

PHILADELPHIA REDEVELOPMENT AUTHORITY

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

**BOARD MEETING
WEDNESDAY, MAY 11, 2016**

Open Session – 4:00 P.M.

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- Conveyance of City Properties to
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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, April 13, 2016, commencing at 4:04 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: Rob Dubow, Treasurer; Alan Greenberger, 2nd Vice Chair (via telephone); and Jennifer Rodriguez, Vice Chairman (via telephone).

After taking the Oath of Office, the following new members of the Board of Directors were present: Anne Fadullon and Cynthia Figueroa.

The following members of the Board of Directors were not present: James Cuorato, Vice Chairman; Beverly Coleman, Secretary; and Harold Epps.

The following members of the Authority staff were present: Gregory Heller, Ryan D. Harmon, Esquire, David Thomas, Tania Nikolic, Brian Romano, Tracy Pinson-Reviere, Zena Holland, Mary Fogg, Darci Bauer, Melvis Dunbar, Sharon Brown, Irma Gonzalez-Bowie and Elizabeth Bonaccorso.

Also in attendance: Joe Danihel, Resident; John Haak, City Planning; and Jacqueline Dunn, City Finance.

MINUTES

Mr. Dubow called for a motion to approve the minutes of the Board meeting of March 9, 2016.

Upon motion made and duly seconded, the minutes of March 9, 2016 were approved.



COMMUNICATIONS, PRESENTATION OF BOARD MEMBERS AND OATH OF OFFICE

Mr. Dubow presented the Board with the term expiration letters from Mayor James F. Kenney for Mr. Greenberger and Ms. Rodriguez. Mr. Dubow thanked Mr. Greenberger and Ms. Rodriguez on behalf of the Board and the Authority staff for their years of service on the Board.

Mr. Dubow then presented the letter of resignation from Ms. Coleman. Mr. Dubow thanked Ms. Coleman on behalf of the Board and the Authority staff for her service on the Board.

Mr. Dubow announced the receipt of certain correspondence, which he then presented to those assembled, specifically:

Letter dated March 18, 2016, from the Honorable James F. Kenney, Mayor of the City of Philadelphia, to Mr. Epps, appointing Mr. Epps to the Board of the Redevelopment Authority with a term to expire on March 28, 2018.

Letter dated March 28, 2016, from the Honorable James F. Kenney, Mayor of the City of Philadelphia, to Ms. Figueroa, appointing Ms. Figueroa to the Board of the Redevelopment Authority with a term to expire on March 28, 2020.

Letter dated March 28, 2016, from the Honorable James F. Kenney, Mayor of the City of Philadelphia, to Ms. Fadullon, appointing Ms. Fadullon to the Board of the Redevelopment Authority with a term to expire on March 28, 2021.

Mr. Harmon announced that the first order of business was administering the oath of office to the new Members of the Board of Directors for the Philadelphia Redevelopment Authority: Ms. Fadullon and Ms. Figueroa.

Mr. Harmon then administered the swearing in of the new Board Members, after which they were greeted with words of welcome and good wishes by the members of the Board and staff.

ELECTION OF OFFICERS

Mr. Harmon then advised that it would be appropriate for the Board to entertain nominations for officers of the Authority.

Mr. Dubow called for a motion for the nomination of the Chairman of the Board of Directors.

Ms. Figueroa nominated Ms. Fadullon as the Chairman of the Board which was seconded by Mr. Dubow.

RESOLUTION NO. 2016-40

RESOLUTION ELECTING CHAIRMAN OF THE BOARD OF DIRECTORS

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that **ANNE FADULLON**, a Board member, is hereby elected as its **CHAIRMAN** in accordance with Article III, Section 7 of the Authority's By-Laws.

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



Ms. Fadullon called for a motion for the nomination of Vice Chairman of the Board of Directors.

Mr. Dubow nominated Mr. Cuorato as the Vice Chairman of the Board of Directors which was seconded by Ms. Figueroa.

RESOLUTION NO. 2016-41

RESOLUTION ELECTING VICE CHAIRMAN OF THE BOARD OF DIRECTORS

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that **JAMES CUORATO**, a Board member, is hereby elected as its **VICE CHAIRMAN** in accordance with Article III, Section 7 of the Authority's By-Laws.

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



Ms. Fadullon called for a motion for the nomination of 2nd Vice Chairman and Assistant Secretary of the Board of Directors.

Mr. Dubow nominated Ms. Figueroa as the 2nd Vice Chairman and Assistant Secretary which was seconded by Ms. Fadullon.

RESOLUTION NO. 2016-42

RESOLUTION ELECTING 2ND VICE CHAIRMAN AND ASSISTANT SECRETARY OF THE BOARD OF DIRECTORS

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that **CYNTHIA FIGUEROA**, a Board member, is hereby elected as its **2ND VICE CHAIRMAN AND ASSISTANT SECRETARY** in accordance with Article III, Section 7 of the Authority's By-Laws.

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



Ms. Fadullon called for a motion for the nomination of Secretary of the Board of Directors.

Ms. Figueroa nominated Mr. Epps as the Secretary which was seconded by Mr. Dubow.

RESOLUTION NO. 2016-43

RESOLUTION ELECTING SECRETARY OF THE BOARD OF DIRECTORS

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that **HAROLD EPPS**, a Board member, is hereby elected as its **SECRETARY** in accordance with Article III, Section 7 of the Authority's By-Laws.

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



Ms. Fadullon called for a motion for the nomination of Treasurer of the Board of Directors.

Ms. Figueroa nominated Mr. Dubow as the Treasurer which was seconded by Ms. Fadullon.

RESOLUTION NO. 2016-44

RESOLUTION ELECTING TREASURER OF THE BOARD OF DIRECTORS

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that **ROB DUBOW**, a Board member, is hereby elected as its **TREASURER** in accordance with Article III, Section 7 of the Authority's By-Laws.

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



ADMINISTRATIVE

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

Additional Comments and Discussion

Ms. Nikolic distributed a substitution package to the Board, staff and public. Ms. Nikolic informed that Board that certain properties were added to the previous list as a request for proposals for work force housing would be issued sometime during the summer and these additional properties are part of that proposed project.

Ms. Figueroa asked if this was independent from the Philadelphia Housing Authority workforce housing project. Ms. Nikolic responded yes.

Ms. Fadullon asked Ms. Nikolic to identify the additional properties added. Ms. Nikolic replied that all properties following 1911 N. Darien Street were added.

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. 2016-45

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

5th Councilmanic District Properties

1938 N 08Th St
1948 N 08Th St
1952N 08Th St
1902-04 N 08Th St
1959-63 N 09Th St
2010-18 N 10th St
2020-22 N 10th St
2021 N Alder St
2023 N Alder St
2025 N Alder St
2027 N Alder St
2029 N Alder St
803-07 W Berks St
1903 N Darien St
1911 N Darien St
824 Burns St
826 Burns St
715 N 20th St

768 N Uber St
819-21 N Uber St
867 N Uber St
815 -19 N 15th St
844 N 19th St
715 N 20th St
816 N 20th St
856 N Carlisle St

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



Ms. Nikolic presented "Item III (b) – Conveyance of City Properties to Philadelphia Land Bank" in substance consistent to the Fact Sheet attached hereto.

Additional Comments and Discussion

Ms. Nikolic stated that the properties identified in this fact sheet will ultimately be conveyed to the Philadelphia Housing Authority ("PHA"). Ms. Fadullon asked when the conveyance to PHA would occur. Ms. Nikolic stated that legislation would be introduced to City Council and final passage would be approved by Council in June. Ms. Nikolic stated settlement with PHA would take place sometime during Summer, 2016.

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. 2016-46

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

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

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

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

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

WHEREAS, pursuant to City Council Resolution No. 160205 adopted on March 17, 2016, the City has authorized transfer of the properties identified on Exhibit "A" to this Resolution to the Philadelphia Redevelopment Authority for subsequent transfer to the Philadelphia Land Bank;

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

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

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

EXHIBIT "A"

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

5th Councilmanic District Properties

1914 N 07th St
1916 N 07th St
2050 N 07th St
2052 N 07th St
1906 N 08Th St
1910 N 08Th St

1930 N 08Th St
1954 N 08Th St
2028 N 08Th St
2053 N 08Th St
2055 N 08Th St
1901 N 09Th St
1903 N 09Th St
1905 N 09Th St
1915 N 09Th St
1917 N 09Th St
1925 N 09Th St
1955 N 09Th St
1957 N 09Th St
2041 N 09Th St
2043 N 09Th St
2045 N 09Th St
2000-08 N 10th St
2017 N Alder St
2019 N Alder St
809 W Berks St
813 W Berks St
1909 N Darien
1912 N Darien St
1927 N Darien St
1935 N Darien St
1942 N Darien St
1953 N Darien St
2032 N Darien St
2000-12 N Franklin St
2014 N Franklin St
2026 N Franklin St
2028 N Franklin St
2066 N Franklin St
804 W Norris
814 W Norris St
818 W Norris St

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



DEVELOPMENT

Ms. Pinson-Reviere presented "Item IV (a) – Modification to Resolution No. 2015-33" in substance consistent with the attached Fact Sheet hereto.

Additional Comments and Discussion

Ms. Pinson-Reviere informed the Board that since the environmental remediation at the site is not completed, staff is requesting that 1718-26 N. 52nd Street be deleted from the Redevelopment Agreement.

Ms. Fadullon asked if the deletion of 1718-26 N. 52nd Street will affect the project. Ms. Pinson-Reviere responded the redeveloper has made modifications to its plans to exclude the subject property, but the overall project is unaffected for the most part.

Ms. Fadullon asked if staff will dispose the subject property to Centennial Village upon receipt of environmental clearance. Ms. Pinson-Reviere replied that such transfer is likely, subject to Board and City Council approval.

Mr. Dubow asked if previous MBE/WBE/DBE participation goals were met by the developer. Ms. Pinson-Reviere responded that this developer often exceeded their participation goals.

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. 2016-47

(AMENDING RESOLUTION NO. 2015-33)

MODIFICATION TO RESOLUTION NO. 2015-33 TO (i) DELETE 1718-26 N. 52ND STREET, (ii) REDUCE THE APPROVED DISPOSITION VALUE, AND (iii) APPROVE THE REVISED PLANS, PROPERTY LOCATED IN THE PARKSIDE-LANCASTER REDEVELOPMENT AREA, WEST PARKSIDE URBAN RENEWAL AREA

WHEREAS, on April 8, 2015, by Resolution No. 2015-33 the Authority approved the redeveloper selection of Centennial Village LP as the Redeveloper of 1701-17 N. 52nd Street (including 5177-79 W. Columbia Avenue and 5182 Viola Street); 1702 N. 52nd Street; 1706-10 N. 52nd Street; 1712-16 N. 52nd Street; 1718-26 N. 52nd Street (including 5216 Parkside Avenue); 1719-29 N. 52nd Street (including 5178 Parkside Avenue); 1718 N. Creighton Street; 1722-24 N. Creighton Street; 5218-20 Parkside Avenue; 5222-34 Parkside Avenue (including 5231-37 W. Columbia Avenue) and 5238 Parkside Avenue; and

WHEREAS, approval is requested today to (i) delete 1718-26 N. 52nd Street from the redevelopment agreement, (ii) reduce the approved disposition value from \$835,000 to \$757,000, and (iii) approve the revised plans, all due to the environmental remediation of 1718-26 N. 52nd Street. The Authority cannot transfer 1718-26 N. 52nd Street to Centennial Village LP until remediation is complete; and

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, Resolution No. 2015-33 is modified to reflect the deletion of 1718-26 N. 52nd Street located within the Parkside-Lancaster Redevelopment Area, West Parkside Urban Renewal Area, and approval is hereby given to the modified redevelopment agreement and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving the revised disposition price of Seven Hundred Fifty-Seven Thousand Dollars (\$757,000); approval of revised plans and determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the subject property in accordance with the Urban Renewal Plan; further authorizing the execution, delivery and recording of the redevelopment agreement and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

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



Mr. Romano presented "Item IV (b) – Selection of Redeveloper, 2501 American Real Estate LLC" in substance consistent with the attached Fact Sheet hereto.

Additional Comments and Discussion

Ms. Figueroa asked if there is a building on the subject property. Mr. Romano responded that it is a vacant lot.

Mr. Dubow asked if the Authority has done any previous projects with 2501 American Real Estate LLC. Mr. Romano replied no.

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. 2016-48

RESOLUTION SELECTING 2501 AMERICAN REAL ESTATE LLC AS REDEVELOPER OF 2501-2525 N. AMERICAN STREET INCLUDING 211-217 W. CUMBERLAND STREET AND 2502-2532 N. PHILIP STREET LOCATED IN THE NORTH PHILADELPHIA REDEVELOPMENT AREA, AMERICAN STREET INDUSTRIAL CORRIDOR URBAN REVEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that 2501 American Real Estate LLC is hereby selected as Redeveloper of 2501-2525 N. American Street including 211-217 W. Cumberland Street and 2502-2532 N. Philip Street, located within the North Philadelphia Redevelopment Area, American Street Industrial Corridor Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Two Hundred Thirty Three Thousand Six Hundred Dollars (\$233,600.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

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



Ms. Nikolic presented "Item IV (c) – Sale of 3589 Nottingham Lane" in substance consistent with the attached Fact Sheet hereto.

