limits use of the Premises.
2. Denis Boyce, Joseph A. Maurizi, and Tina M. Dixon and Thomas A. Dixon shall pay the Authority an administrative fee of Five Thousand Dollars (\$5,000) for each parcel.

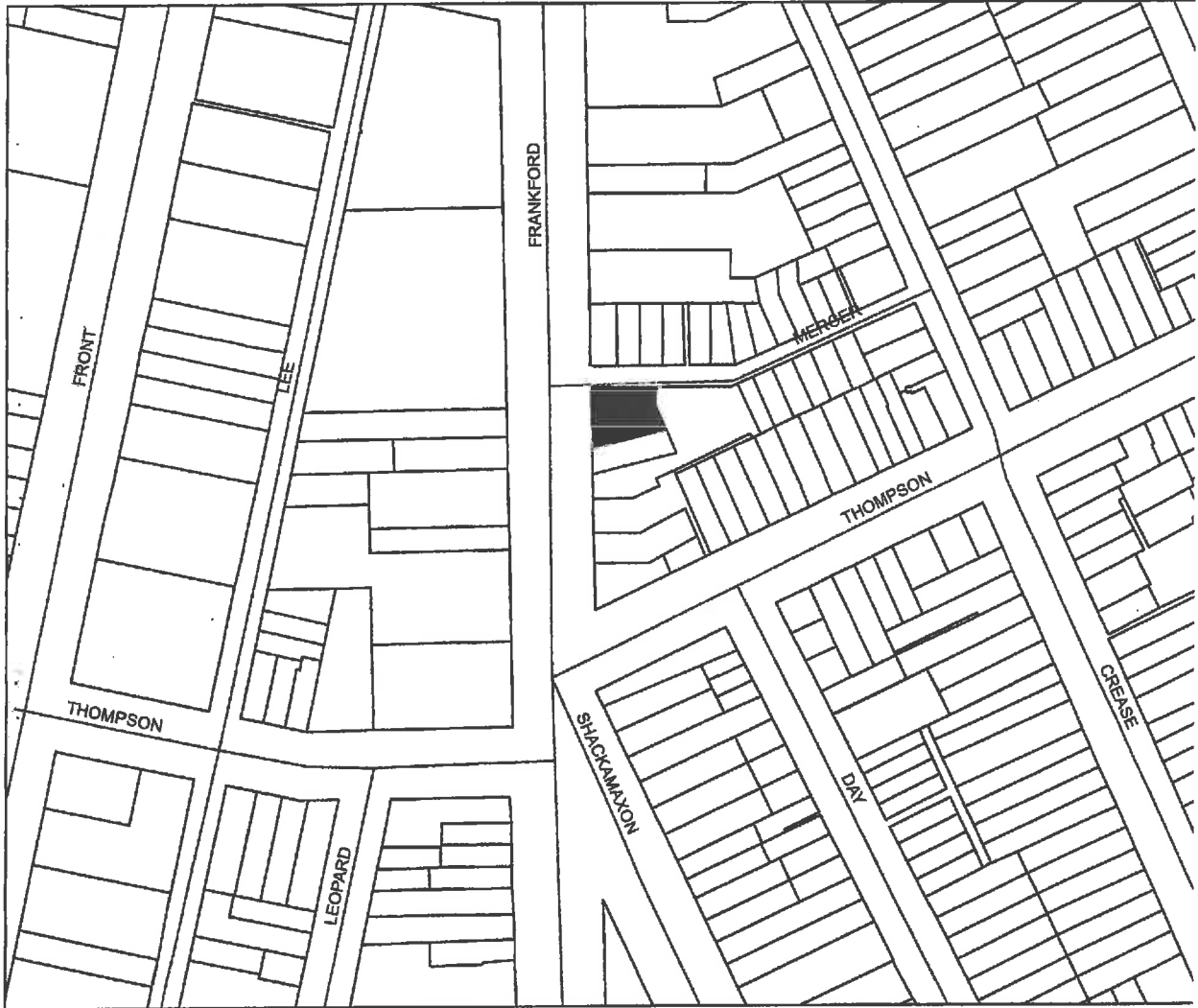
**FURTHER AUTHORIZING**, the preparation, execution, and delivery of all documentation necessary to carry out the foregoing in form and substance acceptable to the Executive Director and General Counsel.

**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



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

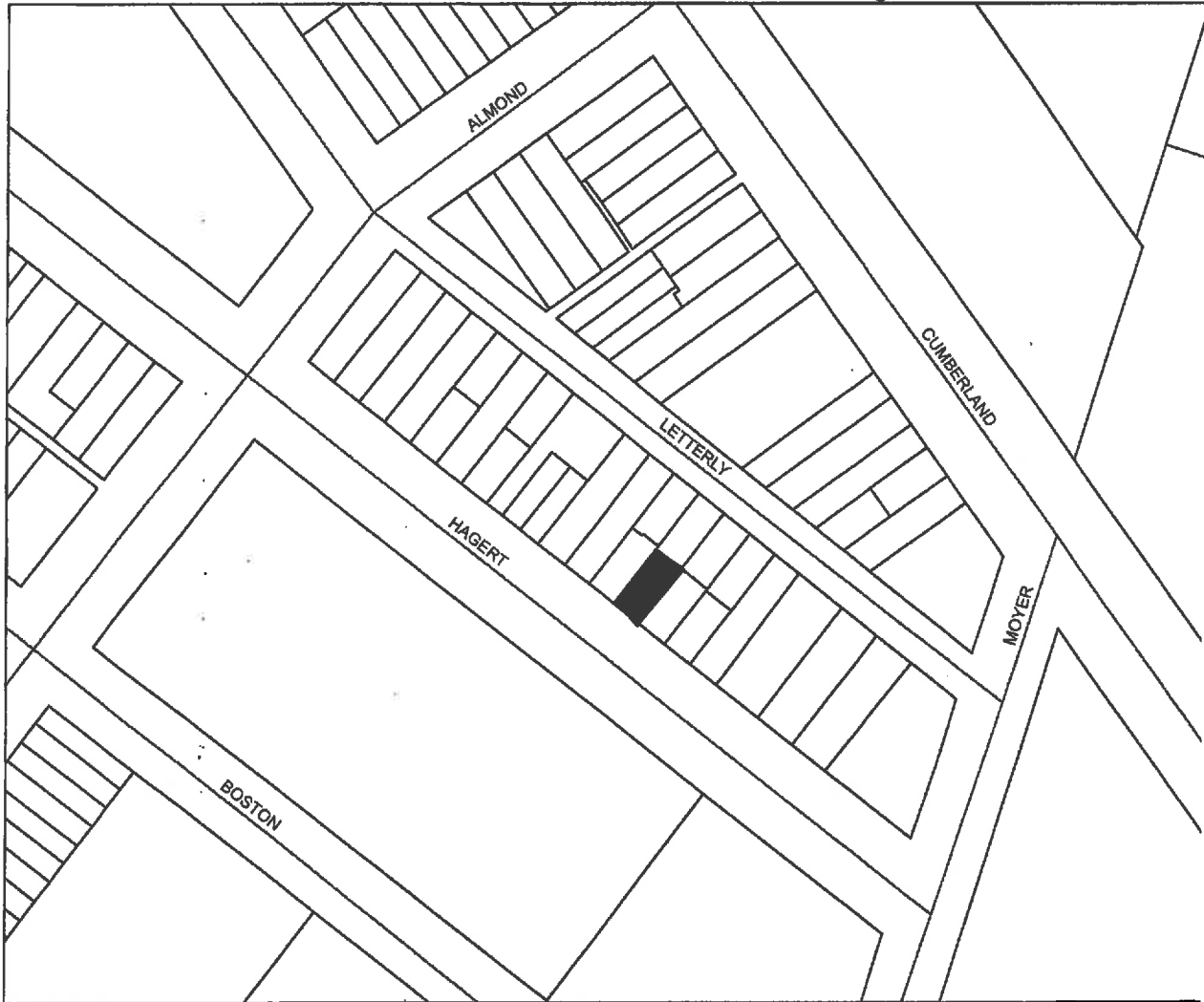


Amended January 2016

2627 E. Hagert Street



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



Amended January 2016





## BOARD FACTSHEET

Meeting of March 9, 2016

1001-1011 Vine Street and 314 N. 10<sup>th</sup> Street

Amendatory Agreement, Declaration of Condominium, Lease Option  
or Deed Transfer

---

**NAME OF DEVELOPER/APPLICANT:** 1001 Vine Street, LP

**Nature of Transaction:** By Resolution No. 2014-103 adopted on November 12, 2014, the Board authorized the selection of 1001 Vine Street, LP, (the "**Vine LP**"), as redeveloper of 1001-1011 Vine Street and 314 N. 10<sup>th</sup> Street (the "**Parcel**"), located in the Franklin Urban Renewal Area. The applicant has requested approval to (i) record a Condominium Declaration upon acquisition, (ii) reassign ownership rights amongst its partnership entities as previously approved in the Redevelopment Agreement, (iii) lease or transfer the commercial condominium unit and assignment of certain redevelopment rights; and (iv) obtain a three (3) month extension on the settlement, commencement and completion of this project as they continue to finalize financing for total development costs. PRA staff is confident that the developer will be in position to close and develop this property upon granting this extension.

