

PHILADELPHIA REDEVELOPMENT AUTHORITY

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

**BOARD MEETING
WEDNESDAY, DECEMBER 14, 2016**

Open Session – 4:00 P.M.

A G E N D A

APPROVAL OF BOARD MINUTES

November 9, 2016

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| (c) | Professional Services Contract Interface Studio LLC
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PHILADELPHIA REDEVELOPMENT AUTHORITY

BOARD MEETING MINUTES

A meeting of the Board of Directors of the Philadelphia Redevelopment Authority was held on Wednesday, November 9, 2016, commencing at 4:00 P.M. in the offices of the Philadelphia Redevelopment Authority, being its regular meeting place, 16th floor, 1234 Market Street, Philadelphia, Pennsylvania, pursuant to proper notices.

ROLL CALL

The following members of the Board of Directors reported present: Anne Fadullon, Chairman; James Cuorato, Vice Chairman; Rob Dubow, Treasurer; and Duane Bumb, Secretary.

The following member of the Board of Directors not reported present: Cynthia Figueroa, 2nd Vice Chair and Assistant Secretary.

The following members of the Authority staff were present: Gregory Heller, Ryan D. Harmon, Esquire, David Thomas, Darci Bauer, Zena Holland, Susan Callanen, Brian Romano, Mary Fogg and Elizabeth Bonaccorso.

Also in attendance: Joseph Danihel, Resident; Jacqueline Dunn, City Finance; Jamila Davis, DHCD; and Frederick Purnell, DHCD.

ANNOUNCEMENTS

Prior to voting by the Board, Ms. Fadullon provided the public opportunity to comment.



MINUTES

Ms. Fadullon called for a motion to approve the minutes of the Board meeting of October 20, 2016.

Upon motion made and duly seconded, the minutes of October 20, 2016 were approved.



ADD ON ITEM

Ms. Fadullon requested that staff present Item VI (b) at this time.

Mr. Harmon presented "Item VI (b) – Modification to Resolution No. 2015-129" in substance consistent with the attached Fact Sheet hereto.

Board Action

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

**RESOLUTION NO. 2016-119
(Modification to Resolution No. 2015-129, adopted November 18, 2015)**

MODIFICATION OF RESOLUTION NO. 2015-129 AUTHORIZING THE AUTHORITY TO PROVIDE A COMMERCIAL LOAN TO NEWCO, LLC IN AN AMOUNT UP TO \$250,000

WHEREAS, on November 18, 2015, by Resolution No. 2015-129, the Authority Board authorized a commercial mortgage loan (the "Loan") to NEWCO, LLC ("NEWCO"), in the amount of up to Two Hundred Fifty Thousand Dollars (\$250,000), upon the terms and conditions stated therein; and

WHEREAS, NEWCO is a single purpose entity created by People for People, Inc. ("PFP"), a not-for-profit, tax-exempt corporation providing social services to the North Central Philadelphia community; and

WHEREAS, PFP has requested that Resolution No. 2015-129 be modified to change the borrowing entity from NEWCO to People for People Community Development Corporation ("PFPCDC").

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Resolution No. 2015-129 is hereby modified to authorize the replacement of NEWCO, as the borrowing entity, to People for People Community Development Corporation ("PFPCDC"); all other terms as authorized by Resolution 2015-129 shall remain.

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.

Voting for the foregoing resolution: Ms. Fadullon, Mr. Bumb, Mr. Cuorato and Mr. Dubow.



EXECUTIVE DIRECTOR'S REPORT

Mr. Heller stated that he would be providing a Director's Report to the Board when appropriate to inform the Board of significant Authority events and to discuss the status of significant projects. Mr. Heller acknowledged the Authority staff and thanked them for their dedicated work.

Mr. Heller stated that the Authority selected KBK Enterprises as the winning applicant in response to the Germantown Y Request for Proposals. Mr. Heller indicated that only two (2) responses were received by the Authority. KBK Enterprises is a minority-owned real estate development firm based out of Columbus, Ohio.

Mr. Heller stated that the Union Hill loan modification that the Board approved at the previous month's Board meeting was completed.

Mr. Heller stated that there was a ground-breaking ceremony for Marshall Street Workforce Housing Project.

Next, Mr. Heller indicated that there was a dedication by Dranoff Properties at their Broad Street project with respect to their Percent for the Art component.

Finally, Mr. Heller stated that City Council recently passed an Ordinance requiring an Equal Opportunity Plan ("EOP") for any projects where construction costs exceed One Hundred Thousand Dollars (\$100,000). Previously, an EOP was only required where construction costs exceeded Two Hundred Fifty Thousand Dollars (\$250,000).



ADMINISTRATIVE

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

Board Action

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

RESOLUTION NO. 2016-120

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 Property

2007 Ellsworth St

5th Councilmanic District Properties

1537 Cecil B. Moore Ave
1000 Fairmount Ave
1341 N 8th St
1342 N Perth St
1238 N 15th St

Voting for the foregoing resolution: Ms. Fadullon, Mr. Bumb, Mr. Cuorato and Mr. Dubow.



Mr. Harmon presented "Item II (b) – Cooperation Agreement with PHA for Norris Square Condemnation" in substance consistent with the attached Fact Sheet hereto.

Additional Comments and Discussion

Mr. Harmon informed the Board that the Cooperation Agreement will also have to be approved by the Philadelphia Housing Authority's Board and will also have to be submitted to City Council for their approval.

Board Action

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

RESOLUTION NO. 2016-121

RESOLUTION AUTHORIZING A COOPERATION AGREEMENT BETWEEN THE REDEVELOPMENT AUTHORITY AND THE PHILADELPHIA HOUSING AUTHORITY

WHEREAS, the Philadelphia Housing Authority ("PHA") has requested the Redevelopment Authority to act as PHA's agent in acquisition by PHA of certain properties in located in the Norris Square area of Philadelphia;

WHEREAS, the Redevelopment Authority is willing to provide its professional assistance to PHA in assembling and acquiring title to the project area and to provide related professional services incident to acquisition of those properties;

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

NOW THEREFORE, BE IT RESOLVED by the Philadelphia Redevelopment Authority, that the Redevelopment Authority is authorized to execute a Cooperation Agreement with the Philadelphia Housing Authority ("PHA") whereby the Redevelopment Authority will act as agent for PHA for acquisition services related to PHA's acquisition by PHA of certain properties in located in the Norris Square area of Philadelphia.

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

FURTHER 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: Ms. Fadullon, Mr. Bumb, Mr. Cuorato and Mr. Dubow.



Mr. Harmon presented "Item II (c) – Amendment to Redevelopment Agreement with 1001 Vine Street, LP" in substance consistent with the attached Fact Sheet hereto.

Board Action

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

RESOLUTION NO. 2016-122

**CENTER CITY REDEVELOPMENT AREA, FRANKLIN URBAN RENEWAL AREA –
RESOLUTION AUTHORIZING AN AMENDMENT TO THE REDEVELOPMENT
AGREEMENT WITH 1001 VINE STREET, LP**

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

WHEREAS, Redeveloper and the Authority executed a Redevelopment Agreement dated November 24, 2014 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, in order to finalize its financing, the Redeveloper has requested an extension of time to take title to the property to December 31, 2016; and

WHEREAS, the Board is willing to provide corresponding extension of time of the commencement and completion dates; and

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

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that the Authority is authorized to enter into an Amendment to Redevelopment Agreement for 1001-1011 Vine Street and 314 N. 10th Street with 1001 Vine Street, LP, to provide that:

a. the time for conveyance of title of the property as stated in paragraph 1.6 of the Redevelopment Agreement, as previously amended, shall be extended to December 31, 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 March 1, 2017.

c. the time for completion of improvements as stated in paragraph 4.5 of the Redevelopment Agreement, as previously amended, shall be extended to March 1, 2019.

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.

Voting for the foregoing resolution: Ms. Fadullon, Mr. Bumb, Mr. Cuorato and Mr. Dubow.



DEVELOPMENT

Mr. Heller requested that the Board table Item III (a) at this time.



Mr. Romano presented "Item III (b) – Selection of Redeveloper and Self-Amortizing Loan with Walter Davis" in substance consistent with the attached Fact Sheet hereto.

Additional Comments and Discussion

Mr. Harmon reiterated what Mr. Heller stated in his Director's Report – that City Council recently passed an Ordinance requiring an Equal Opportunity Plan ("EOP") for any projects where construction costs exceed One Hundred Thousand Dollars (\$100,000).

Board Action

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

RESOLUTION NO. 2016-123

RESOLUTION SELECTING WALTER DAVIS AS REDEVELOPER OF 1900 N. 23RD STREET LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA AND APPROVING A SELF-AMORTIZING LOAN FOR THE DISPOSITION PRICE

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Walter Davis is hereby selected as Redeveloper of 1900 N. 23rd Street, located within the North Philadelphia Redevelopment Area, Model Cities Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent

under the law and circumstances; approving a disposition price of Fifteen Thousand Dollars (\$15,000.00); 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.

BE IT FURTHER RESOLVED, that the Philadelphia Redevelopment Authority will provide a self-amortizing loan in the amount of Fifteen Thousand Dollars (\$15,000) for a term of ten (10) years at 0% interest that will be secured by a mortgage on the property. The amount of the obligation will decrease by 10% each year for the ten (10) year period that the buyer remains in compliance with the Authority's Land Disposition Policy.

FURTHER 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: Ms. Fadullon, Mr. Bumb, Mr. Cuorato and Mr. Dubow.



Ms. Callanen presented "Item III (c) – Sale of Renovated Single Family Property at 1734 S. 24th Street" in substance consistent with the attached Fact Sheet hereto.