Additional Comments and Discussion

Mr. Dubow asked if there is anyone objecting to the sale of 3589 Nottingham Lane. Mr. Harmon replied not to his knowledge.

Ms. Fadullon asked about the timeframe for settlement. Mr. Harmon responded that staff has been in contact with the clerk at the judge's office and indicated that a hearing to approve the agreement of sale will be scheduled within thirty (30) days. Mr. Harmon stated that if all goes well at the hearing, settlement should take place by the end of May.

Mr. Heller stated that this is the first conservatorship done by the Authority. Mr. Heller further stated that staff will provide feedback to the Board once the conservatorship is complete.

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. 2016-49

RESOLUTION AUTHORIZING THE SALE OF 3589 NOTTINGHAM LANE

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Authorization is given for the sale of property located at 3589 Nottingham Lane, Philadelphia, Pennsylvania, which is held by the Authority as conservator, to Nancy Porreca for the purchase price of One Hundred Seventy Four Thousand Nine Hundred Dollars (\$174,900); the purchase being consistent with the fair market value of the property.

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

FURTHER AUTHORIZING, 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, Ms. Figueroa and Mr. Dubow.



HOUSING FINANCE / NSP

Ms. Holland presented "Item V – Housing Trust Fund Grant with HACE" in substance consistent with the attached Fact Sheet hereto.

Additional Comments and Discussion

Mr. Dubow asked if the project was fully funded. Ms. Holland responded yes and confirmed that she has received the cost certification.

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. 2016-50

RESOLUTION AUTHORIZING THE AUTHORITY TO PROVIDE A GRANT TO HACE IN THE AMOUNT UP TO \$385,062 FUNDED FROM HOUSING TRUST FUNDS TO PAY FOR ADDITIONAL COSTS ASSOCIATED WITH THE LAWRENCE COURT I DEVELOPMENT

WHEREAS, on October 23, 2009, the Authority entered into a subsidy loan with HACE (Hispanic Association of Contractors) in the amount of Six Million Nine Hundred Eleven Thousand Dollars (\$6,911,000) ("Loan"). The proceeds of the Loan were used to assist in the new construction of fifty-(50) homeownership units located at 3301-63 N. Lawrence Street, 3308, 3312, 3314, 3318, 3322-26, 3354, and 3358-3362 N. Lawrence Street; and

WHEREAS, as a result of delays in sales of the home units, HACE incurred additional holding costs related to insurance, real estate taxes, vandalism, security, legal fees, utility costs; and

WHEREAS, the Authority is willing to provide a grant to HACE to reimburse it for the additional holding costs;

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority ("Authority"), that authorization is hereby given to grant Housing Trust Funds in the amount up to Three Hundred Eight-Five Thousand Sixty-Two Dollars (\$385,062) to HACE for additional costs associated with the Lawrence Court I Development.

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, Ms. Figueroa and Mr. Dubow.



REAL ESTATE

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

Additional Comments and Discussion

Ms. Fadullon asked if HACE has funding in place for the properties being disposed to them which are located at 2739-47 N. 5th Street. Ms. Nikolic replied that no funding has been

secured. Ms. Fadullon, on behalf of the Board, requested that settlement not be scheduled until HACE has secured the necessary housing funding.

Ms. Fadullon raised a concern with regards to properties located at 2815 & 2817 Boudinot Street, which are being disposed to Iglesia De Dios Pentecostal M.I. Roca De Vida at a reduced amount of \$5,000 for each property, rather than \$10,000 for each property.

Ms. Fadullon asked whether the City legally reduce the disposition price because the proposed purchaser is a church. Mr. Harmon responded that because this is a religious institution, it is not eligible for discounted pricing under the City's property disposition policy. Mr. Harmon stated that the VPRC committee indicated that it reduced the price because it couldn't be sold for the original amount and that the vacant land is proposed to be used as a community center.

Ms. Fadullon, on behalf of the Board members, requested that 2815 and 2817 Boudinot Street be tabled at this time until further information can be provided to the Board addressing the concerns regarding the reduction in price.

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. 2016-51

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

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

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

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

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

Address

2029 West Oxford Street

Grantee(s)

Phyllis Ann Young

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>
3108 North Chadwick Street	Herbert Jackson	\$ 1,418.56 (LAMA)
1911 East Harold Street	Derek Stephen Szteliga	\$15,000.00 (LAMA)
		for both lots
1913 East Harold Street	Derek Stephen Szteliga	PMM \$290.80 – Grantee pays
1931 East Harold Street	Thomas E. Cusick	\$ 6,958.32 (LAMA)
1310 North Marston Street	Robert Lawrence	\$ 7,679.00 (LAMA)

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

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

<u>Address</u>	<u>Grantee(s)</u>	<u>Appraised/LAMA Value</u>
2031 East Auburn Street	Miguel a. Zeledon	\$ 6,494.22 (LAMA)
2118 East Auburn Street	Christopher Carey	\$ 4,200.00 (AUCTION)
730 Daly Street	ATL Development Corporation	\$11,000.00 (AUCTION)
1810 East Lehigh Avenue	Metropoly, LLC	\$ 7,000.00 (AUCTION)
2017 East Letterly Street	CAM HOMES LLC	\$45,000.00 (AUCTION)
1807 East Oakdale Street	Metropoly, LLC	\$ 8,000.00 (AUCTION)
1808 East Oakdale Street	Metropoly, LLC	\$ 6,000.00 (AUCTION)
1812 East Oakdale Street	Metropoly, LLC	\$ 9,000.00 (AUCTION)
413 East Somerset Street	Julio C. Lajara & Olga Lajara, h/s	\$ 3,494.40 (LAMA)
2451 North 2 nd Street	Jose Gallelli	\$ 7,500.00 (Appraisal)
2453 North 2 nd Street	Jose Gallelli	\$ 7,500.00 for both lots
1418-20 North 8 th Street (Northerly Parcel)	Phillip Chan	\$87,447.60 (Appraisal)

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

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

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



OLD BUSINESS

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



NEW BUSINESS

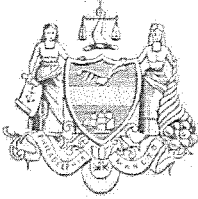
Ms. Fadullon inquired if there was any new business for the Board. No new business was presented to the Board.



ADJOURNMENT

There being no further business to come before the Board, Ms. Fadullon declared the meeting adjourned at 4:25 P.M.

SECRETARY TO THE BOARD



CITY OF PHILADELPHIA

OFFICE OF THE MAYOR
215 City Hall
Philadelphia, PA 19107
(215) 686-2181
FAX (215) 686-2180

JAMES F. KENNEY
Mayor

March 18, 2016

Jennifer Rodriguez
172 W Maplewood Ave, 1FL
Philadelphia, PA 19102

Dear Ms. Rodriguez,

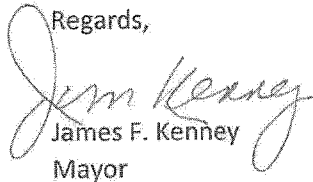
As Mayor I would like to thank you for your service to the citizens of Philadelphia. It is through service and dedication that we will make this city realize its full potential.

I would like to inform you that your term has expired on the Philadelphia Redevelopment Authority and your successor has been named.

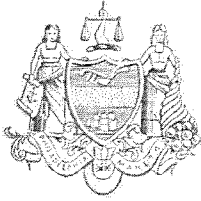
Please be aware that there might be further reporting responsibilities; you will be notified if any.

Again, Thank you for dedication.

Regards,


James F. Kenney
Mayor

CC: Anne Fadullon, Chair, Philadelphia Redevelopment Authority



CITY OF PHILADELPHIA

OFFICE OF THE MAYOR
215 City Hall
Philadelphia, PA 19107
(215) 686-2181
FAX (215) 686-2180

JAMES F. KENNEY
Mayor

April 4, 2016

Alan Greenberger
520 East Sedgwick Street
Philadelphia, PA 19119

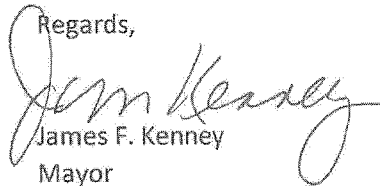
Dear Mr. Greenberger,

As Mayor I would like to thank you for your service to the citizens of Philadelphia. It is through service and dedication that we will make this city realize its full potential.

I would like to inform you that your term has expired on the Philadelphia Redevelopment Authority and your successor has been named.

Please be aware that there might be further reporting responsibilities; you will be notified if any.

Again, Thank you for dedication.

Regards,

James F. Kenney
Mayor

CC: Anne Fadullon, Chair, Philadelphia Redevelopment Authority

From: Beverly Coleman [<mailto:bjcole23@temple.edu>]
Sent: Friday, March 18, 2016 10:51 AM
To: jcuorato@phlvisitorcenter.com
Cc: Michael Marsico <Michael.Marsico@Phila.gov>
Subject: Philadelphia Redevelopment Authority

James Cuorato
Chair
Philadelphia Redevelopment Authority

Dear Jim,

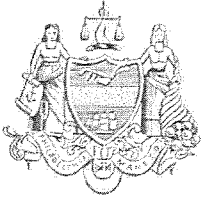
Effective immediately, I am resigning from the PRA Board.

Please note, I will forward a hard copy of this correspondence on Monday.

Sincerely,

Beverly Coleman

Sent from my iPhone



CITY OF PHILADELPHIA

OFFICE OF THE MAYOR
215 City Hall
Philadelphia, PA 19107
(215) 686-2181
FAX (215) 686-2180

JAMES F. KENNEY
Mayor

March 28, 2016

Anne Fadullon
Director of Planning & Development
Office of Planning & Development
1515 Arch Street, 13th Floor
Philadelphia, PA 19102


Dear Ms. Fadullon,

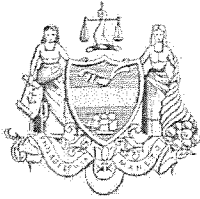
I am writing to inform you that I am appointing you to the Philadelphia Redevelopment Authority Board of Directors effective March 28, 2016.

The citizens of this city and I are grateful to you for taking on this very important task and work.

I appreciate you answering the call to service. If you have any questions, please contact Michael Marsico at (215) 686-2385.

Thank you so much for your willingness to serve. Together, we can make this city realize its full potential.

Regards,

James F. Kenney
Mayor



CITY OF PHILADELPHIA

OFFICE OF THE MAYOR
215 City Hall
Philadelphia, PA 19107
(215) 686-2181
FAX (215) 686-2180

JAMES F. KENNEY
Mayor

March 28, 2016

Cynthia Figueroa
7144 Ardleigh Street
Philadelphia, PA 19119

Dear Ms. *Cynthia* Figueroa,

I am writing to inform you that I am appointing you to the Philadelphia Redevelopment Authority, your term ends 3/28/2020. The citizens of this city and I are grateful to you for taking on this very important task and work.

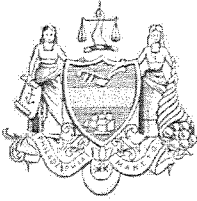
Ann Fadullon, Chair, Philadelphia Redevelopment Authority will reach out to you in regard to the meeting schedule. All members of the Philadelphia Redevelopment Authority are required to file annual Financial Disclosure Statements with the City of Philadelphia and the State of Pennsylvania by May 2, 2016. Please refer to the attached overview for instructions on completing these forms. If you have any questions, please contact my Chief Integrity Officer, Ellen Kaplan, at (215) 686-2178.

I appreciate you answering the call to service. If you have any questions regarding your appointment, please contact Michael Marsico, Director of Boards and Appointments, at (215) 686-2385.

Thank you so much for your willingness to serve. Together, we can make this city realize its full potential.

Regards,
Jim Kenney
James F. Kenney
Mayor

CC: Ann Fadullon, Chair, Philadelphia Redevelopment Authority



CITY OF PHILADELPHIA

OFFICE OF THE MAYOR
215 City Hall
Philadelphia, PA 19107
(215) 686-2181
FAX (215) 686-2180

JAMES F. KENNEY
Mayor

March 18, 2016

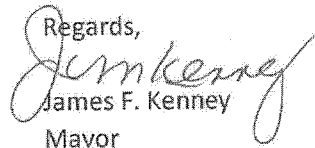
Harold Epps
Director, City of Philadelphia
Department of Commerce
1515 Arch St #12
Philadelphia, PA 19102

Dear Mr. Epps,

I am writing to inform you that I am appointing you to the Philadelphia Redevelopment Authority. The citizens of this city and I are grateful to you for taking on this very important task and work.

I appreciate you answering the call to service. If you have any questions, please contact Michael Marsico at (215) 686-2385.

Thank you so much for your willingness to serve. Together, we can make this city realize its full potential.

Regards,

James F. Kenney
Mayor

CC: Anne Fadullon, Chair, Philadelphia Redevelopment Authority



BOARD FACTSHEET

Meeting of April 13, 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 5th Councilmanic District Office.

PROPERTY INFORMATION:

PRA Conveyance: The PRA properties attached hereto as Exhibit "A" 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"

5th Councilmanic District Properties

1938 N 08Th St
1948 N 08Th St
1952N 08Th St
1902-04 N 08Th St
1959-63 N 09Th St
2010-18 N 10th St
2020-22 N 10th St
2021 N Alder St
2023 N Alder St
2025 N Alder St
2027 N Alder St
2029 N Alder St
803-07 W Berks St.
1903 N Darien St
1911 N Darien St



BOARD FACTSHEET

Meeting of April 13, 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 5th Councilmanic District Office.
- Pursuant to City Council Resolution No. 160205 adopted on March 17, 2016, the City authorized transfer of the properties listed below to the Philadelphia Redevelopment Authority for subsequent transfer to the Philadelphia Land Bank.