Today the Board is asked to authorize a resolution that facilitates the following:

1. Authorization for the Vine LP to permit the recording of a condominium declaration upon acquisition that will split the Parcel into two (2) units - a residential condominium unit which will consist of the apartment units and a commercial condominium unit which will consist of the commercial space and the community center;
2. Approval of a Lease & Option Agreement between the Vine LP and Eastern Tower QALICB, LLC, a Pennsylvania limited liability company (the "**Eastern Tower LLC**"), with respect to the commercial condominium unit, only. The Lease Agreement structure was pre-approved in the Redevelopment Agreement and the option to be included in the Lease cannot be exercised in any event prior to the issuance of a Certificate of Completion;
3. In lieu of the transaction contemplated by the Lease & Option Agreement, approval of the transfer by deed of the commercial condominium unit, only, and the assignment of development rights to Eastern Tower LLC prior to construction commencing, provided that City Council approval is obtained authorizing such transfer and assignment;
4. Replacement of Vine LP's current .01% general partner (ETCC GP, Inc.) with 1001 Vine Street General Partner, LLC (the "**Vine LLC**");
5. Conveyance by Philadelphia Chinatown Development Corporation ("**PCDC**") of its 99.99% limited partnership interest in Vine LP as follows: 89% to 1001 Vine Street Partners, LLC, 10.99% to 1001 Vine Street Limited Partner, LLC;
6. Extension of this project's settlement deadline from March 30, 2016 to June 30, 2016;

7. Extension this project's construction commencement deadline from July 1, 2016 to October 1, 2016; and
8. Extension this project's construction completion deadline from July 1, 2018 to October 1, 2018, as financing has been finalized and settlement has already occurred.

**Legal Entity/Other Partners (if applicable):** ETCC GP, Inc. (current .01% general partner of the Vine LP)

**Mailing Address:** 301-05 N. 9<sup>th</sup> Street, Philadelphia, PA 19107

**PROPERTY INFORMATION:** 1001-1011 Vine Street & 314 N. 10<sup>th</sup> Street

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

**Disposition Price:** \$ 776,308.00

The property value for the parcel was established at Seven Hundred Seventy-Six Thousand Three Hundred Eight Dollars (\$776,308) when the Authority acquired the parcel from PennDOT at fair market value. The remaining portion of the site, 1007-1011 Vine Street, also owned by the Authority, will be conveyed at nominal to support the community project.

### **BACKGROUND:**

The Authority is the current owner of the parcel which consists of vacant lots. Vine LP intends to construct a 23-story, 227,000 sq. ft. mixed use building; 10,000 sq. ft. of ground floor retail space, 17,000 sq. ft. community center, 16,000 sf. of office space and One Hundred Forty-Three (143) upper floor residential units located immediately north and west of the Market East Chinatown neighborhood. Total development costs are currently estimated at \$75,000,000. There will be no extension fee.

### **Condominium Declaration of Eastern Tower, Lease Option and/or Deed**

Upon receipt of title of the parcel from the Authority, Vine LP will record a condominium declaration to split the development into two units for the project's residential and nonresidential components. A lease and option agreement will be executed between the Vine LP, as landlord, and the Eastern Tower LLC, as tenant, with respect to the commercial unit. The purchase option to be included in the Lease cannot be exercised in any event prior to the issuance of a Certificate of Completion.

In lieu of the transaction contemplated by the Lease & Option Agreement described above, Vine LP may, at its option, instead transfer the commercial unit by deed to Eastern Tower LLC prior to construction commencing and assign its development obligations to Eastern Tower LLC relative to the commercial unit, provided that City Council approval is obtained authorizing such transfer and assignment.

### **Shift of Interest Amongst Entities**

Vine LP's current .01% general partner, ETCC GP, Inc., whose sole member is Philadelphia Chinatown Development Corporation ("**PCDC**"), will be replaced by Vine LLC. PCDC will

be conveying its 99.99% limited partnership interest in Vine LP as follows: 89% to 1001 Vine Street Partners, LLC, 10.99% to 1001 Vine Street Limited Partner, LLC.

**COMMENTS OR OTHER CONDITIONS:**

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

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

Prepared by: Jessie Lawrence, Project Manager  
Reviewed by: Tania Nikolic/Ryan Harmon

## RESOLUTION NO.

**CENTER CITY REDEVELOPMENT AREA, FRANKLIN URBAN RENEWAL AREA – RESOLUTION AUTHORIZING; (i) THE SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH 1001 VINE STREET, LP; (ii) FILING OF A DECLARATION OF CONDOMINIUM; (iii) THAT CERTAIN LEASE OR TRANSFER BETWEEN 1001 VINE STREET, LP, AND EASTERN TOWER QALICB, LLC, AND ASSIGNMENT OF CORRESPONDING DEVELOPMENT RIGHTS; AND (iv) SHIFT OF ENTITY INTEREST IN CONNECTION WITH THE EASTERN TOWER PROJECT ("PROJECT")**

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

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

**WHEREAS**, Redeveloper and the Authority executed a First Amendatory Agreement dated November 5, 2015 ("First Amendment"); and

**WHEREAS**, the First Amendment provides that the Redeveloper must take title to the property by March 30, 2016, commence construction by July 1, 2016, and complete construction by July 1, 2018; and

**WHEREAS**, the Redeveloper has requested an extension of time to take title to the property to June 30, 2016, and a corresponding extension of the commencement and completion dates; and

**WHEREAS**, to maintain the qualifications and financial resources to develop the Project, Redeveloper seeks to record a Declaration of Condominium, consisting of two condominium units, upon acquisition of the property and lease, or at, its option, transfer by deed the commercial unit to Eastern Tower QALICB, LLC ("Eastern Tower LLC"); and

**WHEREAS**, Redeveloper and Eastern Tower LLC have agreed to enter into a Lease Agreement ("Lease") to provide, among other things an option to purchase ("Option") the commercial unit of the Project upon issuance of a Certificate of Completion;

**WHEREAS**, in lieu of the transactions contemplated by the Lease and the Option, the Redeveloper may instead transfer the commercial unit by deed (the "Deed") to Eastern Tower LLC prior to construction commencing and assign its development obligations to Eastern Tower LLC relative to the commercial unit, provided that City Council approval is obtained authorizing such transfer and assignment; and

**WHEREAS**, to effectuate construction of the entire Project, Redeveloper seeks to replace its current .01% general partner, ETCC GP, Inc., solely owned by Philadelphia Chinatown Development Corporation ("PCDC"), with 1001 Vine Street General Partner, LLC; and

**WHEREAS**, PCDC will assign its 99.99% of limited partnership interest in the Redeveloper as follows: 89% to 1001 Vine Street Partners, LLC, 10.99% to 1001 Vine Street Limited Partner, LLC;

**WHEREAS**, in order to carry out the terms of said authorizations, Redeveloper has requested the Authority to approve a corresponding extension of settlement, commencement and completion dates; and

**WHEREAS**, the Board is willing to (i) provide corresponding extension of time and authorize Redeveloper to (ii) pursue the recordation of said declarations, (iii) further negotiate with Eastern Tower LLC in order to reach final agreement on terms of the Lease and Option, or the Deed and (iv) complete the assignments of various membership interests as aforesaid; and

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

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

1. The Authority is authorized to enter into a Second Amendment to Redevelopment Agreement for 1001-1011 Vine Street and 314 N. 10<sup>th</sup> Street with 1001 Vine Street, LP, to provide that:

a. the time for conveyance of title of the property as stated in paragraph 3 of the Redevelopment Agreement, as previously amended, shall be extended to June 30, 2016.

b. the time for commencement of construction as stated in paragraph 4.5 of the Redevelopment Agreement, as previously amended, shall be extended to October 1, 2016.

c. the time for completion of improvements as stated in paragraph 4.5 of the Redevelopment Agreement, as previously amended, shall be extended to October 1, 2018.

d. Vine LP shall be permitted to record a condominium declaration upon acquisition that will split the Parcel into two (2) units - a residential condominium unit which will consist of the apartment units and a commercial condominium unit which will consist of the commercial space and the community center;

2. Vine LP shall be permitted to enter into a Lease & Option Purchase Agreement with Eastern Tower QALICB, LLC, a Pennsylvania limited liability company (the "Eastern Tower LLC"), with respect to the commercial condominium unit, only;

3. In lieu of the transactions contemplated by the Lease & Option Purchase Agreement, Vine Street LP may instead transfer the commercial unit by the Deed to the Eastern Tower LLC prior to construction commencing and assign its development obligations to Eastern Tower LLC

relative to the commercial unit, provided that City Council approval is obtained authorizing such transfer and assignment;

4. Vine LP shall be permitted to replace Vine LP's current .01% general partner (ETCC GP, Inc.) with 1001 Vine Street General Partner, LLC (the "Vine LLC"); and