Board Action

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

RESOLUTION NO. 2016-124

RESOLUTION AUTHORIZING THE SALE OF 1734 S. 24th STREET

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Authorization is given for the sale of property owned by the Authority located at 1734 S. 24th Street, Philadelphia, Pennsylvania, to Joseph A. Headley, Jr. for the purchase price of One Hundred Fifty Five Thousand Dollars (\$155,000), with a 6.00% seller's assist; the purchase being consistent with the fair market value of the property.

FURTHER RESOLVING, the execution, delivery and recording of all documentation necessary or desirable in order to complete sale and settlement for the property.

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: Ms. Fadullon, Mr. Bumb, Mr. Cuorato and Mr. Dubow.



HOUSING FINANCE / NSP

Ms. Bauer presented "Item IV (a) – Modification to Cost Containment Policy" in substance consistent with the attached Fact sheet hereto.

Additional Comments and Discussion

Mr. Bumb asked who verifies whether something meets the "Passive House" requirements. Ms. Bauer replied that it is the Authority's housing construction team.

Board Action

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

RESOLUTION NO. 2016-125

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

WHEREAS, the Authority adopted a Construction Cost Containment Policy ("Policy") in 1999, Resolution No. 16,126, as modified in 2003, Resolution No. 17,341, and as further modified in 2015, Resolution 2015-45, in an effort to contain the cost of publically funded developments.

WHEREAS, the Policy is being revised to add that project costs can exceed the construction cost limits by ten percent (10.00%) if a developer meets the Passive House requirements for energy efficiency.

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

1. Modify the Policy to add "In addition, project costs can exceed the construction cost containment limits by ten percent (10.00%) if a developer meets the Passive House requirements for energy efficiency."

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: Ms. Fadullon, Mr. Bumb, Mr. Cuorato and Mr. Dubow.



Ms. Holland presented "Item IV (b) – Non-Recourse Construction/Permanent Loan Agreement with Nueva Esperanza, Inc." in substance consistent with the attached Fact Sheet hereto.

Board Action

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

RESOLUTION NO. 2016-126

RESOLUTION AUTHORIZING THE AUTHORITY TO ENTER INTO A NON-RECOURSE CONSTRUCTION/PERMANENT LOAN AGREEMENT WITH ROBERTO CLEMENTE HOMES, L.P. IN AN AMOUNT UP TO \$1,500,000 AND A NON-RECOURSE CONSTRUCTION/PERMANENT LOAN AGREEMENT WITH 4530 CORPORATION IN AN AMOUNT UP TO \$500,000

WHEREAS, in August, 2016, pursuant to Resolution No. 2016-93 adopted and approved by the Board, the Philadelphia Redevelopment Authority ("Authority") was authorized to enter into a recourse construction predevelopment loan agreement with Nueva Esperanza, Inc. (the "Sponsor") in the amount of One Million Seven Hundred Fifty Thousand Dollars (\$1,750,000) (the "Predevelopment Loan"). The proceeds of the Predevelopment Loan were used to assist in the predevelopment activities associated with the Roberto Clemente Homes located at 3921-61 North 5th Street (the "Property");

WHEREAS, Sponsor shall subject the Property to the provisions of the Uniform Condominium Act creating a condominium to be known as "Roberto Clemente Condominium" (the "Condo");

WHEREAS, Sponsor will convey Unit 1 of the Condo to Roberto Clemente Homes, L.P. (the "Partnership") to be developed into thirty-eight (38) affordable rental units for lease to low-income households (the "Residential Unit");

WHEREAS, Sponsor will convey Unit 2 of the Condo to 4530 Corporation (the "Corporation") to be developed into commercial/retail space (the "Commercial Unit");

WHEREAS, the Authority will provide additional financing in the amount of Two Hundred Fifty Thousand Dollars (\$250,000) and will permit the assumption of the Predevelopment Loan by the Partnership and the Corporation as restructured by this Resolution.

BE IT RESOLVED, by the Authority that the Authority is authorized to take the following actions:

1. The Predevelopment Loan will be satisfied and all funds expended thereunder will be included in the new Authority financing described herein.

2. The Authority is providing a construction/permanent loan in the amount up to One Million Five Hundred Thousand Dollars (\$1,500,000) (the "Residential Loan") to the Partnership. The proceeds of the Residential Loan will be used to assist in the rehabilitation of the Residential Unit. Upon completion, the Residential Unit will be targeted to households with income at or below 60% of Area Median Income.

3. The Residential Loan will be structured with a term of thirty-two (32) years at 0% interest from the date of the Residential Loan closing. During the Residential Loan term, no principal or interest will be required to be paid. The entire Residential Loan balance will be due and payable upon the 32nd anniversary of the Residential Loan closing. The Residential Loan will be secured by a third lien position on the Residential Unit behind construction financing provided by PNC Bank, National Association ("PNC") and permanent financing provided by Local Initiatives Support Corporation ("LISC").

4. The Authority is providing a construction/permanent loan to the Corporation in the amount up to Five Hundred Thousand Dollars (\$500,000) (the "Commercial Loan"). The proceeds of the Commercial Loan will be used to assist in the rehabilitation of the Commercial Unit.

5. The Commercial Loan will be structured with a term of thirty-two (32) years at 0% interest. During the Commercial Loan term, no principal or interest will be required to be paid. The entire Commercial Loan balance will be due and payable upon the 32nd anniversary of the Commercial Loan closing. The Commercial Loan will be secured by a second lien position on the Commercial Unit behind permanent financing provided by LISC.

6. Closing on the Authority Loan will be contingent upon the following:

- i. All necessary Authority approvals from various departments.
- ii. Satisfactory tax status certification issued on all members of the development team.

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: Ms. Fadullon, Mr. Bumb, Mr. Cuorato and Mr. Dubow.



REAL ESTATE

Mr. Harmon presented "Item V – Conveyance of Properties" in substance consistent with the attached Fact Sheet hereto.

Additional Comments and Discussion

Mr. Heller asked the Board to table the request to transfer the property located at 1220 N. 16th Street because of administrative issues and the need for additional information.

Board Action

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

RESOLUTION NO. 2016-127

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>	<u>Price</u>
2639 North Franklin Street	Tanairi Rivera	\$11,997.75 (LAMA)
4128 Mantua Avenue	Sylvester Lunsford	\$11,241.36 (LAMA)
2407 North Orkney Street	Jossue Villamar	\$3,500.00 (Appraisal)

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>
3024 North 4 th Street	Jamie Lopez	\$7,000.00 (Appraisal)

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

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

Voting for the foregoing amended resolution: Ms. Fadullon, Mr. Bumb, Mr. Cuorato and Mr. Dubow.



ADD ON ITEM

Mr. Harmon presented "Item VI (a) – Amendment to Redevelopment Agreement with PHA" in substance consistent to the attached Fact Sheet hereto.

Additional Comments and Discussion

Mr. Cuorato asked if 1901-09 N. 33rd Street was coming back into the Authority's inventory. Mr. Harmon stated that this property was never transferred to PHA and is currently in the Authority's inventory.

Board Action

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

RESOLUTION NO. 2016-128

NORTH PHILADELPHIA REDEVELOPMENT AREA, MODEL CITIES URBAN RENEWAL AREA – RESOLUTION AUTHORIZING AN AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH PHILADELPHIA HOUSING AUTHORITY

WHEREAS, Pursuant to Resolution No. 219,460, adopted on June 12, 2013, the Philadelphia Housing Authority ("Redeveloper") was approved as redeveloper of 1901-09 N. 33rd Street, 1911-15 N. 33rd Street, 3210-12 Arlington Street, 3211-19 Arlington Street, 3216 Arlington Street, 3220-26 Arlington Street, 3223-37 Arlington Street, 3230 Arlington Street, 3236 Arlington Street, 3225-27 W. Berks Street, 3233-37 W. Berks Street, 3210-14 Monument Street, 3217 Monument Street, 3220 Monument Street, 3223-25 Monument Street, 3224 Monument Street, 3228 Monument Street, 3229 Monument Street, 3232-34 Monument Street and 3233-37 Monument Street, Philadelphia, Pennsylvania; and

WHEREAS, Redeveloper and the Authority executed a Redevelopment Agreement dated June 7, 2013 for the above properties; and

WHEREAS, Settlement has occurred under (and as defined by) the June 7, 2013 Redevelopment Agreement ("Redevelopment Agreement"), and title to the aforementioned properties (with the exception of 1901-09 N. 33rd Street, Philadelphia Pennsylvania (herein, the "1901 Property")) was conveyed to PHA by Indenture dated October 2, 2014, recorded in the Department of Records on October 3, 2014, as Document No. 52835622 (the "Vesting Deed"); and

WHEREAS, The property located at 1911-15 N. 33rd Street, Philadelphia, Pennsylvania (herein, the "1911 Property"), despite being transferred to the Redeveloper pursuant to the Redevelopment Agreement, is no longer part of the Project (as defined in the Redevelopment Agreement). The 1901 Property is also no longer part of the Project; and

WHEREAS, The properties set forth in the first Paragraph above, with the exception of the 1901 Property and the 1911 Property, shall be referred to herein as the "Premises;" and

WHEREAS, PHA has requested the Board's approval of an amendment to the Redevelopment Agreement, which, among other things, will (i) extend the dates for completion of construction as provided in the Redevelopment Agreement; (ii) provide for the submission of

revised Schematic Plans (as defined in the Redevelopment Agreement) reducing the number of residential rental units from sixty-seven (67) to fifty-five (55); (iii) rescind all terms, rights and obligations of the Redevelopment Agreement with respect to the 1901 Property and the 1911 Property and provide for the transfer of the 1911 Property from PHA back to the Redevelopment Authority; (iv) formalize that there is no "Percent for Art" obligation with respect to the Project; and (v) acknowledge and consent to a ground lease between PHA and Strawberry Mansion LP, a Pennsylvania limited partnership ("SM LP"), for the Premises; and

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

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that the Redevelopment Authority is authorized to enter into an Amendment to Redevelopment Agreement with PHA for the Premises which provides that:

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

b. PHA will submit revised Schematic Plans (as defined in the Redevelopment Agreement) reducing the number of residential rental units from sixty-seven (67) to fifty-five (55);

c. all terms, rights and obligations of the Redevelopment Agreement with respect to the 1901 Property and the 1911 Property shall be rescinded and PHA shall promptly transfer the 1911 Property back to the Redevelopment Authority;

d. there is no "Percent for Art" obligation with respect to the Project; and

e. the Redevelopment Authority acknowledges and consents to a ground lease between PHA and Strawberry Mansion LP, a Pennsylvania limited partnership ("SM LP"), for the Premises.