PROPERTY INFORMATION:

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

5th Councilmanic District Properties

1914 N 07th St
1916 N 07th St
2050 N 07th St
2052 N 07th St
1906 N 08Th St
1910 N 08Th St
1930 N 08Th St
1954 N 08Th St
2028 N 08Th St
2053 N 08Th St
2055 N 08Th St
1901 N 09Th St
1903 N 09Th St
1905 N 09Th St
1915 N 09Th St
1917 N 09Th St
1925 N 09Th St
1955 N 09Th St
1957 N 09Th St
2041 N 09Th St
2043 N 09Th St
2045 N 09Th St
2000-08 N 10th St
2017 N Alder St
2019 N Alder St
809 W Berks St
813 W Berks St
1909 N Darien
1912 N Darien St
1927 N Darien St
1935 N Darien St
1942 N Darien St
1953 N Darien St
2032 N Darien St
2000-12 N Franklin St
2014 N Franklin St
2026 N Franklin St
2028 N Franklin St
2066 N Franklin St
804 W Norris
814 W Norris St
818 W Norris St


BOARD FACTSHEET

Meeting of April 13, 2016

Modification to Resolution No. 2015-33

Selection of Redeveloper - Centennial Village Project

Properties Listed Below

NAME OF DEVELOPER/APPLICANT: Centennial Village LP

Nature of Transaction: The Board is requested to modify Resolution No. 2015-33, approved April 8, 2015, selecting Centennial Village LP ("Centennial") as developer for the below-mentioned properties located within the West Parkside Urban Renewal Area (the "Centennial Village Project"). Authorization is requested today to (i) delete 1718-26 N. 52nd Street from the development agreement, (ii) reduce the approved disposition value from \$835,000 to \$757,000, and (iii) approve the revised plans. The deletion of 1718-26 N. 52nd Street is due to environmental remediation required at the site. Until such remediation is complete, the Authority cannot transfer 1718-26 N. 52nd Street to Centennial.

Centennial has submitted a proposal to develop fifty-two (52) units of affordable housing and up to 8,000 sq. ft. of commercial space. The parcels on the southwest side of 52nd Street and Parkside Avenue will consist of a thirty (30) unit mixed use apartment building with offsite parking for nineteen (19) cars, a community garden, community space, management office, and first floor retail space. The parcels located on the east side of 52nd Street south of Viola Street, will consist of four (4) 3 and 4 bedroom, 3 story single family homes, two (2) that will be PBV assisted and accessible with rear off street parking. The site on the southeast side of 52nd Street, north of Viola Street, will accommodate a mixed-use building with two (2) commercial spaces on the 1st floor, two (2) bi-level 3 bedroom apartments and four (4) 1 bedroom units with rear access off street parking. On the southeast corner of 52nd and Parkside Avenue, which is a vacant three (3) story nuisance bar, will be rehabilitated with commercial on the first floor and two (2) 2 bedroom apartments on the second and third floors.

Legal Entity/Other Partners (if applicable): Centennial Village LP

- Community Ventures – Limited Partner – 99.9%
- Centennial Village Housing Ventures, Inc. – General Partner - 0.1%

Mailing Address: 1501 Cherry Street, Philadelphia, PA 19102

REVISED PROPERTY INFORMATION: 1701-17 N. 52nd Street (including 5177-79 W. Columbia Avenue and 5182 Viola Street); 1702 N. 52nd Street; 1706-10 N. 52nd Street; 1712-16 N. 52nd Street; 5216 Parkside Avenue; 1719-29 N. 52nd Street (including 5178 Parkside Avenue); 1718 N. Creighton Street; 1722-24 N. Creighton Street; 5218-20 Parkside Avenue; 5222-34

Zoning: RM-1, RSA-5, CMX-1 and CMX-2

Use: Mixed Use

Disposition Value: \$757,000.00

The value was established by restricted use appraisal and properties were acquired by the Authority for the development of the Centennial Village Project.

FINANCING:

Centennial 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. The Authority will be providing funding to Centennial to offset the cost of the restricted appraised value.

COMMENTS OR OTHER CONDITIONS:

Acquisition and commencement of construction of the proposed Centennial Village Project is estimated to start in the summer of 2016, with construction completion within twenty-four (24) months thereafter.

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

Per Chapter 17-1600 of the Philadelphia Code, the Economic Opportunity Plan ranges have been approved by the City at MBE – 18% and WBE – 7% and a best faith effort for DBE. Centennial has met past practice performance goals as have been recorded with the Office of Housing and Community Development.

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

Prepared by: Tracy Pinson-Reviere, Project Manager

Reviewed by: Tania Nikolic

**BOARD FACTSHEET**

Meeting of April 13, 2016

Selection of Redeveloper

2501-2525 N. American Street including 211-217 W. Cumberland Street and 2502-2532 N. Philip Street

NAME OF DEVELOPER/APPLICANT: 2501 American Real Estate LLC**Nature of Transaction:** Selection of developer to construct a warehouse food distribution center along the American Street Industrial Corridor.**Legal Entity/Other Partners:** Sai Hing Li – Member
Julia Chen - Member**Mailing Address:** 801-25 Spring Garden Street**PROPERTY INFORMATION:** 2501-2525 N. American Street including 211-217 W. Cumberland Street and 2502-2532 N. Philip Street, Philadelphia, PA 19133**Description:** 28,436 sq. ft., vacant lot **Zoning:** I2 **Use:** Warehouse**Disposition Price:** \$233,600.00

The property was listed as a competitive sale on the Philadelphia Redevelopment Authority's website (www.philadelphiaredevelopmentauthority.org), TREND MLS and Realtor.com from December 23, 2015, until March 15, 2016, with a sale price of One Hundred Fifty-Five Thousand Dollars (\$155,000).

There were three (3) offers for the property with 2501 American Real Estate LLC and Stronghold Development and Construction each providing the highest bid amount of Two Hundred Fifty Thousand Dollars (\$250,000). The bid from 2501 American Real Estate LLC was ultimately chosen because Stronghold Development and Construction was considered non-qualified for the following reasons:

- no deposit
- no signed agreement of sale
- no tax certification and
- no bank pre-qualification letter.

Please note that the initial offer price of Two Hundred Fifty Thousand Dollars (\$250,000), which is equivalent to \$8.21 per square foot, was contingent on the vacant site containing a land area of 30,437 square feet and not being encumbered by any encroachments.

The Authority had a survey completed indicating several encroachments by adjacent residents, which is estimated to impact about 2,001 square foot of the site. The original price was based on the \$8.21 per square foot unit rate and the new price was adjusted Two Hundred Thirty-Three Thousand Six Hundred Dollars (\$233,600) based on the proposed removal of the encroachment area, which reduced the square footage by 2,001 sq. ft.

FINANCING:

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

COMMENTS OR OTHER CONDITIONS:

Acquisition and commencement of construction of the proposed project is estimated to start in July, 2016, with construction completion within twenty-four (24) months thereafter.

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

Per Chapter 17-1600 of the Philadelphia Code, the City has approved the Economic Opportunity Plan with ranges at MBE – 18% and WBE – 7%

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

Prepared by: Brian Romano
Reviewed by: Tania Nikolic

**BOARD FACTSHEET**

Meeting of April 13, 2016

Sale of Renovated Single Family Property

3589 Nottingham Lane

NAME OF DEVELOPER/APPLICANT: Nancy Porreca

Nature of Transaction: The Board is requested to authorize the sale of the Authority-owned renovated property located at 3589 Nottingham Lane ("Property") in the West Torresdale neighborhood.

Mailing Address: 3610 Chalfont Drive, Philadelphia, PA 19154

PROPERTY INFORMATION: 3589 Nottingham Lane

Description: 1,260 sq. ft.; 3 bd/1 full bath **Use:** Residential Single Family

Sale Price: \$174,900

The Authority was appointed as conservator of the Property by the Philadelphia County Court of Common Pleas (the "Court") pursuant to an Order dated September 22, 2014. The Court approved the Authority's Final Plan for Abatement ("Final Plan") by Order dated December 2, 2014. The December 2, 2014 Order required the Authority to perform "a full rehabilitation of the interior of the Property so as to return it to its condition as of the initial construction." The Authority completed its rehabilitation of the Property and, in accordance with the December 2, 2014 Order, the Authority listed the Property for sale. The sale of the Property and proposed distribution of proceeds is ultimately subject to approval by the Court.

The Property is a renovated single-family home in move-in condition. On July 29, 2015, the Property was initially listed for sale on the Multiple Listing Service ("MLS") for \$184,900. The MLS listing was then updated on October 1, 2015, with a revised list price of \$169,900, and finally relisted on February 8, 2016, with this same revised price.

The Authority has received an agreement of sale from Nancy Porreca for \$174,900 with a seller's assist of \$10,000. Nancy Porreca is pre-qualified for a mortgage from Trident Mortgage Company.

COMMENTS OR OTHER CONDITIONS:

The Authority staff recommends approval of this sale and acceptance of the 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: Jessie Lawrence
Reviewed by: Tania Nikolic



BOARD FACTSHEET

Meeting of April 13, 2016

Approval of Housing Trust Fund Grant

HACE – Lawrence Court I Development

NAME OF DEVELOPER: HACE

NATURE OF TRANSACTION: Authorization for the Authority to provide a grant to HACE (Hispanic Association of Contractors) in the amount up to Three Hundred Eight-Five Thousand Sixty-Two Dollars (\$385,062) funded from Housing Trust Funds ("HT Funds"). The proceeds of the grant will be used to pay for additional holding costs incurred with the Lawrence Court I Development.

BACKGROUND INFORMATION: Pursuant to Resolution #18,889 adopted and approved by the Board September, 2009, the Authority entered into a subsidy loan with HACE in the amount of Six Million Nine Hundred Eleven Thousand Dollars (\$6,911,000) ("Loan"). The proceeds of the Loan were used to assist in the new construction of fifty (50) homeownership units located at 3301-63 N. Lawrence Street, 3308, 3312, 3314, 3318, 3322-3326, 3354, and 3358-3362 N. Lawrence Street. Resolution #2014-80, adopted and approved by the Board in August, 2014, authorized the Authority to increase the Loan by an additional amount of Sixty Thousand Dollars (\$60,000) to reduce the sales prices of four (4) in-fill units.

The Lawrence Court I Development was completed in 2011 as the housing market declined. With bank underwriting criteria tightening, first-time homebuyers were unable to secure financing. This impact effected HACE's original budget as they incurred additional costs related to insurance, real estate taxes, vandalism, security, legal fees, and utility costs associated with the unsold home units. With the last home sale in March, 2016, and the finalized cost certification, HACE's deficit amount incurred on the project is Three Hundred Eight-Five Thousand Sixty-Two Dollars (\$385,062).

BOARD ACTION REQUESTED: Authorize the Authority to utilize the HT Funds in the amount up to Three Hundred Eighty-Five Thousand Sixty-Two Dollars (\$385,062) for disbursement to HACE for additional expenses associated with the Lawrence Court I Development.

Proposed Resolution is attached

Prepared by: Zena Holland, Housing Development Officer

Reviewed by: David S. Thomas, Deputy Executive Director



BOARD FACTSHEET

Meeting of April 13, 2016

City of Philadelphia Vacant Property Review Committee

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

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

PROPERTY INFORMATION:

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

<u>Address</u>	<u>Grantee</u>
2029 West Oxford Street	Phyllis Ann Young
2739-47 North 5 th Street	HACE (Hispanic Association of Contractors)

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

<u>Address</u>	<u>Grantee</u>	<u>Price</u>
3108 N. Chadwick Street	Herbert Jackson	\$1,418.56 (LAMA)
1911 E. Harold Street	Derek Stephen Szteliga	\$7,500.00 (LAMA)
1913 E. Harold Street	Derek Stephen Szteliga	\$7,500.00 (LAMA)
1931 E. Harold Street	Thomas E. Cusick	\$6,958.32 (LAMA)
1310 N. Marston Street	Robert Lawrence	\$7,679.00 (LAMA)

3) Fair Market Disposition: The following fourteen (14) 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>
2031 East Auburn Street	Miguel A. Zeledon	\$ 6,494.22 (LAMA)
2118 East Auburn Street	Christopher Carey	\$ 4,200.00 (AUCTION)
2815 Boudinot Street	Iglesia De Dios Pentecostal MI Roca De Vida	\$ 5,000.00 (RE Committee)
2817 Boudinot Street	Iglesias De Dios Pentecostal MI Roca De Vida	\$ 5,000.00 (RE Committee)
730 Daly Street	ATL Development Corporation	\$11,000.00 (AUCTION)
1810 East Lehigh Avenue	Metropoly, LLC	\$ 7,000.00 (AUCTION)
2017 East Letterly Street	CAM HOMES LLC	\$45,000.00 (AUCTION)
1807 East Oakdale Street	Metropoly, LLC	\$ 8,000.00 (AUCTION)
1808 East Oakdale Street	Metropoly, LLC	\$ 6,000.00 (AUCTION)
1812 East Oakdale Street	Metropoly, LLC	\$ 9,000.00 (AUCTION)
413 East Somerset Street	Julio & Olga Lajara	\$ 3,494.40 (LAMA)
2451 North 2 nd Street	Jose Gallelli	\$ 7,500.00 (Appraisal)
2453 North 2 nd Street	Jose Gallelli	\$ 7,500.00 for two lots
1418-20 North 8 th Street (Northerly Parcel)	Phillip Chan	\$87,447.60 (Appraisal)

**BOARD FACTSHEET**

Meeting of May 11, 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 5th Councilmanic District Office.