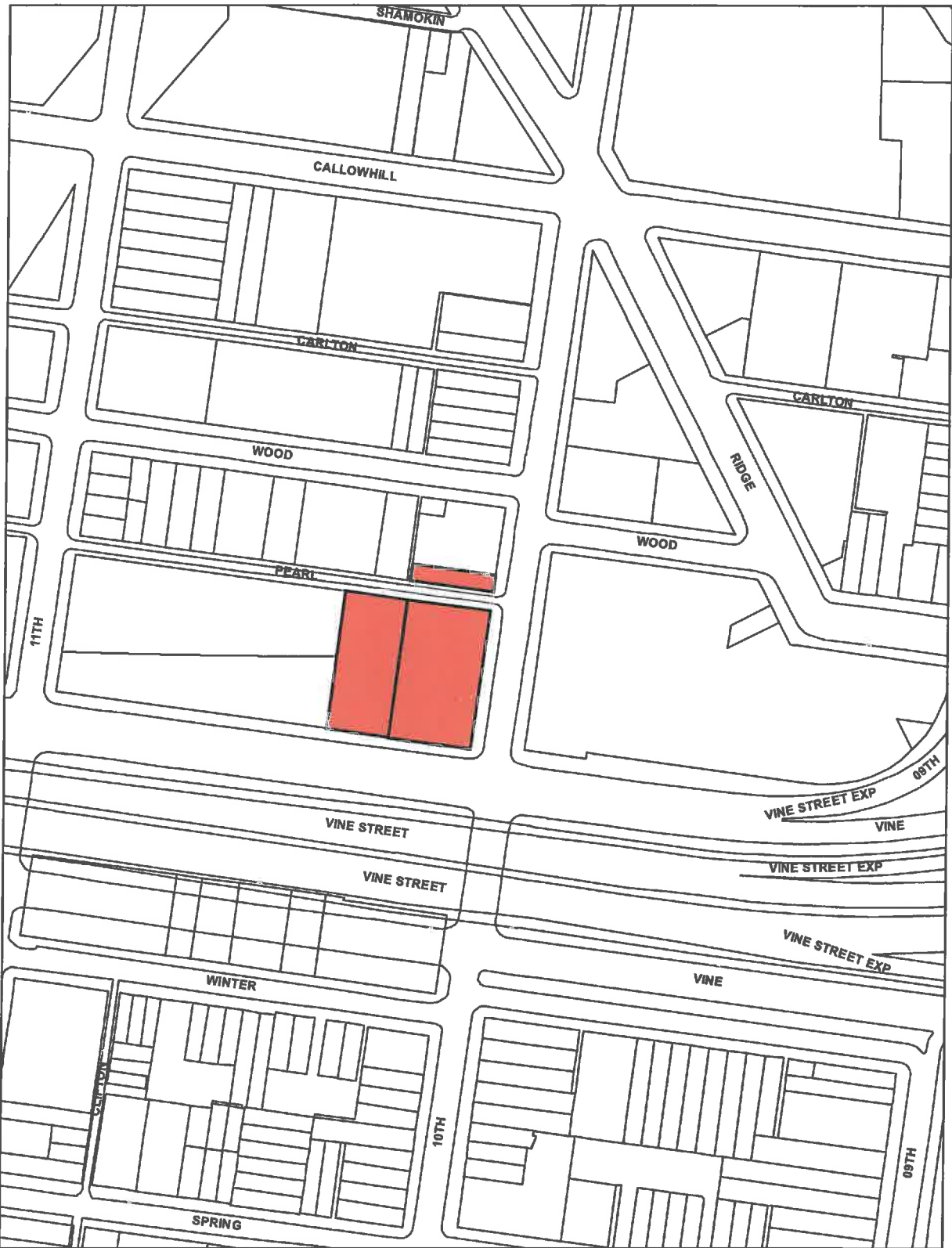
5. Philadelphia Chinatown Development Corporation ("PCDC") shall be permitted to assign its 99.99% limited partnership interest in Vine LP as follows: 89% to 1001 Vine Street Partners, LLC, 10.99% to 1001 Vine Street Limited Partner, LLC.

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

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



Address: 1001-1011 Vine Street & 314 N. 10<sup>th</sup> Street



**CENTER CITY REDEVELOPMENT AREA**  
**FRANKLIN URBAN RENEWAL AREA**  
1001-1011 Vine Street & 314 N. 10th Street





## **BOARD FACTSHEET**

Meeting of March 9, 2016

Mid-City Y

2025-29 Chestnut Street

Permit transfer of a leasehold interest, assumption of existing Authority debt and authorization to enter into a Grant Agreement.

---

### **TRANSACTION SUMMARY**

Permit the transfer of a leasehold interest in a portion of the first floor and floors four (4) through seven (7) of a property located at 2025-2029 Chestnut Street ("Property") and assumption of Authority debt for the Mid-City Y ("Project") from Mid-City Residential Associates, L.P. (the "Partnership") to 1260 Housing Development Corporation ("1260 HDC") or its affiliate. Authorize the Authority to enter into a Grant Agreement with 1260 HDC in an amount not to exceed Five Hundred Thousand Dollars (\$500,000) which will be held at the Authority to cover operating cash flow deficits for the Project.

### **BACKGROUND**

The former Mid-City branch YWCA of Philadelphia occupied two (2) adjacent structures at 2017-2029 Chestnut Street. The Main Building (2025-29 Chestnut Street) is a seven story structure erected in 1924 as the Girard Craftsman's Hotel. A portion of the Main Building (floors 4 through 7) was designed to provide 48 SRO units and 12 one bedroom units of affordable housing for formerly homeless individuals. Following a Request for Proposal, the Authority selected the Ingerman Group as developer for the rehabilitation of the Project.

In 1998, the Authority entered into a nominal long term lease (40 years) with the Partnership which was formed by the Ingerman Group. The development cost of approximately \$6,200,000 was financed with three loans from the Authority totaling \$3,250,000 ("Authority Loans") and the syndication of Low Income Housing and Historic tax credits. A portion of the Authority Loans has been satisfied, leaving an outstanding balance of \$2,990,000.

In 2003, the Authority entered into a nominal long term lease (65 years) with Freire Charter School, which has developed the remaining floors (1 through 3) into a charter school.

### **Transfer of Leasehold Interest**

The Ingerman Group has requested to terminate the lease between the Authority and the Partnership. In order to select a suitable organization to operate the Project, the Authority contacted several developers who serve this vulnerable population.

## Item III

The Authority selected 1260 HDC whose mission is to develop and manage affordable, safe and sustainable homes for people in need, with a focus on the vulnerable. 1260 HDC was founded in 1988 and was originally formed for the purpose of acquiring, developing and maintaining affordable housing for adults living with chronic mental illness. In 1993, they created their property management affiliate, Columbus Property Management & Development, Inc. Today, 1260 HDC and its affiliates manage more than 2,700 units of affordable housing, serving more than 3,100 residents in the Mid-Atlantic region.

In order to preserve these critically needed affordable housing units, 1260 HDC will develop a preservation plan for this Project. 1260 HDC will have a capital needs assessment completed and make any necessary immediate improvements. In addition, they will ascertain that residents are receiving effective supportive services and provide the resources as needed.

The Project was rehabilitated in 1998. The LIHTC program requires that projects remain affordable for a period of fifteen years, which for this Project has ended. The goal of 1260 HDC goal is to re-capitalize the Project by applying for low-income housing tax credits. The Grant for operating funds will assist 1260 HDC to cover the deficits of the Project for at least 4 years until the Project can be re-capitalized.

### **BOARD ACTION**

The Board is asked to consent to the following:

- Permit transfer of leasehold interest in the Property from the Partnership to 1260 HDC or its affiliate and release the Partnership from its obligations.
- Permit the assumption by 1260 HDC or its affiliate of the Authority Loans.
- Enter into a Grant Agreement with 1260 HDC in an amount not to exceed \$500,000 which will be held at the Authority to be drawn down to cover operating losses for the Project.

Proposed Resolution is attached

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

**RESOLUTION NO.****RESOLUTION AUTHORIZING THE AUTHORITY TO PERMIT THE TRANSFER OF A LEASEHOLD INTEREST IN A PORTION OF THE PROPERTY LOCATED AT 2025-29 CHESTNUT STREET AND ASSUMPTION BY 1260 HOUSING DEVELOPMENT CORPORATION OR ITS AFFILIATE OF THE EXISTING AUTHORITY DEBT PROVIDED TO MID-CITY RESIDENTIAL, L.P. FURTHER AUTHORIZING THE AUTHORITY TO ENTER INTO A GRANT AGREEMENT IN THE AMOUNT OF \$500,000 WITH 1260 HOUSING DEVELOPMENT CORPORATION**

**WHEREAS**, the Philadelphia Redevelopment Authority ("Authority") entered into a nominal long term lease agreement (40 years) with Mid-City Residential Associates, L.P., a Pennsylvania Limited Partnership (the "Partnership") formed by the Ingerman Group to develop and manage the residential portion of the Mid-City Y ("Project") consisting of a portion of the first floor and floors four (4) through seven (7) of a property located at 2025-2029 Chestnut Street ("Property"); and

**WHEREAS**, in 1998 as part of the rehabilitation of the Project, the Authority provided financing in the amount of \$3,250,000 ("Authority Loans"); and

**WHEREAS**, a portion of the Authority Loans has been satisfied, leaving a balance of \$2,990,000; and

**WHEREAS**, the Ingerman Group has requested to terminate the lease between the Authority and the Partnership; and

**WHEREAS**, the Authority has selected 1260 Housing Development Corporation ("1260 HDC") an experienced developer to operate the Project; and

**WHEREAS**, since the Project is experiencing operating deficits, the Authority is willing to provide a grant to 1260 HDC to be used to pay for such deficits until the Project can be re-capitalized.

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

- Permit transfer of leasehold interest in the Property from the Partnership to 1260 HDC or its affiliate and release the Partnership from its obligations.
- Permit the assumption by 1260 HDC or its affiliate of the Authority Loans.
- Enter into a Grant Agreement with 1260 HDC in an amount not to exceed \$500,000 which will be held at the Authority to be drawn down to cover operating losses for the Project.