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.

Voting for the foregoing resolution: Ms. Fadullon, Mr. Bumb, Mr. Cuorato and Mr. Dubow.



NEW BUSINESS

Ms. Fadullon inquired if there was any new business for the Board. No new business was presented to the Board.



OLD BUSINESS

Mr. Danihel wanted to address the Board about his issue; however, despite multiple requests from the Board Chair, Mr. Danihel refused to come to the table and state his name for the record making his testimony ineligible to be heard and included in the minutes.



ADJOURNMENT

There being no further business to come before the Board, Ms. Fadullon declared the meeting adjourned at 4:20 P.M.

SECRETARY TO THE BOARD



BOARD FACTSHEET

Meeting of November 9, 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 2nd and 5th 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 Property

2007 Ellsworth St

5th Councilmanic District Properties

1537 Cecil B. Moore Ave

1000 Fairmount Ave

1341 N 8th St

1342 N Perth St

1238 N 15th St


BOARD FACTSHEET

Meeting of November 9, 2016

Cooperation Agreement

PHA Norris Square Condemnation

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

Nature of Transaction: Approval of a Cooperation Agreement between the Redevelopment Authority and PHA which will authorize the Redevelopment Authority to act as agent for PHA in the acquisition through condemnation of certain properties in the Norris Square area.

COOPERATION AGREEMENT SERVICES:

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

COMMENTS OR OTHER CONDITIONS:

The proposed Cooperation Agreement is subject to approval by PHA's Board of Directors, and, if approved by the Redevelopment Authority Board, City Council will be asked to approve the Agreement.

Proposed Resolution attached.

**BOARD FACTSHEET**

Meeting of November 9, 2016
 1001-1011 Vine Street and 314 N. 10th Street
 Amendment to Redevelopment Agreement

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. 10th Street (the "**Parcel**"), located in the Franklin Urban Renewal Area.

The applicant has requested approval to obtain an 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. Extension of this project's settlement deadline to December 31, 2016;
7. Extension this project's construction commencement deadline to March 1, 2017;
and
8. Extension this project's construction completion deadline to March 1, 2019.

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

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

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

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

Disposition Price: \$ 776,308.00

The property value for 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.

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 is attached.

Prepared by: Ryan Harmon

**BOARD FACTSHEET**

Meeting of November 9, 2016
 Selection of Redeveloper
 3101 Cecil B. Moore Avenue

NAME OF DEVELOPER/APPLICANT: Mosaic Development Partners, LLC

Nature of Transaction: Selection of developer to construct a four story – twelve (12) unit multi-family dwelling located within the Model Cities Urban Renewal Area.

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

- Gregory Reaves – Managing Member – 90%
- Leslie Smallwood-Lewis – Member – 10%

Mailing Address: 3002 Cecil B. Moore Avenue, 2nd Floor, Suite C01
 Philadelphia, PA 19121

PROPERTY INFORMATION: 3101 Cecil B. Moore Avenue

Description: 1,900 sq. ft., vacant lot **Zoning:** RSA-5 **Use:** Residential

Disposition Value: \$26,867.00

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

FINANCING:

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

COMMENTS OR OTHER CONDITIONS:

Acquisition and commencement of construction of the proposed project is estimated to start in Winter, 2016, with construction completion by Winter, 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 III (a)

Per Chapter 17-1600 of the Philadelphia Code, the Economic Opportunity Plan ranges have been approved by the City at MBE – 35% and WBE – 15%. 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 November 9, 2016

Selection of Redeveloper and Self-Amortizing Loan

1900 N. 23rd Street**NAME OF DEVELOPER/APPLICANT:** Walter Davis

Nature of Transaction: Selection of developer to develop the adjacent lot for side yard use; property located in the Model Cities Urban Renewal Area.

Mailing Address: 1902 N. 23rd Street, Philadelphia, PA 19121

PROPERTY INFORMATION: 1900 N. 23rd Street

Description: 1491 sq. ft., vacant lot **Zoning:** CMX-1 **Use:** Side Yard

Disposition Value: \$15,000 w/10-year amortizing mortgage

Transaction qualifies for a side yard conveyance; applicant is the owner-occupant of the adjacent property and will be given a ten (10) year self-amortizing mortgage on the disposition value, which decreases by 10% each year. This mortgage is non-payable, unless the applicant sells, changes the use, or otherwise seeks to encumber the property within the ten (10) year period from the date of the mortgage.

COMMENTS OR OTHER CONDITIONS:

Property value was established by the recommendation of the Real Estate Review Committee. The parcel was listed in LAMA for \$18,000. Since Mr. Davis has been maintaining this lot since he purchased his home in 2007, he requested the price of \$15,000 so that the entire amount can go under a self-amortizing mortgage. Mr. Davis also sent in pictures of his basement wall that has been getting water damage due to the vacant parcel.

Per Chapter 17-1600 of the Philadelphia Code, the City has determined that an EOP is not required for this transaction given the improvement budget is under \$250,000.

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

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

Prepared by: Brian Romano, Project Manager

Reviewed by: Tania Nikolic

**BOARD FACTSHEET**

Meeting of November 9, 2016

Sale of Renovated Single Family Property

1734 S. 24th Street**NAME OF DEVELOPER/APPLICANT:** Joseph A. Headley, Jr.

Nature of Transaction: The Board is requested to authorize the sale of the Authority-owned renovated property located at 1734 S. 24th Street ("Property") in the Point Breeze neighborhood.

Mailing Address: 10 Carlton Avenue, Marlton, NJ 08053

PROPERTY INFORMATION: 1734 S. 24th Street, Philadelphia, Pennsylvania 19145

Description: 1,128 sq. ft.; 3 bed/1.5 bath **Use:** Residential Single Family

Sale Price: \$155,000

The Property is a renovated single-family home in move-in condition. The Property was listed for sale on the Multiple Listing Service (MLS) for \$159,900 and later reduced to \$150,000 after ninety (90) days on market. The property was marketed to homebuyers at or below 80% Area Median Income.

The Authority has received an agreement of sale from Joseph A. Headley, Jr., for \$155,000 with a 6% seller's assist. Mr. Headley submitted all required documentation and meets income guidelines.

COMMENTS OR OTHER CONDITIONS:

Staff recommends approval of this offer.

Buyer 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.

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

Prepared by: Susan Callanen

Reviewed by: Tania Nikolic



BOARD FACTSHEET

Meeting of November 9, 2016

Modification of Cost Containment Policy

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

BACKGROUND:

In an effort to contain the cost of publicly funded housing developments, pursuant to Resolution No. 16, 126, adopted in 1999, the Authority implemented a Construction Cost Containment Policy ("Policy"). The Policy, as modified in 2003 by Resolution 17,341, requires that, on projects where the estimated project replacement cost exceeds 120% of the HUD 221(d)(3) limits, the developer must obtain bids for the construction contract utilizing an Authority-maintained list of contractors. The Policy was further modified by Resolution 2015-45, adopted in 2015, to i) substitute an alternative limit to determine the maximum per unit subsidy for Authority-funded housing projects, and ii) waive the Policy when the Authority is providing financing to the Philadelphia Housing Authority or its subsidiaries.

The Board is being asked to approve a revision to the Policy in order to support developers who select to meet the Passive House Requirements for energy efficiency ("Passive House"). Passive House is a rigorous, voluntary standard for energy efficiency in a building, reducing its ecological footprint. It results in buildings that require little energy for space heating or cooling. The investment in higher quality building components required by Passive House standards increases the initial investment developers spend on a project. These expenditures will be mitigated in the future by the reduction of expensive heating and cooling operating costs. The Pennsylvania Housing Finance Agency awards additional points when evaluating low-income housing tax credit applications for developments that meet Passive House requirements.

The Authority will not require the developer of a project meeting the Passive House standards to obtain bids for the construction contract if project costs do not exceed the construction cost containment limits by ten percent (10.00%).

BOARD ACTION REQUESTED:

1. Modify the Policy to add "In addition, project costs can exceed the construction cost containment limits by ten percent (10.00%) if a developer meets the Passive House requirements for energy efficiency."

Proposed Resolution and revised policy are attached.

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

**BOARD FACTSHEET**

Meeting of November 9, 2016

Non-Recourse Construction/Permanent Loan Agreements

Roberto Clemente Condominium

Located at 3921-61 N. 5th Street**NAME OF SPONSOR/DEVELOPER: Nueva Esperanza, Inc.**

Nature of Transaction: Authorization for the Authority to enter into a non-recourse construction/permanent loan agreement with Roberto Clemente Homes, L.P., in the amount up to One Million Five Hundred Thousand Dollars (\$1,500,000) (the "Residential Loan") and a non-recourse construction/permanent loan agreement with 4530 Corporation in the amount up to Five Hundred Dollars (\$500,000) (the "Commercial Loan"). The proceeds of the Authority financing will be used to assist in the rehabilitation of thirty-eight (38) affordable rental units and commercial space ("Project").