PROPERTY INFORMATION:

PRA Conveyance: The PRA properties attached hereto as Exhibit "A" 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).

5th Councilmanic District Properties

1913-15 Brown St
1026 - 36 Fairmount Ave
1034 Lemon St
1022 Melon St
1029 - 31 Mount Vernon St
663 N. 11th St
640 N. 11th St
655 N. 11th St
1021 Wallace St
1110 - 14 Wallace St
842 N. 20th St

RESOLUTION NO.**PHILADELPHIA LAND BANK – RESOLUTION AUTHORIZING THE CONVEYANCE OF CERTAIN PROPERTIES OWNED BY THE PHILADELPHIA REDEVELOPMENT AUTHORITY TO THE PHILADELPHIA LAND BANK**

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

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

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

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

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

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

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

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

EXHIBIT "A"

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

5th Councilmanic District Properties

1913-15 Brown St
1026 - 36 Fairmount Ave
1034 Lemon St
1022 Melon St
1029 - 31 Mount Vernon St
663 N. 11th St
640 N. 11th St
655 N. 11th St
1021 Wallace St
1110 - 14 Wallace St
842 N. 20th Street



BOARD FACTSHEET
 Meeting of May 11, 2016
 Approval of General Contractor, Plumbing Contractor and
 Electrical Contractor Service Agreements
 Martin Luther King Older Adult Center

NATURE OF TRANSACTION:

The approval of a General Contractor, Plumbing Contractor and Electrical Contractor Service Agreements for the construction of the Martin Luther King Older Adult Center located 2100-2206 Cecil B. Moore Avenue.

The Authority executed an Agreement of Sale with the City of Philadelphia for the construction and transfer of a 10,000 SF single-story building. The building will include an art room, teaching space, computer classroom, fitness room, multi-purpose room, billiards area, dining area, commercial kitchen and office and support spaces for area seniors.

PROPERTY INFORMATION: 2100-2206 Cecil B. Moore Avenue
 10,275 sq. ft., vacant lot

SELECTION PROCESS:

On March 11, 2016, The Authority, with the help of T & M Associates, a construction management firm under contract with the Authority, advertised the construction bid documents for the project. The bids were advertised in four-prime method: General Construction Contractor, Plumbing Contractor, Electrical Contractor and Mechanical Contractor. On April 28, 2016, bids were received from all but Mechanical Contractors. The Mechanical Contractor Bid was re-advertised on Tuesday, May 3, 2016. The selection of the Mechanical Contractor is anticipated to be presented to the June 2016 Board Meeting.

The following three (3) contractors have complied with all qualifications and have been accepted as the lowest responsible bidders:

General Contractor

Smith Construction, Inc.
 2708 Commerce Way
 Philadelphia, PA 19154
 Total Base Bid: \$2,766,678
 EOP: 18 % MBE; 7% WBE
 Lowest of Four Bids

Plumbing Contractor:

John J. Bee, Inc.
 547 N. 5th Street
 Philadelphia, PA 19123
 Total Base Bid: \$397,000
 EOP: 18 % MBE; 7% WBE
 Only Bidder

Electrical Contractor:

EJ Electric, Inc.
 3439 Richmond Street
 Philadelphia, PA 19154
 Total Base Bid: \$623,000
 EOP: 18 % MBE; 7% WBE
 Lowest of Two Bids

BACKGROUND/FINANCING:

The Authority entered into an Agreement of Sale with the City of Philadelphia to construct the project. The total estimated construction cost, including administration fees and contingency costs is \$4,644,776. The three bidders listed above are within the

Item III (b)

estimated costs of the project. Upon completion, the City will purchase the Property from the Authority for a sum equal to the total construction costs, administrative fee and contingency costs incurred by the Authority. Once completed, the facility will be managed and operated by the City of Philadelphia Department of Parks and Recreation.

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

Prepared by: Robert LaBrum
Reviewed by: Ryan Harmon

RESOLUTION NO.

RESOLUTION AUTHORIZING THE AUTHORITY TO ENTER INTO AN AGREEMENT WITH SMITH CONSTRUCTION, INC., FOR GENERAL CONTRACTOR SERVICES FOR THE CONSTRUCTION OF THE MARTIN LUTHER KING OLDER ADULT CENTER LOCATED AT 2100-2106 CECIL B. MOORE AVENUE

WHEREAS, the Authority owns 2100-2106 Cecil B. Moore Avenue (the "Property"), where it seeks to construct a 10,000 square foot Martin Luther King Older Adult Center.

WHEREAS, the Authority issued General Contractor Bids seeking responses from qualified general contractors willing and capable of performing the construction work for the Martin Luther King Older Adult Center.

WHEREAS, Smith Construction, Inc. ("Smith") submitted its response to the General Contractor Bids outlining their extensive experience. Smith was the lowest bidder.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, the authorization is hereby given to the Authority's Executive Director to enter into a General Contractors Services Agreement with Smith Construction, Inc. for the construction of the Martin Luther King Older Adult Center located at 2100-2106 Cecil B. Moore Avenue, with a maximum compensation, including contingency, not to exceed \$3,043,345.

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

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

RESOLUTION NO.

RESOLUTION AUTHORIZING THE AUTHORITY TO ENTER INTO AN AGREEMENT WITH JOHN J. BEE, INC. FOR PLUMBING CONTRACTOR SERVICES FOR THE CONSTRUCTION OF THE MARTIN LUTHER KING OLDER ADULT CENTER LOCATED AT 2100-2106 CECIL B. MOORE AVENUE

WHEREAS, the Authority owns 2100-2106 Cecil B. Moore Avenue (the "Property"), where it seeks to construct a 10,000 square foot Martin Luther King Older Adult Center.

WHEREAS, the Authority issued Plumbing Contractor Bids seeking responses from qualified plumbing contractors willing and capable of performing the plumbing work for the construction of the Martin Luther King Older Adult Center at the Property.

WHEREAS, John J. Bee, Inc. ("JJBI") submitted its response to the Plumbing Contractor Bids, outlining their extensive experience. JJBI was the only bidder.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, the authorization is hereby given to the Authority's Executive Director to enter into a Plumbing Contractors Services Agreement with John J. Bee, Inc. for the plumbing contractor work for the construction of the Martin Luther King Older Adult Center located at 2100-2106 Cecil B. Moore Avenue, with a maximum compensation, including contingency, not to exceed \$436,700.

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

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

RESOLUTION NO.

RESOLUTION AUTHORIZING THE AUTHORITY TO ENTER INTO AN AGREEMENT WITH E.J. ELECTRIC, INC. FOR ELECTRICAL CONTRACTOR SERVICES FOR THE CONSTRUCTION OF THE MARTIN LUTHER KING OLDER ADULT CENTER LOCATED AT 2100-2106 CECIL B. MOORE AVENUE

WHEREAS, the Authority owns 2100-2106 Cecil B. Moore Avenue (the "Property") where it seeks to construct a 10,000 square foot Martin Luther King Older Adult Center

WHEREAS, the Authority issued Electrical Contractor Bids seeking responses from qualified electrical contractors willing and capable of performing the electrical work for the construction of the Martin Luther King Older Adult Center at the Property.

WHEREAS, E.J. Electric, Inc. submitted its response to the Electrical Contractor Bids, outlining their extensive experience. E.J. Electric, Inc. was the lowest bidder.

NOW THEREFORE, BE IT RESOLVED, by the Philadelphia Redevelopment Authority, the authorization is hereby given to the Authority's Executive Director to enter into a Electrical Contractors Services Agreement with E.J Electric, Inc. for the electrical contractor work for the construction of the Martin Luther King Older Adult Center located at 2100-2106 Cecil B. Moore Avenue (the "Property"), with a maximum compensation, including contingency, not to exceed \$685,300.

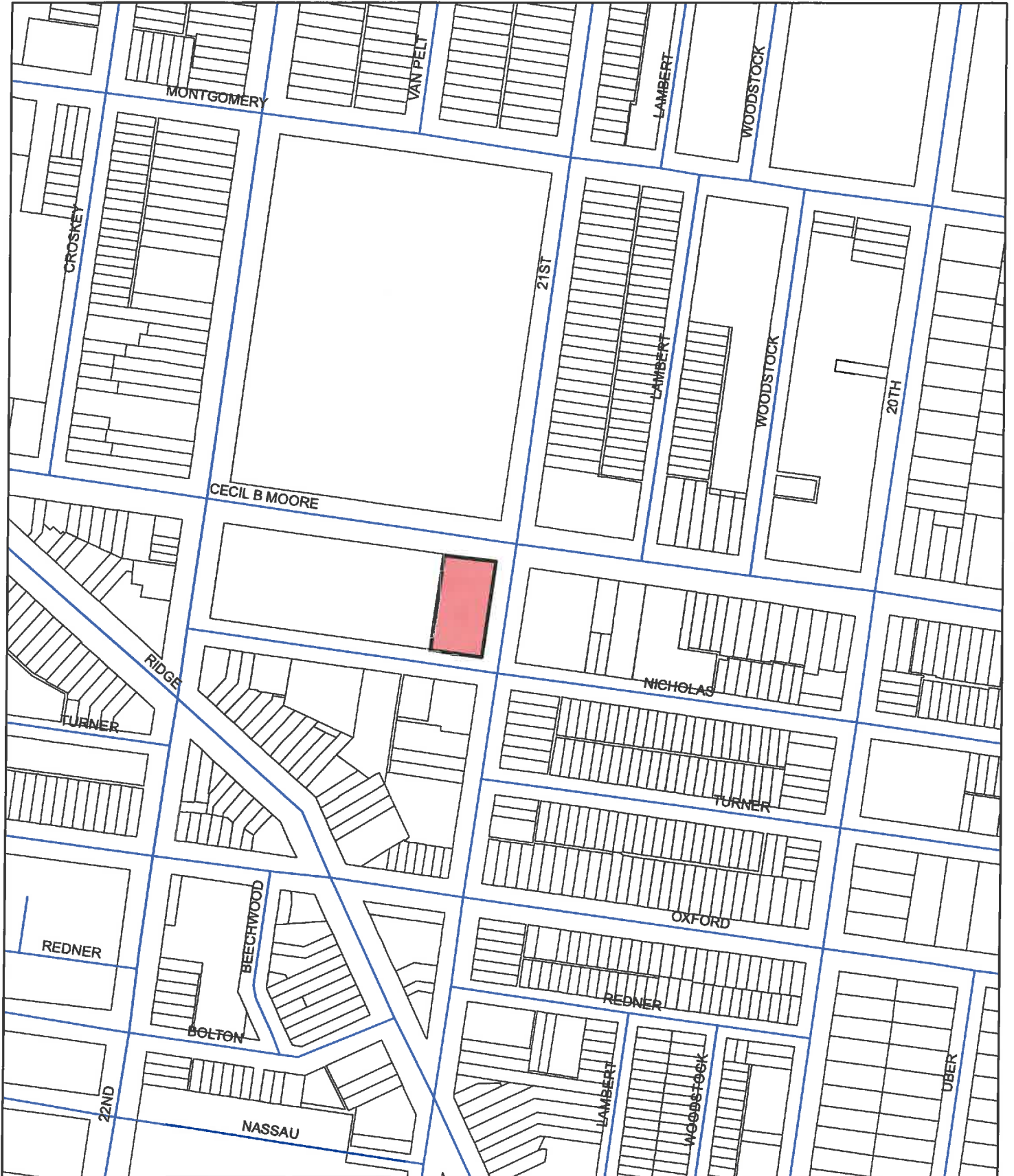
FURTHER RESOLVING, the preparation, execution, and delivery of all documentation necessary to carry out the foregoing in form and substance acceptable to the Executive Director and General Counsel.

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

2100-2106 Cecil B. Moore Avenue



**2100-2106 Cecil B. Moore Avenue
Martin Luther King Older Adult Center**



**BOARD FACTSHEET**

Meeting of May 11, 2016

Approval of Contract Amendment with Mitchell & Titus LLP

Request:

Pursuant to Resolution No. 19,307, adopted on May 8, 2012, the Authority Board authorized the Executive Director to enter into a professional services contract with an audit firm to provide audit services to the Authority for fiscal years 2012 through 2015. On August 21, 2013, the Authority entered into a Contract for Professional Services with Mitchell & Titus, LLP ("M&T"), which was made effective as of October 1, 2012.

The Board is now requested to approve a one (1) year extension to the Contract for Professional Services with M&T, for a contract amount not to exceed Two Hundred Seven Thousand Dollars (\$207,000), to provide audit services to the Authority for fiscal year 2016.

Background:

For many years, the Authority has been issued a qualified opinion largely because of a land valuation finding. In 2015, finance began working with M&T, GIS staff from the land bank and an outside consultant to work through the issues surrounding the finding. While a substantial amount of progress was made last year, the work had to be suspended so that the fiscal year 2015 audit could commence.