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

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



## BOARD FACTSHEET

Meeting of March 9, 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) **Self-amortizing Mortgage Disposition:** The following thirteen (13) 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>
1221 West Atlantic Street	Siobhan Tameki Wright	\$5,744.98 (LAMA)
2832 West Diamond Street	Charlotte Lewis	\$10,000.00 (Appraisal)
2131 North Fairhill Street	Jose Luis Mendez	\$ 6,721.80 (LAMA)
815 West Firth Street	Carmen Gomez	\$ 7,661.01 (LAMA)
4234 Lancaster Avenue	Islamic Cultural Preservation &	\$12,434.48 (LAMA)
4236 Lancaster Avenue	Information Council	\$13,036.80 (LAMA)
4238 Lancaster Avenue	Islamic Cultural Preservation &	\$12,107.89 (LAMA)
4240 Lancaster Avenue	Information Council ( <b>same for all 4</b> )	\$10,665.72 (LAMA)
2920 North Leithgow Street	Cristobal & Myrna Serrano, h/w	\$ 1,117.23 (LAMA)
244 West Stella Street	Luz N. Delvalle Rodriguez	\$ 1,765.59 (LAMA)
2010 North 3 <sup>rd</sup> Street	Robyn Joanne Mello	\$ 6,153.42 (LAMA)
2936 North 6 <sup>th</sup> Street	Minerva Velez Velazquez	\$10,448.56 (LAMA)
4561 North 18 <sup>th</sup> Street	Richard Freeman Taggart	\$ 3,372.18 (LAMA)

- 2) Fair Market Disposition:** The following nineteen (19) 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>
1333 South Dover Street	Dover Point LLC	\$2,241.00 (LAMA)
1742 South Edgewood Street	Sherrie A. Carroll	\$3,168.00 (LAMA)
2555 Emerald Street	Shaun S. Zhang	\$9,585.45 (LAMA)
1845 East Huntingdon Street	Benedicto A. Ventura	\$32,000.00 (AUCTION)
2637 Janney Street	Bassam S. Rifai & Brenton C. Higgins	\$30,000.00 (AUCTION)
2639 Janney Street	Bassam S. Rifai & Brenton C. Higgins	\$30,000.00 (AUCTION)
2643 Janney Street	Bassam S. Rifai & Brenton C. Higgins	\$10,349.00 (LAMA)
2645 N. Janney Street	Bassam S. Rifai & Brenton C. Higgins	\$27,500.00 (AUCTION)
2649 Janney Street	Bassam S. Rifai & Brenton C. Higgins	\$25,000.00 (AUCTION)
2646 Ritter Street	Bassam S. Rifai & Brenton C. Higgins	\$25,000.00 (AUCTION)
2658 Ritter Street	Bassam S. Rifai & Brenton C. Higgins	\$40,000.00 (AUCTION)
2106 East Stella Street	Carlos Torres	\$ 2,800.00 (AUCTION)
201 East Tioga Street	Urban Hope Training Center	\$12,072.06 (LAMA)
1910 East York Street	Marshall Ventures LP	\$56,000.00 (Appraisal)
1914 East York Street	Marshall Ventures LP	\$56,000.00 (Appraisal)
1920 East York Street	Marshall Ventures LP	\$56,000.00 (Appraisal)
1922 East York Street	Marshall Ventures LP	\$56,000.00 (Appraisal)
1924 East York Street	Marshall Ventures LP	\$56,000.00 (Appraisal)
1823 North 2 <sup>nd</sup> Street	Angel Mendez	\$23,000.00 (Appraisal)

## RESOLUTION NO.

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

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

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

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

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

<u>Address</u>	<u>Grantee(s)</u>	<u>Price</u>
1221 West Atlantic Street	Siobhan Tameki Wright	\$ 5,744.98 (LAMA)
2832 West Diamond Street	Charlotte Lewis	\$10,000.00 (Appraisal)
2131 North Fairhill Street	Jose Luis Mendez	\$ 6,721.80 (LAMA)
815 West Firth Street	Carmen Gomez	\$ 7,661.01 (LAMA)
4234 Lancaster Avenue	Islamic Cultural Preservation &	\$12,434.48 (LAMA)
4236 Lancaster Avenue	Information Council	\$13,036.80 (LAMA)
4238 Lancaster Avenue	Islamic Cultural Preservation &	\$12,107.89 (LAMA)
4240 Lancaster Avenue	Information Council ( <b>same for all 4</b> )	\$10,665.72 (LAMA)
	<b>Islamic Cultural Preservation &amp; Information Council on each property</b>	
2920 North Leithgow Street	Cristobal Serrano, Jr. & Myrna Y. Serrano, h/w	\$ 1,117.23 (LAMA)
244 West Stella Street	Luz N. Delvalle Rodriguez	\$ 1,765.59 (LAMA)
2010 North 3 <sup>rd</sup> Street	Robyn Joanne Mello	\$ 6,153.42 (LAMA)
2936 North 6 <sup>th</sup> Street	Minerva Velez Velazquez	\$10,448.56 (LAMA)
4561 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.

**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>
1333 South Dover Street	Dover Point, LLC	\$ 2,241.00 (LAMA)
1742 South Edgewood Street	Sherrie A. Carroll	\$ 3,168.00 (LAMA)
2555 Emerald Street	Shaun S. Zhang	\$9,585.45 (LAMA)
1845 East Huntingdon Street	Benedicto A. Ventura	\$32,000.00 (AUCTION)
2637 Janney Street	Bassam S. Rifai & Brenton C. Higgins	\$30,000.00 (AUCTION)
2639 Janney Street	Bassam S. Rifai & Brenton C. Higgins	\$30,000.00 (AUCTION)
2643 Janney Street	Bassam S. Rifai & Brenton C. Higgins	\$10,349.00 (LAMA)
2645 North Janney Street	Bassam S. Rifai & Brenton C. Higgins	\$27,500.00 (AUCTION)
2649 Janney Street	Bassam S. Rifai & Brenton C. Higgins	\$25,000.00 (AUCTION)
2646 Ritter Street	Bassam S. Rifai & Brenton C. Higgins	\$25,000.00 (AUCTION)
2658 Ritter Street	Bassam S. Rifai & Brenton C. Higgins	\$40,000.00 (AUCTION)
2106 East Stella Street	Carlos Torres	\$ 2,800.00 (AUCTION)
201 East Tioga Street	Urban Hope Training Center	\$12,072.06 (LAMA)
1910 East York Street	Marshall Ventures LP	\$56,000.00 (Appraisal)
1914 East York Street	Marshall Ventures LP	\$56,000.00 (Appraisal)
1920 East York Street	Marshall Ventures LP	\$56,000.00 (Appraisal)
1922 East York Street	Marshall Ventures LP	\$56,000.00 (Appraisal)
1924 East York Street	Marshall Ventures LP	\$56,000.00 (Appraisal)
1823 North 2 <sup>nd</sup> Street	Angel Mendez	\$23,000.00 (Appraisal)

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

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



## VPRC Fact Sheet

Property Address: 1221 West Atlantic StreetCouncil District: 5<sup>th</sup>

Property Type:

Date approved by VPRC: 11/18/2014 Structure **Vacant Lot**Sales Price: \$5,744.98Number 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)? \$5,744.98Is 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: Siobhan Tameki WrightApplication Date: October 23, 2014Applicant Address: 1223 West Atlantic Street, Philadelphia, PA 19140

VPRC Fact Sheet

Property Address: 2832 West Diamond Street

Council District: 5<sup>th</sup>

Property Type:

Date approved by VPRC: 05/12/2015

Structure

Vacant Lot

Sales Price: \$10,000.00

Number of EOIs Received: 1

Type of Transaction:

Competitive Sale (must be sold to highest, qualified bidder)

RFP

Direct Sale (an appraisal is required)

Side-yard (must be to an adjacent property owner)

Community Purpose

Affordable Housing

Garden/Park

Community/Health Center

Other. Please describe \_\_\_\_\_

Sales Price Based on:

LAMA estimate (must be less than \$50,000)

Highest Bid

Appraised Value (for all direct sales)

Reduced based on current policy (must be side yard or community purpose)

Reduced by Real Estate Review Committee

Reduced based on prior policy. Please name policy \_\_\_\_\_

Other. Please describe \_\_\_\_\_

Proposed Use:

Single-family home

Business

Side-yard

Community Purpose; What is the community purpose: \_\_\_\_\_

Other

Is there a self-amortizing mortgage?  Yes  No

If yes, how much is the mortgage (should be \$15,000 or less)? \$10,000.00

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: Charlotte Lewis

Application Date: April 28, 2015

Applicant Address: 2830 West Diamond Street, Philadelphia, PA 19121

## VPRC Fact Sheet

Property Address: 2131 North Fairhill StreetCouncil District: 7<sup>th</sup>

Property Type:

Date approved by VPRC: 11/10/2015 Structure **Vacant Lot**Sales Price: \$6,721.80Number 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)? \$6,721.80Is 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: Jose Luis MendezApplication Date: October 8, 2015Applicant Address: 2133 North Fairhill Street, Philadelphia, Pa 19122

## VPRC Fact Sheet

Property Address: 815 West Firth StreetCouncil District: 5<sup>th</sup>

Property Type:

Date approved by VPRC: 12/08/2015 Structure **Vacant Lot**Sales Price: \$7,661.01Number 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: \_\_\_\_\_ OtherIs there a self-amortizing mortgage?  Yes  NoIf yes, how much is the mortgage (should be \$15,000 or less)? \$7,661.01Is 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: Carmen GomezApplication Date: November 10, 2015Applicant Address: 813 West Firth Street, Philadelphia, PA 19133

## VPRC Fact Sheet

Property Address: 4234 Lancaster Avenue

Property Type:

 Structure Vacant LotDate approved by VPRC: 07/14/2015Sales Price: \$12,434.48Number 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 – mortgage for value of property 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: Vendors Mall OtherIs there a self-amortizing mortgage?  Yes  NoIf yes, how much is the mortgage (should be \$15,000 or less)? \$12,434.48Is 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: Islamic Cultural Preservation & Information Council Application Date: December 20, 2014Applicant Address: 4243 Lancaster Avenue

## VPRC Fact Sheet

Property Address: 4236 Lancaster Avenue

Property Type:

 Structure Vacant LotDate approved by VPRC: 07/14/2015Sales Price: \$13,036.80Number 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 – mortgage for value of property 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: Vendors Mall OtherIs there a self-amortizing mortgage?  Yes  NoIf yes, how much is the mortgage (should be \$15,000 or less)? \$13,036.80Is 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: Islamic Cultural Preservation & Information Council Application Date: December 20, 2014Applicant Address: 4243 Lancaster Avenue

VPRC Fact Sheet

Property Address: 4238 Lancaster Avenue

Property Type:

Structure

Vacant Lot

Date approved by VPRC: 07/14/2015

Sales Price: \$12,107.89

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 – mortgage for value of property

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: Vendors Mall

Other

Is there a self-amortizing mortgage?  Yes  No

If yes, how much is the mortgage (should be \$15,000 or less)? \$12,107.89

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: Islamic Cultural Preservation & Information Council

Application Date: December 20, 2014

Applicant Address: 4243 Lancaster Avenue

## VPRC Fact Sheet

Property Address: 4240 Lancaster Avenue

Property Type:

 Structure Vacant LotDate approved by VPRC: 07/14/2015Sales Price: \$10,665.72Number 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 – **mortgage for value of property** 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: Vendors Mall OtherIs there a self-amortizing mortgage?  Yes  NoIf yes, how much is the mortgage (should be \$15,000 or less)? \$10,665.72Is 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: Islamic Cultural Preservation & Information CouncilApplication Date: December 20, 2014Applicant Address: 4243 Lancaster Avenue



## VPRC Fact Sheet

Property Address: 2920 North Leithgow Street Council District: 7<sup>th</sup>  
 Property Type:  Structure  **Vacant Lot** Date approved by VPRC: 01/12/2016  
 Sales Price: \$1,117.23 Number of EOIs Received: 2

## Type of Transaction:

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

## Sales Price Based on:

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

## Proposed Use:

- Single-family home  
 Business  
 **Rear-yard**  
 Community Purpose; What is the community purpose: \_\_\_\_\_  
 Other

Is there a self-amortizing mortgage?  Yes  No

If yes, how much is the mortgage (should be \$15,000 or less)? \$1,117.23

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: Cristobal & Myrna Serrano, h/w

Application Date: April 17, 2012

Applicant Address: 2921 North Lawrence Street, Philadelphia, PA 19133

## VPRC Fact Sheet

Property Address: 244 West Stella StreetCouncil District: 7<sup>th</sup>

Property Type:

Date approved by VPRC: 11/10/2015 Structure                       **Vacant Lot**Sales Price: \$1,765.59Number 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     NoIf yes, how much is the mortgage (should be \$15,000 or less)? \$1,765.59Is 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: Luz N. Delvalle RodriguezApplication Date: October 8, 2015Applicant Address: 246 West Stella Street, Philadelphia, PA 19133

## VPRC Fact Sheet

Property Address: 2010 North 3<sup>rd</sup> StreetCouncil District: 7<sup>th</sup>

Property Type:

Date approved by VPRC: 11/10/2015 Structure **Vacant Lot**Sales Price: \$6,153.42Number 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)? \$6,153.42Is 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: Robyn Joanne MelloApplication Date: October 20, 2015Applicant Address: 2012 North 3<sup>rd</sup> Street, Philadelphia, PA 19122

## VPRC Fact Sheet

Property Address: 2936 North 6<sup>th</sup> StreetCouncil District: 7<sup>th</sup>

Property Type:

Date approved by VPRC: 12/08/2015 Structure **Vacant Lot**Sales Price: \$10,448.56Number 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)? \$10,448.56Is 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: Minerva Velez VelazquezApplication Date: November 2, 2015Applicant Address: 2938 North 6<sup>th</sup> Street, Philadelphia, PA 19133

## 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 LotSales 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: \_\_\_\_\_
- Other

Is 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: 1333 South Dover StreetCouncil District: 2<sup>nd</sup>

Property Type:

Date approved by VPRC: 10/13/2015 Structure       Vacant LotSales Price: \$2,241.15Number 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) **owns 1331 South Dover Street** Community Purpose Affordable Housing Garden/Park Community/Health Center Other. Please describe \_\_\_\_\_

Sales Price Based on:

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

Proposed Use:

 Single-family home Business Side-yard Community Purpose; What is the community purpose: \_\_\_\_\_ 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: Dover Point LLC, c/o Margy Green    Application Date: August 31, 2015Applicant Address: 142 Third Avenue, Phoenixville, PA 19460

## VPRC Fact Sheet

Property Address: 1742 South Edgewood Street Council District: 3<sup>rd</sup>  
 Property Type: Date approved by VPRC: 12/08/2015  
 Structure  Vacant Lot  
 Sales Price: \$3,168.48 Number 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  No

If yes, was an EOP signed?  Yes  No

What are the EOP Goals?

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

Applicant Name: Sherrie A. Carroll Application Date: October 15, 2015

Applicant Address: 1742 South Edgewood Street; Philadelphia, PA 19142

## VPRC Fact Sheet

Property Address: 2555 Emerald StreetCouncil District: 1<sup>st</sup>

Property Type:

Date approved by VPRC: 11/10/2015 Structure       Vacant LotSales Price: \$9,585.45Number 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: Shaun S. ZhangApplication Date: October 13, 2015Applicant Address: 2224 Speviva Street, Philadelphia, PA 19125



## VPRC Fact Sheet

Property Address: 1845 East Huntingdon Street Council District: 1<sup>st</sup>  
 Property Type:  Structure  Vacant Lot Date approved by VPRC: 11/10/2015  
 Sales Price: \$32,000.00 Number of EOIs Received: 6

## Type of Transaction:

- AUCTION 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 - AUCTION  
 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:

- Lot  
 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: Benedicto A. Ventura Application Date: June 12, 2015

Applicant Address: 2053 East Fletcher Street; Philadelphia, PA 19125

## VPRC Fact Sheet

Property Address: 2637 Janney StreetCouncil District: 1<sup>st</sup>

Property Type:

Date approved by VPRC: 09/08/2015 Structure  Vacant LotSales Price: \$30,000.00Number of EOIs Received: 1

Type of Transaction:

 AUCTION 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 - AUCTION 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:

 Lot 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: Bassam S. Rifai & Brenton C. HigginsApplication Date: June 12, 2015Applicant Address: 8 Spring Drive, Dayton, NJ 08810

## VPRC Fact Sheet

Property Address: 2639 Janney StreetCouncil District: 1<sup>st</sup>

Property Type:

Date approved by VPRC: 09/08/2015 Structure  Vacant LotSales Price: \$30,000.00Number of EOIs Received: 1

Type of Transaction:

 AUCTION 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 - AUCTION 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:

 Lot 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: Bassam S. Rifai & Brenton C. HigginsApplication Date: June 12, 2015Applicant Address: 8 Spring Drive, Dayton, NJ 08810

VPRC Fact Sheet

Property Address: 2643 Janney Street

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

Property Type:

Date approved by VPRC: 09/08/2015

- Structure
- Vacant Lot

Sales Price: \$10,349.00

Number of EOIs Received: 1

Type of Transaction:

Sales

- 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 Part of lots from AUCTION purchase

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:

- Lot
- 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: Bassam S. Rifai & Brenton C. Higgins

Application Date: June 12, 2015

Applicant Address: 8 Spring Drive, Dayton, NJ 08810

## VPRC Fact Sheet

Property Address: 2645 Janney StreetCouncil District: 1<sup>st</sup>

Property Type:

Date approved by VPRC: 09/08/2015 Structure  Vacant LotSales Price: \$27,500.00Number of EOIs Received: 1

Type of Transaction:

 AUCTION 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 - AUCTION 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:

 Lot 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: Bassam S. Rifai & Brenton C. HigginsApplication Date: June 12, 2015Applicant Address: 8 Spring Drive, Dayton, NJ 08810

## VPRC Fact Sheet

Property Address: 2649 Janney StreetCouncil District: 1<sup>st</sup>

Property Type:

Date approved by VPRC: 09/08/2015 Structure  Vacant LotSales Price: \$25,000.00Number of EOIs Received: 1

Type of Transaction:

 AUCTION 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 - AUCTION 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:

 Lot 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: Bassam S. Rifai & Brenton C. HigginsApplication Date: June 12, 2015Applicant Address: 8 Spring Drive, Dayton, NJ 08810

## VPRC Fact Sheet

Property Address: 2646 Ritter StreetCouncil District: 1<sup>st</sup>

Property Type:

Date approved by VPRC: 09/08/2015 Structure  Vacant LotSales Price: \$25,000.00Number of EOIs Received: 2

Type of Transaction:

 AUCTION 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 - AUCTION 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:

 Lot 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: Bassam S. Rifai & Brenton C. HigginsApplication Date: June 12, 2015Applicant Address: 8 Spring Drive, Dayton, NJ 08810

## VPRC Fact Sheet

Property Address: 2658 Ritter StreetCouncil District: 1<sup>st</sup>

Property Type:

Date approved by VPRC: 09/08/2015 Structure  Vacant LotSales Price: \$40,000.00Number of EOIs Received: 2

Type of Transaction:

 AUCTION 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 - AUCTION 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:

 Lot 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: Bassam S. Rifai & Brenton C. HigginsApplication Date: June 12, 2015Applicant Address: 8 Spring Drive, Dayton, NJ 08810



## VPRC Fact Sheet

Property Address: 2106 East Stella StreetCouncil District: 1<sup>st</sup>

Property Type:

Date approved by VPRC: 11/10/2015 Structure  Vacant LotSales Price: \$2,800.00Number of EOIs Received: 1

Type of Transaction:

 AUCTION 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 - AUCTION 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:

 Lot 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: Carlos Torres & Limarys CamachoApplication Date: June 12, 2015Applicant Address: 2107 East Stella Street, Philadelphia, PA 19134

## VPRC Fact Sheet

Property Address: 201 East Tioga StreetCouncil District: 7<sup>th</sup>

Property Type:

Date approved by VPRC: 08/11/2015 Structure  Vacant LotSales Price: \$12,072.06Number 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 Recreation Center

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: Recreation 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: CE National, Inc./ Urban Hope Training Center  
c/o Jason Holt, DirectorApplication Date: June 11, 2015Applicant Address: 210 East Tioga Street, Philadelphia, PA 19134

## VPRC Fact Sheet

Property Address: 1910 East York StreetCouncil District: 7<sup>th</sup>

Property Type:

Date approved by VPRC: 01/13/2015 Structure  Vacant LotSales Price: \$56,000.00Number 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 \_\_\_\_\_

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 – Expand businessIs 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: Marshall Ventures LPApplication Date: October 29, 2014

c/o Jeffrey C. Marshall

Applicant Address: 101 Central Avenue, Cheltenham, PA 19012

## VPRC Fact Sheet

Property Address: 1914 East York StreetCouncil District: 7<sup>th</sup>

Property Type:

Date approved by VPRC: 01/13/2015 Structure  Vacant LotSales Price: \$56,000.00Number 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 \_\_\_\_\_

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 – Expand businessIs 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: Marshall Ventures LPApplication Date: October 29, 2014

c/o Jeffrey C. Marshall

Applicant Address: 101 Central Avenue, Cheltenham, PA 19012

## VPRC Fact Sheet

Property Address: 1920 East York StreetCouncil District: 7<sup>th</sup>

Property Type:

Date approved by VPRC: 01/13/2015 Structure  Vacant LotSales Price: \$56,000.00Number 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 \_\_\_\_\_

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 – Expand businessIs 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: Marshall Ventures LPApplication Date: October 29, 2014

c/o Jeffrey C. Marshall

Applicant Address: 101 Central Avenue, Cheltenham, PA 19012

## VPRC Fact Sheet

Property Address: 1922 East York StreetCouncil District: 7<sup>th</sup>

Property Type:

Date approved by VPRC: 01/13/2015 Structure  Vacant LotSales Price: \$56,000.00Number of EOIs Received: 4

Type of Transaction:

Competitive Sale (must be sold to highest, qualified bidder)

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

Sales Price Based on:

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

Proposed Use:

 Single-family home Business Side-yard Community Purpose; what is the community purpose: \_\_\_\_\_ Other – Expand businessIs 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: Marshall Ventures LPApplication Date: October 29, 2014

c/o Jeffrey C. Marshall

Applicant Address: 101 Central Avenue, Cheltenham, PA 19012

## VPRC Fact Sheet

Property Address: 1924 East York StreetCouncil District: 7<sup>th</sup>

Property Type:

Date approved by VPRC: 01/13/2015 Structure  Vacant LotSales Price: \$56,000.00Number of EOIs Received: 4

Type of Transaction:

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

Sales Price Based on:

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

Proposed Use:

 Single-family home Business Side-yard Community Purpose; what is the community purpose: \_\_\_\_\_ Other – Expand businessIs 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: Marshall Ventures LPApplication Date: October 29, 2014

c/o Jeffrey C. Marshall

Applicant Address: 101 Central Avenue, Cheltenham, PA 19012





**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>
1221 W. Atlantic St. / 43 VPRC: 11/18/2014 City Council: 160079 Adopted On: 02/04/2016	Siobhan Tameki Wright 1223 West Atlantic Street Philadelphia, PA 19140	Private Lot Transfer Side yard – Mortgage \$5,744.98 – LAMA value
2832 W. Diamond St. / 32 VPRC: 05/12/2015 City Council: 160034 Adopted On: 01/28/2016	Charlotte Lewis 2830 West Diamond Street Philadelphia, PA 19121	Private Lot Transfer Side yard - Mortgage \$10,000.00 – Appraisal
2131 N. Fairhill St. /19 VPRC: 11/10/2015 City Council: 160123 Adopted On: 02/18/2016	Jose Luis Mendez 2133 North Fairhill Street Philadelphia, PA 19122	Private Lot Transfer Side yard – Mortgage \$6,721.80 – LAMA value
815 W. Firth St. / 37 VPRC: 12/08/2015 City Council: 160079 Adopted On: 02/04/2016	Carmen Gomez 813 West Firth Street Philadelphia, PA 19133	Private Lot Transfer Sideyard – Mortgage \$7,661.01 – LAMA value
4234 Lancaster Ave. / 06 4236 Lancaster Ave. / 06 4238 Lancaster Ave. / 06 4240 Lancaster Ave. / 06 VPRC: 03/08/2016 – name chng City Council: 150673 Adopted On: 09/17/2015	ICPIC New Africa Center CDC Islamic Cultural Preservation & Information Council, c/o Abdul-Rahim Muhammad 4243 Lancaster Avenue Philadelphia, PA 19104	Private Rehabilitation “ “ “ 4234 - \$12,434.48 (LAMA) 4236 - \$13,036.80 (LAMA) 4238 - \$12,107.89 (LAMA) 4240 - \$10,665.72 (LAMA)

**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>
2920 N. Leithgow St. / 19 VPRC: 01/12/2016 City Council: 160123 Adopted On: 02/18/2016	Cristobal Serrano, Jr. & Myrna Y. Serrano, h/w 2921 North Lawrence Street Philadelphia, PA 19133	Private Lot Transfer Rear lot – Mortgage
244 W. Stella St. / 19 VPRC: 11/10/2015 City Council: 160123 Adopted On: 02/18/2016	Luz N. Delvalle Rodriguez 246 West Stella Street Philadelphia, PA 19133	Private Lot Transfer Side yard – Mortgage
2010 N. 3 <sup>rd</sup> St. / 18 VPRC: 11/10/2015 City Council: 160123 Adopted On: 02/18/2016	Robyn Joanne Mello 2012 North 3 <sup>rd</sup> Street Philadelphia, PA 19122	Private Lot Transfer Side yard – Mortgage \$6,153.42 – LAMA value
2936 N. 6 <sup>th</sup> St. / 37 VPRC: 12/08/2015 City Council: 160123 Adopted On: 02/18/2016	Minerva Velez Velazquez 2938 North 6 <sup>th</sup> Street Philadelphia, PA 19133	Private Lot Transfer Side yard – Mortgage \$10,448.56 – 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

**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>
1333 S. Dover St. / 36 VPRC: 10/13/2015 City Council: 160084 Adopted On: 02/04/2016	Dover Point LLC c/o Margy M. Green 142 Third Avenue Phoenixville, PA 19460	\$2,241.00 (LAMA)	Private Lot Transfer Side yard – Grantee owns 1331 S. Dover Street
1742 S. Edgewood St. / 03 VPRC: 12/08/2015 City Council: 160116 Adopted On: 02/18/2016	Sherrie A. Carroll 1742 South Edgewood Street Philadelphia, Pa 19142	\$3,168.00 (LAMA)	Private Rehabilitation Grantee occupies property
2555 Emerald St. / 31 VPRC: 11/10/2015 City Council: 160108 Adopted On: 02/11/2016	Shaun S. Zhang 2224 Speviva Street Philadelphia, PA 19125	\$9,585.45 (LAMA)	Private Lot Transfer Garden – Parent’s own 2557 & 2559 Emerald St.
1845 E. Huntingdon St. / 31 VPRC: 11/10/2015 City Council: 160108 Adopted On: 02/11/2016	Benedicto A. Ventura 2053 East Fletcher Street Philadelphia, PA 19125	\$32,000.00 (AUCTION)	Private Lot Transfer Build house for Mother
2637 Janney St. / 31 2639 Janney St. / 31 2645 N. Janney St. /31 2646 Ritter St. / 31 2658 Ritter St. / 31 VPRC: 09/08/2015 City Council: 160050 Adopted On: 01/28/2016	Bassam S. Rifai & Brenton C. Higgins 8 Spring Drive Dayton, NJ 08810	\$30,000.00 (AUCTION) \$30,000.00 (AUCTION) \$27,500.00 (AUCTION) \$25,000.00 (AUCTION) \$40,000.00 (AUCTION)	Private Lot Transfer “ “ “ “ “ “ “ “