Background Information: In August, 2016, pursuant Resolution No. 2016-93, the Authority was authorized to enter into a recourse construction predevelopment loan agreement with Nueva Esperanza, Inc. (the "Sponsor") in the amount of One Million Seven Hundred Fifty Thousand Dollars (\$1,750,000) ("the Predevelopment Loan"). The proceeds of the Predevelopment Loan were used to assist in the predevelopment activities associated with the Roberto Clemente Homes located at 3921-61 N. 5th Street (the "Property"). The Sponsor has created a condominium structure for the Property and will convey Unit 1 (the "Residential Unit") and Unit 2 (the "Commercial Unit") for the development of the Project. The Authority will provide additional financing in the amount of Two Hundred Fifty Thousand Dollars (\$250,000) and will permit the assumption of the Predevelopment Loan by the new owners as restructured by this Resolution.

Legal Entity - Residential Unit 1: Roberto Clemente Homes, L.P. ("Partnership")

Legal Entity - Commercial Unit 2: 4530 Corporation ("Corporation")

PROPERTY INFORMATION: Roberto Clemente Homes

Address: Roberto Clemente Condominium
Located at 3921-61 N. 5th Street ("Property")

Total Development Cost: \$17,405,551

Total Construction Cost: \$12,539,682

PRA Financing: \$1,500,000 - Residential
 \$ 500,000 - Commercial

FINANCING:

The Residential Loan will be structured with a term of thirty-two (32) years at 0% interest from the date of the Residential Loan closing. During the Residential Loan period, no principal or interest will be required to be paid. The entire balance will be due and payable upon the 32nd anniversary of the Residential Loan closing. The Residential Loan will be secured by a third lien on Unit 1 behind the permanent loan provided by LISC and the construction loan provided by PNC Bank. Upon payment of the PNC Bank construction loan, the Residential Loan will be in a second lien position.

The Commercial Loan will be structured with a term of thirty-two (32) years at 0% from the date of Commercial Loan closing. During the Commercial Loan period, no principal or interest will be required to be paid. The entire balance will be due and payable upon the 32nd anniversary of the Commercial Loan closing. The Commercial Loan will be in a second lien position on Unit 2 behind the LISC permanent mortgage.

COMMENTS OR OTHER CONDITIONS:

The Philadelphia Planning Commission has issued an environmental clearance on the Property. The Authority Housing Construction Department has approved the plans, specification, and construction costs for the project.

LOAN CLOSING IS CONTIGENT UPON

The Office of Economic Opportunity issuing an approval for the MBE/WBE/DBE participation ranges.

Proposed Resolution is attached

Prepared by: Zena Holland, Housing Development Officer
Reviewed by: David S. Thomas, Deputy Executive Director



BOARD FACTSHEET

Meeting of November 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 three (3) 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>
2639 North Franklin Street	Tanairi Rivera	\$11,997.75 (LAMA)
4128 Mantua Avenue	Sylvester Lunsford	\$11,241.36 (LAMA)
2407 North Orkney Street	Jossue Villamar	\$ 3,500.00 (Appraisal)

- 2) **Fair Market Disposition:** The following two (2) 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>
3024 North 4th Street	Jamie Lopez	\$ 7,000.00 (Appraisal)
1220 North 16 th Street	Emmanuel Apostolic Church Of God, Inc.	\$55,961.48 (LAMA)



BOARD FACTSHEET

Meeting of November 9, 2016

3210-12 Arlington Street, 3211-19 Arlington Street, 3216 Arlington Street, 3220-26 Arlington Street, 3223-37 Arlington Street, 3230 Arlington Street, 3236 Arlington Street, 3225-27 W. Berks Street, 3233-37 W. Berks Street, 3210-14 Monument Street, 3217 Monument Street, 3220 Monument Street, 3223-25 Monument Street, 3224 Monument Street, 3228 Monument Street, 3229 Monument Street, 3232-34 Monument Street and 3233-37 Monument Street, Philadelphia, Pennsylvania
Amendment to Redevelopment Agreement

NAME OF DEVELOPER/APPLICANT: Philadelphia Housing Authority

Nature of Transaction: By Resolution No. 19,460, adopted on June 12, 2013, the Board authorized the selection of the Philadelphia Housing Authority ("**PHA**"), as redeveloper of 1901-09 N. 33rd Street, 1911-15 N. 33rd Street, 3210-12 Arlington Street, 3211-19 Arlington Street, 3216 Arlington Street, 3220-26 Arlington Street, 3223-37 Arlington Street, 3230 Arlington Street, 3236 Arlington Street, 3225-27 W. Berks Street, 3233-37 W. Berks Street, 3210-14 Monument Street, 3217 Monument Street, 3220 Monument Street, 3223-25 Monument Street, 3224 Monument Street, 3228 Monument Street, 3229 Monument Street, 3232-34 Monument Street and 3233-37 Monument Street, Philadelphia, Pennsylvania, located in the Model Cities Urban Renewal Area.

Settlement has occurred under (and as defined by) the June 7, 2013 Redevelopment Agreement ("**Redevelopment Agreement**"), and title to the aforementioned properties (with the exception of 1901-09 N. 33rd Street, Philadelphia Pennsylvania (herein, the "**1901 Property**")) was conveyed to PHA by Indenture dated October 2, 2014, recorded in the Department of Records on October 3, 2014, as Document No. 52835622 (the "**Vesting Deed**").

The property located at 1911-15 N. 33rd Street, Philadelphia, Pennsylvania (herein, the "**1911 Property**"), despite being transferred to the Redeveloper pursuant to the Redevelopment Agreement, is no longer part of the Project (as defined in the Redevelopment Agreement). The 1901 Property is also no longer part of the Project.

The properties remaining subject to the Redevelopment Agreement, namely 3210-12 Arlington Street, 3211-19 Arlington Street, 3216 Arlington Street, 3220-26 Arlington Street, 3223-37 Arlington Street, 3230 Arlington Street, 3236 Arlington Street, 3225-27 W. Berks Street, 3233-37 W. Berks Street, 3210-14 Monument Street, 3217 Monument Street, 3220 Monument Street, 3223-25 Monument Street, 3224

Item VI (a)

Monument Street, 3228 Monument Street, 3229 Monument Street, 3232-34 Monument Street and 3233-37 Monument Street, Philadelphia, Pennsylvania, are referred to herein, collectively, as the "**Premises.**"

PHA has requested the Board's approval of an amendment to the Redevelopment Agreement, which, among other things, will (i) extend the dates for completion of construction as provided in the Redevelopment Agreement; (ii) provide for the submission of revised Schematic Plans (as defined in the Redevelopment Agreement) reducing the number of residential rental units from sixty-seven (67) to fifty-five (55); (iii) rescind all terms, rights and obligations of the Redevelopment Agreement with respect to the 1901 Property and the 1911 Property and provide for the transfer of the 1911 Property from PHA back to the Redevelopment Authority; (iv) formalize that there is no "Percent for Art" obligation with respect to the Project; and (v) acknowledge and consent to a ground lease between PHA and Strawberry Mansion LP, a Pennsylvania limited partnership ("**SM LP**"), for the Premises.

PROPERTY INFORMATION: 3210-12 Arlington Street, 3211-19 Arlington Street, 3216 Arlington Street, 3220-26 Arlington Street, 3223-37 Arlington Street, 3230 Arlington Street, 3236 Arlington Street, 3225-27 W. Berks Street, 3233-37 W. Berks Street, 3210-14 Monument Street, 3217 Monument Street, 3220 Monument Street, 3223-25 Monument Street, 3224 Monument Street, 3228 Monument Street, 3229 Monument Street, 3232-34 Monument Street and 3233-37 Monument Street, Philadelphia, Pennsylvania

Description: Vacant lots **Zoning:** RM-1 and RSA-5 **Use:** Residential

Disposition Price: \$ 22.00

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 is attached.

Prepared by: Ryan Harmon



BOARD FACTSHEET

Meeting of November 9, 2016

Modification of Borrower Entity - Commercial Loan

People for People Community Development Corporation

NAME OF DEVELOPER/APPLICANT: People for People Community Development Corporation ("PFPCDC")

NATURE OF TRANSACTION: The Board is requested to modify Resolution 2015-129, adopted on November 18, 2015, wherein the Board authorized the Philadelphia Redevelopment Authority ("Authority") to enter a loan agreement with NEWCO, LLC ("NEWCO"), a single-purpose entity created by People for People, Inc. ("PFP"), a not-for-profit, tax-exempt corporation providing social services to the North Central Philadelphia community. The financing is part of a consortium with other lenders and will be structured as follows:

- 1) Commercial mortgage loan in the amount of \$250,000 (the "Loan") funded from the Authority's net assets. The term of the Loan will be five (5) years with interest at the rate of 4.5%, amortized over a twenty (20) year period. The Loan will be issued in a pari passu position with other institutional lenders and will allow PFP to payoff an existing mortgage with WM Capital Partners in the amount Seven Million Five Hundred Thousand Dollars (\$7,500,000). The Loan is a portion of a larger \$7,670,583.00 loan.

NATURE OF REQUEST: The Authority staff is requesting that Resolution No. 2015-129 be modified to change the borrowing entity from NEWCO to PFPCDC. Because settlement has not taken place and documents have not been executed, no assignment or re-execution is required.

PROJECT INFORMATION:

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

PFP provides a range of services to the local community including, HOPE Pregnancy Center, PFP Early Childhood Development Center, PFP Institute and PFP SOAR (Student Occupational and Academic Readiness). PFP also operates "The View," a banquet facility located on the top floor of their building that

accommodates 150+ people and provides hospitality training and experience to PFP clients. Additionally, PFP has operated a Charter School ("PFPCS") in North Philadelphia since the Fall of 2001 servicing approximately 540 students.