In addition to the finding noted above, the Authority currently works with three (3) different accounting firms to handle 1) the Authority & HOPP audit (M&T), 2) the RT HeadHouse Development Corporation audit (Cohen Reznick), and 3) RT HeadHouse Development Corporation tax returns (BDO Seidman). Working with three (3) different firms is taxing on Authority resources. In an effort to streamline this process, Authority staff anticipates issuing an RFP which will seek one accounting firm to handle all of the aforementioned services.

The one (1) year extension will allow staff the time to complete the work that was started with M&T in the hopes of clearing the finding with the fiscal year 2016 audit as well as allow the Authority the opportunity to structure the scope of services and the timing for those services into a new RFP that will be released later this year.

The City of Philadelphia has agreed to this one-time procurement exception.

Proposed Resolution is attached.

RESOLUTION NO.

RESOLUTION AUTHORIZING AMENDMENT TO PROFESSIONAL SERVICES CONTRACT WITH MITCHELL & TITUS, LLP, FOR AUDIT SERVICES

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that authorization is hereby given to the Authority's Executive Director to enter into an amendment to the Contract for Professional Services (the "Contract") with Mitchell & Titus, LLP, dated August 21, 2013, to provide audit services to the Authority for fiscal year 2016; the Contract shall provide for maximum compensation, including out-of-pocket expenses, not to exceed Two Hundred Seven Thousand Dollars (\$207,000), for an additional term of twelve (12) months and subject to such other terms and conditions acceptable to the Executive Director and General Counsel.

FURTHER AUTHORIZING, the preparation of all documentation necessary or desirable 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 May 11, 2016

Selection of Redeveloper & Self-Amortizing Loan
3500 Lancaster Avenue

NAME OF DEVELOPER/APPLICANT: Community Education Center

Nature of Transaction: Selection of developer for a community arts center located within the University City No. 3 Urban Renewal Area.

Legal Entity/Other Partners (if applicable): Community Education Center

- Theresa Shockley – Executive Director
- Paulette Adams, Chair
- Annette Sanders, Secretary
- Jamie Merwin, Acting Treasurer

Mailing Address: 3500 Lancaster Avenue, Philadelphia, PA 19104

PROPERTY INFORMATION: 3500 Lancaster Avenue

Description: 13,200 sq. ft., structure **Zoning:** RM-1 **Use:** Residential/Mixed Use

Disposition Value: \$380,000.00 (w/10-year amortizing mortgage)

At the direction of the Councilperson, the sale of the property is being handled as a direct sale to the applicant, due to the community benefit that will be achieved.

FINANCING:

The developer is purchasing the property listed above in order to embark on a major capital campaign to bring the facility up to code in order that they may better serve the artists and community.

The Developer occupies the property and will be given a 10-year self-amortizing mortgage for the full disposition price. The mortgage balance will decrease by 10% each year that the owner remains in compliance with the Authority's Land Disposition Policy and will require no payment unless the owner sells the property within the 10-year period from the date of the mortgage. Please see the attached outline of sources and uses.

COMMENTS OR OTHER CONDITIONS:

Acquisition and commencement of major capital campaign to rehabilitate is estimated to start in Summer, 2016, and be fully completed in Summer, 2018.

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

Per Chapter 17-1600 of the Philadelphia Code, the Economic Opportunity Plan ranges have been approved by the City at MBE – 15% and WBE – 10%. This developer is new to the PRA, and therefore, no past performance has been recorded.

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

Prepared by: Tracy Pinson-Reviere, Project Manager

Reviewed by: Tania Nikolic

RESOLUTION NO.

RESOLUTION SELECTING COMMUNITY EDUCATION CENTER AS REDEVELOPER OF 3500 LANCASTER AVENUE LOCATED IN THE UNIVERSITY CITY CORE REDEVELOPMENT AREA, UNIVERSITY CITY NO. 3 URBAN RENEWAL AREA AND APPROVING A SELF-AMORTIZING LOAN FOR THE DISPOSITION PRICE

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Community Education Center is hereby selected as Redeveloper of 3500 Lancaster Avenue, located within the University City Core Redevelopment Area, University City No. 3 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 Three Hundred Eighty Thousand Dollars (\$380,000.00); 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 Three Hundred Eighty Thousand Dollars (\$380,000.00) for a term of ten (10) years at 0% interest that will be secured by a mortgage on the property. The amount of the obligation will decrease by 10% each year for the ten (10) year period that the buyer remains in compliance with the Authority's Land Disposition Policy.

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

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

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

<i>Type</i>	<i>Amount</i>	<i>Name of Source</i>	<i>Committed: Y/N</i>	<i>Documentation Attached: Y/N</i>
Developer Equity	\$ -			
Acq/Construction Financing	\$ 128,001.00	Major Capital Campaign	TBD	
Permanent Financing	\$ -			
Grant	\$ -			
Other	\$ -			
Other	\$ -			
Other	\$ -			
Total Sources	\$ 128,001.00			

Uses: Provide estimated costs to redevelop property

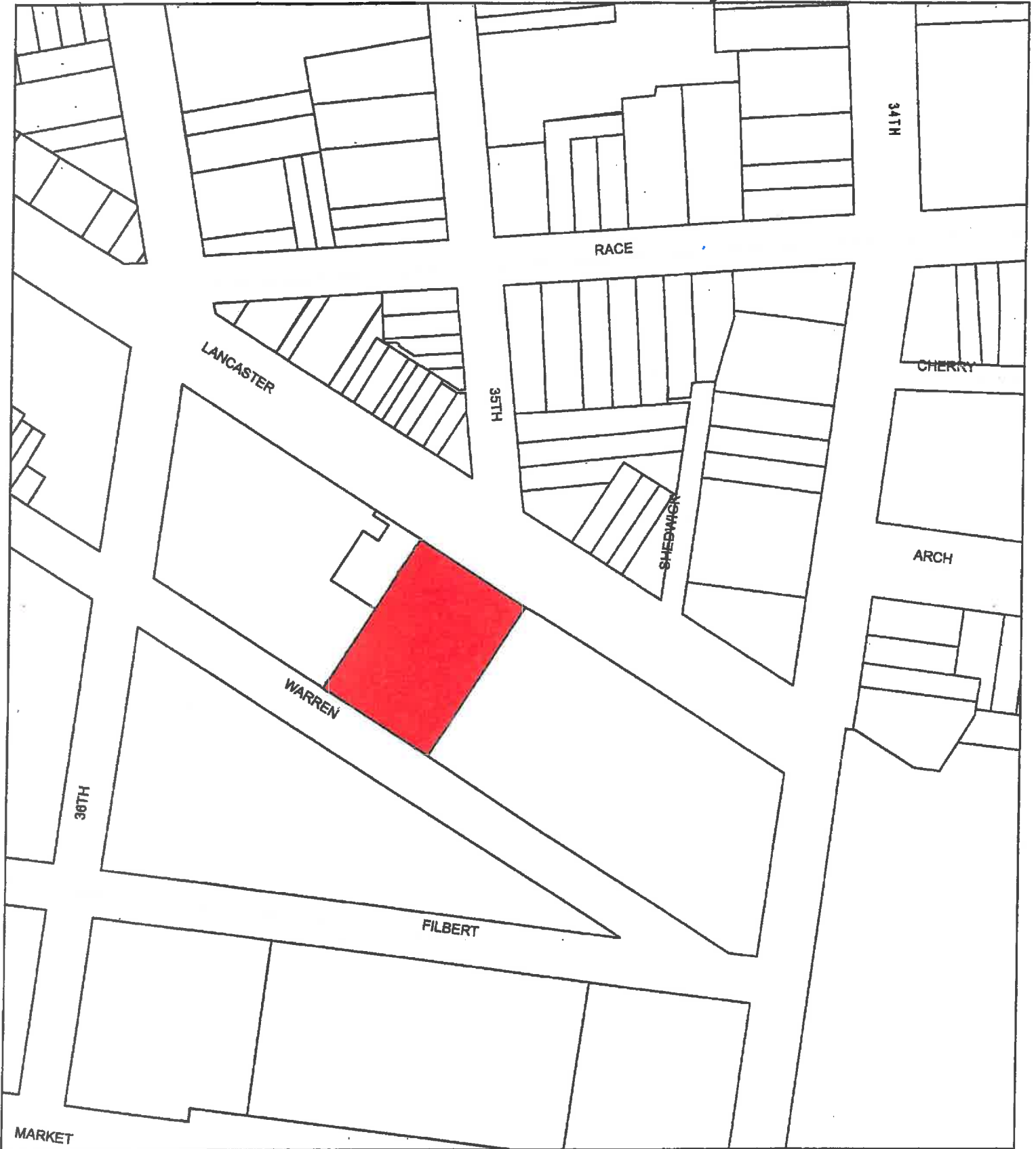
<i>Uses</i>	<i>Amount</i>	<i>Source of Estimate</i>
Purchase Price of Property	\$ 1.00	
Closing Costs (Title/Recording)	\$ 1,000.00	
Construction Costs	\$ 127,000.00	
Design/Engineering Costs	\$ -	
Legal Costs	\$ -	
Holding Costs	\$ -	
Other: _____	\$ -	
Other: _____	\$ -	
Other: _____	\$ -	
Total Uses	\$ 128,001.00	



Address: 3500 Lancaster Avenue

Community Education Center 3500 Lancaster Avenue Project

Item IV (a)



Prepared by Tracy Pinson-Reviere
April 28, 2016



University City Core Redevelopment Area
University City No. 3 Urban Renewal Area
3500 Lancaster Avenue

**BOARD FACTSHEET**

Meeting of May 11, 2016
 Selection of Redeveloper
 4635-37 W. Girard Avenue

NAME OF DEVELOPER/APPLICANT: Global Leadership Academy Charter School

Nature of Transaction: Selection of developer to develop an activity field for children, with exercise area and walking track located within the West Philadelphia Redevelopment Area, property not located within an Urban Renewal Area.

Legal Entity/Other Partners (if applicable): Global Leadership Academy Charter School

- Dr. Naomi J. Booker, CEO
- Lorenzo Hough, Chairman
- Marie Simpkins, Treasurer

Mailing Address: 4601 W. Girard Avenue, Philadelphia, PA 19131

PROPERTY INFORMATION: 4635-37 W. Girard Avenue

Description: 54,376 sq. ft., vacant lot **Zoning:** RSA-3 **Use:** Residential Mixed Use

Disposition Value: \$50,000.00

On December 18, 2014, the Interagency Real Estate Review Committee approved the disposition of 4635-37 W. Girard Avenue at a reduced price as proposed by Global Leadership Academy Charter School.

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 Summer, 2016, and be fully completed in the fall of 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 IV (b)

Per Chapter 17-1600 of the Philadelphia Code, the Economic Opportunity Plan ranges have been approved by the City at MBE – 15% and WBE – 10%. This developer is new to the PRA, and, accordingly, no past performance has been recorded.

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

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

RESOLUTION NO.

RESOLUTION SELECTING GLOBAL LEADERSHIP ACADEMY CHARTER SCHOOL AS REDEVELOPER OF 4635-37 W. GIRARD AVENUE LOCATED IN THE WEST PHILADELPHIA REDEVELOPMENT AREA, PROPERTIES NOT LOCATED WITHIN AN URBAN RENEWAL AREA

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Global Leadership Academy Charter School is hereby selected as Redeveloper of 4635-37 W. Girard Avenue, located within the West Philadelphia Redevelopment Area, Properties Not Located Within an Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Fifty Thousand Dollars (\$50,000.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

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

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	\$ 175,000.00 -	GLA Board of Directors	Y	
Acq/Construction Financing	\$			
Permanent Financing	\$			
Grant	\$			
Other	\$			
Other	\$			
Other	\$			
Total Sources	\$ 175,000.00 -			