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

<b><u>ADDRESS/WARD</u></b>	<b><u>GRANTEE</u></b>	<b><u>Appraised/LAMA Value</u></b>	<b><u>REUSE</u></b>
2643 Janney St. / 31 VPRC: 10/13/2015 City Council: 160050 Adopted On: 01/28/2016	Bassam S. Rifai & Brenton C. Higgins 8 Spring Drive Dayton, NJ 08810	\$10,349.00 (LAMA)	Private Lot Transfer
2649 Janney St. / 31 VPRC: 01/12/2016 City Council: 160050 Adopted On: 01/28/2016	Bassam S. Rifai & Brenton C. Higgins 8 Spring Drive Dayton, NJ 08810	\$25,000.00 (AUCTION)	Private Lot Transfer
2106 E. Stella St. / 25 VPRC: 11/10/2015 City Council: 160108 Adopted On: 02/11/2016	Carlos Torres Limarys Camacho 2107 East Stella Street Philadelphia, PA 19134	\$2,800.00 (AUCTION)	Private Lot Transfer Build a single family home
201 E. Tioga St. / 07 VPRC: 08/11/2015 City Council: 150931 Adopted On: 12/10/2015	Urban Hope Training Center c/o Jason Hold, Director 210 East Tioga Street Philadelphia, PA 19134	\$12,072.06 (LAMA)	Non-Profit Lot Transfer Recreation Center – zoning required for building
1910 E. York St. / 31 1914 E. York St. / 31 1920 E. York St. / 31 1922 E. York St. / 31 1924 E. York St. / 31 VPRC: 01/13/2015 City Council: 160043 Adopted On: 01/28/2016	Marshall Ventures LP c/o Jeffrey C. Marshall 101 Central Avenue Cheltenham, PA 19012	\$280,000.00 (Appraisal) for all five (5) lots	Private Lot Transfer “ “ “ “ “ “ “ “ “ “ “ “ “ “ “ “

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

<b><u>ADDRESS/WARD</u></b>	<b><u>GRANTEE</u></b>	<b><u>Appraised/LAMA Value</u></b>	<b><u>REUSE</u></b>
1823 N. 2 <sup>nd</sup> St. / 01 VPRC: 09/08/2015 City Council: 150758 Adopted On: 10/15/2015	Perfect Touch Auto Repair & Service c/o Angel Mendez 2102 North 2 <sup>nd</sup> Street Philadelphia, PA 19122	\$23,000.00 (Appraisal)	Private Lot Transfer Parking – Council requires zoning prior to settlement


**BOARD FACTSHEET**

Meeting of March 9, 2016

Approval to Use NTI Funds

HeadHouse Repairs

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 Five Hundred Twenty Thousand Dollars (\$520,000) in NTI funds (herein, the "Grant") for work on the Reading Terminal HeadHouse located at 1113-1131 Market Street, 1113-A-1131 Market Street and 1112-1140 Filbert Street. The Grant funds will be used to reimburse or pay for the costs incurred or which will be incurred to complete repairs to the escalators, the Unit #2 chiller compressor system, the sewer connection, the sidewalks, the painting of the exterior, and replacement of the electric sub-meter system.

The NTI funds will be in the form of NTI tax exempt dollars and the reimbursement will be completed by March 31, 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 maintain the building.

The proceeds of the Grant will be distributed to HeadHouse Retail to reimburse or pay for the costs incurred or which will be incurred to repair the various items listed above.

Proposed Resolution is attached.

Prepared by: Tania Nikolic  
 Reviewed by: Ryan Harmon

**RESOLUTION NO.**

**RESOLUTION AUTHORIZING APPROVAL OF A NEIGHBORHOOD TRANSFORMATION INITIATIVE GRANT IN AN AMOUNT NOT TO EXCEED \$520,000 TO HEADHOUSE RETAIL ASSOCIATES, L.P., TO FUND THE REPAIRS TO 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 Five Hundred Twenty Thousand Dollars (\$520,000) to HeadHouse Retail Associates, L.P., to fund the repairs to 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 March 9, 2016

Selection of Redeveloper

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

**NAME OF DEVELOPER/APPLICANT:** The Pointe Mid-Rise, LLC**Principal:** Walter J. Logan, Delta Development Partners

**Nature of Transaction:** Selection of developer to construct fourteen (14) 2 bed/2 bath residences restricted to 120 AMI homebuyers and thirty-eight (38) market rate units ranging from 1 bed/1bath to 3 bed/2 bath for a total of fifty-two (52) units.

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

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

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

Per the Council President, these parcels are a direct sale to the applicant for the construction of a 52-unit mixed-income development containing fourteen (14) units restricted to 120 AMI households with a maximum sales price of \$238,000. Per the disposition policy, an appraisal was conducted establishing the total value of \$601,000 for all parcels. The parcels slated for market rate are valued at \$269,600 (of the total \$601,000).

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

**FINANCING:**

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



**COMMENTS OR OTHER CONDITIONS:**

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

The Board of Directors previously approved the selection of the applicant to serve as developer for the parcels at the November 18, 2015 meeting (Resolution No. 2015-135). Due to a change in the proposed development, reducing the income restricted units from 22 to 14; the project will be subject to a new Redeveloper Agreement.

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

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

Prepared by: Tania Nikolic  
Reviewed by: Ryan Harmon

**RESOLUTION NO.**

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

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

**FURTHER 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.

---

## Target Sales Price

<b>Work Force Housing Units</b>			
Unit Address	Anticipated Sales Price	SF Area	No. of units
1300-A	\$238,000	1,150	1
1300-B	\$238,000	1,150	1
1301-A	\$238,000	1,150	1
1301-B	\$238,000	1,150	1
1303-A	\$238,000	1,150	1
1303-B	\$238,000	1,150	1
1306-09 (units 9-10)	\$238,000	1,150	4
1248	\$238,000	1,150	1
1909 (A) 1911-13 (2A)	\$238,000	1150/sf	2
1917	\$238,000	1,150	1
			<b>14</b>

## Market Rate Units

Unit Address	Anticipated Sales Price	SF Area	No. of units	Unit Address	Anticipated Sales Price	SF Area	No. of units
1316-A	\$298,120	1,160	1	1929-2k	\$259,000	875	1
1316-B	\$306,344	1,192	1	1929-3H	\$233,840	790	1
1318-A	\$298,120	1,160	1	1929-3I	\$233,840	790	1
1318-B	\$306,344	1,192	1	1929-3J	\$259,000	875	1
1919	\$295,000	1,150	1	1929-3K	\$259,000	875	1
1921	\$295,000	1,150	1	1929-4A	\$272,320	920	1
1929-1A	\$266,400	900	1	1929-4B	\$272,320	920	1
1929-1B	\$266,400	900	1	1929-4C	\$272,320	920	1
1929-1C	\$266,400	900	1	1929-4D	\$272,320	920	1
1929-2A	\$272,320	920	1	1929-4E	\$272,320	920	1
1929-2B	\$272,320	920	1	1929-4F	\$272,320	920	1
1929-2C	\$272,320	920	1	1929-4G	\$272,320	920	1
1929-2D	\$272,320	920	1	1929-4H	\$272,320	920	1
1929-2E	\$272,320	920	1	1929-4I	\$233,840	790	1
1929-2F	\$272,320	920	1	1929-4J	\$259,000	875	1
1929-2G	\$272,320	920	1	1929-4K	\$259,000	875	1
1929-2H	\$233,840	790	1	1929-5I	\$233,840	790	1
1929-2I	\$233,840	790	1	1929-5J	\$259,000	875	1
1929-2J	\$259,000	875	1	1929-5k	\$259,000	875	1
							<b>38</b>