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

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

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

Bryn Mawr Trust will control the rental payments through lockbox from the tenants to PFPCDC and draft loan payments.

Proposed Resolution is attached.

Prepared by: Ryan D. Harmon



BOARD FACTSHEET

Meeting of December 14, 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 2nd, 5th and 7th Councilmanic District Offices.
- Pursuant to (i) City Council Resolution No. 160929 adopted on October 27, 2016 and City Council Resolution No. 161031 adopted on December 1, 2016 (with respect to the 2nd Councilmanic District Office), (ii) City Council Resolution No. 160924 adopted on October 27, 2016 and City Council Resolution No. 161024 adopted on December 1, 2016 (with respect to the 5th Councilmanic District Office), and (iii) City Council Resolution No. 160931 adopted on October 27, 2016 and City Council Resolution No. 161034 adopted on December 1, 2016 (with respect to the 7th Councilmanic District Office), the City authorized transfer of the properties listed below to the Philadelphia Redevelopment Authority for subsequent transfer to the Philadelphia Land Bank.

PROPERTY INFORMATION:

City Conveyance: The City properties attached hereto as Exhibit "A" will be conveyed to 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

Approved by Council on 10/27/2016, Council Res. 160929
1811 Fernon Street

Approved by Council on 12/1/2016, Council Res. 161031
2329 Ellsworth Street
1329 S. 15th Street

5th Councilmanic District Properties

Approved by Council on 10/27/2016, Council Res. 160924
632 N. 11th Street
851 N. 16th Street
1908 Cecil B. Moore Avenue
1265 N. Dover Street
1437 N. Dover Street
1924 Marshall Street
1926 Marshall Street
1307 N. Newkirk Street
1625 W. Norris Street
1539 Ogden Street
1824 Ridge Avenue

Approved by Council on 12/1/2016, Council Res. 161024
1315 N. 7th Street
1324 N. 7th Street
1332 N. 7th Street
1338 N. 7th Street
1340 N. 7th Street
1345 N. 7th Street
623 N. 11th Street
659 N. 11th Street
661 N. 11th Street
677 N. 11th Street
1005 Melon Street
1007 Melon Street
1013 Melon Street
1019 Wallace Street

7th Councilmanic District Properties

Approved by Council on 10/27/2016, Council Res. 160931

2511-21 N. Fairhill Street

2543-51 N. Fairhill Street

3220 Hartville Street

2758-60 Helen Street

437 W. Ontario Street

2517 Potter Street

2506-22 N. Reese Street

Approved by Council on 12/1/2016, Council Res. 161034

2537 N. Lee Street

RESOLUTION NO.

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

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

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

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

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

WHEREAS, pursuant to (i) City Council Resolution No. 160929 adopted on October 27, 2016 and City Council Resolution No. 161031 adopted on December 1, 2016 (with respect to the 2nd Councilmanic District Office), (ii) City Council Resolution No. 160924 adopted on October 27, 2016 and City Council Resolution No. 161024 adopted on December 1, 2016 (with respect to the 5th Councilmanic District Office), and (iii) City Council Resolution No. 160931 adopted on October 27, 2016 and City Council Resolution No. 161034 adopted on December 1, 2016 (with respect to the 7th Councilmanic District Office), the City has authorized transfer of the properties identified on Exhibit "A" to this Resolution to the Philadelphia Redevelopment Authority for subsequent transfer to the Philadelphia Land Bank;

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

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

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

EXHIBIT "A"

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

2nd Councilmanic District Properties

1811 Fernon Street
2329 Ellsworth Street
1329 S. 15th Street

5th Councilmanic District Properties

632 N. 11th Street
851 N. 16th Street
1908 Cecil B. Moore Avenue
1265 N. Dover Street
1437 N. Dover Street
1924 Marshall Street
1926 Marshall Street
1307 N. Newkirk Street
1625 W. Norris Street
1539 Ogden Street
1824 Ridge Avenue
1315 N. 7th Street
1324 N. 7th Street
1332 N. 7th Street
1338 N. 7th Street
1340 N. 7th Street
1345 N. 7th Street
623 N. 11th Street
659 N. 11th Street
661 N. 11th Street
677 N. 11th Street
1005 Melon Street
1007 Melon Street
1013 Melon Street
1019 Wallace Street

7th Councilmanic District Properties

2511-21 N. Fairhill Street
2543-51 N. Fairhill Street
3220 Hartville Street
2758-60 Helen Street
437 W. Ontario Street
2517 Potter Street
2506-22 N. Reese Street
2537 N. Lee Street



BOARD FACTSHEET

Meeting of December 14, 2016

Approval of Transfer of PRA Held City Significant NTI Lien
Dollars to Philadelphia Land Bank

Nature of Transaction: Approval to transfer the City of Philadelphia ("City") City Significant Neighborhood Transformation Initiative ("NTI") lien funds held by the Authority to the Philadelphia Land Bank ("Land Bank").

Amount: The amount of NTI lien funds held by the Authority to be transferred to the Land Bank is in the amount of One Million One Hundred Ninety-Three Thousand Nine Hundred Seventy-Three and 46/100 Dollars (\$1,193,973.46).

Comments or Other Conditions: The transfer was requested by the City and the Land Bank will be responsible for any further use and/or distribution of such NTI lien funds.

Proposed Resolution is attached.

Prepared by: Ryan Harmon

RESOLUTION NO.

RESOLUTION AUTHORIZING APPROVAL TO TRANSFER THE CITY SIGNIFICANT NEIGHBORHOOD TRANSFORMATION INITIATIVE LIEN FUNDS HELD BY THE AUTHORITY TO THE PHILADELPHIA LAND BANK

WHEREAS, the Authority has been requested by the City of Philadelphia to transfer to the Philadelphia Land Bank the full amount of City Significant Neighborhood Transformation Initiative ("NTI") lien funds held by the Authority in the amount of One Million One Hundred Ninety-Three Thousand Nine Hundred Seventy-Three and 46/100 Dollars (\$1,193,973.46).

NOW, THEREFORE, BE IT RESOLVED, that the Authority is authorized to transfer to the Philadelphia Land Bank the full amount of City Significant Neighborhood Transformation Initiative ("NTI") lien funds held by the Authority in the amount of One Million One Hundred Ninety-Three Thousand Nine Hundred Seventy-Three and 46/100 Dollars (\$1,193,973.46), to be used by the Philadelphia Land Bank as directed by the City of Philadelphia.

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 December 14, 2016

Approval of a Contract for Professional Services with Interface Studio LLC to Complete a Planning and Feasibility Study for Undeveloped Parcels in the Eastwick Section of the City of Philadelphia

Request: Approval of a Contract for Professional Services not to exceed Two Hundred Fifty-Four Thousand Nine Hundred Eighty-Five Dollars (\$254,985) between the Authority and Interface Studio LLC ("Interface") to complete a planning and feasibility study for undeveloped parcels in the Eastwick section of the City of Philadelphia (herein, the "Eastwick Planning Study").

Background: In 1961, the Authority and New Eastwick Corporation ("NEC") entered into the "Agreement between Redevelopment Authority of the City of Philadelphia and New Eastwick Corporation for Stages I, II, III, and IV of the Eastwick Redevelopment Area Also Known as Eastwick Urban Renewal Area" ("Redevelopment Agreement").

Under the Redevelopment Agreement, NEC had to redevelop the Eastwick Urban Renewal Area (the "Eastwick URA") in Southwest Philadelphia. The Eastwick URA encompassed an area of approximately 2,500-acres, broken into four stages for development: Stage I, Stage II, Stage III, and Stage IV.

After initially encountering some problems with construction, NEC partnered with Korman Corporation ("Korman"). NEC and Korman created over time multiple legal entities known as Eastwick Joint Development Venture (collectively, "New Eastwick"). Since the inception of the Redevelopment Agreement, New Eastwick developed approximately 3,000 homes and 1,100 apartment units, as well as two shopping centers housing thirty-eight (38) retail establishments, and a 1,000 room hotel/restaurant complex serving the Philadelphia International Airport.

Following a dispute between the Authority and New Eastwick concerning development of the remaining undeveloped parcels, which are comprised of (i) a 128.54-acre, largely residential tract bounded by 84th Street, Lindberg Boulevard and Mario Lanza Boulevard, and (ii) a 5.65-acre commercial tract at the northwest corner of 84th and Lindbergh (herein, the "Undeveloped Parcels"), the Authority and New Eastwick ultimately reached a settlement which terminated all parties' obligations under the Redevelopment Agreement (except with respect to that certain 0.815 acre parcel located in Stage III of the Eastwick Urban Renewal Area and acquired under the Redevelopment Agreement by Eastwick Development Joint Venture XII, L.P. (informally known as the "La Quinta" parcel)).

The Authority and the City of Philadelphia ("City") desire to work with the Eastwick community and various stakeholders on how to best develop (i) the Undeveloped Parcels, (ii) the former Pepper Middle School site, (iii) the former Communications Technology High School site, and (iv) additional Authority-owned parcels north of the Pepper Middle School site (together, the "Eastwick Properties").

On August 15, 2016, the Authority issued a Request for Proposals ("RFP") seeking proposals for completing a planning and feasibility study for the Eastwick Parcels. Respondents were expected to exhibit an understanding of the history of Eastwick and to assess and explain environmental, economic, and social site constraints and potential impacts of competing or complementary uses for the Eastwick Parcels. Respondents were also expected to be versed in community engagement and have demonstrated skills in consensus building.