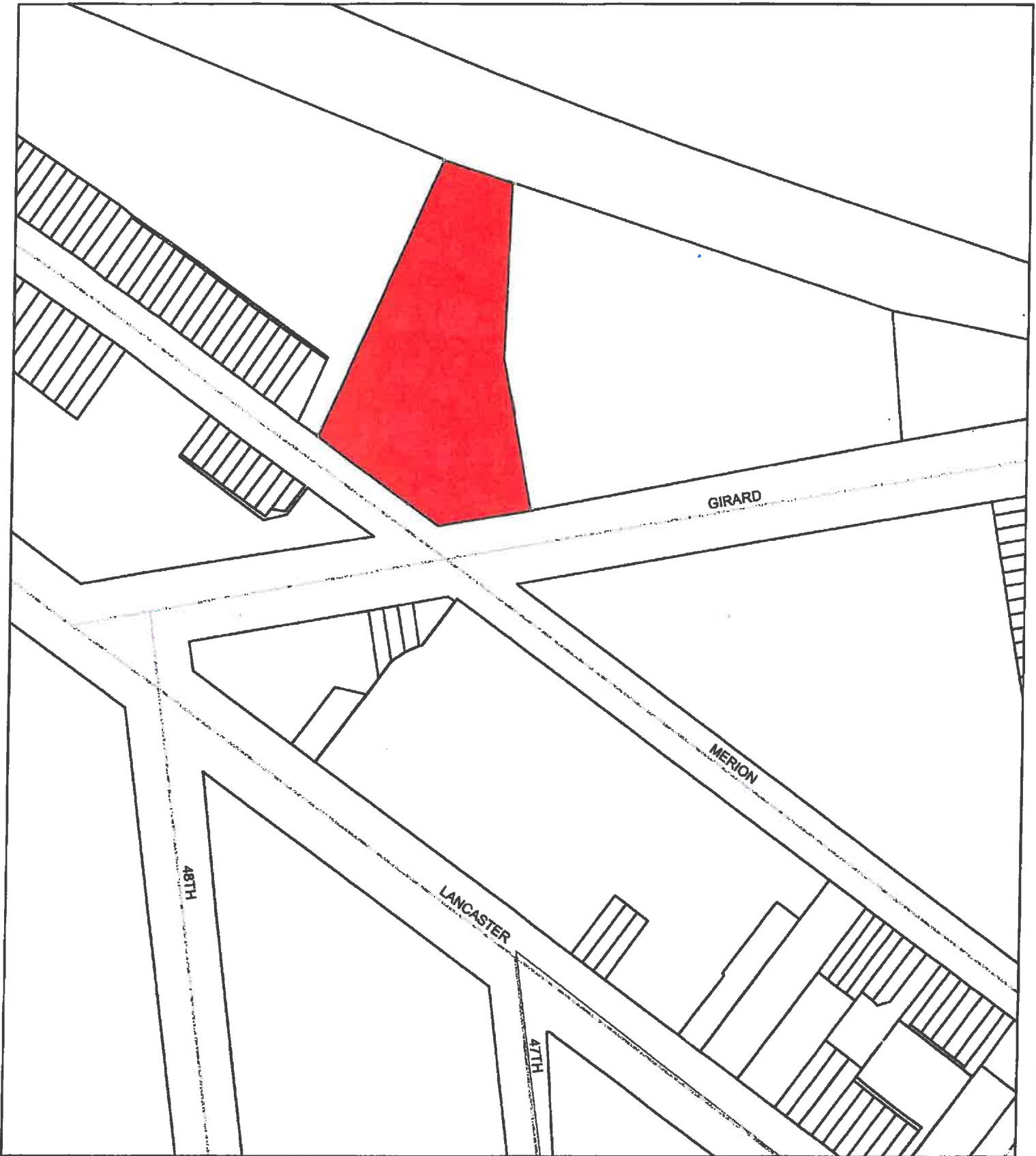
Uses: Provide estimated costs to redevelop property

<i>Uses</i>	<i>Amount</i>	<i>Source of Estimate</i>
Purchase Price of Property	\$ 50,000.00	
Closing Costs (Title/Recording)	\$ 5,000.00	
Construction Costs	\$ 100,000.00	
Design/Engineering Costs	\$ 15,000.00	
Legal Costs	\$ 5,000.00	
Holding Costs	\$ -	
Financing Costs	\$ -	
Other: _____	\$ -	
Other: _____	\$ -	
Other: _____	\$ -	
Total Uses	\$ 175,000.00	



Address: 4635-37 W. Girard Avenue

Global Leadership Academy Charter School Item IV (b)
4635-37 W. Girard Avenue



Prepared by Tracy Pinson-Reviere
April 28, 2016



West Philadelphia Redevelopment Area
Property Not Located Within an Urban Renewal Area
4635-37 W. Girard Avenue

**BOARD FACTSHEET**

Meeting of May 11, 2016

Selection of Redeveloper and Self-Amortizing Loan

756 Brooklyn Street

NAME OF DEVELOPER/APPLICANT: James Shuler Memorial Foundation**Nature of Transaction:** Selection of developer to develop a child play lot for the adjacent day care center located within the 44th and Aspen Urban Renewal Area.**Legal Entity/Other Partners (if applicable):** James Shuler Memorial Foundation

- Percy Custus – President
- Crystal Custus – Vice President
- Spring Custus – Secretary
- Dr. Andy Jenkins - Treasurer

Mailing Address: 750 Brooklyn Street, Philadelphia, PA 19104**PROPERTY INFORMATION:** 756 Brooklyn Street**Description:** 2,526 sq. ft., vacant lot **Zoning:** CMX-2 **Use:** Residential**Disposition Value:** \$37,000.00 (w/10-year amortizing mortgage)

At the direction of the Councilperson, the sale of the property is being handled as a direct sale to the applicant, due to the community benefit that will be achieved.

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.

The Developer will be given a ten (10) year self-amortizing mortgage for the full disposition price. The mortgage balance will decrease by 10% each year that the owner remains in compliance with the Authority's Land Disposition Policy and will require no payment unless the owner sells the property within the ten (10) year period from the date of the mortgage. Please see the attached outline of sources and uses.

COMMENTS OR OTHER CONDITIONS:

Acquisition and commencement of construction of the proposed project is estimated to start in Summer, 2016, and be fully completed in the fall of 2018.

Item IV (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, the Economic Opportunity Plan ranges have been approved by the City at MBE – 15% and WBE – 10%. This developer is new to the PRA, and therefore, no past performance has been recorded.

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

Prepared by: Tracy Pinson-Reviere, Project Manager

Reviewed by: Tania Nikolic

RESOLUTION NO.

RESOLUTION SELECTING JAMES SHULER MEMORIAL FOUNDATION AS REDEVELOPER OF 756 BROOKLYN STREET LOCATED IN THE 44TH AND ASPEN REDEVELOPMENT AREA, 44TH AND ASPEN URBAN RENEWAL AREA AND APPROVING A SELF-AMORTIZING LOAN FOR THE DISPOSITION PRICE

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that James Shuler Memorial Foundation is hereby selected as Redeveloper of 756 Brooklyn Street, located within the 44th and Aspen Redevelopment Area, 44th and Aspen Urban Renewal Area, and approval is hereby given to the Redevelopment Contract and the proposed method of disposition as most appropriate and prudent under the law and circumstances; approving a disposition price of Thirty Seven Thousand Dollars (\$37,000.00); determining that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the property in accordance with the Redeveloper's approved plans; further authorizing the execution, delivery and recording of the Redevelopment Contract and a Deed for the property and the preparation of all other documentation necessary or desirable in order to carry out the foregoing, and to obtain the appropriate councilmanic action.

BE IT FURTHER RESOLVED, that the Philadelphia Redevelopment Authority will provide a self-amortizing loan in the amount of Thirty Seven Thousand Dollars (\$37,000.00) for a term of ten (10) years at 0% interest that will be secured by a mortgage on the property. The amount of the obligation will decrease by 10% each year for the ten (10) year period that the buyer remains in compliance with the Authority's Land Disposition Policy.

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

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

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

<i>Type</i>	<i>Amount</i>	<i>Name of Source</i>	<i>Committed: Y/N</i>	<i>Documentation Attached: Y/N</i>
Developer Equity	\$ -			
Acq/Construction Financing	\$ 3,400.00	Savings	Y	
Permanent Financing	\$ -			
Grant	\$ -			
Other	\$ -			
Other	\$ -			
Other	\$ -			
Total Sources	\$ 3,400.00			

Uses: Provide estimated costs to redevelop property

<i>Uses</i>	<i>Amount</i>	<i>Source of Estimate</i>
Purchase Price of Property	\$ 1.00	
Closing Costs (Title/Recording)	\$ 599.00	
Construction Costs	\$ 3,400.00	
Design/Engineering Costs	\$ -	
Legal Costs	\$ -	
Holding Costs	\$ -	
Other: _____	\$ -	
Other: _____	\$ -	
Other: _____	\$ -	
Total Uses	\$ 4,000.00	



Address: 756 Brooklyn Street

James Shuler Memorial Foundation Item IV (c)
Childcare Play Yard - 756 Brooklyn Street Project



Prepared by Tracy Pinson-Reviere
April 27, 2016



44th and Aspen Redevelopment Area
44th and Aspen Urban Renewal Area
756 Brooklyn Street

**BOARD FACTSHEET**

Meeting of May 11, 2016

Selection of Redeveloper and Self-Amortizing Loan

753 and 761 Brooklyn Street (Including 4208 Lancaster Avenue)
and 4206 Lancaster Avenue**NAME OF DEVELOPER/APPLICANT:** James Shuler Memorial Foundation

Nature of Transaction: Selection of developer to develop a Memorial Garden for James "Black Gold" Shuler a promising boxing professional killed in a motorcycle accident in 1986. The memorial garden will be across the street from the Shuler Boxing Gym located within the 44th and Aspen Urban Renewal Area.

Legal Entity/Other Partners (if applicable): James Shuler Memorial Foundation

- Percy Custus – President
- Crystal Custus – Vice President
- Spring Custus – Secretary
- Dr. Andy Jenkins - Treasurer

Mailing Address: 750 Brooklyn Street, Philadelphia, PA 19104

PROPERTY INFORMATION: 753 and 761 Brooklyn Street (Including 4208 Lancaster Avenue) and 4206 Lancaster Avenue

Description: 4,196 sq. ft., vacant lot **Zoning:** RM-1 and CMX-2 **Use:** Residential

Disposition Value: \$97,000.00 (w/10-year amortizing mortgage)

At the direction of the Council person, the sale of the property is being handled as a direct sale to the applicant due to the community benefit that will be achieved.

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.

The Developer will be given a ten (10) year self-amortizing mortgage for the full disposition price. The mortgage balance will decrease by 10% each year that the owner remains in compliance with the Authority's Land Disposition Policy and will require no payment unless the owner sells the property within the ten (10) year period from the date of the mortgage. Please see the attached outline of sources and uses.

COMMENTS OR OTHER CONDITIONS:

Acquisition and commencement of construction of the proposed project is estimated to start in Summer, 2016, and be fully completed in the fall of 2018.

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

Per Chapter 17-1600 of the Philadelphia Code, the Economic Opportunity Plan ranges have been approved by the City at MBE – 15% and WBE – 10%. This developer is new to the PRA, and therefore, no past performance has been recorded.

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

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

RESOLUTION NO.

RESOLUTION SELECTING JAMES SHULER MEMORIAL FOUNDATION AS REDEVELOPER OF 753 AND 761 BROOKLYN STREET (INCLUDING 4208 LANCASTER AVENUE) AND 4206 LANCASTER AVENUE LOCATED IN THE 44TH AND ASPEN REDEVELOPMENT AREA, 44TH AND ASPEN URBAN RENEWAL AREA AND APPROVING A SELF-AMORTIZING LOAN FOR THE DISPOSITION PRICE

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that James Shuler Memorial Foundation is hereby selected as Redeveloper of 753 and 761 Brooklyn Street (Including 4208 Lancaster Avenue) and 4206 Lancaster Avenue, located within the 44th and Aspen Redevelopment Area, 44th and Aspen 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 Ninety Seven Thousand (\$97,000.00) Dollars; 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 \$97,000 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 the Executive Director with the advice of General Counsel may allow modifications to the Resolution necessary or desirable to carry out its purposes and intents.

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

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

<i>Type</i>	<i>Amount</i>	<i>Name of Source</i>	<i>Committed: Y/N</i>	<i>Documentation Attached: Y/N</i>
Developer Equity	\$ -			
Acq/Construction Financing	\$ 38,800.00	Savings/Fundraising	Y	
Permanent Financing	\$ -			
Grant	\$ -			
Other	\$ -			
Other	\$ -			
Other	\$ -			
Total Sources	\$ 38,800.00			

Uses: Provide estimated costs to redevelop property

<i>Uses</i>	<i>Amount</i>	<i>Source of Estimate</i>
Purchase Price of Property	\$ 1.00	
Closing Costs (Title/Recording)	\$ 599.00	
Construction Costs	\$ 38,200.00	
Design/Engineering Costs	\$ -	
Legal Costs	\$ -	
Holding Costs	\$ -	
Other: _____	\$ -	
Other: _____	\$ -	
Other: _____	\$ -	
Total Uses	\$ 38,800.00	