## Sources and Uses

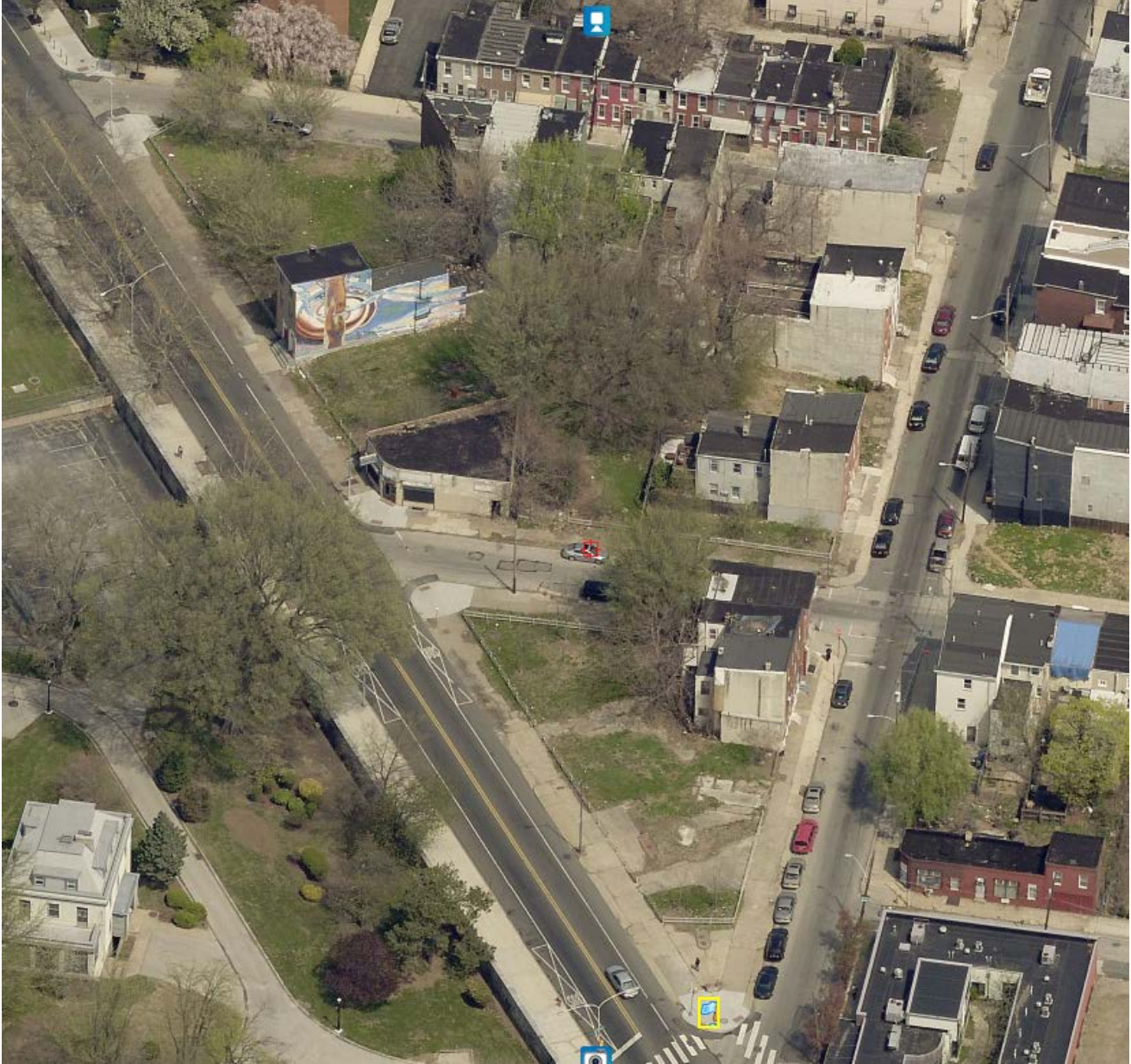
---

<b><u>Development Funding</u></b>	
Developer Equity	\$ 577,461
Other Equity	\$ 999,749
Commercial Debt Financing	\$ 6,673,756
Other Debt Financing - (Revolving Construction Loan Facility - \$2.8M redeployed)	\$ 3,376,632
Other: Pre-Development Financing	\$ 650,000
Other:	
<b>Total Funding</b>	<b>\$ 12,277,597</b>
<b><u>Development Costs</u></b>	
Property Purchase	\$ 100,000.00
Closing Costs	\$ 40,900.00
Total Acquisition Costs	\$ 140,900
Total Construction Costs	\$ 10,516,946
Soft Costs	\$ 1,339,016
Financing Fees	\$ 177,736
<b>Total Development Costs</b>	<b>\$ 12,174,597</b>

Item V (b)

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

---





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

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





**BOARD FACTSHEET**

Meeting of March 9, 2016  
Confirmation of Easement  
84 W. Johnson Street

---

**NAME OF REQUESTOR:** Alfred Jefferson (owner of 86-88 W. Johnson Street)

**Nature of Transaction:** The Board is being asked to authorize a the execution of a Confirmation of Easement with respect to the Authority-owned property located at 84 W. Johnson Street.

The property located at 84 W. Johnson Street was condemned by the Authority on March 31, 1997. The property was condemned subject to a ten foot three inch driveway easement to be used in common with the owner of the premises adjoining to the "Northeast." However, the property that the driveway/easement was intended to benefit, 86-88 W. Johnson Street, is actually located to the "Southwest" of 84 W. Johnson Street.

Alfred Jefferson owns the neighboring property located at 86-88 W. Johnson Street.

Thus, it is requested that the Board authorize the execution of a Confirmation of Easement for the benefit of Alfred Jefferson, reflecting that Mr. Jefferson's property is actually located to the "Southwest" of 84 W. Johnson Street and that Mr. Jefferson's property located at 86-88 W. Johnson Street is the intended beneficiary of the driveway/easement.

**PROPERTY INFORMATION:**

The property located at 84 W. Johnson Street was condemned by the Authority on March 31, 1997.

Proposed Resolution is attached with site map and photograph.

Prepared and  
Reviewed by: Ryan Harmon

**RESOLUTION NO.**

**RESOLUTION AUTHORIZING THE EXECUTION OF A CONFIRMATION OF EASEMENT WITH RESPECT TO THE PROPERTY LOCATED AT 84 W. JOHNSON STREET**

**BE IT RESOLVED**, by the Philadelphia Redevelopment Authority, that authorization is hereby given to approve the execution of a Confirmation of Easement benefitting the owner of 86-88 W. Johnson Street with respect to a driveway located on the Authority-owned property located at 84 W. Johnson 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.



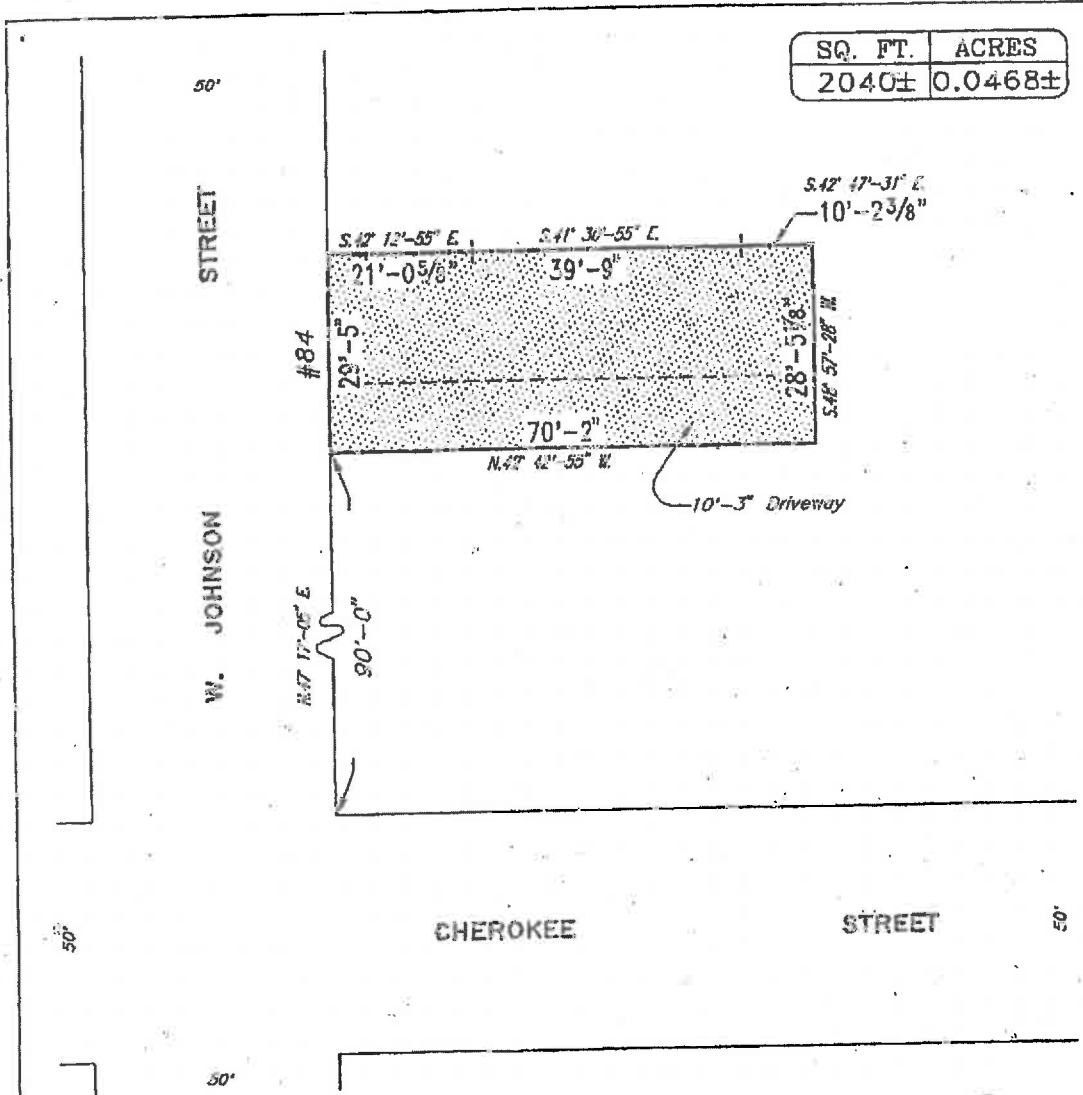


84 W. Johnson Street

Exhibit C-19

D 0267 548

SQ. FT.	ACRES
2040±	0.0468±



Not to be used for Title or Construction Purposes



REDEVELOPMENT AUTHORITY of the CITY OF PHILADELPHIA

PLOT PLAN - 84 W. JOHNSON STREET

REDEVELOPMENT  
ENGINEERING  
SERVICES

Drawn by: WFG

Checked: MO

Scale: 1"=20'

Date:

1-30-97