Contract Terms and Conditions: The Authority received eight (8) proposals. Interface Studio LLC was chosen to be the most responsive bidder due to (i) their pricing, (ii) the comprehensive team composition which includes several specialists, (iii) their history of working with public entities, and (iv) their prior experience.

The term of the Contract for Professional Services is one (1) year, which term may be extended at the sole discretion of the Authority.

Contract Amount: Two Hundred Fifty-Four Thousand Nine Hundred Eighty-Five Dollars (\$254,985).

Proposed Resolution is attached.

Prepared by: Ryan Harmon

RESOLUTION NO.

RESOLUTION AUTHORIZING A CONTRACT FOR PROFESSIONAL SERVICES WITH INTERFACE STUDIO LLC TO COMPLETE A PLANNING AND FEASIBILITY STUDY FOR UNDEVELOPED PARCELS IN THE EASTWICK SECTION OF THE CITY OF PHILADELPHIA

WHEREAS, the Redevelopment Authority issued a Request for Proposals ("RFP") seeking proposals for completing a planning and feasibility study for certain undeveloped parcels and other parcels owned by the Redevelopment Authority and the City of Philadelphia in the Eastwick section of Philadelphia (the "Eastwick Parcels");

WHEREAS, Respondents were expected to exhibit an understanding of the history of Eastwick and to assess and explain environmental, economic, and social site constraints and potential impacts of competing or complementary uses for the Eastwick Parcels;

WHEREAS, the Redevelopment Authority has agreed, subject to Board approval, to contract with Interface Studio LLC to complete a planning and feasibility study with respect to the Eastwick Parcels in the amount of up to Two Hundred Fifty-Four Thousand Nine Hundred Eighty-Five Dollars (\$254,985); and

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

1. Enter into a Contract for Professional Services with Interface Studio LLC, in an amount not to exceed Two Hundred Fifty-Four Thousand Nine Hundred Eighty-Five Dollars (\$254,985), for the completion of a planning and feasibility study with respect to certain undeveloped parcels and other parcels owned by the Redevelopment Authority and the City of Philadelphia in the Eastwick section of Philadelphia (the "Eastwick Parcels"). The term of the Contract for Professional Services shall be one (1) year, which term may be extended at the sole discretion of the Authority.

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 December 14, 2016

Approval to Reserve PHIL Loan Proceeds in the Amount of \$1,000,000 for a Credit Enhancement Facility Related to Workforce Housing Construction Loans

REQUEST: Approval to reserve in escrow an amount of up to One Million Dollars (\$1,000,000) of Philadelphia Home Improvement Loan ("PHIL") program proceeds for the Authority to use for a credit enhancement facility related to workforce housing construction loans.

OVERVIEW: The Workforce Housing ("WFH") Program seeks to make land available for housing development that is affordable to moderate income households. The Philadelphia Land Bank ("Land Bank") has released several competitive "Requests for Proposals ("RFPs") seeking proposals from developers for sets of 8-15 parcels each, and intends issue additional RFPs. Each RFP is for parcels in neighborhoods with appreciating housing markets with property values exceeding \$300,000.

The goal of the WFH program is to facilitate the development of homeownership family-style workforce housing units that will only be sold to buyers whose household income is under 120% of Area Median Income (AMI). Completed units will be restricted to sales prices between \$180,000 - \$230,000, and the affordability of the units shall be maintained for a minimum of ten years through a restrictive covenant. If the home is sold, transferred, conveyed or otherwise disposed of during the ten year affordability period, the affordability period will be renewed at each subsequent sale until the expiration of a period of thirty (30) years from the beginning of the affordability period.

Developers of WFH will be restricted by the terms of the program stated above, and in the case where a developer defaults and a financial institution moves to foreclosure, that institution will assume these same obligations, including the obligation to complete construction of the workforce units and to sell them to buyers who meet the income restrictions. These restrictions are kept in place in order to protect the units from being sold at market-rate if the original developer defaults. However, it can make WFH deals riskier for banks to finance than traditional real estate endeavors.

In order to encourage financial institutions to support developers participating in the WFH program, and especially to support smaller, locally owned, minority-owned and women-owned developers, the Authority seeks approval to offer a Credit Enhancement Facility ("CEF") for WFH construction loans. The CEF provides to financial institutions up to a 25% guarantee on WFH construction loans made to developers who are awarded land through the Land Bank's WFH RFPs. The CEF facility is essentially a letter of credit to reduce financial institutions' exposure that in case of default will serve as a first-loss fund. Because the Land Bank already thoroughly reviews selected projects through its process, PRA will not undertake a significant amount of its own underwriting, making

the process of applying for and utilizing the CEF as simple as possible for participating institutions.

COMMENTS AND OTHER CONDITIONS: Through a series of Trust Indentures, first created in 1981 and last amended in 2006, the Authority issued tax-exempt and taxable Residential Mortgage Loan Revenue Bonds, the proceeds of which were used to sponsor several residential mortgage loan programs (the "PHIL Loan Program"). These programs include:

- Note purchase agreements with lending institutions for the purchase of notes and mortgages that are insured under FHA Title I Property Improvement Insurance Program.
- Purchase of mortgage pass-through mortgage backed security certificates guaranteed by the Federal National Mortgage Association.

The PHIL Loan Program was closed in FY 14 and the bonds have been redeemed.

The Authority now seeks approval to reserve in escrow an amount of up to One Million Dollars (\$1,000,000) of PHIL Loan Program proceeds for the Authority to use as a CEF related to WFH construction loans.

Proposed Resolution is attached.

Prepared by: Ryan Harmon

RESOLUTION NO.

RESOLUTION AUTHORIZING THE AUTHORITY'S USE OF UP TO ONE MILLION DOLLARS (\$1,000,000) OF PHILADELPHIA HOME IMPROVEMENT LOAN PROGRAM PROCEEDS FOR THE AUTHORITY TO USE AS A CREDIT ENHANCEMENT FACILITY RELATED TO WORKFORCE HOUSING CONSTRUCTION LOANS

BE IT RESOLVED, By the Philadelphia Redevelopment Authority, that authorization is hereby given to the Authority to reserve in escrow an amount of up to One Million Dollars (\$1,000,000) of PHIL Loan Program proceeds for the Authority to use as a Credit Enhancement Facility ("CEF") related to Workforce Housing Program construction loans in accordance with the Fact Sheet attached hereto.

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

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



BOARD FACTSHEET

Meeting of December 14, 2016

Selection of Redeveloper – 427, 429, 431, 433, 435, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446-448, 447, 449, 451, 453 and 455 Cantrell Street; 502-504, 506, 508, 510-512, 514, 516, 518, 520, 522, 523, 525, 527, 529 and 531 Cantrell Street, 519 and 521 Winton Street and 2116 South 5th Street

NAME OF DEVELOPER/APPLICANT: Cantrell Place, LP

Nature of Transaction: Selection of Redeveloper for the construction of two (2) buildings consisting of sixty-one - one bedroom units of senior housing. Building one will be three stories and contain twenty-five units. Building two will be four stories and contain thirty-six units. The properties are located within the Whitman Urban Renewal Area.

Legal Entity/Other Partners (if applicable): Cantrell Place, LP

- Cantrell Housing, Inc. (General Partner) – 100%
 - Judee M. Bavaria – President and CEO
 - Jennifer S. Kappen, Executive Vice President and CFO
 - Tama M. Carey, Executive Vice President and COO

Mailing Address: 2000 Joshua Road, Lafayette Hill, PA 19444

PROPERTY INFORMATION: 427, 429, 431, 433, 435, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446-448, 447, 449, 451, 453 and 455 Cantrell Street; 502-504, 506, 508, 510-512, 514, 516, 518, 520, 522, 523, 525, 527, 529 and 531 Cantrell Street, 519 and 521 Winton Street and 2116 South 5th Street

Description: 25,658 sq. ft., vacant lots and 658 sq. ft., vacant structure

Zoning: RSA-5

Use: Residential

Disposition Value: \$37.00

Project qualifies for a nominal conveyance under affordable housing program. Properties were acquired by the PRA using NTI Land Sales.

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 within eighteen (18) months thereafter.

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

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

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

RESOLUTION NO.

RESOLUTION SELECTING CANTRELL PLACE, LP AS REDEVELOPERS OF 427, 429, 431, 433, 435, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446-448, 447, 449, 451, 453 AND 455 CANTRELL STREET; 502-504, 506, 508, 510-512, 514, 516, 518, 520, 522, 523, 525, 527, 529 AND 531 CANTRELL STREET, 519 AND 521 WINTON STREET AND 2116 SOUTH 5TH STREET LOCATED WITHIN THE WHITMAN REDEVELOPMENT AREA AND WHITMAN URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Cantrell Place, LP is hereby selected as Redevelopers of 427, 429, 431, 433, 435, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446-448, 447, 449, 451, 453 and 455 Cantrell Street; 502-504, 506, 508, 510-512, 514, 516, 518, 520, 522, 523, 525, 527, 529 and 531 Cantrell Street, 519 and 521 Winton Street and 2116 South 5th Street, located within the Whitman Redevelopment Area and 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 Thirty-Seven Dollars (\$37.00); 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>Documents Attached: Y/N</i>
Developer Equity	\$ 13,079,880.00	Redstone Equity	Y	
Acq/Construction Financing				
Permanent Financing	\$ -			
Grant	\$ -			
Other	\$ 2,200,000.00	PRA Financing	Y	
Other	\$ 663,932.00	Deferred Developer Fee	Y	
Other	\$ -			
Total Sources	\$ 15,943,812.00			

Uses: Provide estimated costs to redevelop property

<i>Uses</i>	<i>Amount</i>	<i>Source of Estimate</i>
Purchase Price of Property	\$ 37.00	
Closing Costs (Title/Recording)	\$ 7,200.00	
Construction Costs	\$ 12,363,523.00	
Design/Engineering Costs	\$ 1,173,874.00	
Legal Costs	\$ 80,000.00	
Holding Costs	\$ -	
Financing Costs	\$ 448,677.00	
Other: _____	\$ 370,501.00	
Other: _____	\$ 1,500,000.00	
Total Uses	\$ 15,943,812.00	



Address: 427-455 Cantrell Street



Address: 438 Cantrell Street



Address: 440-448 Cantrell Street



Address: 502-522 Cantrell Street



Address: 523-531 Cantrell Street



Address: 519 and 521 Winton Street



Address: 2119 South 5th Street

Cantrell Place, L.P.