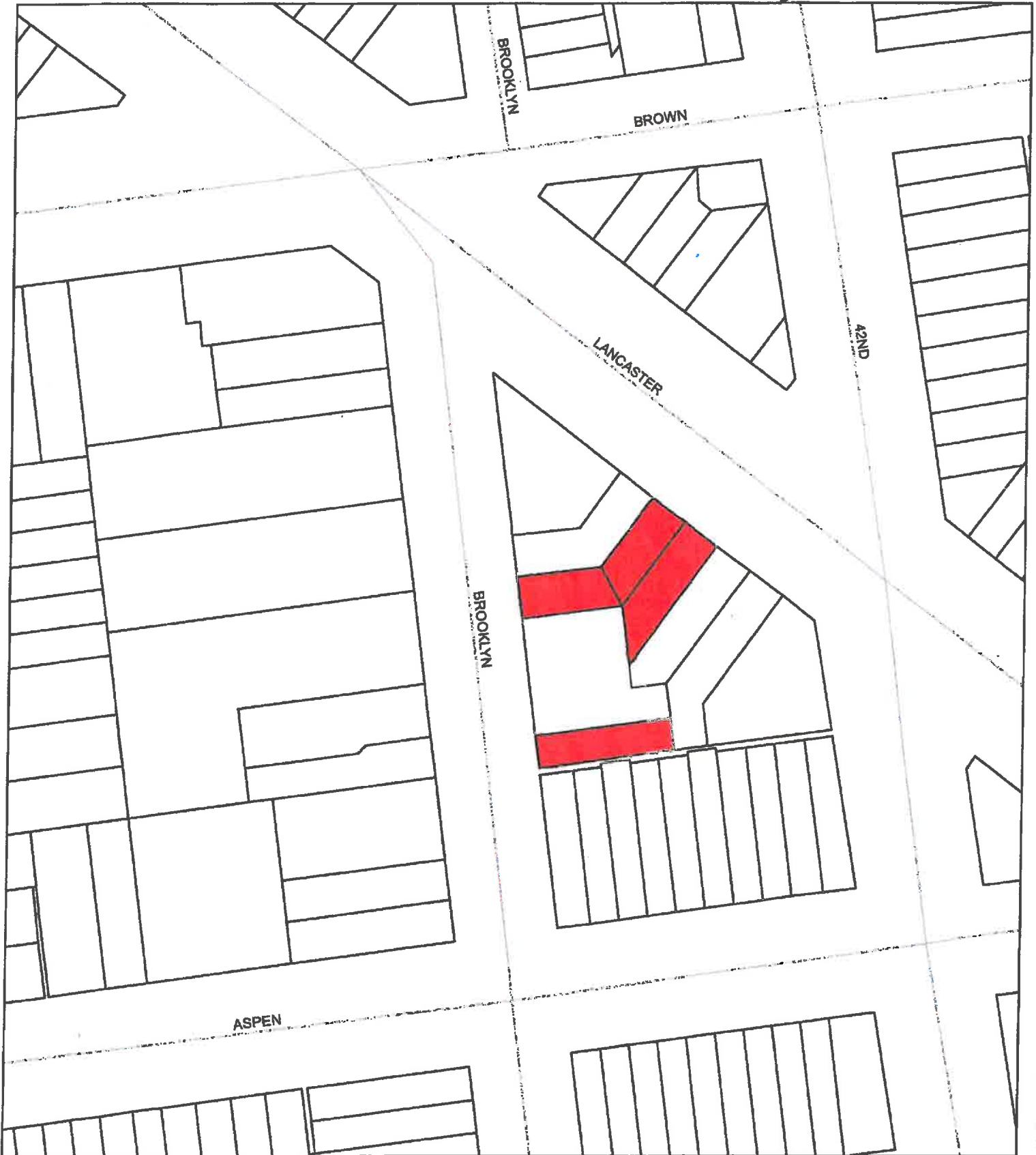


Address: 751 Brooklyn Street



Address: 761 Brooklyn Street
(Including 4208 Brooklyn Street) and
4206 Brooklyn Street

James Shuler Memorial Foundation Item IV (d)
James Shuler Memorial Garden Project



Prepared by Tracy Pinson-Reviere
April 27, 2016



44th and Aspen Redevelopment Area
44th and Aspen Urban Renewal Area
753 and 761 Brooklyn Street (Including 4208
Lancaster Avenue) and 4206 Lancaster Avenue

**BOARD FACTSHEET**

Meeting of May 11, 2016

Sale of Renovated Single Family Property

1633 S. Taylor Street

NAME OF DEVELOPER/APPLICANT: Maureen McHugh

Nature of Transaction: The Board is requested to authorize the sale of the Authority-owned renovated property located at 1633 S. Taylor Street ("Property") in the Point Breeze neighborhood.

Mailing Address: 6355 Lancaster Avenue, Apt 106, Philadelphia, PA 19151

PROPERTY INFORMATION: 1633 S. Taylor Street, 19145**Description:** 972 sq. ft.; 2 bed/1 full bath**Use:** Residential Single Family**Sale Price:** \$120,000

The Property is a renovated single-family home in move-in condition. The Property was initially listed for sale on the Multiple Listing Service for One Hundred Twenty-Four Thousand Nine Hundred Dollars (\$124,900) on September 2, 2015. The Authority has received an agreement of sale from Maureen McHugh for One Hundred Twenty Thousand Dollars (\$120,000), with a seller's assist of Six Thousand Two Hundred Nine Dollars (\$6,209).

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 1633 S. TAYLOR STREET

BE IT RESOLVED, by the Philadelphia Redevelopment Authority, that Authorization is given for the sale of property owned by the Authority located at 1633 S. Taylor Street, Philadelphia, Pennsylvania, to Maureen McHugh for the purchase price of One Hundred Twenty Thousand Dollars (\$120,000); 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



1633 S. Taylor Street (Rehabbed Unit)



POINT BREEZE REDEVELOPMENT AREA
POINT BREEZE URBAN RENEWAL AREA

1633 S. Taylor Street



BOARD FACTSHEET

Meeting of May 11, 2016

Saunders Park

Transfer of Leasehold Interest and Assumption of Debt

TRANSACTION SUMMARY

Authorization to transfer the leasehold interest of Saunders Park Limited Partnership ("Borrower") in the property located at 325 North 39th Street ("Property") and permit the assumption of existing Authority debt.

BACKGROUND

In December, 1996, the Authority provided a loan in the amount of Seven Hundred Fifty Thousand Dollars (\$750,000) ("Authority Loan") to the Borrower, a Pennsylvania limited partnership created by the Peoples Emergency Center ("PEC") for the development of 26 rental units at 325 North 39th Street ("Project"). PEC served as the sponsor of the Project and was also the management agent and social service provider to the residents.

The low income housing tax credit program has a requirement that the Project remain affordable for a period of fifteen years, which for this Project ended in 2011. PEC has requested the Authority permit the transfer of the leasehold interest of the Borrower to PEC or its non-profit affiliate thus allowing the Property to be eligible for a real-estate tax exemption and improving cash flow of the Project. PEC would continue to operate this Project as an affordable rental housing development throughout the term of the Authority Loan, which ends in 2036.

BOARD ACTION

The Board is asked to consent to the following:

1. Permit the transfer of the leasehold interest in the Property to PEC or its affiliate.
2. Permit the assumption by PEC or its affiliate of the Authority Loan.

Proposed Resolution is attached

Prepared by: Darci Bauer, Underwriter

Reviewed by: David Thomas, Deputy Executive Director

RESOLUTION NO.**RESOLUTION AUTHORIZING THE AUTHORITY'S CONSENT TO THE TRANSFER OF THE LEASEHOLD INTEREST OF SAUNDERS PARK LIMITED PARTNERSHIP IN THE PROPERTY LOCATED AT 325 NORTH 39TH STREET AND PERMIT THE ASSUMPTION OF THE EXISTING AUTHORITY DEBT**

WHEREAS, in 1996 the Authority provided a loan in the amount of Seven Hundred Fifty Thousand Dollars (\$750,000) ("Authority Loan") to Saunders Park Limited Partnership ("Borrower"), a Pennsylvania limited partnership. The proceeds of the Authority Loan were used for the development of the Saunders Park project located at 325 North 39th Street ("Property") to create twenty-six (26) affordable rental units.

WHEREAS, the Authority Loan is evidenced by a note payable to the Authority and secured by a leasehold mortgage on the Property ("Authority Mortgage").

WHEREAS, the fifteen year affordable compliance period has ended and the sponsor, Peoples Emergency Center ("PEC"), or its affiliate, has requested the Authority's consent to acquire the leasehold interest in the Property and assume the Authority Loan and Authority Mortgage.

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

1. Permit the transfer of the leasehold interest in the Property to PEC or its affiliate.
2. Permit the assumption by PEC or its affiliate of the Authority Loan and Authority Mortgage.

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 May 11, 2016

City of Philadelphia Vacant Property Review Committee

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

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

PROPERTY INFORMATION:

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

Address

Grantee

2527N. Leithgow Street

Jovanaly M Martinez

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

Address

Grantee

Price

4158 W. Girard Avenue

Marian Lisa Stead

\$8,943.21 (LAMA)

3315 Mount Vernon Street

Jon O Leatherbury, Jr. &
Jean Wilkins

\$38,000.00(Appraisal)

2244 North 10th Street

Darryll E. Williams

\$10,407.25 (LAMA)

2312 North 25th Street

Latash Stone

\$ 4,517.80(LAMA)

2719 North 29th Street

Joseph Burch

\$ 8,211.06 (LAMA)

2605 North 31st Street

Bette L. Walker-Jackson &

Item VI

Dwight Robert Singleton (Mom & Son) \$ 3,084.00 (LAMA)

2614 North 31st Street

Barry Johnson &

Melva Mitchell Johnson, h/w

\$7,123.96 (LAMA)

3) Fair Market Disposition: The following five (5) 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>
1948 East Harold Street	Universal Building & Construction, Inc.	\$ 5,500.00 (AUCTION)
1510 North Hollywood Street	Rayford A. Means	\$ 7,056.81 (LAMA)
2443 Jasper Street	Universal Building & Construction, Inc.	\$47,500.00 (AUCTION)
5741 Knox Street	Morgan & Ward Endeavors LLC	\$ 2,082.70 (LAMA)
2947 North Orianna Street	Dalila Mendez	\$ 2,009.76 (LAMA)

RESOLUTION NO.

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

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

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

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

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

<u>Address</u>	<u>Grantee(s)</u>
2527 North Leithgow Street	Jovanaly M. Martinez

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>
4158 West Girard Avenue	Marian Lisa Stead	\$ 8,943.21 (LAMA)
3315 Mount Vernon Street	Jon O Leatherbury Jr. & Jean Wilkins	\$38,000.00 (Appraisal)
2244 North 10 th Street	Darryll E. Williams	\$10,407.25 (LAMA)
2312 North 25 th Street	Latasha Stone	\$ 4,517.80 (LAMA)
2719 North 29 th Street	Joseph Burch	\$ 8,211.06 (LAMA)
2605 North 31 st Street	Bette L. Walker-Jackson & Robert Dwight Singleton (Mom & Son)	\$ 3,084.00 (LAMA)
2614 North 31 st Street	Barry Johnson & Melva Mitchell Johnson, h/w	\$ 7,123.96 (LAMA)

FURTHER RESOLVING that for each of the foregoing conveyances, the Philadelphia Redevelopment Authority will provide a self-amortizing loan in the amount of the purchase price for a term of 10 years at 0% interest that will be secured by a mortgage on the property. The amount of the obligation

will decrease by 10% each year for the 10 year period that the buyer remains in compliance with the Authority’s Land Disposition Policy.

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

<u>Address</u>	<u>Grantee(s)</u>	<u>Appraised/LAMA Value</u>
1948 East Harold Street	Universal Building & Construction, Inc.	\$5,500.00 (AUCTION)
1510 North Hollywood Street	Rayford A. Means	\$ 7,056.81 (LAMA)
2443 Jasper Street	Universal Building & Construction, Inc.	\$47,500.00 (AUCTION)
5741 Knox Street	Morgan & Ward Endeavors LLC	\$ 2,082.70 (LAMA)
2947 North Orianna Street	Dalila Mendez	\$ 2,009.76 (LAMA)

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

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

VPRC Fact Sheet

Property Address: 2527 North Leithgow Street

Council District: 7th

Property Type:

Date approved by VPRC: 11/18/2014

- Structure
- Vacant Lot

Sales Price: NOMINAL

Number of EOIs Received: 1

Type of Transaction:

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

Sales Price Based on:

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

Proposed Use:

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

Is there a self-amortizing mortgage? Yes No

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

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

If yes, was an EOP signed? Yes No

What are the EOP Goals?

MBE % WBE % DBE %

Applicant Name: Jovanaly M. Martinez

Application Date: November 18, 2005

Applicant Address: 2524 North 4th Street, Philadelphia, PA 19133

VPRC Fact Sheet

Property Address: 4158 West Girard AvenueCouncil District: 3rd

Property Type:

Date approved by VPRC: 04/08/2014 Structure Vacant LotSales Price: \$8,943.21Number of EOIs Received: 4

Type of Transaction:

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

Sales Price Based on:

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

Proposed Use:

 Single-family home Business Side-yard Community Purpose; What is the community purpose: _____ OtherIs there a self-amortizing mortgage? Yes NoIf yes, how much is the mortgage (should be \$15,000 or less)? \$8,943.21Is 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: Robert LawrenceApplication Date: December 21, 2015Applicant Address: 4160 West Girard Avenue, Philadelphia, PA 19104

VPRC Fact Sheet

Property Address: 3315 Mount Vernon Street Council District: 3rd
 Property Type: Structure Vacant Lot Date approved by VPRC: 03/08/2016
 Sales Price: \$38,000.00 Number of EOIs Received: 4

Type of Transaction:
 Competitive Sale (must be sold to highest, qualified bidder)
 RFP
 Direct Sale (an appraisal is required)
 Side-yard (must be to an adjacent property owner)
 Community Purpose
 Affordable Housing
 Garden/Park
 Community/Health Center
 Other. Please describe Applicant occupied for 15 years

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- Real Estate Committee minutes attached
 Reduced based on prior policy. Please name policy _____
 Other. Please describe _____

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

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

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

Applicant Name: Jon O Leatherbury Jr. & Jean Wilkins Application Date: May 5, 2010

Applicant Address: 3315 Mount Vernon Street, Philadelphia, PA 19104

VPRC Fact Sheet

Property Address: 2244 North 10th StreetCouncil District: 5th

Property Type:

Date approved by VPRC: 04/08/2014 Structure Vacant LotSales Price: \$10,407.25Number of EOIs Received: 1

Type of Transaction:

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

Sales Price Based on:

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

Proposed Use:

 Single-family home Business Side-yard Community Purpose; What is the community purpose: _____ OtherIs there a self-amortizing mortgage? Yes NoIf yes, how much is the mortgage (should be \$15,000 or less)? \$10,407.25Is 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: Darryll E. WilliamsApplication Date: December 4, 2015Applicant Address: 2246 North 10th Street, Philadelphia, PA 19133

VPRC Fact Sheet

Property Address: 2312 North 25th Street

Council District: 5th

Property Type:

Date approved by VPRC: 03/08/2016

- Structure
- Vacant Lot

Sales Price: \$4,517.80

Number of EOIs Received: 1

Type of Transaction:

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

Sales Price Based on:

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

Proposed Use:

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

Is there a self-amortizing mortgage? Yes No

If yes, how much is the mortgage (should be \$15,000 or less)? \$4,517.80

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

If yes, was an EOP signed? Yes No

What are the EOP Goals?