**427, 429, 431, 433, 435, 437, 438, 439, 440, 441, 442,
443, 444, 445, 446-448, 447, 449, 451, 453 and 455
Cantrell Street; 502-504, 506, 508, 510-512, 514, 516,
518, 520, 522, 523, 525, 527, 529 and 531 Cantrell
Street, 519 and 521 Winton Street and 2116 South 5th Street**



**BOARD FACTSHEET**

Meeting of December 14, 2016
 Selection of Redeveloper
 1520-40 W. Venango Street

NAME OF DEVELOPER/APPLICANT: 1520 Venango LLC

Nature of Transaction: Selection of developer proposing to develop ten (10) triplexes, each containing three (3) market rate rental units located in Upper North Philadelphia.

Legal Entity/Other Partners (if applicable): Tom & April LaCorte

Mailing Address: 8510 Parkwood Lane, Philadelphia, PA 19128

PROPERTY INFORMATION: 1520-40 W. Venango Street

Description: 12,098 sq. ft., vacant lot **Zoning:** RSA5 **Use:** Residential

Disposition Value: \$72,000

This parcel was listed with two (2) other parcels located at 1600-20 and 1621-31 W. Venango Street on the Featured Property website. The asking price for all three (3) parcels was \$216,000. The initial posting in March, 2015, elicited one bid at 50% asking price, which was declined. Upon reposting the parcels for sale at the same asking price in June, 2015, the applicant was the sole bidder at full asking price.

All three (3) parcels will be developed by the applicant in a total of three (3) phases. In addition to the Agreement for this parcel (the "1520 Agreement"), the applicant will request additional selections as Redeveloper for 1600-20 W. Venango Street and 1621-31 W. Venango Street and to execute Agreements under different entities to develop those parcels (respectively, the "1600 Agreement" and the "1621 Agreement").

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:

The project is estimated to start in Spring, 2017, with groundbreaking at 1621-31 W. Venango Street per the 1621 Agreement. Per the 1520 Agreement, acquisition and construction cannot begin on this parcel until a Certificate Completion for the 1621 Agreement has been delivered to the applicant by the Authority. Construction on this parcel must be completed within eighteen (18) months thereafter.

Item III (b)

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

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

Prepared by: Jessie Lawrence, Project Manager

Reviewed by: Tania Nikolic

RESOLUTION NO.

RESOLUTION SELECTING 1520 VENANGO LLC AS REDEVELOPER OF 1520-40 W. VENANGO STREET LOCATED IN THE TIOGA REDEVELOPMENT AREA, CENTRAL TIOGA URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that 1520 Venango LLC is hereby selected as Redeveloper of 1520-40 W. Venango Street located within the Tioga Redevelopment Area, Central Tioga Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Seventy Two Thousand Dollars (\$72,000.00); 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	\$ 1,951,900.00	Tom & April LaCorte	Y	Y
Acquisition Financing	\$ 10,500,000.00	Royal Bank America	Y	Y
Construction Financing	\$ -			
Other	\$ -			
Other	\$ -			
Other	\$ -			
Other	\$ -			
Total Sources	\$ 12,451,900.00			

Uses: Provide estimated costs to redevelop property

<i>Uses</i>	<i>Amount</i>	<i>Source of Estimate</i>			
Acquisition Cost (include closing cost)	\$ 216,000.00	Amount of Bid			
Holding Costs	\$ 24,000.00	Previous Experience			
Construction Costs	\$ 9,000,000.00	TLC Construction			
Design/Engineering Costs	\$ 150,000.00	Vaughan Buckley Construction			
Legal Costs	\$ -				
Other Holding Costs	\$ 19,500.00				
Other Financing Cost	\$ 350,000.00	Construction Lender			
Other	\$ -				
Total Uses	\$ 9,759,500.00				



Address: 1520-40 W. Venango Street (Entire Frontage from Sydenham Street to N. 16th Street)



TIOGA REDEVELOPMENT AREA
CENTRAL TIOGA URBAN RENEWAL AREA
1520-1540, 1600-1620 & 1623-1643 W. Venango Street

**BOARD FACTSHEET**

Meeting of December 14, 2016
 Selection of Redeveloper
 1600-20 W. Venango Street

NAME OF DEVELOPER/APPLICANT: Vista Apartments LLC

Nature of Transaction: Selection of developer proposing to develop ten (10) triplexes, each containing three market rate rental units located in Upper North Philadelphia.

Legal Entity/Other Partners (if applicable): Tom & April LaCorte

Mailing Address: 8510 Parkwood Lane, Philadelphia, PA 19128

PROPERTY INFORMATION: 1600-20 W. Venango Street

Description: 17,033 sq. ft., vacant lot **Zoning:** RSA5 **Use:** Residential

Disposition Value: \$72,000

This parcel was listed with two (2) other parcels located at 1520-40 and 1621-31 W. Venango Street on the Featured Property website. The asking price for all three (3) parcels was \$216,000. The initial posting in March, 2015, elicited one bid at 50% asking price which was declined. Upon reposting the parcels for sale for the same asking price in June, 2015, the applicant was the sole bidder at full asking price.

All three (3) parcels will be developed by the applicant in a total of three (3) phases. In addition to the Agreement for this parcel (the "1600 Agreement"), the applicant will request additional Selections as Redeveloper for 1520-40 W. Venango Street and 1621-31 W. Venango Street to execute Agreements under different entities to develop those parcels (the "1520 Agreement" and the "1621 Agreement").

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:

The project is estimated to start in Spring, 2017, with groundbreaking at 1621-31 W. Venango Street per the 1621 Agreement. Per the 1600 Agreement, acquisition and construction cannot begin on this parcel until a Certificate Completion for the 1621 Agreement has been delivered to the applicant by the Authority. Construction on this parcel must be completed within eighteen (18) months thereafter.

Item III (c)

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

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

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

RESOLUTION NO.

RESOLUTION SELECTING VISTA APARTMENTS LLC AS REDEVELOPER OF 1600-20 W. VENANGO STREET LOCATED IN THE TIOGA REDEVELOPMENT AREA, CENTRAL TIOGA URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Vista Apartments LLC is hereby selected as Redeveloper of 1600-20 W. Venango Street located within the Tioga Redevelopment Area, Central Tioga Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Seventy Two Thousand Dollars (\$72,000.00); 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	\$ 1,951,900.00	Tom & April LaCorte	Y	Y
Acquisition Financing	\$ 10,500,000.00	Royal Bank America	Y	Y
Construction Financing	\$ -			
Other	\$ -			
Other	\$ -			
Other	\$ -			
Other	\$ -			
Total Sources	\$ 12,451,900.00			

Uses: Provide estimated costs to redevelop property

<i>Uses</i>	<i>Amount</i>	<i>Source of Estimate</i>
Acquisition Cost (include closing cost)	\$ 216,000.00	Amount of Bid
Holding Costs	\$ 24,000.00	Previous Experience
Construction Costs	\$ 9,000,000.00	TLC Construction
Design/Engineering Costs	\$ 150,000.00	Vaughan Buckley Construction
Legal Costs	\$ -	
Other Holding Costs	\$ 19,500.00	
Other Financing Cost	\$ 350,000.00	Construction Lender
Other	\$ -	
Total Uses	\$ 9,759,500.00	



Address: 1600-20 W. Venango Street (Entire Frontage from N. 16th Street to Smedley Street)



TIOGA REDEVELOPMENT AREA
CENTRAL TIOGA URBAN RENEWAL AREA
1520-1540, 1600-1620 & 1623-1643 W. Venango Street

**BOARD FACTSHEET**

Meeting of December 14, 2016
 Selection of Redeveloper
 1621-31 W. Venango Street

NAME OF DEVELOPER/APPLICANT: Venango Court LLC

Nature of Transaction: Selection of developer proposing to develop ten (10) triplexes, each containing three market rate rental units located in Upper North Philadelphia.

Legal Entity/Other Partners (if applicable): Tom & April LaCorte

Mailing Address: 8510 Parkwood Lane, Philadelphia, PA 19128

PROPERTY INFORMATION: 1621-31 W. Venango Street

Description: 11,157 sq. ft., vacant lot **Zoning:** RSA5 **Use:** Residential

Disposition Value: \$72,000

This parcel was listed with two (2) other parcels located at 1520-40 and 1600-20 W. Venango Street on the Featured Property website. The asking price for all three (3) parcels was \$216,000. The initial posting in March, 2015, elicited one bid at 50% asking price, which was declined. Upon reposting the parcels for sale for the same asking price in June, 2015, the applicant was the sole bidder at full asking price.

All three (3) parcels will be developed by the applicant in a total of three (3) phases. In addition to the Agreement for this parcel (the "1621 Agreement"), the applicant will request additional Selections as Redeveloper for 1520-40 W. Venango Street and 1600-20 W. Venango Street to execute Agreements under different entities to develop those parcels (the "1520 Agreement" and the "1600 Agreement").

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:

The acquisition and commencement of construction on this parcel will be the first of the three-phased project, estimated to start in Spring, 2017, with construction completion within eighteen (18) months thereafter. Per the 1520 Agreement and 1600 Agreement, parcels in the remainder of the project must be acquired within six (6) months of the delivery of a Certificate of Completion for 1621 Agreement, with construction completion with eighteen (18) months of settlement.

Item III (d)

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

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

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

RESOLUTION NO.

RESOLUTION SELECTING VENANGO COURT LLC AS REDEVELOPER OF 1621-31 W. VENANGO STREET LOCATED IN THE TIOGA REDEVELOPMENT AREA, CENTRAL TIOGA URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Venango Court LLC is hereby selected as Redeveloper of 1621-31 W. Venango Street located within the Tioga Redevelopment Area, Central Tioga Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Seventy Two Thousand Dollars (\$72,000.00); 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	\$ 1,951,900.00	Tom & April LaCorte	Y	Y
Acquisition Financing	\$ 10,500,000.00	Royal Bank America	Y	Y
Construction Financing	\$ -			
Other	\$ -			
Other	\$ -			
Other	\$ -			
Other	\$ -			
Total Sources	\$ 12,451,900.00			

Uses: Provide estimated costs to redevelop property

<i>Uses</i>	<i>Amount</i>	<i>Source of Estimate</i>
Acquisition Cost (include closing cost)	\$ 216,000.00	Amount of Bid
Holding Costs	\$ 24,000.00	Previous Experience
Construction Costs	\$ 9,000,000.00	TLC Construction
Design/Engineering Costs	\$ 150,000.00	Vaughan Buckley Construction
Legal Costs	\$ -	
Other Holding Costs	\$ 19,500.00	
Other Financing Cost	\$ 350,000.00	Construction Lender
Other	\$ -	
Total Uses	\$ 9,759,500.00	



Address: 1621-31 W. Venango Street (Entire Frontage from Smedley Street to N. 17th Street)



TIOGA REDEVELOPMENT AREA
CENTRAL TIOGA URBAN RENEWAL AREA
1520-1540, 1600-1620 & 1623-1643 W. Venango Street

**BOARD FACTSHEET**

Meeting of December 14, 2016

Sale of Renovated Single Family Property

1637 S. 24th Street**NAME OF DEVELOPER/APPLICANT:** Michael Sellers, Jr.

Nature of Transaction: The Board is requested to authorize the sale of the Authority-owned renovated property located at 1637 S. 24th Street ("Property") in the Point Breeze neighborhood.

Mailing Address: 2829 Magee Avenue, Philadelphia, PA 19149

PROPERTY INFORMATION: 1637 S. 24th Street, 19145

Description: 1,250 sq. ft.; 3 bed/1.5 bath **Use:** Residential Single Family

Sale Price: \$151,500

The Property is a renovated single-family home in move-in condition. The Property was originally listed for sale on the Multiple Listing Service (MLS) for \$159,900 and marketed to homebuyers at or below 80% Area Median Income.

The Authority has received an agreement of sale from Michael Sellers, Jr. for \$151,500 with a \$1,500 seller's assist. Mr. Sellers submitted all required documentation and meets income guidelines.

COMMENTS OR OTHER CONDITIONS:

Staff recommends approval of this offer.

Buyer 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.

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

Prepared by: Susan Callanen

Reviewed by: Tania Nikolic

RESOLUTION NO.

RESOLUTION AUTHORIZING THE SALE OF 1637 S. 24th STREET

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Authorization is given for the sale of property owned by the Authority located at 1637 S. 24th Street, Philadelphia, Pennsylvania, to Michael Sellers, Jr., for the purchase price of One Hundred Fifty One Thousand Five Hundred Dollars (\$151,500); the purchase being consistent with the fair market value of the property.

FURTHER RESOLVING, the execution, delivery and recording of all documentation necessary or desirable in order to complete sale and settlement for the property.

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.

BEFORE



AFTER





1637 S. 24th Street



BOARD FACTSHEET

Meeting of December 14, 2016

Loan Modification

Mt. Airy, USA

Located at

6513 Germantown Avenue and 6614-24 Germantown Avenue Unit D

NAME OF OWNER: Mt. Airy, USA ("Borrower")

NATURE OF TRANSACTION:

Resolution authorizing the Authority's consent to a modification of Resolution No. 19,334, as previously amended by Resolution No. 19,381, which authorized financing to the Borrower for the rehabilitation of affordable rental housing.

BACKGROUND INFORMATION:

Pursuant to Resolution No. 19,334, as modified by Resolution No. 19,381, the Authority was authorized to enter into a non-recourse permanent loan agreement with the Borrower in the amount of Two Hundred Forty-Nine Thousand Five Hundred Eighty-Five Dollars (\$249,585) ("Authority Loan"). The proceeds of the Authority Loan will be used to assist in the rehabilitation of two (2) rental units located at 6513 Germantown Avenue and 6614-24 Germantown Avenue Unit D, Philadelphia, Pennsylvania (the "Project").

The Borrower has requested that the Authority Loan be subordinated to a mortgage with East River Bank. The proceeds of the East River Bank mortgage will be used for capital improvements.

BOARD ACTION REQUESTED:

Authorize the Authority to modify the Authority Loan lien position to be subordinate to the East River Bank mortgage.

All other terms and conditions of Resolution No. 19,334, as modified by Resolution No. 19,381, shall remain in full force and effect.

Closing on the modification of the Authority Loan will be contingent upon:

Satisfactory tax status certification issued on all members of the development team.

Proposed Resolution is attached

Prepared by: Zena Holland, Housing Development Officer

Reviewed by: David S. Thomas, Deputy Executive Director

RESOLUTION NO.**RESOLUTION AUTHORIZING THE AUTHORITY TO AMEND THE AUTHORITY'S LOAN WITH MT. AIRY, USA TO MODIFY THE AUTHORITY'S LIEN POSITION**

WHEREAS, pursuant to Resolution No. 19,334, as modified by Resolution No. 19,381, the Authority was authorized to enter into a non-recourse permanent loan agreement with Mt. Airy, USA ("Borrower") in the amount of Two Hundred Forty-Nine Thousand Five Hundred Eighty-Five Dollars (\$249,585) ("Authority Loan"). The proceeds of the Authority Loan will be used to assist in the rehabilitation of two (2) rental units located at 6513 Germantown Avenue and 6614-24 Germantown Avenue Unit D, Philadelphia, Pennsylvania (the "Project").

WHEREAS, the Authority Loan was intended to be secured by a first lien position;

WHEREAS, the Borrower has requested that the Authority Loan be subordinated to a mortgage with East River Bank;

WHEREAS, the East River Bank proceeds will be used for capital improvements;

NOW BE IT RESOLVED, by the Philadelphia Redevelopment Authority ("Authority"), that the following modification to the Authority Loan be approved under the following terms and conditions:

1. Modify the Authority lien position to be subordinate to the East River Bank mortgage.
2. All other terms and conditions of Resolution No. 19,334, as modified by Resolution No. 19,381, shall remain in full force and effect.
3. Satisfactory tax status certification issued on all members of the development team.

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 December 14, 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 two (2) properties will be conveyed at fair market value as determined by LAMA, with a self-amortizing mortgage for the purchase price.

<u>Address</u>	<u>Grantee</u>	<u>Price</u>
3222-3258 H Street	Esperanza Health Center, Inc.	\$110,000.00 (RE Committee)
2539 North 5 th Street	Efrain P. Perez	\$ 6,000.00 (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>
3222-3258 H Street	Esperanza Health Center, Inc.	\$110,000.00 (RE Committee)
2539 North 5 th Street	Efrain P. Perez Sr.	\$ 6,000.00 (Appraisal)

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

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

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

VPRC Fact Sheet

Property Address: 3222-58 "H" StreetCouncil District: 7th

Property Type:

Date approved by VPRC: 04/12/2016 Structure Vacant LotSales Price: NominalNumber of EOIs Received: 1

Type of Transaction:

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

Sales Price Based on:

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

Proposed Use:

 Single-family home Business Side-yard Community Purpose; what is the community purpose: Health Center OtherIs there a self-amortizing mortgage? Yes NoIf yes, how much is the mortgage? \$110,000.00 (Real Estate Committee)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: Esperanza Health Center, Inc.Application Date: September 8, 2015Applicant Address: 4417 North 6th Street, Philadelphia, PA 19140

VPRC Fact Sheet

Property Address: 2539 North 5th StreetCouncil District: 7th

Property Type:

Date approved by VPRC: 08/09/2016 Structure Vacant LotSales Price: \$6,000.00Number 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
- 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)? \$6,000.00Is the estimated project cost greater than \$250,000? Yes NoIf yes, was an EOP signed? Yes No

What are the EOP Goals?

MBE ___% WBE ___% DBE ___%

Applicant Name: Efrain P. Perez, Sr.Application Date: March 11, 2016Applicant Address: 2451 North 5th Street, Philadelphia, PA 19133

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

<u>ADDRESS/WARD</u>	<u>GRANTEE</u>	<u>REUSE</u>
3222-3258 H St. / 33 VPRC: 04/12/2016 City Council: 160535 Adopted On: 05/26/2016	Esperanza Health Center, Inc. c/o Juan Perez 4417 North 6 th Street Philadelphia, PA 19140	Private Rehabilitation Health Care & Wellness Center Self – Amortizing Mortgage \$110,000.00 (RE Committee)
2539 N. 5 th St. / 19 VPRC: 06/14/2016 City Council: 160975 Adopted On: 09/22/2016	Efrain P. Perez, Sr. 2541 North 5 th Street Philadelphia, PA 19133	Private Lot Transfer Side yard – Mortgage \$6,000.00 (Appraisal)