MBE % WBE % DBE %

Applicant Name: Latasha Stone

Application Date: February 23, 2016

Applicant Address: 2314 North 25th Street; Philadelphia, PA 19132

VPRC Fact Sheet

Property Address: 2719 North 29th Street

Council District: 5th

Property Type:

Date approved by VPRC: 02/09/2016

- Structure
- Vacant Lot

Sales Price: \$8,211.06

Number of EOIs Received: 1

Type of Transaction:

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

Sales Price Based on:

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

Proposed Use:

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

Is there a self-amortizing mortgage? Yes No

If yes, how much is the mortgage (should be \$15,000 or less)? \$8,211.06

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

If yes, was an EOP signed? Yes No

What are the EOP Goals?

MBE % WBE % DBE %

Applicant Name: Joseph Burch

Application Date: January 14, 2016

Applicant Address: 2717 North 29th Street, Philadelphia, PA 19132

VPRC Fact Sheet

Property Address: 2605 North 31st StreetCouncil District: 5th

Property Type:

Date approved by VPRC: 07/08/2014 Structure Vacant LotSales Price: \$3,084.00Number of EOIs Received: 1

Type of Transaction:

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

Sales Price Based on:

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

Proposed Use:

 Single-family home Business Side-yard Community Purpose; What is the community purpose: _____ OtherIs there a self-amortizing mortgage? Yes NoIf yes, how much is the mortgage (should be \$15,000 or less)? \$3,084.00Is 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: Bette Walker-Johnson & Robert Dwight Singleton Application Date: June 11, 2014

Mother & Son

Applicant Address: 2603 North 31st Street; Philadelphia, PA 19132

VPRC Fact Sheet

Property Address: 2614 North 31st Street

Council District: 5th

Property Type:

Date approved by VPRC: 11/10/2015

- Structure
- Vacant Lot

Sales Price: \$7,123.96

Number of EOIs Received: 1

Type of Transaction:

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

Sales Price Based on:

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

Proposed Use:

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

Is there a self-amortizing mortgage? Yes No

If yes, how much is the mortgage (should be \$15,000 or less)? \$7,123.96

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

If yes, was an EOP signed? Yes No

What are the EOP Goals?

MBE % WBE % DBE %

Applicant Name: Barry & Melva Johnson

Application Date: December 15, 2015

Applicant Address: 2612 North 31st Street; Philadelphia, PA 19132

VPRC Fact Sheet

Property Address: 1948 East Harold Street

Council District: 1st

Property Type:

Date approved by VPRC: 01/12/2016

- Structure Vacant Lot

Sales Price: \$5,500.00

Number of EOIs Received: 4

Type of Transaction:

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

Sales Price Based on:

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

Proposed Use:

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

Is there a self-amortizing mortgage? Yes No

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

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

If yes, was an EOP signed? Yes No

What are the EOP Goals?

MBE % WBE % DBE %

Applicant Name: Universal Building & Construction, Inc.
c/o Joseph Smith

Application Date: June 12, 2015

Applicant Address: 1511 Lindenhurst Road, Yardley, PA 19067

VPRC Fact Sheet

Property Address: 1510 North Hollywood Street Council District: 5th

Property Type: Date approved by VPRC: 09/08/2015

Structure Vacant Lot

Sales Price: \$7,056.81 Number of EOIs Received: 2

Type of Transaction:

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

Sales Price Based on:

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

Proposed Use:

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

Is there a self-amortizing mortgage? Yes No

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

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

If yes, was an EOP signed? Yes No

What are the EOP Goals?

MBE ___% WBE ___% DBE ___%

Applicant Name: Rayford Means Application Date: December 1, 2003

Applicant Address: 5760 Nassau Road; 19131

VPRC Fact Sheet

Property Address: 2443 Jasper StreetCouncil District: 1st

Property Type:

Date approved by VPRC: 01/12/2016 Structure Vacant LotSales Price: \$47,500.00Number of EOIs Received: 1

Type of Transaction:

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

Sales Price Based on:

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

Proposed Use:

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

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

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

What are the EOP Goals?

MBE ___%

WBE ___%

DBE ___%

Applicant Name: Universal Building & Construction, Inc.Application Date: June 12, 2015

c/o Joseph Smith

Applicant Address: 1511 Lindenhurst Road, Yardley, PA 19067

VPRC Fact Sheet

Property Address: 5741 Knox StreetCouncil District: 8th

Property Type:

Date approved by VPRC: 01/12/2016 Structure Vacant LotSales Price: \$2,082.70Number of EOIs Received: 1

Type of Transaction:

 LAMA Sale RFP Direct Sale (an appraisal is required) Side-yard (must be to an adjacent property owner) – owns 154 & 156 W. Price Streets Community Purpose Affordable Housing Garden/Park Community/Health Center Other Please describe _____

Sales Price Based on:

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

Proposed Use:

 Single-family home Business Side-yard Community Purpose; what is the community purpose: _____ Other – owns lots or either side of this lot.Is there a self-amortizing mortgage? Yes No

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

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

What are the EOP Goals?

MBE ___%

WBE ___%

DBE ___%

Applicant Name: Morgan & Ward Endeavors LLCApplication Date: August 19, 2015

c/o Tim Smigelski

Applicant Address: 5800 Greene Street, Philadelphia, PA 19144

VPRC Fact Sheet

Property Address: 2947 North Orianna Street

Council District: 7th

Property Type:

Date approved by VPRC: 04/14/2015

- Structure Vacant Lot

Sales Price: \$2,009.76

Number of EOIs Received: 1

Type of Transaction:

- LAMA 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 purchase to use as a garden for personal use

Sales Price Based on:

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

Proposed Use:

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

Is there a self-amortizing mortgage? Yes No

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

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

If yes, was an EOP signed? Yes No

What are the EOP Goals?

MBE ___% WBE ___% DBE ___%

Applicant Name: Dalila Mendez

Application Date: March 4, 2011

Applicant Address: 3338 B Street

VACANT PROPERTY REVIEW COMMITTEE
NOMINAL CONSIDERATION DISPOSITIONS
FACT SHEET

<u>ADDRESS/WARD</u>	<u>GRANTEE</u>	<u>REUSE</u>
2527 N. Leithgow St. / 19 VPRC: 11/18/2014 City Council: 150130 Adopted On: 02/26/2015	Jovanaly M. Martinez 2524 North 4 th Street Philadelphia, PA 19133	Private Lot Transfer Rear yard – No Mortgage

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

<u>ADDRESS/WARD</u>	<u>GRANTEE</u>	<u>REUSE</u>
4158 W. Girard Ave. / 06 VPRC: 02/09/2016 City Council: 160231 Adopted On: 03/31/2016	Marian Lisa Stead 4160 West Girard Avenue Philadelphia, PA 19104	Private Lot Transfer Side yard – Mortgage \$8,943.21 – LAMA value
3315 Mount Vernon St. /24 VPRC: 03/08/2016 City Council: 160231 Adopted On: 03/31/2016	Jon O Leatherbury, Jr. & Jean Wilkins 3315 Mount Vernon Street Philadelphia, PA 19104	Private Rehabilitation Occupied – Mortgage \$38,000.00 – Appraisal
2244 N. 10 th St. / 37 VPRC: 01/12/2016 City Council: 160232 Adopted On: 03/31/2016	Darryll E. Williams 2246 North 10 th Street Philadelphia, PA 19133	Private Lot Transfer Side yard – Mortgage \$10,407.25 – LAMA value

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

<u>ADDRESS/WARD</u>	<u>GRANTEE</u>	<u>REUSE</u>
2312 N. 25 th St. / 28 VPRC: 03/08/2016 City Council: 160306 Adopted On: 04/21/2016	LaTasha Chanel Stone 2314 North 25 th Street Philadelphia, PA 19132	Private Lot Transfer Side yard – Mortgage \$4,517.80 – LAMA value
2719 N. 29 th St. / 28 VPRC: 02/09/2016 City Council: 160308 Adopted On: 04/21/2016	Joseph Burch 2717 North 29 th Street Philadelphia, Pa 19132	Private Lot Transfer Side yard – Mortgage \$8,211.06 – LAMA value
2605 N. 31 st St. / 28 VPRC: 07/08/2014 City Council: 141036 Adopted On: 01/22/2015	Bette L. Walker-Jackson & Robert Dwight Singleton 2603 North 31 st Street Philadelphia, PA 19132	Private Lot Transfer Sideyard – Mortgage \$3,084.00 (LAMA 2012)
2614 N. 31 st St. / 28 VPRC: 11/10/2015 City Council: 160282 Adopted On: 04/14/2016	Barry Johnson & Melva Mitchell Johnson, h/w 2612 North 31 st Street Philadelphia, PA 19132	Private Lot Transfer Side yard – Mortgage \$7,123.96 (LAMA)

VACANT PROPERTY REVIEW COMMITTEE
FAIR MARKET VALUE DISPOSITIONS
FACT SHEET

<u>ADDRESS/WARD</u>	<u>GRANTEE</u>	<u>Appraised/LAMA Value</u>	<u>REUSE</u>
1948 E. Harold St. / 31 2443 Jasper St. / 31 VPRC: 01/12/2016 City Council: 160238 Adopted On: 03/31/2016	Universal Building & Construction, Inc. 1511 Lindenhurst Road Yardley, PA 19067	\$5,500.00 (AUCTION) \$47,500.00 (AUCTION) Received \$2,500.00 deposit on each lot	Private Lot Transfer “ “ “ “
1510 N. Hollywood St. / 29 VPRC: 09/08/2015 City Council: 150906 Adopted On: 12/03/2015	Rayford A. Means 5760 Nassau Road Philadelphia, PA 19131	\$7,056.81 (LAMA)	Private Lot Transfer owns 1512 & 1514 North Hollywood Street
5741 Knox St. / 59 VPRC: 01/12/2016 City Council: 160262 Adopted On: 04/07/2016	Morgan & Ward Endeavors LLC c/o Tim Smigelski 5800 Greene Street Philadelphia, Pa 19144	\$2,082.72 (LAMA)	Private Lot Transfer
2947 N. Orianna St. / 19 VPRC: 04/14/2015 City Council: 150586 Adopted On: 06/18/2015	Dalila Mendez 3338 “B” Street Philadelphia, PA 19134	\$2,009.00 (LAMA)	Private Lot Transfer



BOARD FACTSHEET

Meeting of May 11, 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 5th Councilmanic District Office.
- Pursuant to City Council Resolution No. 160205 adopted on March 17, 2016, the City authorized transfer of the properties listed below to the Philadelphia Redevelopment Authority for subsequent transfer to the Philadelphia Land Bank.

PROPERTY INFORMATION:

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

5th Councilmanic District Properties

10R Nolans Ct
1422 Poplar St
1429 Ogden St
1438 Poplar St
1441 Parrish St
1536 Parrish St
1538 Parrish St
1544 Ogden St
1546 Ogden St
1610 Ogden St
1613 Ogden St
1637 Francis St
1642 Francis St
1707 Ridge Ave
1907 Brown St
1909 Brown St
1917 Brown St
719 N. Chadwick St
800 N. 16th St
832 N. 16th St
836 N. 16th St
841 N. 16th St
844 N. 19th St
858 N. Carlisle St
863 N. 15th St
864 Field St
866 Field St
1005 Melon St
1007 Melon St
1013 Melon St
623 N. 11th St
661 N. 11th St
677 N. 11th St
632 N. 11th St
659 N. 11th St
1019 Wallace St

RESOLUTION NO.

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

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

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

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

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

WHEREAS, pursuant to City Council Resolution No. 160205 adopted on March 17, 2016, the City has authorized transfer of the properties identified on Exhibit "A" to this Resolution to the Philadelphia Redevelopment Authority for subsequent transfer to the Philadelphia Land Bank;

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

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

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

EXHIBIT "A"

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

5th Councilmanic District Properties

10R Nolans Ct
1422 Poplar St
1429 Ogden St
1438 Poplar St
1441 Parrish St
1536 Parrish St
1538 Parrish St
1544 Ogden St
1546 Ogden St
1610 Ogden St
1613 Ogden St
1637 Francis St
1642 Francis St
1707 Ridge Ave
1907 Brown St
1909 Brown St
1917 Brown St
719 N. Chadwick St
800 N. 16th St
832 N. 16th St
836 N. 16th St
841 N. 16th St
844 N. 19th St
858 N. Carlisle St
863 N. 15th St
864 Field St
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677 N. 11th St
632 N. 11th St
659 N. 11th St
1019 Wallace St